

Point Chevalier Historic Heritage Survey

Survey Report – v.3 Final

31 July 2014

**Auckland
Council**

Te Kaunhara o Tāmaki Makaurau



Cover image: Showing Point Chevalier, 1951.

Point Chevalier, Auckland. Whites Aviation Ltd: Photographs. Ref: WA-26229-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22384490>.

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1.0 INTRODUCTION

This survey report summarises the purpose, methodology and findings of the Point Chevalier Historic Heritage Survey (HHS).

1.1 Purpose

The purpose of this study was to undertake a Level 3 historic heritage survey of Point Chevalier, within the Albert-Eden Local Board area. Level 3 surveys are intensive-level surveys that provide detailed research and analysis of historic heritage values within a particular area. This Level 3 HHS identified, documented, and evaluated potentially significant places in Point Chevalier to a level of detail that has supported new scheduled historic heritage places, historic heritage areas, and special character areas.

The Point Chevalier Level 3 HHS falls under the broader umbrella of the Auckland Heritage Survey (AHS) programme to identify, understand, and manage heritage throughout Auckland. The AHS represents the implementation of the Auckland Plan by increasing the survey coverage of the region, significantly increasing the number of places on the heritage schedule, and improving community satisfaction with the council's management of historic heritage. The AHS programme also establishes a consistent survey methodology to guide the identification and evaluation of potential historic heritage places across the region, which has been utilised by the Point Chevalier HHS.

The Point Chevalier Level 3 HHS was sponsored by the Albert-Eden Local Board as part of their efforts to improve the understanding and management of historic heritage places within their jurisdiction.

1.2 Study Area

The survey boundary (**Figure 1**) incorporates the entirety of the Point Chevalier peninsula, roughly bounded by Oakley Creek and the Northwestern Motorway at the southern edge, and Motions Road and Meola Creek on eastern edge.

A majority of the buildings date from the interwar period, and include concentrations of bungalows and early state houses. Infill construction, particularly at the northern tip of the peninsula, has given the neighbourhood an eclectic character.

Figure 1: Point Chevalier Level 3 HHS Boundary, with parcels coloured by estimated building age



1.3 Context of the Survey

1.3.1 Albert-Eden Heritage Survey (2013)

The Point Chevalier HHS builds upon the Albert-Eden Heritage Survey (AEHS), a draft of which was completed by the Auckland Council Heritage Unit in September 2013. The AEHS was a multi-level survey with the following deliverables from Level 1 and Level 2 that led to the selection of, and have informed the results of, the Point Chevalier Level 3 HHS.

Albert-Eden Historic Context Statement

The Albert-Eden Historic Context Statement was the key output of the AEHS Level 1 Survey. The primary goal of this work was to provide preliminary information about the forces that shaped the built environment within the Albert-Eden Local Board area. The document included a narrative discussing important themes, time periods and associated property types. The Albert-Eden Historic Context Statement was organised according to the following themes:

- **Land and People:** The geology and natural environment that lies beneath the Albert-Eden Local Board area is explored in this theme. The local board's volcanic past is especially notable, with three volcanic cones, lava caves, fertile alluvial soil, and abundant scoria all playing a role in the settlement of the area. The rich natural resources of the area are also noted here. *Potential heritage places associated with this theme may include archaeological sites associated with pre-1900 human activity, sites of significance to mana whenua, parks and reserves with significant ecological values, and significant geological features.*
- **Government:** This theme chronicles the development of local government in the Albert-Eden Local Board area, which evolved from a series of Highway Districts to independent Boroughs that were ultimately amalgamated into Auckland City. Understanding the governance structure is essential to understanding the evolution of the area as a whole, as it underscores the subdivision of land and provision of municipal services. The development of fire, police and healthcare services are also discussed under this theme. *Potential heritage places associated with this theme may include former Borough Council Offices, fire stations, police stations, post offices, hospitals, and Mount Eden Prison.*
- **Infrastructure:** This theme follows the expansion of infrastructure and public utilities throughout the local board area. Public transportation was essential: horse-drawn buses and railroads facilitated growth, but it was the expansion of the electric tram suburb that had the most profound effect on the built form of the Albert-Eden Local Board area. The development and reticulation of utilities—water, power, drainage, sewerage and rubbish—are also important because they highlight how the area's needs changed as it became increasingly urbanised. *Potential heritage places associated with this theme may include road cuts or other evidence of early roadway engineering, early gas or electric light standards, electrical substations, pump houses, toll booths, railway stations, tram poles and tracks, toilet blocks and rolling stock.*
- **Building the City:** The key topic within this theme is the progressive residential subdivision of the local board area following the expansion of the public transportation network. This development can be divided into six broad periods: Early subdivisions (1840-1870), Victorian era (1870-1900), Edwardian era (1901-1919), Interwar period (1920-1939), World War II and Postwar era (1940-1965) and Modern (1966-present). The development of the local board's town centres—small commercial shopping precincts along busy transport routes—is also explored under this theme. Residential and commercial architecture in the Albert-Eden Local Board area follows general Auckland and New Zealand trends, but this section summarises key architectural styles as they apply within the local board area. *Potential heritage places associated with this theme may include groups of residences from a particular period, town centres with*

strong physical cohesion and contextual values, and individual buildings that exemplify a particular architectural style or the work of a prominent architect. Archaeological evidence of early Māori settlement is also extremely important under this theme, although this is not discussed in detail in this document because a definitive history of the Māori occupation of the Tāmaki isthmus has yet to be written.

- **Work:** This theme discusses the various industries that were found in the Albert-Eden Local Board area, including agriculture, quarrying, milling, and manufacturing. *Potential heritage places associated with this theme may include early factories, quarry sites, road cuts, boundary walls, or farmhouses.*
- **Ways of Life:** The focus of this theme is the community-building activities and sites that developed in conjunction with the suburbanisation of the Albert-Eden Local Board area. Schools, churches, and community centres developed to provide for the needs of the residents, generally following the transport routes that supported the growing population. *Potential heritage places associated with this theme may include churches, schools, theatres, community centres, sporting facilities, parks and war memorials.*

By taking this type of thematic approach, the Albert-Eden Historic Context Statement can be used as a predictive tool to understand and identify potential historic heritage places in the future, and to help the local board make informed and holistic decisions about heritage.

The history of Point Chevalier was covered in the Albert-Eden Historic Context Statement, and many places in the area were specifically mentioned in relation to significant themes.

Sub-Area Prioritisation Tool

The Sub-Area Prioritisation Tool was another output of the Level 1 Survey that included high-level information about the local board area's settlement patterns and built form. The key purpose of this document was to assist the local board with decision-making around the prioritisation of future heritage survey areas within their jurisdiction.

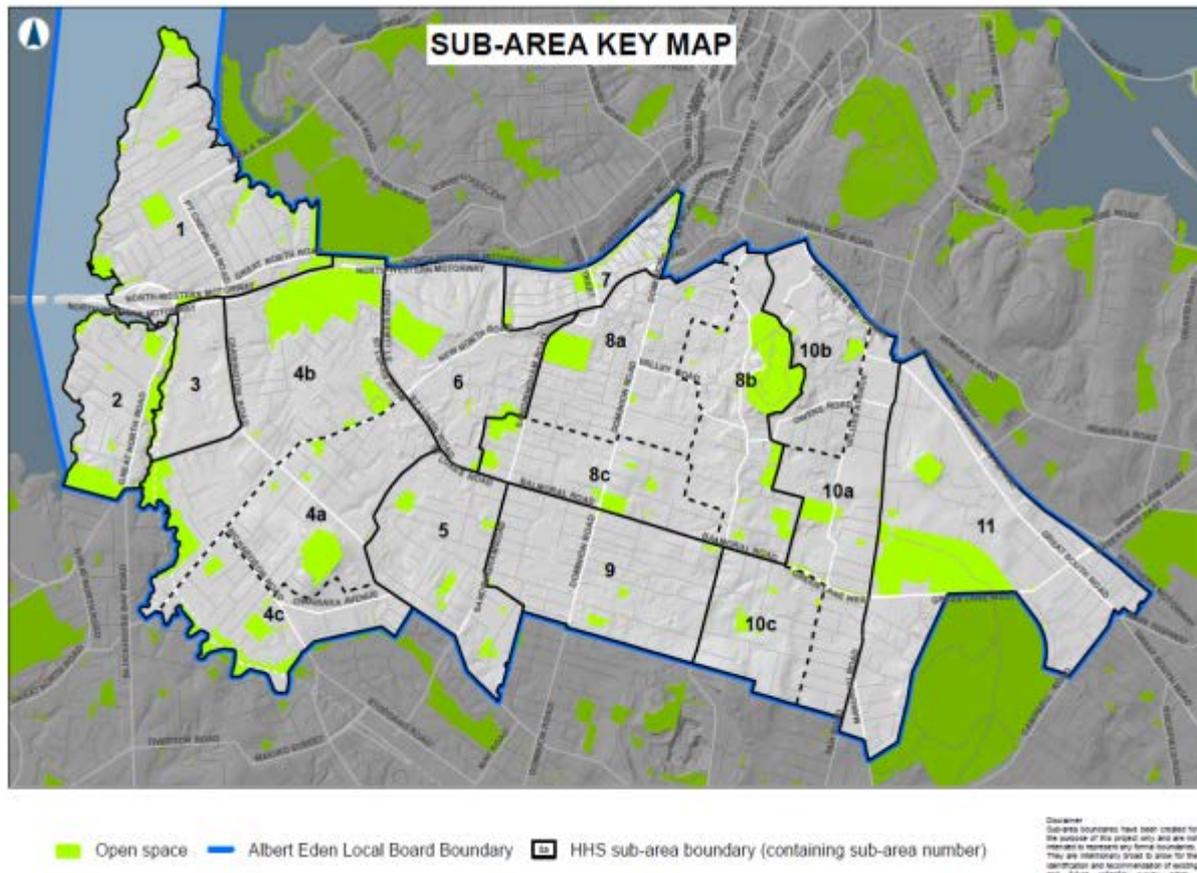
The Albert-Eden Local Board area was split into 11 'sub-areas,' roughly based on historic suburban boundaries and guided by the location of existing Special Character Overlays and the Pre-1944 Demolition Control Overlay. Three of the sub-areas were further divided to assist with the prioritisation process, resulting in recommendations made around a total of 17 areas. A four-tiered project-specific prioritisation tool was developed to assist with the identification and prioritisation of sub-areas for future heritage survey. The highest priority sub-areas represented those covered by the Pre-1944 Demolition Control Overlay that have high potential for heritage value but where existing historic heritage is currently under-represented and therefore at greater risk.

Point Chevalier was identified in the Sub-Area Prioritisation Tool as Priority 1 (highest priority) for a Level 3 Survey as follows:

The Point Chevalier sub-area is currently under-represented in terms of existing historic heritage places and areas, with only one scheduled place and no special character areas. This is likely to have contributed to the level of change experienced in certain parts of the area. It nevertheless represents an area with a strong community presence in support of recognising and protecting the area's heritage. Having been subject to a Level 2 heritage survey that resulted in the identification of potential historic heritage places and areas that warrant more detailed investigations, Point Chevalier is considered a prime sub-area for a Level 3 heritage survey.

The Point Chevalier Level 3 HHS is a direct implementation of this recommendation. The extent of the Point Chevalier sub-area served as the boundaries of the HHS (labeled as Sub-Area 1 in **Figure 2**).

Figure 2: Albert-Eden Local Board sub-area boundaries, a key output of the Level 1 AEHS (2013)



Point Chevalier Level 2 Study List

As part of the AEHS, the local board’s heritage representatives selected two areas for Level 2 Survey in order to identify potential historic heritage places and special character areas. These two areas were Mount Eden Road and Point Chevalier. Both areas were identified as potential gap areas – Mount Eden Road as an area of potential historic heritage values but located outside existing character area boundaries, and Point Chevalier as a comparably underrepresented area in terms of existing and recorded heritage values.

The key output of the Level 2 Survey in Point Chevalier was the creation of a ‘study list’ identifying places of interest, which was compiled following desktop research, consultation with local stakeholders and ‘windshield’ survey fieldwork. The study list took the form of a thematically-structured table that identified the places of interest, important themes associated with each place, a brief history of each place, and each place’s potential historic heritage values.

This Level 2 Study List formed the basis of the Point Chevalier Level 3 HHS (**Figure 3**). There were 12 places of interest and six areas of interest identified on the Level 2 Study List (see attached map). It is important to note that the study list did not represent an exhaustive list of places of interest in Point Chevalier, but acted as a strong basis upon which further research and investigations could be based. More detailed work was carried out as part of the Level 3 HHS to clarify the significance of each place (and area) as part of the evaluation process, and many additional places were added to the list.

Figure 3: Preliminary Point Chevalier Level 2 Study List, a key output of the AEHS (2013)



1.3.2 Planning Framework

Most relevant to understanding the planning policy context of the Point Chevalier Level 3 HHS are the Auckland Plan and Proposed Auckland Unitary Plan (PAUP).

Auckland Plan

The Auckland Plan is a 30-year strategy and vision to make Auckland the world's most liveable city. Over this 30-year timeframe, the Auckland Plan along with the *Economic Development Strategy*, *Waterfront Development Plan* and *City Centre Masterplan* will influence Aucklanders' lives by setting targets and priorities to shape the city's economy, environment, social and cultural spheres.

The Point Chevalier Level 3 HHS aligns with two chapters in the Auckland Plan:

- Chapter D, Section 3 – Auckland's High-Level Development Strategy
- Chapter 4 – Auckland's Historic Heritage

Chapter D focuses on moving to a quality, compact Auckland in order to accommodate high population and economic growth without eroding Auckland's essential qualities. All aspects of historic heritage are part of Auckland's essential qualities. Surveys conducted as part of the AHS programme will help determine how inevitable change will be managed to protect and enhance historic heritage in survey areas across Auckland.

Chapter 4 focuses on protecting and conserving Auckland's historic heritage for the benefit and enjoyment of present and future generations. This survey will help deliver on the targets and directives relating to increasing survey coverage; improving the heritage information base; identifying, protecting and conserving locally, regionally and nationally significant historic heritage; and ensuring that historic heritage appropriately informs new development and inspires high-quality sympathetic design.

Proposed Auckland Unitary Plan

The Proposed Auckland Unitary Plan was notified on 30 September, 2013, and includes objectives and policies that will shape the future of this area. The Point Chevalier Level 3 HHS has identified new Historic Heritage Places, Historic Heritage Areas, and Special Character Areas that meet the criteria and thresholds set out in the Proposed Auckland Unitary Plan and thus warrant statutory protection. It is anticipated that the results of the Point Chevalier Level 3 HHS will be added to the schedule of significant Historic Heritage Places and to the Special Character Overlays via a plan change after the plan becomes operative.

Large areas of Point Chevalier are subject to the Pre-1944 Building Demolition Control Overlay. The findings of this survey have provided sufficiently detailed research and analysis to assist with the processing of applications within this overlay, and will continue to be of use to the Consents team in this regard. Similarly, property-specific research conducted as part of the administration of the Pre-1944 overlay has also informed the HHS.

1.4 Project team

The survey was undertaken by the following interdisciplinary team working for, and on behalf of Auckland Council's Heritage Unit between December 2013 and June 2014:

Rebecca Fogel (Project Lead), Built Heritage Specialist

Dr David Bade, Specialist Built Heritage

Tony Barnes, Principal Heritage Advisor North

Anna Boyer, Heritage Information Advisor

Rachel Ford, Heritage Information Advisor

Rebecca Harfield, Principal Specialist Built Heritage

Richard Knott, Heritage Consultant

Dr Bryan Pooley, Built Heritage Specialist

David Reynolds, Heritage Consultant

Katharine Sheldon, Specialist Built Heritage

Lisa Truttman, Heritage Consultant

Further contributions were made by Cara Francesco, Principal Specialist Built Heritage (AHS Programme Manager) and Tanya Sorrell (Team Leader, Built & Cultural Heritage Policy Team).

2.0 METHODOLOGY

The Point Chevalier Level 3 HHS was guided by the methodology set out in *Historic Heritage Area Assessments: Draft Interim Guidance* (October 2012), a practical tool utilised to improve the identification, understanding and management of heritage in defined areas.

2.1 General Methodology

2.1.1 Selecting the survey areas, boundaries and levels

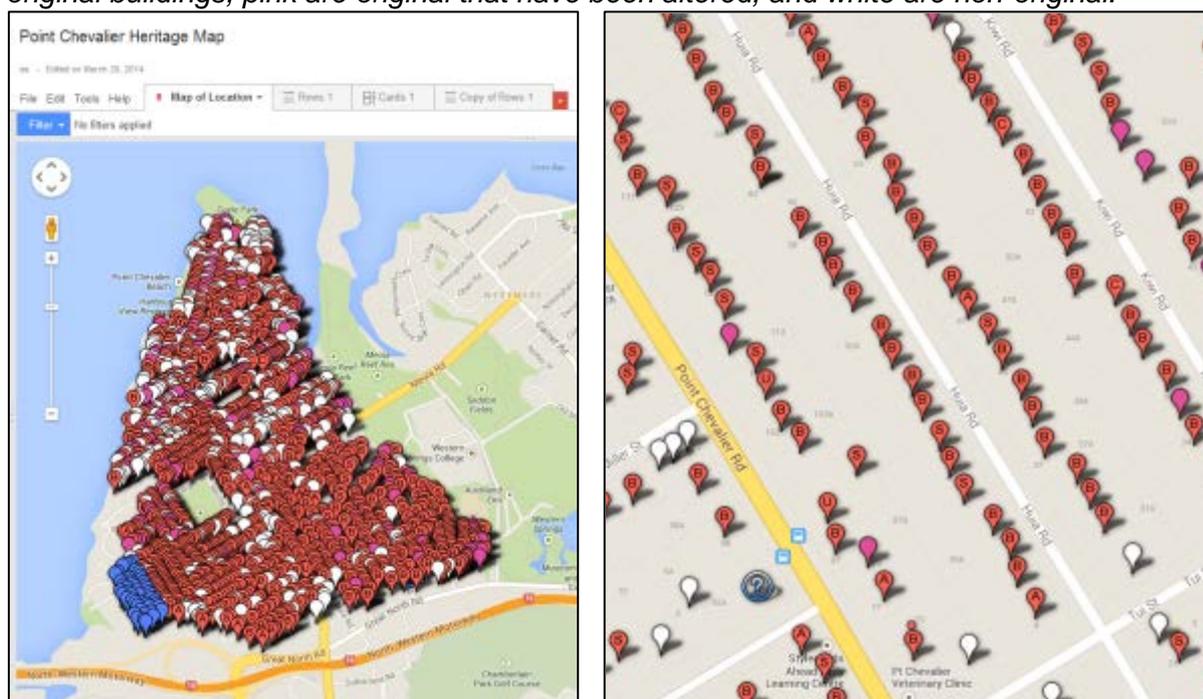
The Albert-Eden Local Board selected Point Chevalier as the target survey area primarily because it is under-represented in terms of existing and recorded heritage values, and has a high potential for change under the Proposed Auckland Unitary Plan. The process of selecting the survey boundary and level for the Point Chevalier Level 3 HHS was straightforward, as it was a direct implementation of the recommendations from the Level 1 and Level 2 Albert-Eden Heritage Survey (2013). The extent of the Point Chevalier sub-area served as the boundaries of the HHS.

2.1.2 Engagement and consultation

As sponsors of the Level 3 HHS, the Albert-Eden Local Board has been involved throughout the survey process, and has advised the project team on a variety of issues. The local board has liaised with the surrounding community, although no formal public announcements or workshops have been held to date. The project team also consulted with the Point Chevalier Historical Society, including attending a meeting in February 2014 to introduce the project and brainstorm places of interest.

Point Chevalier has an active online community presence, with a website and a weekly email newsletter. Members of the community undertook their own independent survey of the neighbourhood, producing a map to identify historic property types as part of their discussions around the PAUP (**Figure 4**). The community's work was reviewed as part of the background to the Level 3 HHS, and demonstrates a high level of community engagement and concern around heritage issues in the neighbourhood.

Figure 4: *Point Chevalier Heritage Map, prepared by the local community. Red markers show original buildings, pink are original that have been altered, and white are non-original.*



2.1.3 Research

Desktop analysis and archival research occurred throughout the project, varying in detail for each phase of the project and utilising both primary and secondary sources from various repositories.

Since the Point Chevalier HHS was built upon the Albert-Eden Heritage Survey work, much of the high-level background research had already been completed. The team also reviewed sources such as local histories and studies, historic subdivision plans, maps, aerials, and online sources in order to further assist with the understanding of historic settlement patterns and the development of Point Chevalier over time.

As a Level 3 study, the Point Chevalier HHS also involved detailed archival research with a focus on place-based research, consulting individual council property files and Land Information records.

The key resources used during the development of the project are listed below. A complete list of references is provided at the end of each document included in the Appendices of this report.

- Auckland Council Archives
- Auckland Council Libraries (Heritage Images Online)
- Auckland Council Website
- Auckland Council Property Files and Site Information Packs
- Auckland Council GIS Viewer
- Auckland War Memorial Museum Library
- Auckland University (Architecture Archives)
- Cadastral Maps
- Conservation Plans
- Cultural Heritage Inventory (CHI)
- Google Maps
- Heritage Assessments
- Legacy District Plan maps and schedules
- Land Information New Zealand (LINZ)
- New Zealand Archaeological Association (NZAA) Site Register
- New Zealand Heritage List/Rārangi Kōrero (formerly the Register)
- Point Chevalier Historical Society
- Proposals list (existing and evaluated)
- Online sources (e.g. PapersPast, DigitalNZ, Matipihī)

2.1.4 Fieldwork

Fieldwork was carried out throughout the project to assist with a greater understanding of what existed in Point Chevalier and to enable the physical identification and analysis of places with *potential* historic heritage value. As part of the process, historic aerials and maps were consulted and photographs taken to document the survey area.

Initial fieldwork was carried out predominantly by car for the purpose of familiarisation. Subsequent fieldwork was conducted on foot. Observations were made on a street-by-street basis, considering landscape, buildings, subdivision and integrity. Site-by-site data and photographs were captured from the public realm for all properties covered by the Pre-1944 Building Demolition Control Overlay, with follow-up visits conducted for those individual places and historic heritage areas selected for evaluation as part of the Historic Heritage module.

The fieldwork did not include accessing the interiors of any properties within the survey area.

2.2 AHS Modules

The AHS programme methodology adopts a modular approach to the survey process to allow maximum flexibility. The survey modules selected for the Point Chevalier HHS were guided by the desired outcomes and defined boundaries for the project, and influenced by available resources, timeframes and budget.

The survey modules selected for the Point Chevalier HHS included:

- *Historical and Thematic Overview*
- *Historic Heritage*
- *Special Character*
- *Issues Mapping*

2.2.1 Historical and Thematic Overview

The Historical and Thematic Overview module includes documenting the overall historical development of Point Chevalier, focusing on a thematic approach that identifies important themes, time periods and associated property types. As mentioned previously, the Point Chevalier HHS builds upon the results of the Albert-Eden Heritage Survey. The history of Point Chevalier was covered in the Albert-Eden Historic Context Statement, and many places in the area were specifically mentioned in relation to significant themes. A more thorough discussion of the findings of the Albert-Eden Historic Context Statement can be found in section 1.3.1 of this report.

To further develop our understanding of Point Chevalier, local historian Lisa Truttman was engaged to prepare a brief historical overview to supplement the thematic framework found in the Albert-Eden Historic Context Statement. This historical overview focused specifically on the development of the built environment in Point Chevalier, and provided the local context necessary to support the historic heritage evaluations.

2.2.2 Historic Heritage

This module involved the identification of *existing*¹, *recorded*² and *potential*³ historic heritage places within each survey area.

First, the identification of *existing* and *recorded* historic heritage places and Pre-1944 Building Demolition Control Overlay areas were plotted on a map to provide a spatial understanding of what heritage places exist and where they are located (see section 3.2.1 for complete results).

Next, the identification of *potential* historic heritage places was carried out by way of research, desktop analysis and fieldwork. Consideration was given to unscheduled places on the New Zealand Heritage List/Rārangī Kōrero (formerly the Register); places recorded on the Cultural Heritage Inventory (CHI); places identified as part of previous heritage studies and/or recommendations; and unusual, intact, representative or thematically interesting places identified during research and fieldwork. Using this information, a thematically-structured study list of 'places of interest' was compiled and a moderate level of place-based research undertaken. To assist with determining which places of interest should be evaluated within the project timeframe, each place was prioritised for evaluation using the AHS programme 'prioritisation tool'.

¹ **Existing** places of historic heritage value were determined to be those scheduled in the Proposed Auckland Unitary Plan.

² For the purpose of this survey, **recorded** places were those unscheduled places in the CHI, NZAA records, or New Zealand Heritage List/Rārangī Kōrero (formerly the Register).

³ **Potential** historic heritage places were those identified as part of the heritage survey process (based on research, fieldwork, consultation, etc.).

The three key priorities to decide which places to evaluate were:

Priority 1 indicates a place/area to be evaluated.

A Priority 1 place/area is supported by a high level of initial information that will assist an evaluation. The place is rare or unusual, either because few examples ever existed, few examples survive or because it is an intact example; it signifies an important or under-represented theme within the locality and/or region; there is a high known or potential threat or risk of change.

Priority 2 indicates a place/area that may warrant future evaluation.

A Priority 2 place/area has less initial supporting information to assist an evaluation. The place may be rare, unusual or a good representative example but further research is required; it maintains a moderate level of integrity; it signifies a good example of a theme that may already be well represented within the locality and/or region; there is a medium known or potential threat or risk of change.

Priority 3 indicates a place/area not being progressed for evaluation at this time.

A Priority 3 place/area has little or no initial supporting information to assist an evaluation at this time. The place is considered neither rare nor unusual or is highly modified; it may be of thematic interest within the locality but may lack information to support this; there is a low, or no known or potential threat or risk of change.

The identified Priority 1 places in Point Chevalier were evaluated by the team using the *Methodology for the Evaluation of Historic Heritage Significance* for possible inclusion in the Proposed Auckland Unitary Plan schedule. Places (including areas) were evaluated against the following historic heritage significance criteria:

- a) Historical
- b) Social
- c) Mana whenua
- d) Knowledge
- e) Technology
- f) Physical attributes
- g) Aesthetic
- h) Context

For individual historic heritage places, an extent of the place for scheduling—the area that is integral to the function, meaning and relationships of the place—was defined. For historic heritage areas, each place within the area boundary was classified as either a ‘Contributor’ or ‘Non-contributor,’ depending on the place’s relative contribution to the area’s historic heritage significance.

2.2.3 Special Character

The Special Character module involved the identification of *existing* and *potential* special character areas (SCAs). Within the Point Chevalier HHS study area, there are no *existing* special character areas,⁴ although large areas are covered by the Pre-1944 Building Demolition Control Overlay.

The identification of *potential* special character areas in Point Chevalier began during the previous Level 2 survey via research, desktop analysis and fieldwork. Consideration was given

⁴ *Existing* Special Character Areas included legacy District Plan areas such as Residential 1 and 2 zones and Character Overlays.

to areas that maintained legible street patterns representative of the area's historical and physical settlement patterns and landscape qualities, and/or areas of thematic interest. Using this information, several residential areas in the southern half of the peninsula were incorporated onto the Level 2 Study List as potential special character areas.

As part of this Level 3 survey, these *potential* special character areas were further evaluated to determine if they qualified under the special character criteria in the Proposed Auckland Unitary Plan. The special character survey was also expanded beyond just the areas on the study list to include field work for the entire Pre-1944 Building Demolition Control Overlay.

For the purposes of this survey, potential special character areas are those where there is a critical mass of historic properties that represent target types and that collectively have a measure of coherence, due to one or more of the following: the age and style of housing, pattern of subdivision and lot size, set back and density of housing, grain, historical ambience and character of the street. In the PAUP (Chapter E 3.1), special character areas are of value for their history, community associations, and the overall notable or distinctive aesthetic or physical qualities of the area, including:

- a. built form, design and architectural values of buildings and their contexts
- b. streetscape qualities, including historical form, subdivision and patterns of streets and roads
- c. landscape qualities and/or natural features including topography, vegetation and open spaces.

The field work and evaluation in Point Chevalier was undertaken with this framework in mind.

Special Character Field Work

Prior to the field survey, the project team reviewed the historic context of Point Chevalier and identified the target types anticipated within the area. In this case, the target types included interwar residential architectural styles and early state houses. In preparation for field work, the peninsula was divided into tracts that could be completed in a day, and maps were printed for use in the field. A master spreadsheet for the area was created with all the relevant fields necessary to geo-reference the field data.

Heritage specialists went out in teams of two and recorded character data across Point Chevalier, including the entire area covered by the pre-1944 overlay. Their field notes consisted of marked up field maps on a parcel base, with historic aerials from 1940 and 1959 as a reference (**Figure 5**). The specialists made notes about each property's architectural style, building type, apparent integrity, and streetscape contribution, which together can be used to identify concentrations of properties that may qualify as potential special character areas.

The data recorded in the field for each property included the building type and the general integrity readily evident from the street (rated on a scale of 1 to 3, with 3 being places where little change is apparent from the street). In addition to the building type/integrity data, information was noted about each building's general contribution to overall coherent streetscape character, with properties assigned a single "bonus point" for contributing positively to the collective streetscape value of the area. A record of streetscape value in this manner acknowledges that within a generally coherent area, a property containing a modern building could provide a positive streetscape presence by possessing compatible setbacks, building heights, front yard landscaping, and architectural style. An otherwise intact historical residence could have incompatible streetscape elements such as front-boundary garages, high fences, or a paved-over front garden. Differentiating the record made about streetscape also helps clarify the reasons behind the collective value of a given area.

Photographs were generally taken of each building and the overall streetscape, with the photo numbers recorded on the field sheet. At the end of the day, the specialists transferred their field

notes to the sub-area spreadsheet and labelled their field photographs by street, direction, and date. The entire project area took about two weeks to survey.

Figure 5: Sample Pre-1944 Overlay / Special Character field survey map.



Heat Maps

After the field work was completed and the data organised, the master spreadsheet was imported into GIS to create maps visualising the geo-coded data. These colour-coded “heat maps” portray groups that retain coherent character, showing at a glance which areas have relatively high collective value—derived from coherence in terms of the age and style of housing, pattern of subdivision and lot size, set back and density of housing, grain, historical ambience and character of the street—versus areas with low potential for special character.

The “heat maps,” as depicted across the whole Point Chevalier peninsula, have helped inform decisions on the appropriate boundaries and thresholds for any potential special character areas. The team queried the geo-coded field data and used the “heat maps” to find areas with a minimum size of 20 or more, that collectively have an aggregate character rating of roughly 70% or higher. To calculate this, points were assigned according to the field work notations, such that any given property has a potential to contribute 4 points to the aggregate character rating of an area (3 integrity points + 1 bonus streetscape point). The sum of all the properties’ points, divided by the number of possible points gives this aggregate character rating expressed as a percentage. This kind of analysis is wholly dependent on the location of area boundaries and the size of an area overall. Contracting or extending the boundary of an area may increase or decrease its overall rating, depending on how the properties that were removed (or added) contribute to the overall rating.

The sample “heat maps” in **Figures 6 and 7** provide some preliminary visualisations of how the geo-coded field data can be queried to isolate areas that are highly rated for special character. For example, it is clear to any viewer that Area 1 (southwest corner) has higher potential for special character than Area 2 (tip of peninsula).

Full “heat maps” illustrating the complete survey results can be found in **Appendix 1**.

Figure 6: Sample Pre-1944 Overlay / Special Character “Heat Map”, showing apparent integrity as viewed from the street.



Area 1 contains 110 street-facing properties with high integrity, 60 with moderate integrity, 22 with low integrity, 28 that do not represent target types, and two that are not visible from the street.

Area 2 contains 13 street-facing properties with high integrity, 15 with moderate integrity, 20 with low integrity, 35 that do not represent target types, and two that are not visible from the street.

Figure 7: Sample Pre-1944 Overlay / Special Character “Heat Map,” showing combined integrity and streetscape ratings.



Each street-facing property has the potential to contribute 4 points to the aggregate character rating of an area (3 integrity points + 1 bonus streetscape point).

Area 1 has an aggregate character rating of 616 out of a possible total of 912, or 67.54%

Area 2 has an aggregate character rating of 117 out of a possible total of 344, or 34.01%

Evaluating the Special Character Areas

Areas identified through the “heat maps” as having a high concentration of intact historic properties were further evaluated for possible inclusion in the Proposed Auckland Unitary Plan, according to the special character criteria and guidance in the PAUP Regional Policy Statement⁵ (Chapter B 4.2):

- a) **Physical and visual qualities:** groups of buildings or the area collectively reflects an important or representative aspect of architecture, design and/or landscape or streetscape, or is distinctive for its aesthetic quality.
- b) **Legacy:** the area collectively reflects an important or represents a significant period of settlement within the region or locality.
- c) **Social:** the area collectively has symbolic, spiritual, commemorative, traditional or other cultural value or reflects the identity of a particular community.

As part of this evaluation process, each place within a potential Special Character Area boundary was classified as either ‘Character Defining,’ ‘Character Supporting’ or ‘Non-contributing,’ depending on the place’s relative contribution to the area’s period of significance. This information also informed the boundary of the character areas. (See section 3.3 for detailed results.)

2.2.4 Issues Mapping

The Issues Mapping module involved the identification of heritage issues by way of a SWOT analysis: a tool used to analyse and define the project’s high-level issues, gaps, strengths, weaknesses, opportunities and threats.

The project lead and AHS programme manager met to discuss the issues faced by the project. These issues were set out in a table and focussed on the following criteria/analysis:

- What are the key issues that came out of the research and other types of analysis?
- Where and what are the gaps in the existing information base?
- What are the opportunities in the area?
- What are the strengths in the area?
- What are the weaknesses in the area?
- What are the threats in the area?

⁵ The relevant section of the PAUP can be accessed online at [PART 1 - INTRODUCTION AND STRATEGIC DIRECTION»Chapter B: Regional Policy Statement - Kupu Kaupapa ā-Rohe»4 Protecting our historic heritage, special character and natural heritage - Te tiaki taonga tuku iho»4.2 Special character](#)

2.3 Constraints

Timeframe and resources

The project timeframe and budget placed limitations on the scope of the project. Additionally, the Proposed Auckland Unitary Plan was notified on 30 September, 2013; submissions have been received and the plan will soon enter the hearings phase. The timing of this process has complicated the Point Chevalier HHS, as it may prevent or delay any additions to the schedule that are recommended through this project.

Modules

The modules undertaken as part of this survey were heavily focused on built heritage, and as such, the results may not provide a full representation of all types of heritage places and features within the Point Chevalier survey area. Whilst attempts have been made to note *existing* and *recorded* archaeological places and trees, as part of the Level 3 survey, more detailed research and surveys undertaken by relevant specialists to identify *potential* archaeology and natural heritage places and features was outside the scope of this project.

Consultation and engagement

Timeframes meant that broad community engagement and public consultation were minimally undertaken as part of this project. The Point Chevalier Historical Society was very helpful, but additional volunteer support and local knowledge would have been of great benefit to the project and would have provided opportunities to build capacity within the local community.

Mana whenua values

Evaluation of the importance of individual places or areas to mana whenua [PAUP criterion (c)] was not undertaken as part of this project. Collaboration with mana whenua to evaluate and schedule additional 'Sites of Significance to mana whenua' is being undertaken as a separate project led by other council departments, and was therefore not included here in order to avoid duplication of efforts. Additionally, previous feedback from mana whenua on the heritage survey process and the AHS programme in general indicated that they wish to tackle this issue more holistically, rather than on each survey. The boundaries of the AHS surveys are focused on European built heritage values, and are of limited relevance to identifying Māori cultural landscapes and ancestral relationships, or supporting Māori aspirations for the wider Albert-Eden Local Board area and the Tāmaki isthmus.

3.0 SURVEY RESULTS

3.1 Historical and Thematic Overview

The output of this module was the *Point Chevalier Historical Overview*, which was split into two sections: the Point Chevalier Summary and the Thematic Summary. The “Point Chevalier Summary” provides a chronological summary of the subdivision and land use history of Point Chevalier, and supplements the thematic framework found in the Albert-Eden Historic Context Statement. Researched and written by local historian Lisa Truttman, with additional contributions from the Point Chevalier HHS team’s evaluations; compiled by Rebecca Fogel, Built Heritage Specialist, Auckland Council Heritage Unit. The “Thematic Summary” summarises the themes in the Albert-Eden Historic Context Statement as they relate specifically to Point Chevalier, and highlights significant property types associated with each theme. Together, the chronological and thematic views presented in this document improved our understanding of development of the built environment in Point Chevalier, and provided the local context necessary to support the historic heritage evaluations.

The full *Point Chevalier Historical Overview* is attached in **Appendix 2**.

3.2 Historic Heritage

The key requirement of this module was the evaluation of ‘priority’ historic heritage places against the significance criteria in the Proposed Auckland Unitary Plan.

3.2.1 Existing Historic Heritage Places

In terms of known heritage resources, there are currently **four** scheduled places⁶ in the Point Chevalier HHS study area (two Category B buildings/structures, and two sites and places of significance to mana whenua), and **12** unscheduled places recorded on the Cultural Heritage Inventory (CHI). The New Zealand Heritage List/Rārangi Kōrero (formerly the Register) does not include any places in Point Chevalier HHS study area.

Additionally, large areas of Point Chevalier are subject to the Pre-1944 Building Demolition Control Overlay.

Table 1: Existing Historic Heritage Places (Scheduled in the Proposed Auckland Unitary Plan)

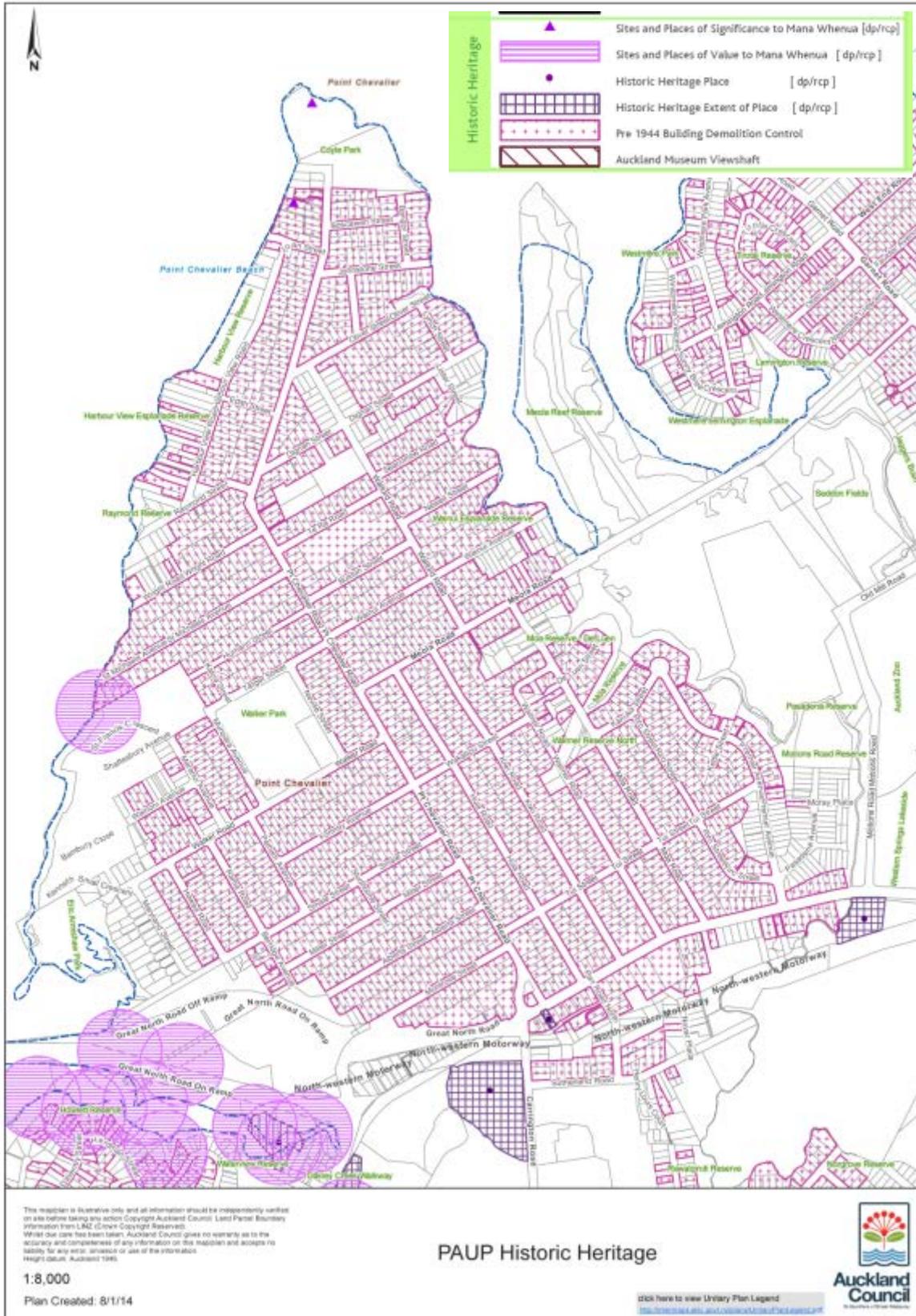
CHI Number	PAUP UID #	District Plan	Name	Location	Category
12766	3	ACC Isthmus MAP B04-03	Rangimatarau	Coyle Park Point Chevalier Auckland	Sites and places of significance to mana whenua
17144	2	ACC Isthmus MAP B04-02	Te Tokaroa headland Te AraWhaka Peka Peka a Raurangi Te Ara Whaka Peka Peka a Raurangi	Pt Chevalier Road Pt Chevalier Auckland	Sites and places of significance to mana whenua
18466	01680	ACC Isthmus MAP D04-21	Ambassador Theatre Ambassador Picture Theatre	1218-1220 Great North Road Point Chevalier Auckland	B
19939	02554	--	Gateway	956-990 Great North Road Point Chevalier	B

⁶ This number does not include scheduled trees.

Table 2: Recorded Historic Heritage Places (recorded in the CHI, but not scheduled or listed)

CHI Number	NZAA	Name	Location
83	--	TUAHINE	Point Chevalier Waitemata Harbour map location estimated.
210	--	KATIE S	Meola Creek end of Wainui Street Point Chevalier Waitemata Harbour
1019	--	Wharf: Coyle Park	Coyle Park Point Chevalier Waitemata Harbour.
5775	R11_76	Midden	Meola Creek Pt Chevalier
11500	R11_349	?Te Rehu	Meola Creek Westmere
14357	R11_2213	Dry stone wall	Waterview Off-Ramp (East Bound) North Western Motorway Waterview
14358	R11_2214	Midden	Waterview Off-Ramp Waterview
17142	--	House site	De Leun Street Pt Chevalier
17143	--	Midden	St Michaels Ave Pt Chevalier
17567	R11_2425	Māori Other	Target St Selwyn Village
17568	R11_2424	Māori Other Point Chevalier Training Camp & Butts	Coyle Park Point Chevalier
18668	--	ASB Pt Chevalier Auckland Savings Bank	1210 Great North Road Point Chevalier Auckland

Figure 8: Existing Historic Heritage Places, showing scheduled places and Pre-1944 Building Demolition Control Overlay (Auckland Council PAUP Viewer)



3.2.2 Study List & Prioritisation

Following desktop research, consultation and fieldwork, the Point Chevalier Level 2 Study List was updated to identify **39** places (including areas) of interest within the Point Chevalier HHS study area. The new Level 3 Study List takes the form of a thematically-structured table that identifies the name and address of the places of interest, important themes associated with each place, a brief history of each place, and its priority for evaluation.

In accordance with the 'prioritisation tool,' set out in section 2.1.2 of this report, **14** places of interest were identified as a Priority 1 place for evaluation. These included:

- **seven** individual places
- **one** commercial area (town centre, comprising six properties)
- **one** non-contiguous commercial area (Point Chevalier Road shops, comprising 12 properties)
- **four** residential areas (studied as potential special character areas)

The full prioritised Point Chevalier HHS Level 3 Study List is included in **Appendix 3**.

3.2.3 Evaluation of Historic Heritage Places

Each of the Priority 1 places were evaluated as part of the Level 3 HHS. The evaluations determined that the seven individual places had historic heritage significance and are thus recommended for scheduling in the Proposed Auckland Unitary Plan as a Historic Heritage Place: Category B.

The historic core of the Point Chevalier Town Centre (1210-1234 Great North Road) comprises six buildings, which were evaluated both as a group and individually. The evaluations concluded that four of the six buildings each meet the criteria for scheduling as an individual Historic Heritage Place: Category B. One of these was the Ambassador Theatre, which is already scheduled as such. These four buildings also exhibit particularly strong context values as a collection, and would qualify together as a Historic Heritage Area: Category B, with all four places noted as contributors. The remaining two properties do not qualify for scheduling individually, nor do they contribute significantly to the group.

In the case of the Point Chevalier Road shops, 12 commercial properties along Point Chevalier Road were studied collectively under a single area evaluation. This group was found to possess sufficient cumulative value, and meet the criteria for scheduling as a non-contiguous Historic Heritage Area: Category B. The extent of place comprises 10 of the 12 places, all noted as contributors. Of these 10 contributors, five also appear to individually meet the criteria for scheduling in their own right.

It is noted that some of the places evaluated during this Level 3 HHS had been previously considered for scheduling under the legacy Auckland City Council scoring system. These places were reevaluated during this survey using the Proposed Auckland Unitary Plan criteria, a values-based approach that reflects a broader suite of reasons why a place might be significant. The PAUP criteria build upon the legacy system, allowing for additional focus on historical associations, context values and significance to local communities.

The Heritage Evaluations are included in **Appendix 4** of this report. **Tables 3 and 4** summarise the places evaluated for scheduling, listing their name and address, recommended category and associated heritage values. Each of the evaluated places listed in Tables 3 and 4 are shown on the map in **Figure 10**, together with their extent of place.

Table 3: Historic Heritage Places evaluated during Point Chevalier Level 3 HHS

* = Previously considered for scheduling under legacy Auckland City Council scoring system

Map ref.	Photo	Name and address	Relationship to thematic framework	Category	Known heritage values
1		Wastewater Pumping Station No.5 40 Oliver Street, Point Chevalier	Infrastructure - Utilities	B	A,F,H
2		Te Whare Flats Complex 11-15 Joan Street, Point Chevalier	Building the City - Interwar Suburban Development - Residential architecture - Public Spaces Ways of Life - Sport and Recreation	B	A,B,G,H
3		State Pensioner Housing 6-12 Pelham Avenue, Point Chevalier	Building the City - World War II & Postwar Development - Residential architecture	B	A,D,F
4*		Pasadena Buildings 1041-1049 Great North Road, Point Chevalier	Building the City - Interwar Suburban Development - Commercial architecture	B	A,F,G,H
5*		Point Chevalier Fire Station (former) 59 Point Chevalier Road, Point Chevalier	Government - Public Services & Facilities (Fire)	B	A,B,F,G
6		Point Chevalier Police Station (former) 399 Point Chevalier Road, Point Chevalier	Government - Public Services & Facilities (Police)	B	A,F,H

Map ref.	Photo	Name and address	Relationship to thematic framework	Category	Known heritage values
7		Church of the Ascension Complex 11 Dignan Street, Point Chevalier	Ways of Life - Religion	B	A,B,F,G, H
8*		ASB Bank 1210 Great North Road, Point Chevalier	Building the City - Interwar Suburban Development - Commercial architecture	B	A,F,G,H
9*		Fisheries Building 1212-1216 Great North Road, Point Chevalier	Building the City - Interwar Suburban Development - Commercial architecture	B	A,F,H
10*		Ambassador Theatre 1218-1220 Great North Road, Point Chevalier	Building the City - Interwar Suburban Development - Commercial architecture	B (already scheduled)	A,F,G (current) H (identified through survey)
11		Shops 1224-1228 Great North Road, Point Chevalier	Building the City - Interwar Suburban Development - Commercial architecture	B	A,F,H
12		Shops 1230-1232 Great North Road, Point Chevalier	Building the City - Interwar Suburban Development - Commercial architecture	--	--

Map ref.	Photo	Name and address	Relationship to thematic framework	Category	Known heritage values
13		Shops 1234 Great North Road, Point Chevalier	Building the City - Interwar Suburban Development - Commercial architecture	--	--

Table 4: Historic Heritage Areas evaluated during Point Chevalier Level 3 HHS

Map ref.	Photo	Name and location	Relationship to thematic framework	Category	Known heritage values
HHA 1		Point Chevalier Road Shops 149-153, 157, 179-181, 201, 196-202, 290, 328-332, 350, 386 and 506 Point Chevalier Road	Building the City - Interwar Suburban Development - Commercial architecture	B (Area)	A,B,F,G, H
HHA 2		Point Chevalier Town Centre 1210-1228 Great North Road	Building the City - Interwar Suburban Development - Commercial architecture	B (Area)	A,F,G,H

3.3 Special Character

There were four Priority 1 residential areas identified for evaluation as potential special character areas. These small areas were evaluated together as one large special character area, as they shared similar building types and themes. The full Special Character Evaluation is included in **Appendix 5** of this report, and a map of the boundaries is found in **Figure 10** below.

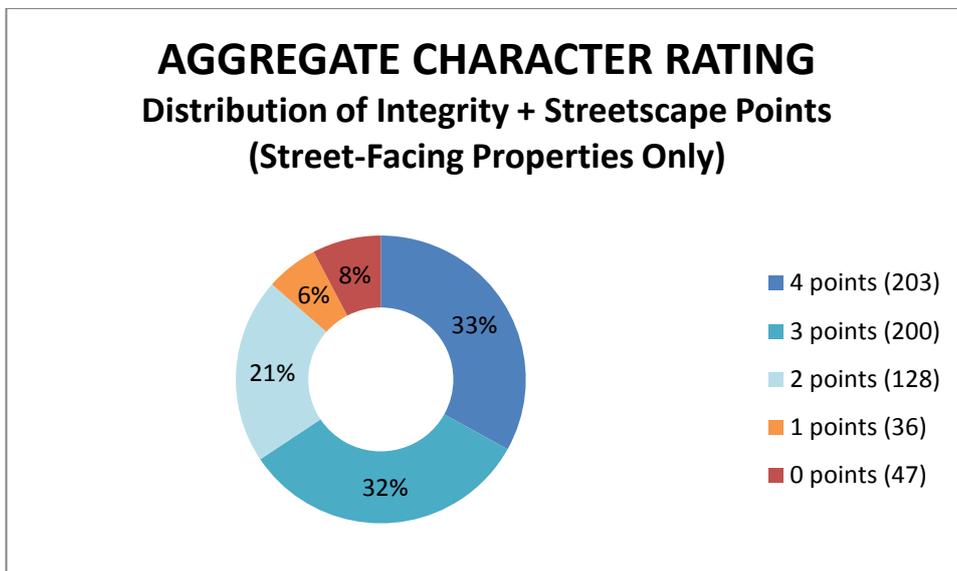
Table 5: Special Character Areas evaluated during Point Chevalier Level 3 HHS

Photo	Name and location	Relationship to thematic framework	Special Character Criteria
	Point Chevalier Interwar SCA Includes historic residential area at the southern end of the Point Chevalier suburb, roughly south of Walker Road. The area is divided into two distinct sections, bisected by Point Chevalier Road.	Building the City - Interwar Suburban Development - Residential architecture	(a) Physical and Visual Qualities (b) Legacy

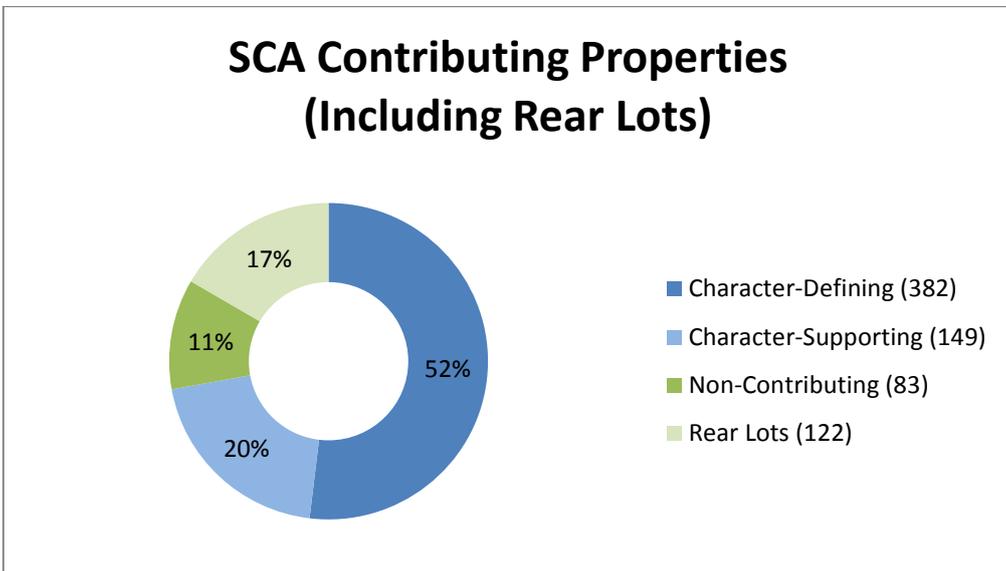
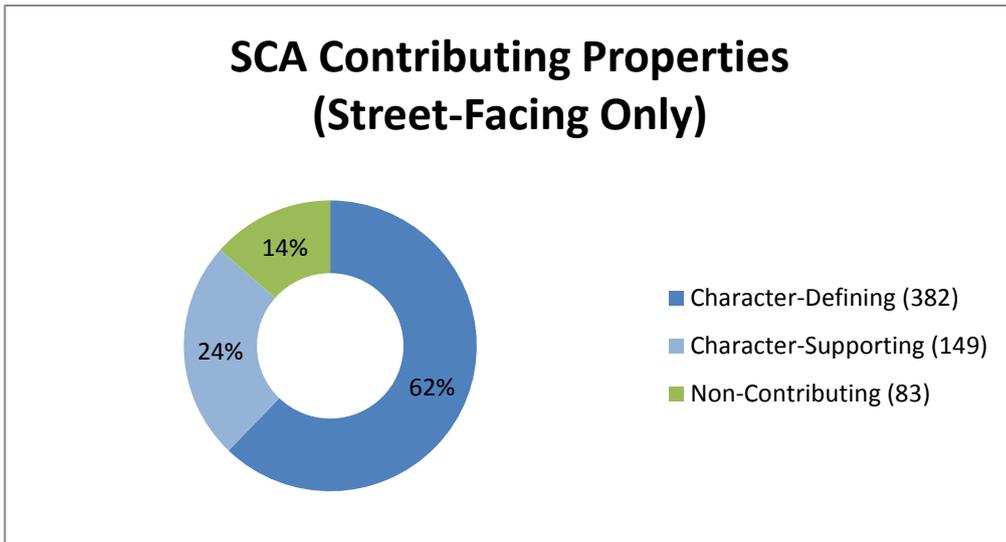
Based on the information available and research undertaken, the Point Chevalier Interwar SCA meets the threshold as a Special Character Area because of its physical and visual qualities and its legacy values. The area is therefore recommended to be added to the Special Character Overlay of the PAUP, and the corresponding “Special Character General” rules applied. It is noted that portions of the Point Chevalier Interwar SCA—particularly the eastern half—are currently zoned for increased density in the PAUP, which may conflict with the existing character of the area. Developing guidelines for infill construction, introducing additional control flexibility, or changing the underlying zoning may help offset this potential conflict and reduce development pressures.

When compared to other neighbourhoods currently in the PAUP Special Character overlay, the Point Chevalier Interwar SCA retains a comparable level of integrity, but illustrates different themes. Areas such as Grey Lynn, Ponsonby, and Mount Eden (Isthmus Residential A) were constructed much earlier, with their predominant character obtained from villas and nineteenth century development. The Balmoral Tram Suburb (Special Character General) and Point Chevalier share an association with the electric tram lines, but Balmoral demonstrates a more gradual development along transportation corridors. The Point Chevalier SCA shares similar physical attributes with the bungalow suburbs of Mount Albert (Isthmus Residential B) and Westmere (not listed).

The field work for the SCA was conducted according to the methodology described in Section 2.2.3 of this report. Within the Point Chevalier Interwar SCA, there are 614 street-facing properties and 122 rear lots. Each street-facing property has the potential to contribute 4 points to the aggregate character rating of the area (3 integrity points + 1 bonus streetscape point), as described in the methodology above. The SCA has an aggregate character rating of 1718 out of a possible total of 2456, or 70%.



By an alternate metric, approximately 86% of the 614 street-facing properties, or 72% of the 736 total properties, contribute to the character and significant themes of the Point Chevalier Interwar SCA—either as “character-defining” or “character supporting” properties.



In addition to the work within the Point Chevalier Interwar SCA, similar field work was also conducted to record character data across the entire peninsula, with particular focus on the area covered by the pre-1944 overlay. While no further special character areas were evaluated as part of the HHS, this field work uncovered high concentrations of intact properties in the state housing area just north of the SCA (including Moa, Walmer, Riro, Premier, Kanuka, Kettle and De Luen streets), indicating character potential. It is therefore recommended that this cluster of intact properties should be formally evaluated as a potential special character area in the future. See the “heat maps” in **Appendix 1** and the Study List in **Appendix 3** for further details.

Figure 10: Point Chevalier proposed historic heritage places and historic heritage areas



3.4 Issues Mapping

This section summarises the main issues identified during the undertaking of the Point Chevalier Level 3 HHS, and informs recommendations for future work. The analysis identifies high-level positive, negative and neutral heritage issues relevant to the survey area, and associated gaps in the existing information base.

Table 6 provides a SWOT analysis of the Point Chevalier Level 3 HHS. It further identifies gaps in existing information and management recommendations.

Table 6: SWOT Analysis of Point Chevalier HHS

Strength	<ul style="list-style-type: none"> • The project was a seamless continuation of the Albert-Eden Heritage Survey (2013). Building upon the wealth of previous information and having continuity of staff allowed the Point Chevalier survey to be conducted efficiently, and focus in on key issues. • There is a good amount of information available about Point Chevalier. Information is available through past planning projects, books, and other initiatives, including: <ul style="list-style-type: none"> ○ Albert-Eden Heritage Survey (2013) ○ <i>Point Chevalier Times</i> (regular newsletter of Point Chevalier Historical Society) ○ <i>Pt Chevalier Memories 1930s-1950s</i> (oral histories prepared by Auckland Libraries) ○ <i>Rangi-mata-rau: Pt Chevalier centennial, 1861-1961</i> (book by A.H. Walker, 1961). • Most of the peninsula is covered by the Pre-1944 Building Demolition Control overlay, which provides some interim protection against the accidental loss of historic heritage places. • There is some existing heritage interpretation, including walking tours prepared for the Albert-Eden Bungalow Festival (November 2013) and by local historian, Leigh Kennaway (1980s). • Point Chevalier has an active online community presence, with a website and weekly email newsletter. Members of the community undertook their own independent survey of the neighbourhood, producing a map to identify historic property types as part of their discussions around the PAUP. This demonstrates a high level of community engagement and concern around heritage issues in the neighbourhood.
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<p>Weakness</p>	<ul style="list-style-type: none"> • There are few existing regulatory controls to protect historic heritage in Point Chevalier. There are currently only four scheduled places in Point Chevalier, and no existing special character areas. • Point Chevalier is a very popular neighbourhood, and it has seen a recent increase in rooftop additions and unsympathetic fencing and garaging at the front of houses. This has reduced the continuity of the streetscape, and the historic integrity of the neighbourhood: what was once an entire suburb of interwar bungalows is now quite eclectic in character, particularly at the northern end of the peninsula. • Certificates of Compliance and Demolition Consents processed through the rules of the Pre-1944 Building Demolition Control Overlay are not readily apparent in the field, and complicate the appraisal of existing character. While these consents represent legal permission to demolish, these demolitions may or may not actually be undertaken. • The survey scope did not include assessment of archaeological or natural heritage values • Māori history of the peninsula is not well documented, and the scope of this survey did not include consultation with iwi or evaluation of mana whenua values. • Timeframes meant that little community engagement or broad public consultation was undertaken as part of this project. Widespread consultation with the community would have allowed the council to communicate the purpose of the AHS programme and share information, and would have allowed the public's opinions to be integrated into the recommendations. Further volunteer support and local knowledge would also have been of great benefit to the project.
<p>Opportunity</p>	<ul style="list-style-type: none"> • The places evaluated during this survey all meet the criteria for scheduling as historic heritage places, and should be added to the PAUP schedule as soon as possible. • There is an opportunity to extend protection to places that have been identified on the study list, but that have not been evaluated. They are already covered by the pre-1944 overlay, which provides them with interim protection, but a programme of work to further research and/or evaluate remaining places on the Level 3 study list should be prepared. • The findings of this survey have provided sufficiently detailed research and analysis to assist with the processing of applications within the Pre-1944 Demolition Control Overlay, and will continue to be of use to the consents team in this regard. • There are opportunities to leverage the active community network and utilise the existing mailing list to spread awareness of heritage issues in Point Chevalier. • The survey has identified potential historic heritage places and special character areas, and there may be an opportunity to adjust the zoning of those properties and/or enact design guidelines to ensure the protection of these heritage values.

<p>Threat</p>	<ul style="list-style-type: none"> • The Point Chevalier Study List was prioritised pragmatically, but not everything included in this list was evaluated. • This area is at risk because the community (and council) assume it is “done,” now that this survey has been completed. • Although the area is covered by Pre-1944 Building Demolition Control Overlay, changes such as unsympathetic rooftop additions and boundary treatments are not controlled, yet have the potential to erode the character of the neighbourhood’s older building stock. • Demolition is still a threat to Point Chevalier, despite the existence of the Pre-1944 Building Demolition Control, demolitions may still be approved under this rule and may reduce the collective character of the neighbourhood. “Demolition by neglect” is also a threat to heritage buildings in the region and can result in the loss of buildings deemed too dilapidated to retain. • Future consultation with landowners that is undertaken in regards to scheduling may affect the recommended additions to the schedule, and may result in the loss of heritage places if the landowners oppose the scheduling. • The PAUP was notified on 30 September, 2013; submissions have been received and the plan will soon enter the hearings phase. The timing of this process is unfortunate as it may prevent or delay the recommended additions to the schedule. • Through the PAUP, much of Point Chevalier is proposed for upzoning – this will increase the economic incentive to redevelop. • In some areas, Terrace Housing Apartment Building (THAB) zoning is proposed adjacent to or overlapping with potential special character areas. This could result in incompatible uses and/or negative edge effects. • Transport projects such as rail electrification, New Network, City Rail Link, and Waterview Connection may have an impact on Point Chevalier. Improved transport connections could lead to economic pressure to intensify and redevelop around transport corridors. In the PAUP, there are proposed THAB zones near the intersection of Point Chevalier and Great North Roads. • New earthquake-prone building legislation could have an impact on Point Chevalier town centre and other significant commercial buildings along Point Chevalier and Great North Roads.
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4.0 RECOMMENDATIONS

This section provides recommendations largely based on the key survey outputs and the issues mapping sections of this report. Table 7 lists the project recommendations according to timeframe (short-term to long-term), but are not necessarily in order of priority.

Table 7: Recommendations (Short-term = 1-2 yrs, Medium-term = 2-5 yrs, Long-term = 5+ yrs)

No.	Timeframe	Recommendation
1	Short-term	Present the findings of this report to the Albert-Eden Local Board to provide them with the opportunity to identify gaps in knowledge and make decisions around the recommendations.
2	Short-term	Formally adopt the findings of the surveys through appropriate processes. This includes adding eligible places and areas to the schedule. It is recommended that scheduling the four buildings in the Town Centre (1210-1228 Great North Road) individually would be more effective at this stage than a Historic Heritage Area. Note that any changes to the schedule will need to be coordinated with the Proposed Auckland Unitary Plan hearings process.
3	Short-term	Update the Cultural Heritage Inventory (CHI) with the information recorded for each place of interest included in the findings of the survey
4	Short-term	Conduct public outreach to share the survey results, seek feedback from the community and explain the implications for property owners. This could be through a workshop and/or email blast.
5	Short-term	Create a walking tour or other interpretive programme of Point Chevalier to highlight and promote the neighbourhood's significant heritage places. The information gathered during the survey can build upon the existing walking tours ("Point Chevalier: A Walk Through Our History" and 2013 Bungalow Festival).
6	Short-term	Deposit the survey findings at local libraries and Albert-Eden Local Board offices so they are readily available to members of the public for review.
7	Short-term (ongoing)	Utilise the results of this Level 3 Survey (particularly evaluations and study list) in processing applications triggered by the Pre-1944 Building Demolition Control Overlay. All Priority 1 places have been evaluated through this survey, and all were found to meet the criteria for scheduling, so it is unlikely that the Heritage Unit would support demolition of any of these places under the pre-1944 rule. Priority 2 places appear to possess heritage values, but were not evaluated as part of this survey; they are highly likely to require further evaluation upon receipt of an application for demolition under the pre-1944 rule. Those places assigned a Priority 3 because they have low integrity or low probability of meeting thresholds for scheduling are unlikely to require further evaluation as part of the pre-1944 screening process. Those Priority 3 places that were rated because of a lack of readily available information about the place should be researched and considered during the pre-1944 preliminary evaluation process according to the standard procedures.
8	Medium-term (ongoing)	Periodically revisit the Study List, and create a programme for systematically evaluating the "Priority 2" places.

No.	Timeframe	Recommendation
9	Medium-term (ongoing)	Encourage new development to integrate heritage places and to utilise the history of the community as a driver for good design. The identity and character of each place should be respected and authentically and meaningfully incorporated into new development.
10	Medium-term (ongoing)	Include Point Chevalier in the local board's ongoing programme of consultation with Tangata Whenua to identify their cultural landscapes, ancestral relationships, and aspirations for the wider Manukau/Tamaki Makaurau district.
11	Medium-term	Support the preparation of guidelines (non-statutory controls) to assist property owners with appropriate maintenance and repair, conservation and adaptive re-use of heritage buildings. These could take the form of a Repairs and Design Guides. Guidelines for working within the special character areas to achieve desired density goals while maintaining values would also be helpful.
12	Medium-term	Arrange for the review of this report and survey findings by an archaeologist and natural heritage specialist in order to identify information gaps and scope future projects to cover these disciplines. For example, a survey of the coastline for archaeological evidence or other such efforts may be suitable as a follow-up project.
13	Long-term	Encourage and incentivise continued and appropriate use and maintenance of heritage places through a range of regulatory and financial methods.
14	Long-term	Work with the local board, local community groups, external stakeholders and mana whenua to undertake new initiatives that promote and celebrate the neighbourhood's heritage.

REFERENCES

A full list of references relevant to each aspect of the project is included in the individual documents included in the Appendices of this report.

Auckland Council, 2012, *Auckland Plan*, Auckland: Auckland Council

Auckland Council, October 2012, *Historic Heritage Area Assessments: Draft Interim Guidance*, Auckland: Auckland Council

Cultural Heritage Inventory, accessed January – June 2014 (electronic source)

APPENDICES

Appendix 1: Additional Maps

- Auckland Council GIS Viewer
 - PAUP Zoning
 - PAUP Historic Heritage
 - PAUP Natural Heritage
 - Cultural Heritage Inventory
- Aerial Photographs
 - 1940 Aerial
 - 1959 Aerial
- Construction Date Map
- Special Character / Pre-1944 Overlay Survey Results
 - Architectural Styles Map
 - Integrity Heat Map
 - Combined Heat Map (Integrity + Streetscape)

Appendix 2: Historical Overview

- “Point Chevalier Summary” by Lisa Truttman (2014)
- Subdivision Map Series
- Thematic Summary

Appendix 3: Study List

- Study List (table)
- Prioritisation Methodology
- Places of Interest Map

Appendix 4: Historic Heritage Evaluations

- Wastewater Pumping Station No. 5, 40 Oliver Street
- Te Whare Flats Complex, 11-15 Joan Street
- State Pensioner Housing, 6-12 Pelham Avenue
- Pasadena Buildings, 1041-1049 Great North Road
- Point Chevalier Fire Station (former), 59 Point Chevalier Road
- Point Chevalier Police Station (former), 399 Point Chevalier Road
- Church of the Ascension Complex, 11 Dignan Street
- Point Chevalier Road Shops, Along Point Chevalier Road
- Point Chevalier Town Centre, 1210-1234 Great North Road
 - ASB Bank, 1210 Great North Road
 - Fisheries Building, 1212-1216 Great North Road
 - Ambassador Theatre, 1218-1220 Great North Road
 - Shops, 1224-1228 Great North Road
 - Shops, 1230-1232 Great North Road
 - Shops, 1234 Great North Road

Appendix 5: Special Character Evaluations

- Point Chevalier Interwar SCA

POINT CHEVALIER HISTORIC HERITAGE SURVEY HISTORICAL OVERVIEW

To further develop our understanding of Point Chevalier, this historical overview focuses specifically on the development of the built environment in Point Chevalier, and provides the local context necessary to support the historic heritage evaluations.

1.0 Point Chevalier Summary

This section provides a chronological summary of the subdivision and land use history of Point Chevalier, and supplements the thematic framework found in the Albert-Eden Historic Context Statement. Researched and written by local historian Lisa Truttman, with additional contributions from the Point Chevalier HHS team's evaluations; compiled by Rebecca Fogel, Built Heritage Specialist, Auckland Council Heritage Unit.

1.1 Māori Settlement

Māori settlement in Point Chevalier is visible by both archaeological sites around the coast and the acknowledgement of the Wahi Tapu sites at Point Chevalier Beach and Coyle Park. Point Chevalier beach is known traditionally as, Rangī-mata-rau, translated to 'the day of one hundred spears,' after a battle fought over the marriage between a Ngāti-hoa chief and a woman from the Waikato.¹

When European settlers began to arrive in Point Chevalier, it was reported that there were two Māori villages in the district.² One was located near the northern point where there is a small inlet between what is now Johnstone and Oliver roads, the second was located at the mouth of Oakley Creek. The gardens were well established in the fertile soils and during the early European settlement were the most productive in the district. Walking tracks were said to be located between the villages and continued on to the Manukau Harbour.³

Note: A definitive history of the Māori occupation of the Tāmaki isthmus has not been written. Detailed discussions about Māori ancestral relationships with the wider Albert-Eden Local Board area have yet to be undertaken, and will require on-going consultation with mana whenua.

1.2 Crown Grants to First European Settlement

During the 1840s, the Tāmaki isthmus was subdivided into a series of Crown Grant Allotments, which established a new system of tenure to enable farming in the hinterland surrounding the new town of Auckland. The Point Chevalier study area comprises Allotment 18A (part), and Allotments 19 to 28 (part) of the Parish of Titirangi. Another allotment, number 30, is the original site for the 1867 Auckland Provincial Lunatic Asylum, and remained as a reserve for Crown land use. The other part of 18A is on the Waterview side of Oakley Creek. Allotment 23A was a four-acre reserve at the end of the peninsula. A small wedge of land was set aside as part of the road reserve at the end of what is now Oliver Street.⁴

Aside from Allotments 18A, 23A and 30, all the original surveyed allotments were sold during the mid-1840s under Crown Grant.⁵ 18A was finally offered for sale by the Crown in March 1849.⁶

A description of the pre-settlement land in the study area is provided on a survey map of the allotments, dating from around the late 1840s.⁷ "Sub-stratum" scoria was noted partly in Allotments 19 and 21, but mainly in Allotment 20, all close to the Waitemata Harbour coastline. The earliest known quarrying activity in the area was on part of Allotment 20, 1879-1888.⁸ The remaining was open ground, clay sub-soil, with large stands of scrub. The

line of the future Point Chevalier Road went no further along the peninsula than Oliver Street, and incorporated that street through to the coastline; possibly, the extra reserve there was intended to have been a landing place for a possible settlement in the area.

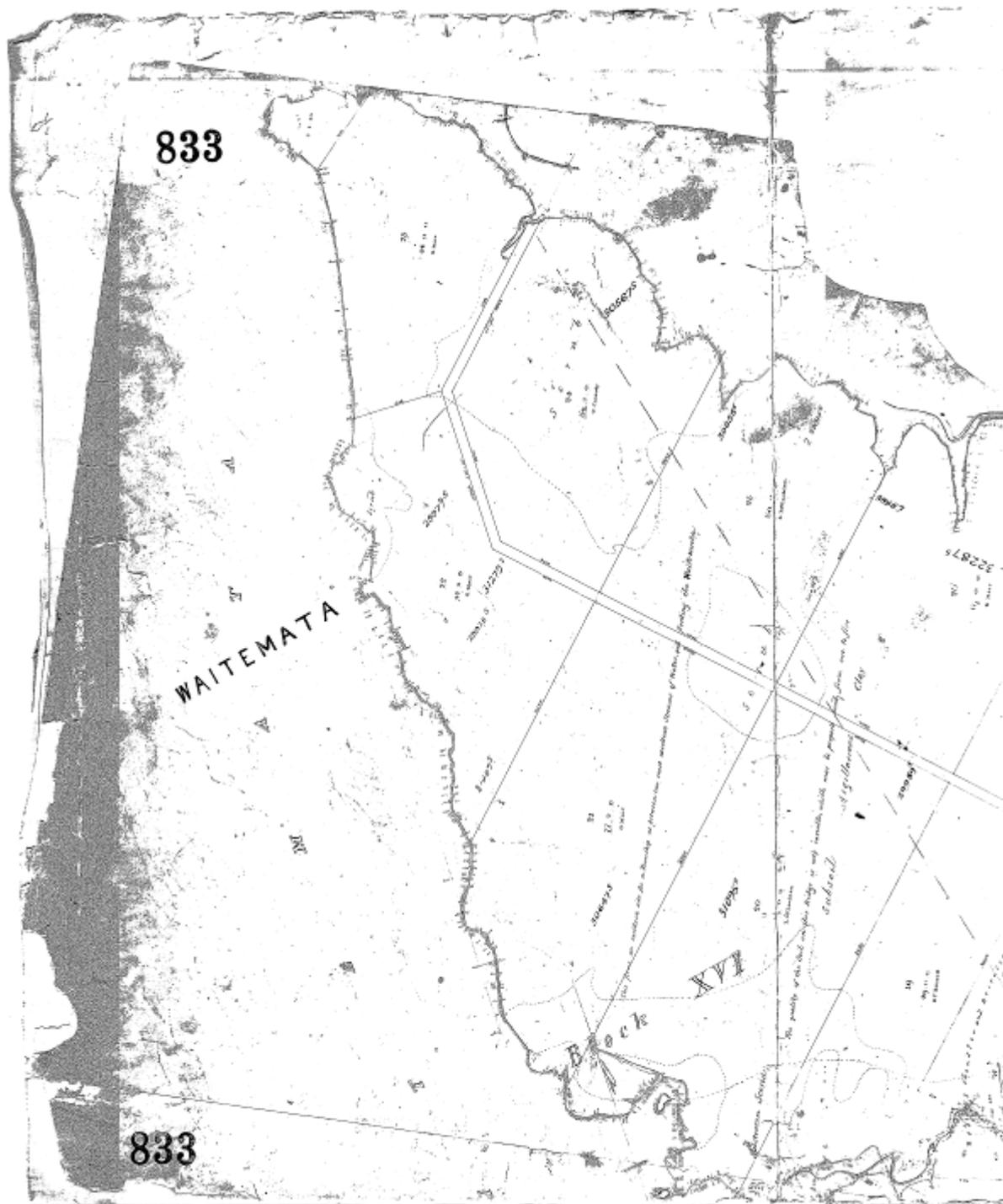


Figure 1. Map of Point Chevalier, circa late 1840s, showing original allotments and roads.
SO 833a, LINZ Records

From 1848, the area was administered as part of the Hundred of Auckland,⁹ although there was very little Crown Land left at Point Chevalier at that stage, from which to derive income for any public works. All of the study area north of Great North Road was included within the boundaries of the Newton Highway District from December 1867 until 1874;¹⁰ the remainder

of Point Chevalier south of Great North Road, including the Asylum property, was part of the Arch Hill Highway District from July 1871, also until 1874.¹¹

The earliest development close to the study area was the establishment of the Low & Motion flour mill at the eastern edge of Western Springs, at Motions Creek, from c.1848.¹² Around 1858, 127-acres just to the east of the study area, including the Meola Reef area, was designated as a rifle range.¹³ The earliest military camp at Point Chevalier dates from January 1859 at the earliest,¹⁴ most likely on part of the farm owned by Patrick Dignan from 1847 (this farm totalled 209 acres, made up of allotments 22-25).¹⁵

In 1859, Andrew Rooney sold most of Allotments 20 and 21 to Joseph Wright, except for a two-acre strip of land in the vicinity of the corner of Miller Street and Point Chevalier Road, transferred in 1860 to the Anglican Bishop of Auckland as a church reserve (this was subdivided by the General Trust Board in 1925).¹⁶ Wright subdivided his land in 1862¹⁷ into five, 10 and 20 acre small farms.¹⁸ Most of the subdivision was sold from 1863-1868.¹⁹

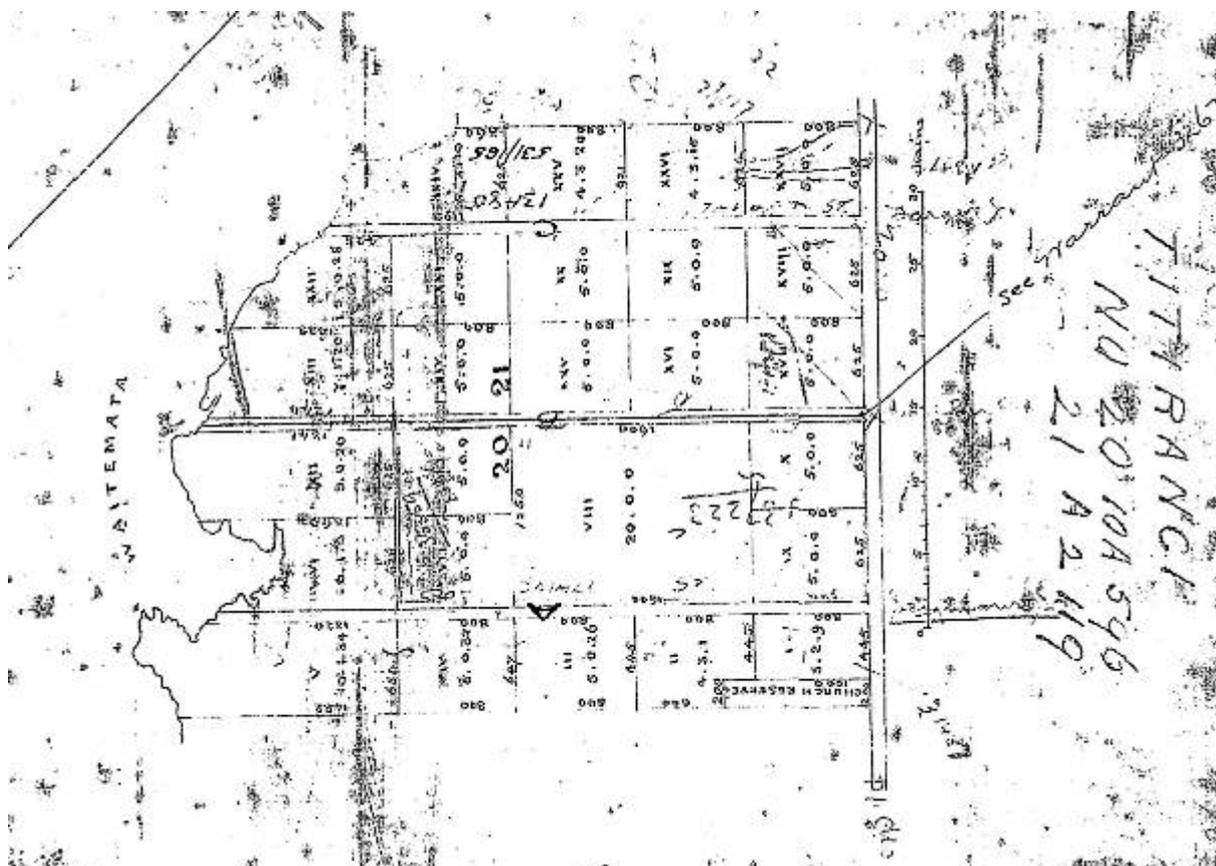


Figure 2. Subdivision of Wright Estate into small farms (5-20 acres), 1862.
DEED Whau 8, LINZ Records.

Isaac Richardson Vialou purchased five sections from Wright in 1863, and established a pig farm and brickyard on the property fronting; what is now the southern side of Smale Street. A brick house once existing there likely dated back to Vialou's ownership, as it is described in an 1870 advertisement for the sale of the 29-acre property.²⁰ Valentine Blagrove took over the property c.1868, only to lose it through bankruptcy.²¹ The brick house came to be associated with Captain Robert Seymour from 1870-1879, then the property was owned by John Codling, who briefly operated a quarry and brickyard from the site from 1883-1885. The property was sold in 1888²² and subdivided in 1920.²³ The brick house was demolished in the 1970s-1980s during construction of the north-western motorway.

In 1863, one of the five-acre blocks was purchased by James Chapman, who subdivided it further into “58 choice suburban allotments, admirably adapted for villa residences, at Point Chevalier,” and put them up for sale from November 1865.²⁴ The top of Humariri (then called Harbour Street) and Target Streets were laid out, but another called George Street linking these has since vanished.²⁵ This early attempt at establishing a township on Point Chevalier could well have been influenced by nearby township subdivisions, such as Waterview (1861),²⁶ New Lynn (1864-1865),²⁷ the Whau Bridge (1859)²⁸ and Greytown (1863)²⁹ subdivisions in central Avondale, and the 1865 Morningside subdivision.³⁰ It was also proposed during 1865 that land immigrant workers at Point Chevalier engage in work on the Great North Road,³¹ but this does not seem to have influenced development in the area. The Chapman sale was not completely successful as most of the land was transferred in groups of sections, and weren't fully developed until the 20th century.

The Melanesian Mission Trust purchased two of the small farm lots, at the end and to the north of today's Target Street (before this was formed beyond Chapman's subdivision), in June 1867.³² Just before this, by March 1867, the new rifle range had been set up on the property and continued to be used by volunteer militia through to 1871, when all but one set of targets were removed.³³ Remains of the targets were reported to be still visible on the landscape as late as 1923.³⁴ It was proposed in 1886 that the Trust property become an Anglican cemetery,³⁵ but the property remained in use for grazing and market gardening until the beginning of the construction of Selwyn Village, from late 1952.³⁶

From c.1864-c.1872, Wright's nephew Valentine Blagrove lived and farmed on the remainder of Wright's property (Joseph Wright died in 1866, leaving the property in trust and giving Blagrove assured occupation for the remainder of his life), operating one of the area's first brickyards 1864-1866,³⁷ followed in 1866 by a short-lived flax milling operation.³⁸

Aside from Wright and Dignan in the early 1860s, the other major landowners were the trustees for William McDonald, who had died in 1848, just a few years after buying the three farms of Allotments 26, 27 and 28. From 1864, William Motion, owner of the flour mill at Western Springs, leased the farms³⁹ and used them at least partly for grazing sheep.

Richard Cameron settled on Great North Road on Andrew Rooney's Allotment 18A, possibly a year or so before the sale transaction in his name was recorded in 1861.⁴⁰ By 1867 he appears to have operated the first known general store at Point Chevalier,⁴¹ possibly taking advantage of the building of the Lunatic Asylum on the other side of Great North Road. In January 1868 however, his property was up for sale⁴² and purchased the following month.⁴³ By the time of the establishment of the Newton Highway District, William Motion appears to have leased that property as well,⁴⁴ up until 1874. In November that year, C Greenway offered the property at auction; it was eventually purchased by blacksmith John Oliver for £400, 26 April, 1875.⁴⁵

1.3 From Countryside to Suburb

The Point Chevalier Highway District was gazetted, formed from part of both Newton and Arch Hill Highway Districts, in 1874.⁴⁶ It became a Road Board district from 1880 and amalgamated with Auckland City from 1921.

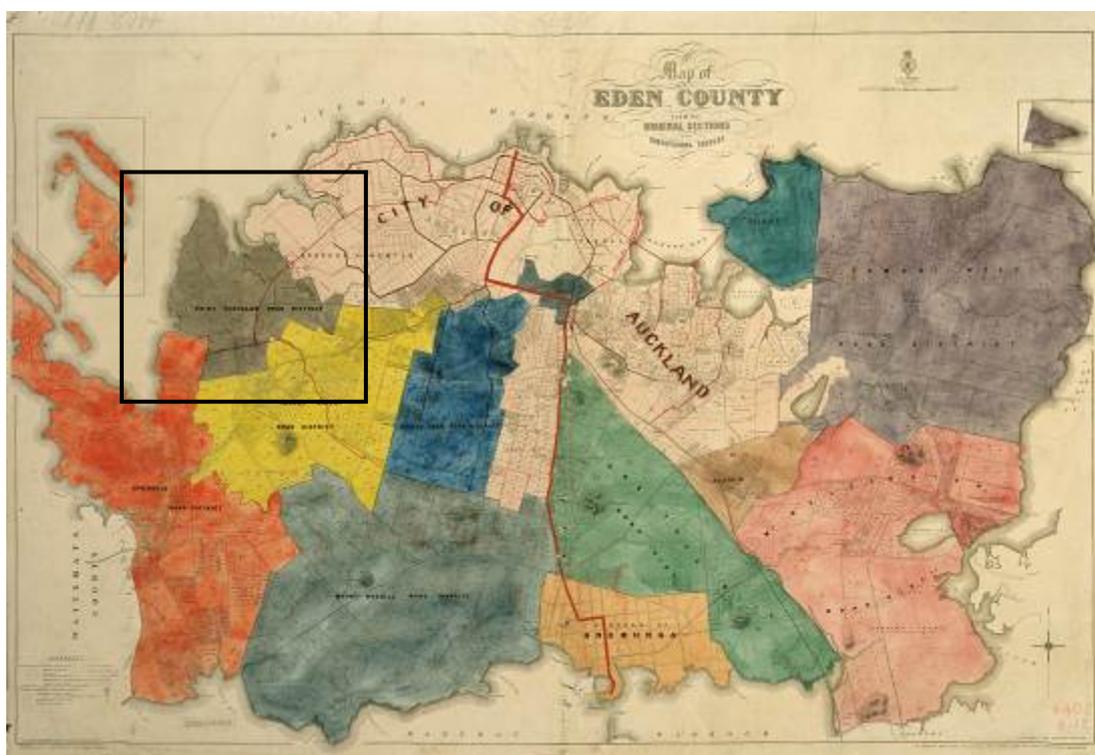


Figure 3. Map of Eden County, showing road boards and boroughs, 1919.
Sir George Grey Special Collections, Auckland Libraries, NZ Map 4661.

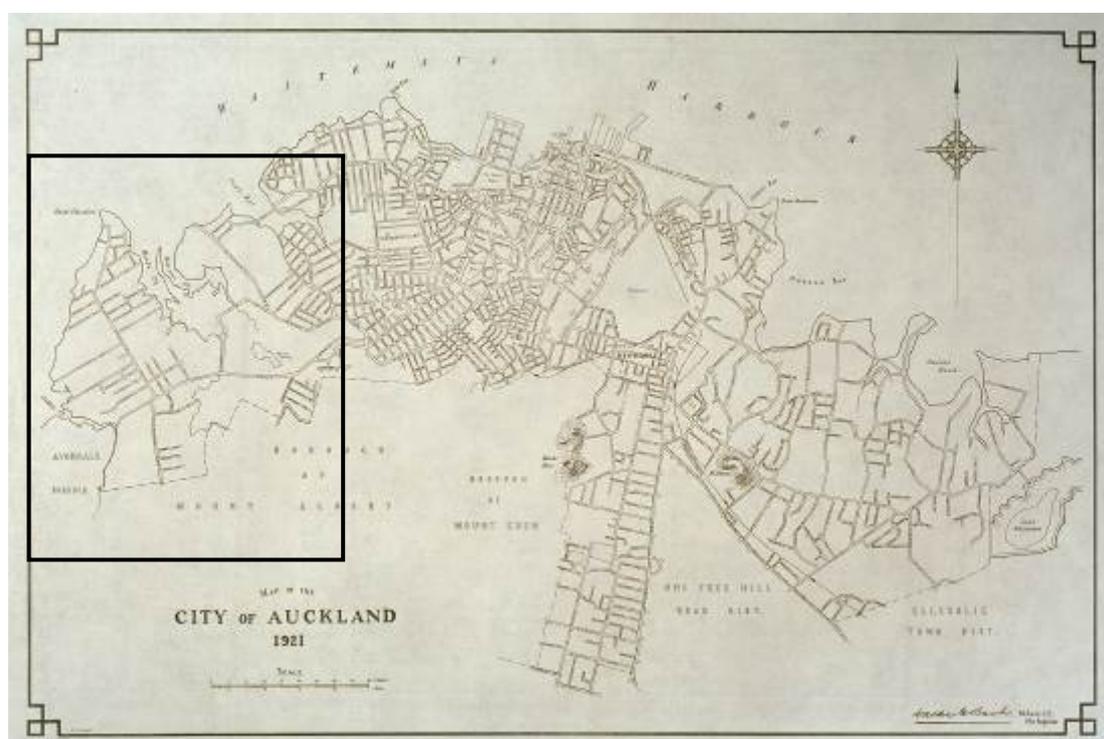


Figure 4. Map of Auckland City limits in 1921, showing amalgamation of Point Chevalier.
Sir George Grey Special Collections, Auckland Libraries, NZ Map 2446.

Allotments 19, 20 and 21

The second attempt at a township subdivision in the area was that of the Springside Estate of 1882. This was a subdivision of part of Allotment 19, using the farmland closest to Point Chevalier Road. The property was originally purchased in February 1845 by George Frederick Russell, sold to a Mr Hamilton in January 1846, and then to Alexander Cromwell in 1863. By 1869, the assessment for rates for the allotment was divided between Cromwell and George Prior ⁴⁷ (a likely leaseholder). In 1870, the property was up for sale, with a “good residence,” “all fenced and subdivided ... 19-acres of it are in volcanic soil.” ⁴⁸ It wasn’t sold until 1874 however to Auckland baker, John Mattson. ⁴⁹ The Springside subdivision may have been to take advantage of improved late 19th century public transport routes, along Great North Road, operated by the short-lived Northern Omnibus Company (1884) and Patterson & Co. The top parts of Alberta (formerly Albert) and Montrose (formerly Moreton) Streets were laid out at this time. The sections were mainly purchased by two builders, Robert Horsley and Richard Henry Chester, ⁵⁰ and remained largely undeveloped (as with the earlier Chapman subdivision) until the following century.

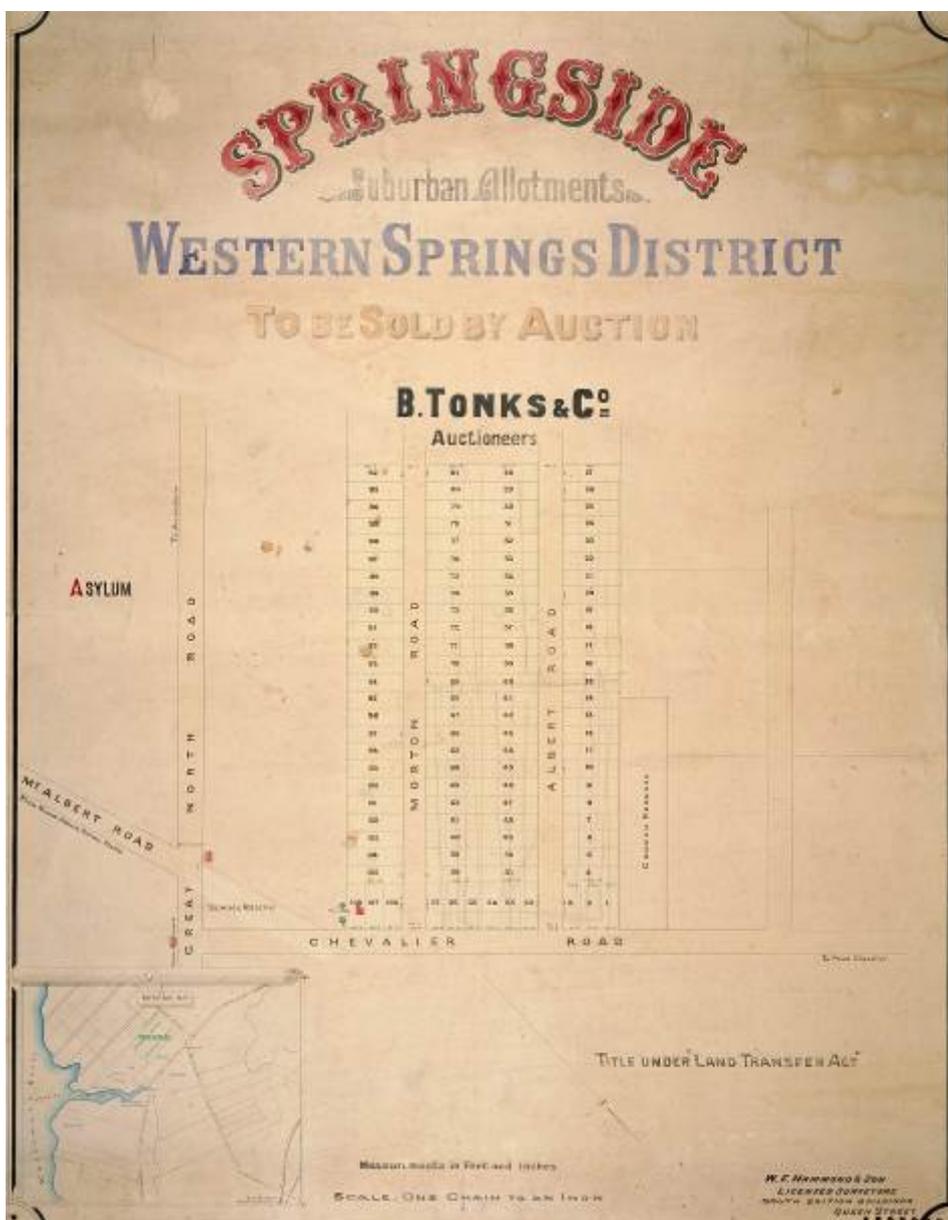


Figure 5. Map of Springside Estate, showing allotments for auction, 1882. Sir George Grey Special Collections, Auckland Libraries, NZ Map 2695

The remainder of Allotment 19 closer to Oakley Creek became a scoria quarrying area, possibly as early as the 1880s, but certainly by 1912, when the Mayor of Birkenhead reported to his committee that Herman Matson had offered the council an opportunity to purchase land on Oakley Creek, including quarries “now being worked.”⁵¹ Matson had a roading contract with the Point Chevalier Road Board⁵² and had made arrangements to build a bridge, linking the quarry area, with the former Star Mill site on the other side of Oakley Creek, in 1904.⁵³ The Birkenhead Borough Council operated their quarry from 1912-1923, while Waitemata County Council’s quarry elsewhere on Mattson’s land operated from 1919-1930.⁵⁴ Mr and Mrs Mattson proposed a subdivision of their remaining 18-acres in 1946. Auckland City Council was already interested in acquiring this land as part of a recreation reserve. Spoil? had recently been taken to provide back-fill for the Albert Park tunnels by contractors, Benjamin McKenzie and Thomas McLean Hughes. (Some was also used on an extension of Meola Road). McKenzie and Hughes had proposed in March that year that the area was to be developed for roading and subdivision, but the council felt the area’s development would be difficult. The site was purchased on 9 March, 1946 for £3000 by McKenzie, heading a partnership including Hughes (1/4 share), Colin Albert Crum, Harry Albert Crum, Gordon Albert Crum and Jack Crum (1/8 share each). The partnership dissolved in February 1949, and the property was sold in May 1950 for £3600.⁵⁵ Allotment 18A, and the quarries at Allotment 19, were totally affected from the start of construction of the north-western motorway in 1951,⁵⁶ through to realignment of Great North Road and the completion of the motorway in the 1980s.

On the earliest survey plan,⁵⁷ next to Allotment 18A, a quarter-acre triangular piece of land is shown at the junction of what was to become Point Chevalier Road with Great North Road. In 1878, James Dignan of the Point Chevalier Highway District Board applied to have the reserve set aside for use as a public hall.⁵⁸ Dignan organised a public subscription in July 1880 to fund the building of a hall on the site, once formal gazetting for that purpose had taken place, but a public petition urged that the site should be used for a local school instead.⁵⁹ This brought any further moves to develop the corner site to a halt until July 1909 when a deputation from the Point Chevalier Road Board waited upon George Fowlds, seeking to have the site gifted to the Road Board for use as a site for a hall and Road Board offices.⁶⁰ In January 1910, the site was transferred to the Road Board as a public hall site,⁶¹ tenders for a wooden hall were called in July 1911,⁶² and the Coronation Hall was completed by November that year.⁶³ This was used as a public hall until 1938 when the local library was transferred there.⁶⁴



Figure 6. Coronation Hall at “Hall Corner,” circa 1950s (no longer extant)

Sir George Grey Special Collections, Auckland Libraries, 7-A11641



Figure 7. Point Chevalier Public Library opposite the hall, circa 1926-1937 (no longer extant)

Sir George Grey Special Collections, Auckland Libraries, 7-A11816

Twentieth century subdivisions on Allotments 19, 20 and 21 included:

- Formby east, 1913 ⁶⁵
- Miller, Spencer, half of Smale, 1921 ⁶⁶
- Humariri, 1921 ⁶⁷
- Formby, half of Smale, Pelham, Rama, Hawea, 1924 ⁶⁸
- Neville, 1927 ⁶⁹
- Murapara, Maranui, Wainoni, Walker, 1932 ⁷⁰
- Maryland, 1965 ⁷¹



Figure 8. Cadastral map showing the creation of residential lots on Formby, half of Smale (Seymour), Pelham (Park), Rama, and Hawea DP 17978, LINZ Records

Dignan Estate

The subdivision and development of the Dignan farm (Allotments 22-25) began 10 years after Patrick Dignan's death in 1894.⁷² Shortly before his death, the farm was offered for lease in 1892.⁷³ In 1902, part of the farm became a coursing ground, called Chevalier Park.⁷⁴ From 1907, this site was used by the Auckland Football Association as a sports ground for a time.⁷⁵ In 1904, just over 8¾-acres of Allotment 23 were taken with compensation to become part of the site for a proposed infectious disease hospital, on the existing reserve at the end of the peninsula.⁷⁶ At this point, Point Chevalier Road was finally extended through to the present day transport terminus near Joan Street. The hospital property later became the Point Chevalier Reserve from November 1914, owned by the Auckland Hospital and Charitable Aid Board, but permitting public access to the reserve. Such access was to be administered by the Road Board but with conditions.⁷⁷ Auckland City Council obtained the title to the former Dignan estate property in 1923,⁷⁸ and the reserve at the point in 1924,⁷⁹ with other land acquired near Point Chevalier Beach in other agreements. It was agreed by Auckland City Council to rename the reserve Coyle Park in 1941.⁸⁰

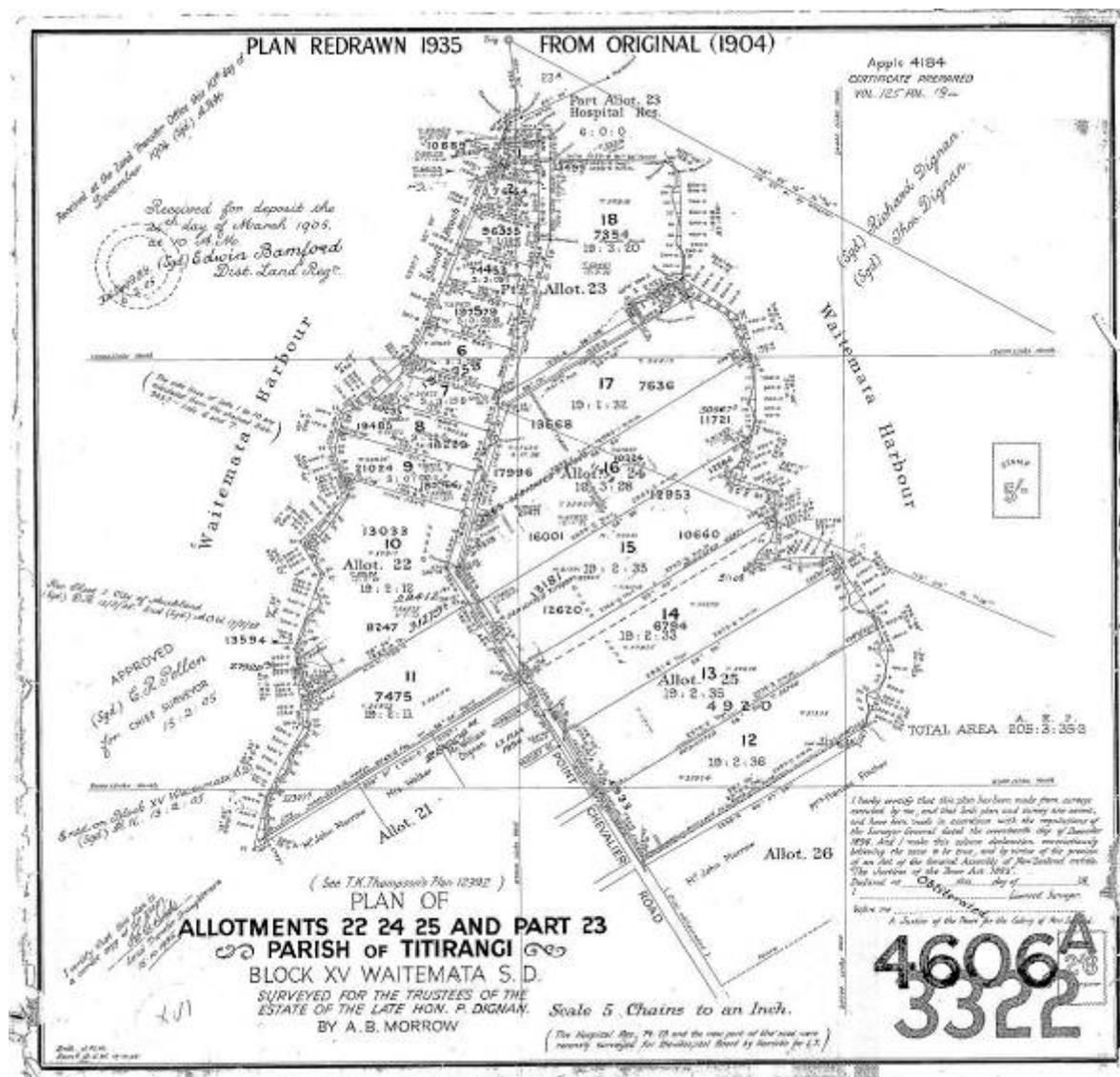


Figure 9. 1904 plan of farmlets on the Dignan estate (Allotments 22-25).
DP 3322, LINZ Records

The trustees of the Dignan estate, Richard and Thomas Dignan,⁸¹ had the remaining farm surveyed and a plan was prepared dividing it into farmlets along the western beach front

area, and farms of nearly 20 acres to the east in 1905,⁸² which were transferred to members of the Dignan family.⁸³ The Dignan family further subdivided these farmlets into residential lots over the course of the 1910s and 1920s. In 1910?, the first such subdivision dedicated Meola Road through the centre of Allotment 25, and created lots fronting onto Point Chevalier Road, near Meola Road. This 15-lot subdivision was named the “Town of Meola,”⁸⁴ which seems to mark the beginning of a concerted effort to encourage development of the Dignan farm.

A number of further early subdivisions took place before 1920, all named and numbered as “Town of Meola Extensions”:

- Buxton, Wainui, 1910.⁸⁵ – Town of Meola Extn. No.1
- St Michaels Ave and Wright Road, 1911.⁸⁶ – Town of Meola Extn. No.2
- Johnstone, Bungalow, Boscowen, Bangor, 1911.⁸⁷ – Town of Meola Extn. No.3
- Oliver, Dignan, Lynch, 1912.⁸⁸ – Town of Meola Extn. No.4
- Newell Street, 1912 (street dedicated and south side lots surveyed).⁸⁹ – Re-subdivision of a portion of Town of Meola Extn. No.1
- Wright Road (north side), 1912.⁹⁰ – Town of Meola Extn. No.8
- Newell Street (north side), 1915.⁹¹ – Town of Meola Extn. No.13
- Joan Street, 1914.⁹² – Town of Meola Extn. No.15
- Raymond Street, south Harbour View Road, 1917.⁹³ – Town of Meola Extn. No.20
- Te Ra Road, road dedicated in 1918⁹⁴ and lots surveyed in 1919.⁹⁵ – Town of Meola Extn. No.23

The residential subdivisions of the former Dignan farm went on into the 1920s.

- Walford, Dignan, Point Chevalier Road triangle, 1920, 1924.⁹⁶ – Town of Meola Extn. No.22
- Moa, Meola 1921.⁹⁷
- Walford, Wainui, 1921.⁹⁸
- Edith, 1923.⁹⁹



Figure 10. “Town of Meola,” 1910.
DP 4933, LINZ Records

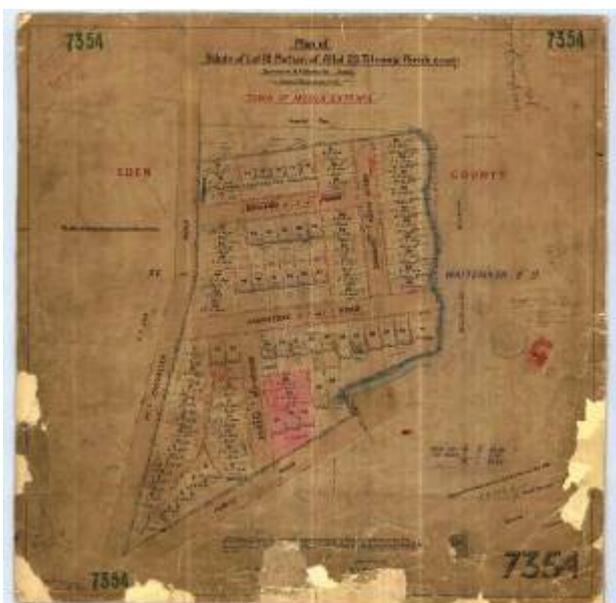


Figure 11. “Town of Meola Extn. No.3,” 1911.
Establishes Johnstone, Bungalow, Boscawen
(Bollard), and Bangor (Bella Vista).
DP 7354, LINZ Records

The Anglican Church of the Ascension was built on Dignan Street in 1918.¹⁰⁰ The current Point Chevalier School on Te Ra Road began as a side school to that at Gladstone in 1924.¹⁰¹ The first Point Chevalier police station was established in this part of the district in a new bungalow (built by Henry Lyons) at 399 Point Chevalier Road in 1925.¹⁰² Thomas Dignan's house "The Pines" off Dignan Road (c.1905) was gifted by later owner Hallyburton Johnstone in August 1927, along with the remaining 4½ surrounds as a recreation ground for bowling, croquet and tennis.¹⁰³



Figure 12. Church of Ascension in 1929.
The vicarage is to the left and the tennis courts can be seen in the background.
Sir George Grey Special Collections, Auckland Libraries, 4-4927



Figure 13. Entry gates to Hallyburton Johnstone Tennis Club (still extant, but deteriorated).
Image by Phil Braithwaite. In *Point Chevalier Times* No. 33,

Establishing the Town Centre – Great North Road

By 1880, Allotments 26-28 became the property of Mr Alexander Sutherland, who then sold them all to a Mr. Nelson. The latter may have defaulted as all the land was bought under the 1885 title, in Sutherland's name. ¹⁰⁴ Alexander Sutherland, the absentee landowner, transferred title in February 1885 to Donald Sutherland, a farmer from Onehunga. He died by February the following year; his widow Mary and a journalist named David Bruce, were the executors. Mary died on 28 June, 1889 and the remaining executor, Bruce, transferred the estate to Donald Alexander Sutherland, another Onehunga farmer in 1891. ¹⁰⁵

Allotment 28, south of the line of the Great North Road, was leased by D. A Sutherland to George Garrett, a Karangahape Road butcher in 1885. ¹⁰⁶ In 1900, when Allotment 28 was subdivided and sold in sections by Sutherland, Richard and William Hellaby purchased part of the land (from 1010-1102 Great North Road, and part of Chamberlain Park golf course to the west of Meola Creek, including the motorway between the two parts). ¹⁰⁷ During the 1900 subdivision, Sutherland Road was dedicated. Parr Road followed soon after in 1907. ¹⁰⁸



Figure 14. Sutherland Estate (Allotment 28) subdivision, 1900.
DP 2300, LINZ Records

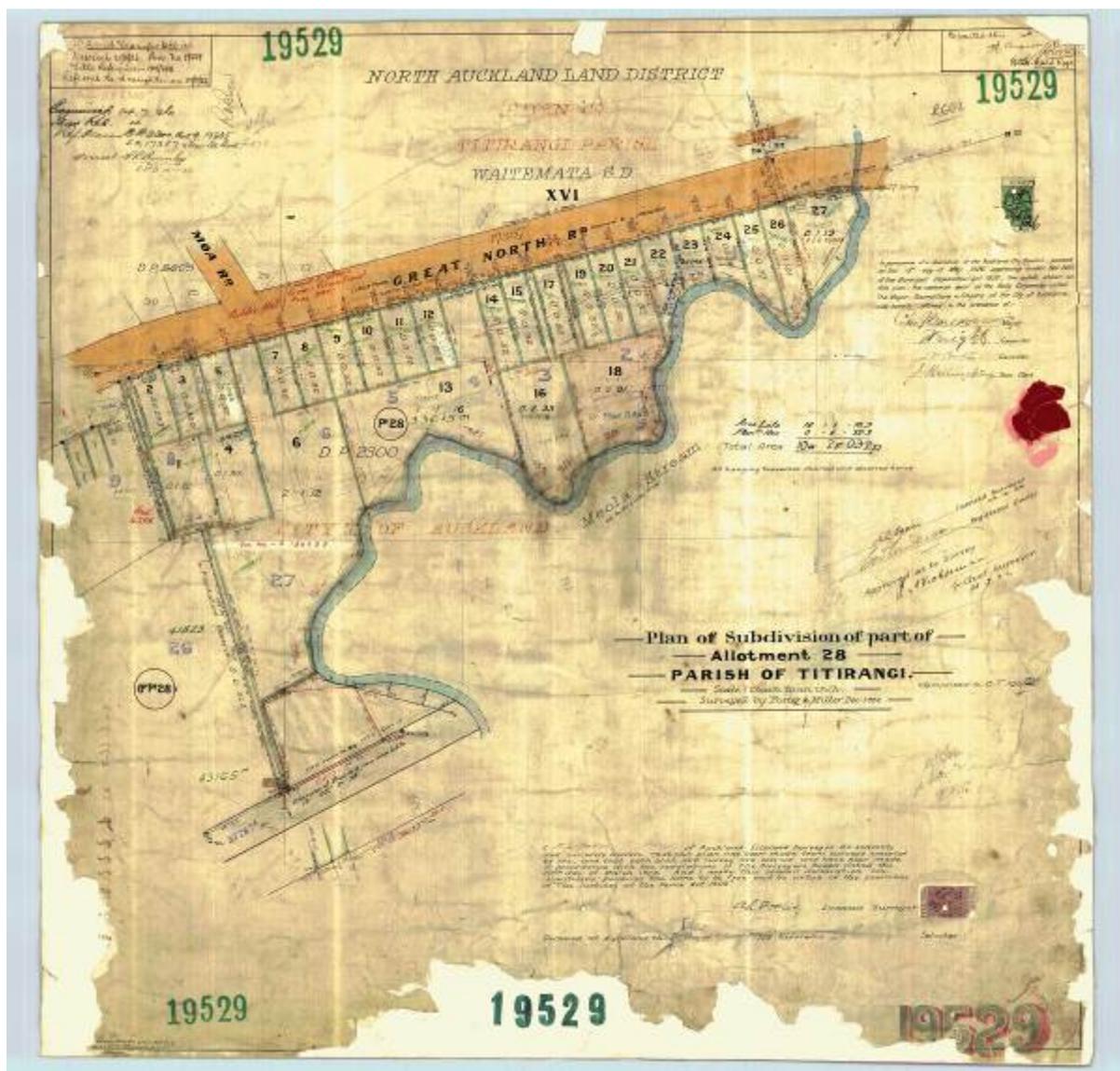


Figure 15. Hellaby-Anderson property, Great North Road, subdivided for bungalows and light industrial uses. DP 19529, LINZ Records

In 1925, the Hellabys transferred Lots 1-8 and 27, formerly used by their company as grazing land, to Colin Woollam Anderson.¹⁰⁹ Anderson's Point Chevalier property was sold off during the mid to late 1920s, with the Great North Road frontage developed by builders constructing bungalows from Meola Creek up to No. 1104 Great North Road, where commercial buildings such as factories and workshops began to predominate.¹¹⁰ One of Point Chevalier's longest operating private maternity homes, at 1048 Great North Road, was Nurse Annie Sophia Gillender Pohlen's St Catherine's Maternity Home, from 1936 until c.1973.

Henry John Lyons, a local builder during the 1920s, had his workshop at 1136-1138 Great North Road from 1926. The site was purchased in 1943 by the Point Chevalier Returned Ex-Serviceman's Association, with their own developments between 1944-1972, and further in 1992. Between there and Parr Road, wood houses and sheds predominated. The Church of Christ owned the corner at 1170-1172 Great North Road, but never built on it. Instead, it was sold and the buyer built a wood and brick house there.¹¹¹

At 1186 Great North Road, an iron shop and sheds was owned by Mrs Ada Taylor from c.1935. According to a plan of the Liverpool Estate,¹¹² Point Chevalier's early post office

from 1912¹¹³ was a building around 1196 Great North Road.¹¹⁴ At No. 1200, a brick shop and lockup served as Arthur Sydney Watkin's butcher shop in 1921, purchased by Hellabys in 1924, and then served as a general store owned by Jens Peter Paulson from 1937. At 1208, a wooden house owned by Hallyburton Johnstone in 1920 was shifted once ASB bought the site, making way for the ASB Bank building in the 1930s. Hallyburton Johnstone also owned land on which the Ambassador Theatre came to be built c.1929.¹¹⁵

Nos. 1224-1234 were empty allotments until c. 1926 when William Paget built a brick grocer's shop at 1232, then W. H and Amy De Luen built two wooden shops at 1224-1228 in 1930, and finally a brick shop was built at 1234. At 1238 Great North, Lawrence Cyril Moore Wilson operated a grocer's store on the site as at 1920. This may have been a building used as refreshment rooms back when the Liverpool Estate across the road was being subdivided and sold from 1915 onward. This would make the small corner store one of Point Chevalier's early buildings, and a survivor from the first shops here. In 1922, Ernest James Bright bought the business, while Wilson remained as owner of the building, and in 1952 concrete additions were added along the Carrington Road frontage.¹¹⁶



Figure 16. The Ambassador Theatre with associated town centre shops (1200 block), 1930. Suburb of Point Chevalier, Auckland. Whites Aviation Ltd :Photographs. Ref: WA-62568-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22518831>



Figure 17. Point Chevalier town centre, with ASB Building (1210 Great North Road) at centre. Barry McKay Industrial Photo, in *Point Chevalier Memories 1930s-1950s*

Sometime between 1917 and 1921, when Point Chevalier amalgamated with Auckland City, a set of shops appeared on the corner of Point Chevalier and Great North Roads. This was dubbed “Thode’s Building,” and was in the name of Percy Thode for the Thode Brothers. In 1922, a builder named George Stevenson purchased the corner site, and built three new shops later that year called “Chevalier Buildings.” Stevenson sold the property to a chemist named William Hugh McKinney, who ran his business from one of the shops until he sold the property in turn in 1953. The block included a two table billiard saloon facing onto Point Chevalier Road and a post office.¹¹⁷ In 1953, Point Chevalier Properties bought the building from McKinney, and the 1920s building was replaced by four brick and concrete shops in 1954.¹¹⁸

Next to McKinney’s block up until 1953, there was just an allotment, and next to that a wooden house with a shed (the latter built for drying rabbit skins by Charles John Marks in 1923). A concrete shop was built in front of the house by Frederick Walter Sherer in 1926 (the shed was retained as a garage), and in 1944 this shop became Point Chevalier’s branch of Self-Help Co-op, with half rented out to Hellaby’s.¹¹⁹ The allotment between the two shop buildings was used for two concrete block shops in 1953, then the original 1963 part of the Point Chevalier Shopping Arcade¹²⁰ (Massey, Beatson, Rix-Trott, Carter & Co, architects).¹²¹

Around 1905, James Aggers had a wooden shop and two-roomed dwelling at what is today 1191 Great North Road, later leased to grocer Frederick Walter Sherer in 1925. Between Aggers’ business and Huia Road, was an open allotment until a plumber named Harold James Lane built a brick veneer home in 1950 at no. 1189, and E. E and Emily Agnes Arthur built their family home at No. 1187 in 1946. Across Huia Road, what is now the Mobil service station was, again, an open empty allotment, owned by baker John Stormont from 1924. A concrete commercial garage with brick offices was built on the site in 1954, and later a full-fledged service station from 1958.¹²²

Liverpool Estate and Pasadena Estate

Allotments 26 and 27, to the north of Great North Road, were leased in 1885 to Samuel White.¹²³ In 1911 D. A Sutherland sold both Allotments 26 and 27 to William Thomson, James Thomson, and Alexander Bell. June 1913 was the first subdivision of the property which extended from Point Chevalier Road to Meola Creek, and from Great North Road to Meola Road. This was during the period in office of Governor Lord Liverpool (1912-1917, later Governor-General from 1917-1920). Hence perhaps, the name “Liverpool Estate” used for the ensuing series of advertised subdivisions during the First World War period and shortly afterward. Messrs Thomson and Bell (William Thomson died during 1913) were the original Liverpool Estate Syndicate,¹²⁴ joined by Thomas Dignan and his business partners.¹²⁵ Much of the Liverpool Estate south of Meola Road was surveyed in the period from 1913 through to the end of World War I, with some surveys as late as 1924.¹²⁶ The main construction period for this part of Point Chevalier however began in the early 1920s, with local builders establishing themselves, with the dominant style being the bungalow, in hip-roofed and gable-roofed versions.

The key subdivisions of the Liverpool Estate were done on one street at a time, with most roads named for native birds:

- Moa Road and Tui Street, 1913.¹²⁷
- Point Chevalier Road, 1913.¹²⁸
- Great North Road, 1914.¹²⁹
- Huia Road, 1914.¹³⁰
- Kiwi Road, 1920.¹³¹
- Walmer Road, 1924.¹³²

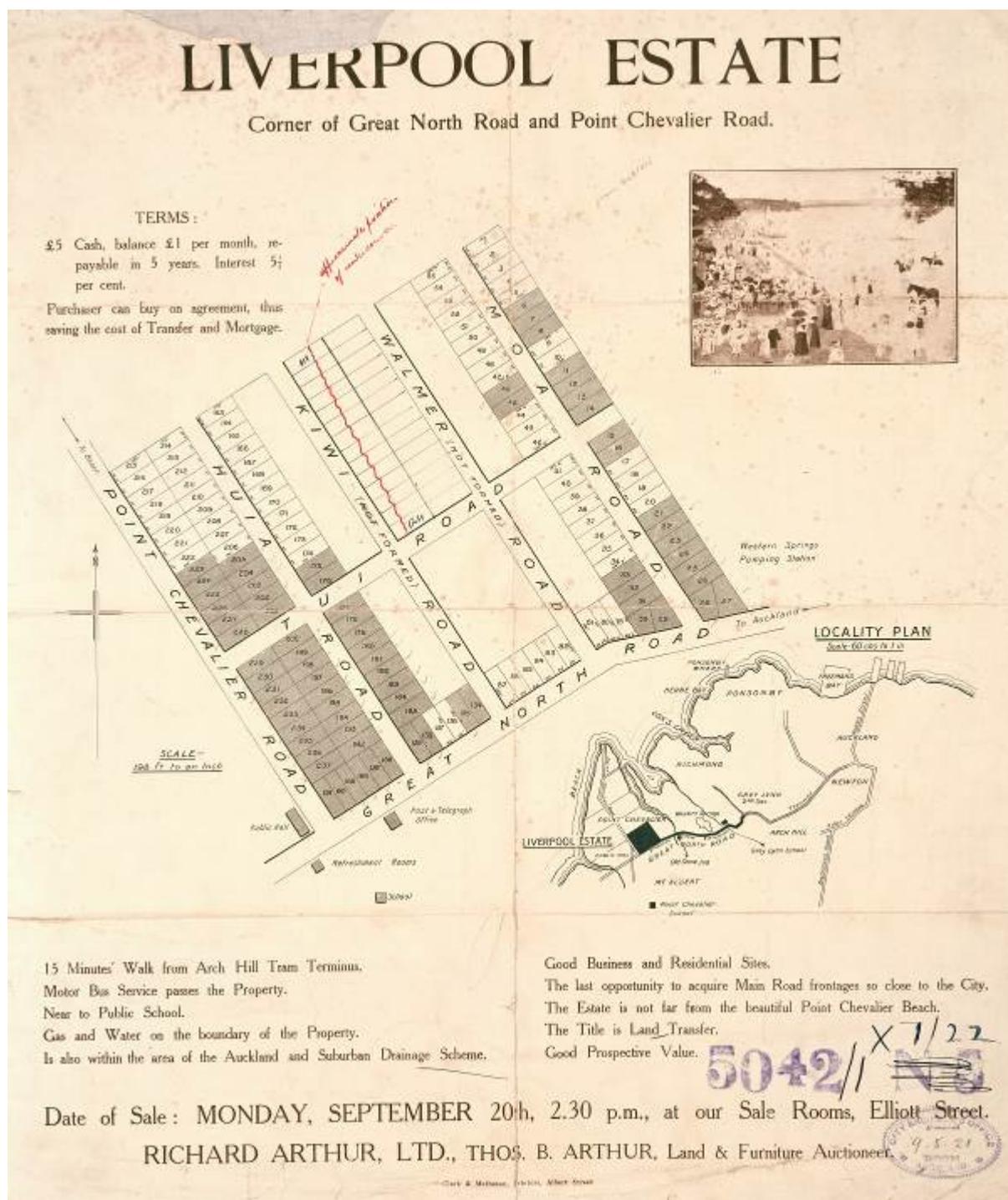


Figure 18. Liverpool Estate promotional brochure, circa 1915. Although all the roads were planned, only Huia and Moea Roads had actually been formed at the time of publication. Sir George Grey Special Collections, Auckland Libraries, NZ Map 1298

Three additional surveys extended the Liverpool Estate northwards to the boundary of Allotment 26:

- Point Chevalier Road (20 lots flanking Wakatipu Street), 1924.¹³³
- Huia Road extension and Wakatipu (Weka) Street, 1924.¹³⁴
- Kiwi Road extension, 1926.¹³⁵

Further subdivision of the east end of Allotment 27 took place in the 1920s, and resulted in the creation of the Pasadena Estate. The Pasadena Estate Company was a real estate syndicate that was incorporated in 1923, and remained in operation until 1940.¹³⁶ The directors of the Pasadena Estate Company included W. M Bremmer, T. A Webster, M. L Anderson, and A.P Young (Secretary). The main subdivisions of the Pasadena Estate occurred between 1926 and 1928, and created Premier Avenue, Pasadena Avenue, and Baldwin Avenue (now Riro Street).¹³⁷ The estate was likely named for the city of Pasadena, a Southern California garden suburb that is famously filled with quintessential Californian Bungalows—a vision that was published regularly in New Zealand newspapers and would likely have resonated with Auckland developers in the 1920s.



Figure 19. Pasadena Estate Subdivision, Premier Avenue, 1926.
DP 20219, LINZ Records



Figure 20. Pasadena Estate Subdivision, Pasadena Avenue, 1928.
DP 21696, LINZ Records

The curving street layout of the Pasadena Estate may have been designed by R.B. Hammond, who is a notable figure in the planning field, as New Zealand's first Town Planner. Although Hammond is not listed by name on the subdivision maps, his firm advertised to receive tenders for street and sewer construction in 1926.¹³⁸ Hammond's advertisement referred to the estate as the "Pasadena Garden Suburb," and the design of the estate certainly reflects the garden city concepts that were popular in the interwar period. Another advertisement by Christie and Co. in 1927 touted the values of neighbourhood, and demonstrated that much of the estate was built on speculation: "We own the sections, supply the plans and can build you a home just as you want it. An ordinary rent pays the balance, and you have a home of your own."¹³⁹ By 1940, the Pasadena Estate was fully built out with neat rows of bungalows and state houses.

To serve the growing neighbourhood, Pasadena Intermediate School off Moray Place opened on 23 March, 1942.¹⁴⁰ The school was unusual in that it was one of the few built during World War II when resources were scarce. It also illustrates the changes in the educational system and the success of the intermediate school approach, which was still a relatively new concept at the time of Pasadena's construction.

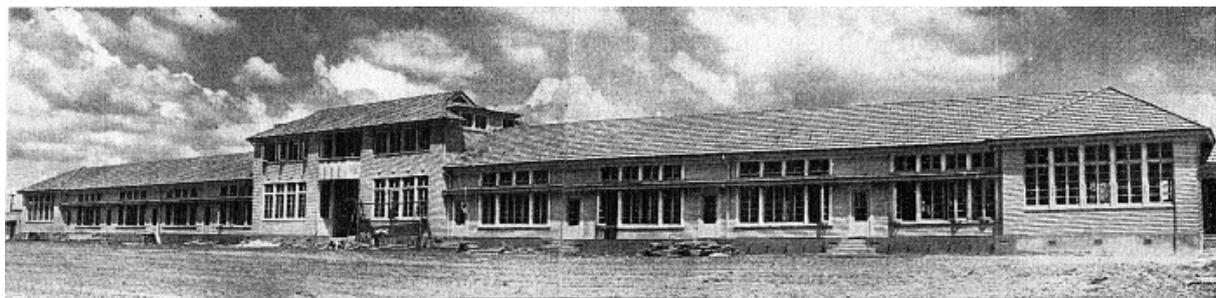


Figure 21. Pasadena Intermediate School, 1942.
[New Zealand Herald](#), 7 February 1942, p.4

State Housing

New Zealand's first state houses were built in the late 1930s, as an initiative by the first Labour government to provide housing and stability during the Great Depression. Some of the earliest state houses in Auckland were in Orakei and Mission Bay, and soon appeared across the region from the North Shore to Papatoetoe. By 1939, 5,000 state houses had been built across New Zealand. During World War II, materials for housing were scarce—supplies were being focused on the war effort—so construction slowed. In the years immediately after the war though, 10,000 state houses a year were being built to address the severe post-war housing shortage.¹⁴¹

Point Chevalier was one of the suburbs selected for the first Labour government's state housing efforts in the 1930s. State housing projects in Point Chevalier began with a contract for 24 houses in Alberta Street, in 1937-1938¹⁴² Others included:

- Rama Road, Pelham Ave and Smale Street, 1938¹⁴³
- 16 houses in Buxton Road, Kiwi Road, Walker Road, Huia, Newell, Point Chevalier Rd, Wainui Ave, Sutherland Road, Parr Road, 1938-1939¹⁴⁴
- Eight houses in Riro, Boscowan, Meola and Point Chevalier Roads, 1938-1939¹⁴⁵
- 12 houses in Meola, Walker, Formby, Smale and Carrington Roads, 1938-1939¹⁴⁶
- 43 houses in Koromiko Road, 1938¹⁴⁷
- 14 houses, Wainoni, Harbour View, Oliver, Te Ra, Wright and Newell St, 1939¹⁴⁸

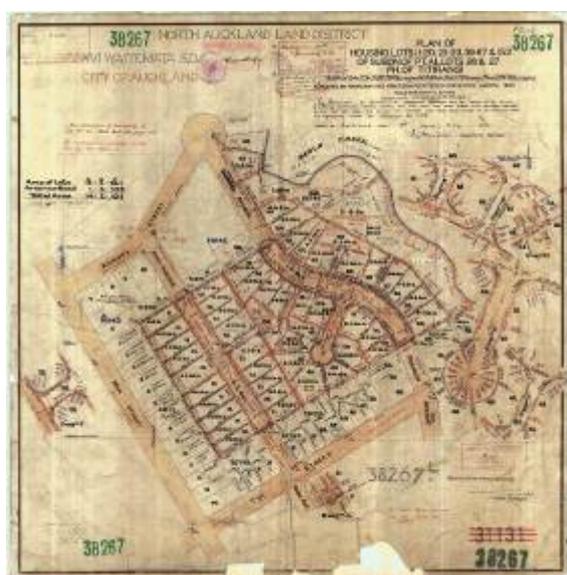
Point Chevalier State Houses.

In addition to large blocks already erected, 215 state rental houses are now in course of construction in the Point Chevalier district. The largest blocks are on the old nursery site, Pasadena, where there will be 53 houses, and on a newly prepared area at the foot of Walmer Road, where 74 houses are being built. Double-unit houses are interspersed in the proportion of about one to five. During the past year gangs of men have been engaged in clearing, levelling and roading these blocks, which were formerly waste land.

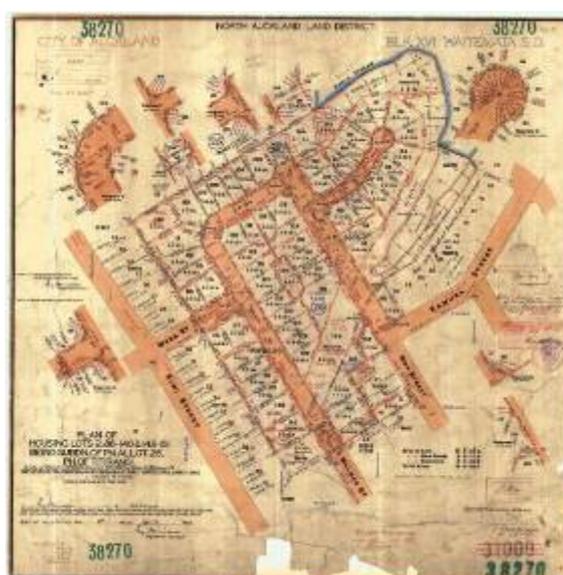
Figure 22. Newspaper article about state housing construction, 1940.
[Auckland Star](#), 26 April, 1940, p.6

As at mid-October 1938, 192 state houses were in the process of construction, from Great North Road through to the sea.¹⁴⁹ In 1940, another 215 state houses were under construction in the Point Chevalier area. This included 53 houses near Pasadena (likely refers to the extension of Premier Avenue), and 74 houses at the foot of Walmer Road. Double-unit houses were interspersed among single-family units at a proportion of about one to five.¹⁵⁰

In 1950, the newly-elected National government introduced legislation that allowed state housing tenants to buy their homes. This was in response to concerns that the state's rent subsidies were benefitting middle-income tenants while pricing out the poor, as well as the government's position that home ownership was the dream of most New Zealanders.¹⁵¹ Interestingly, the subdivision maps for the state house tracts in Point Chevalier that were surveyed in 1937-1940, were not registered with the land office until 1950, likely corresponding with the National government's initiative to offer state houses for sale to private owners.



**Figure 23. Premier, Riro and Kettle:
State housing plan for H.M. The King.
Surveyed 1940, registered 1950.
DP 38267, LINZ Records**



**Figure 24. Walmer, Moa and De Luen:
State housing plan, for H.M. The King.
Surveyed 1940.
DP 38270, LINZ Records**

In addition to the tracts of state housing, New Zealand's first pensioner flats were built in Point Chevalier at 6-12 Pelham Avenue. Designs were prepared in December 1937,¹⁵² and building was underway from February 1938, using a local builder, Mr E. G. Rose, as the contractor (Figure 1).¹⁵³ The Pelham Avenue block was completed in August 1938. The first tenants, Mr and Mrs E.A. Eaton, moved in on 16 August. As they moved in, they had a surprise visit from MP John A. Lee, Undersecretary of Housing, and fellow MPs D. G. McMillan and Ormond Wilson (Figure 2).¹⁵⁴ In an article from January 1939 – five months after they moved in – Mr and Mrs Eaton expressed that they were 'supremely happy and grateful for the government for the facilities they have been provided' – "These flats are fine for us old people."¹⁵⁵

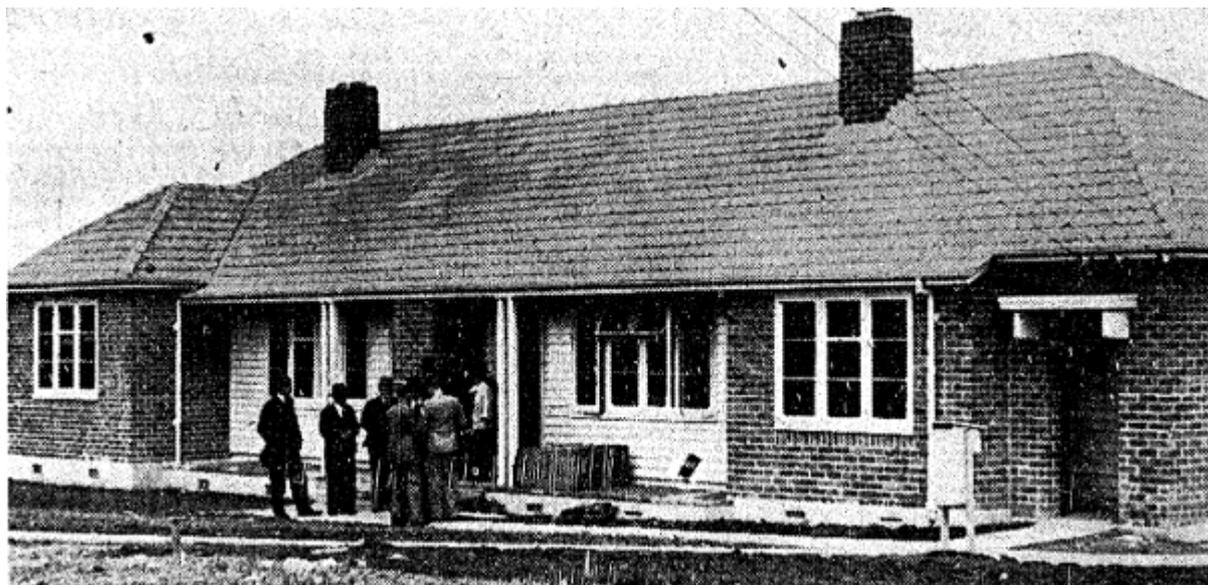


Figure 25. Pelham Avenue units the day of their opening.
New Zealand Herald, 16 August, 1938, p. 11



Figure 26. Point Chevalier state housing under construction, 1940.
Auckland Council GIS Viewer



Figure 27. Aerial photo of Point Chevalier (Pasadena & Liverpool Estates), 16 June, 1953. Point Chevalier, Auckland. Whites Aviation Ltd: Photographs. Ref: WA-33155-F. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/23506671>

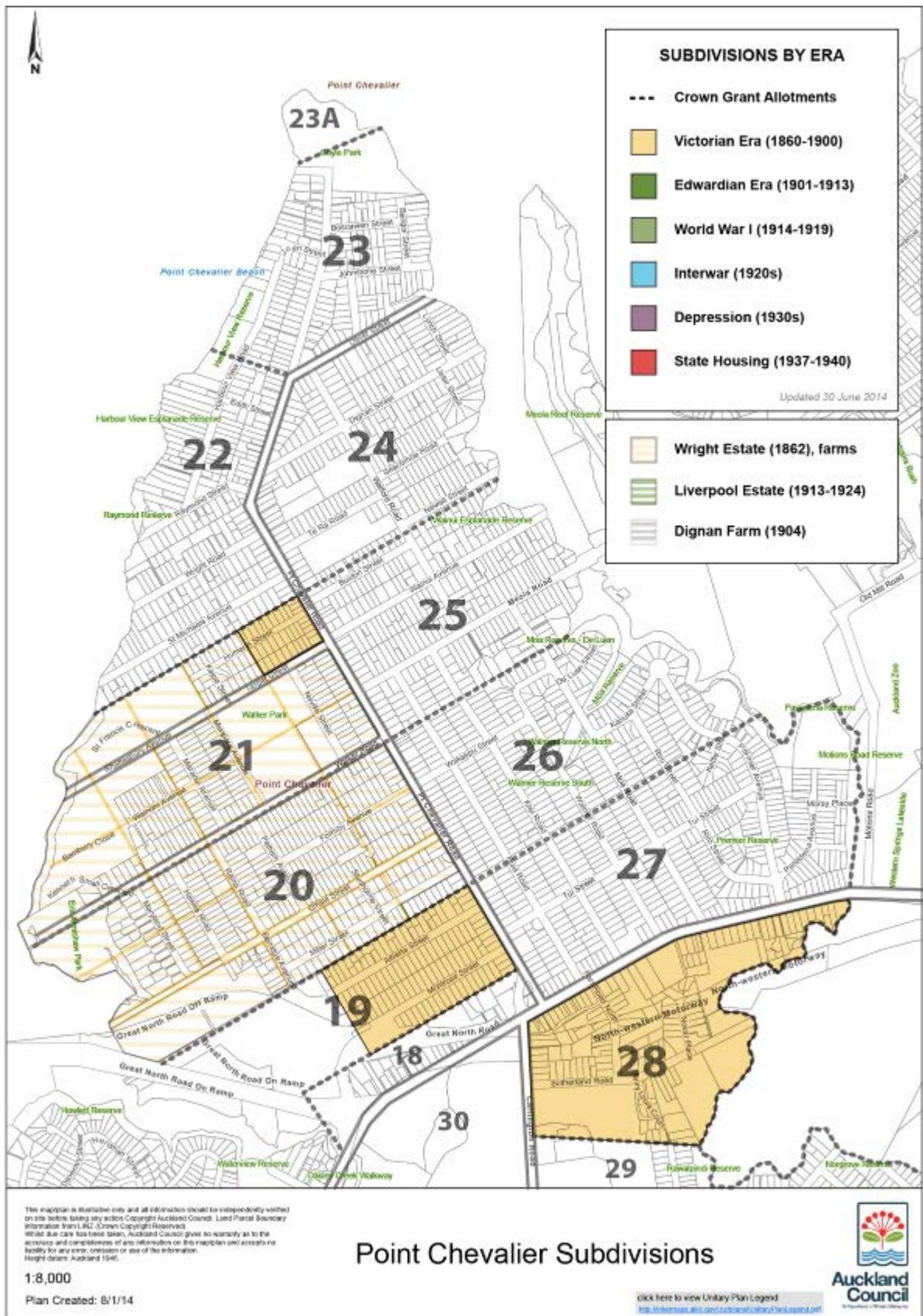


Figure 29. Map showing Victorian-era subdivisions, 1860s-1900.

Note Wright Estate (Allotments 20 & 21) subdivided for small farms, rather than residential.
Auckland Council 2014

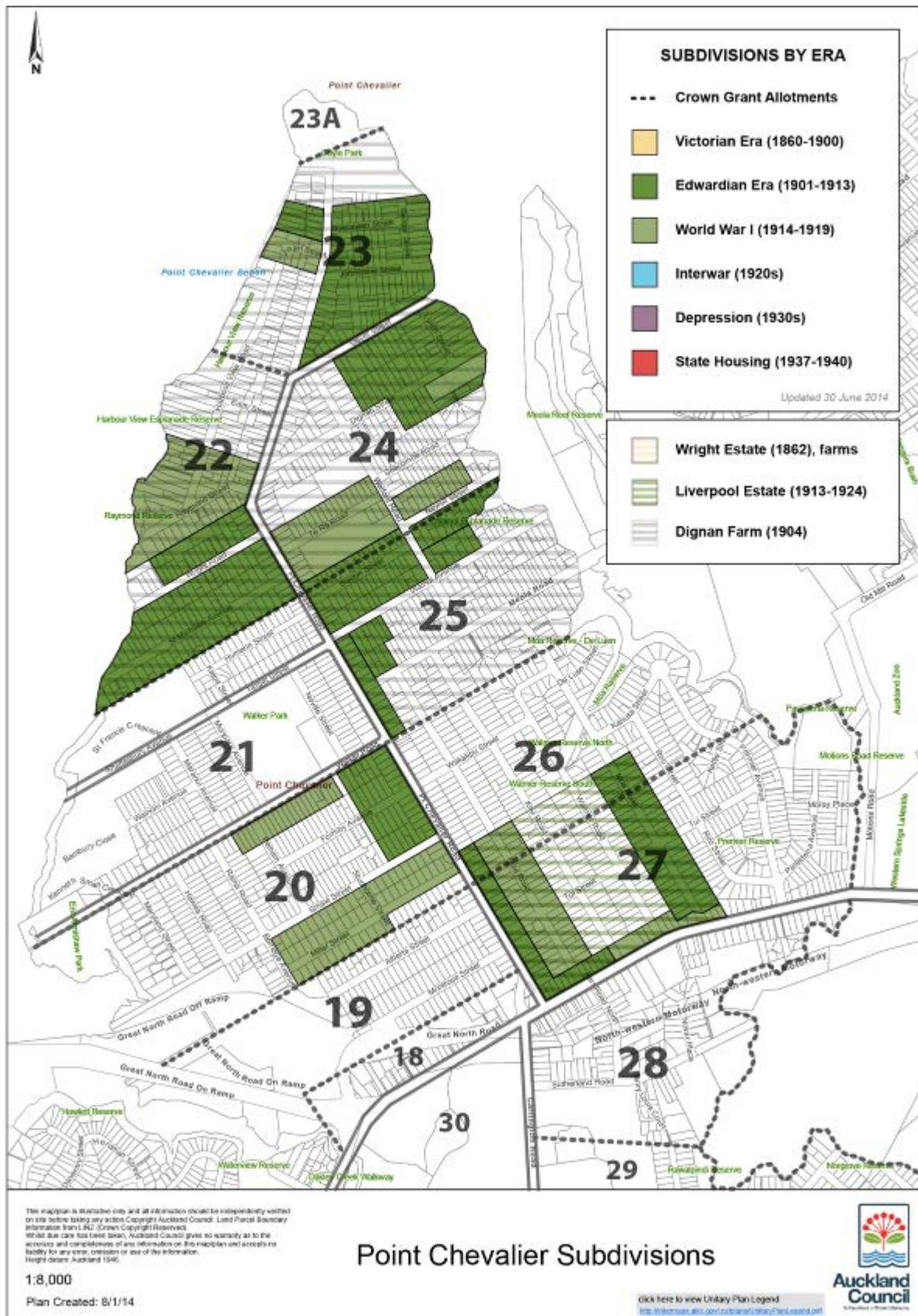


Figure 30. Map showing Edwardian-era subdivisions, 1901-1919.

Note the Liverpool Estate (1913) and the Dignan Estate (1904), both of which were established early and slowly subdivided through the interwar period.

Auckland Council 2014

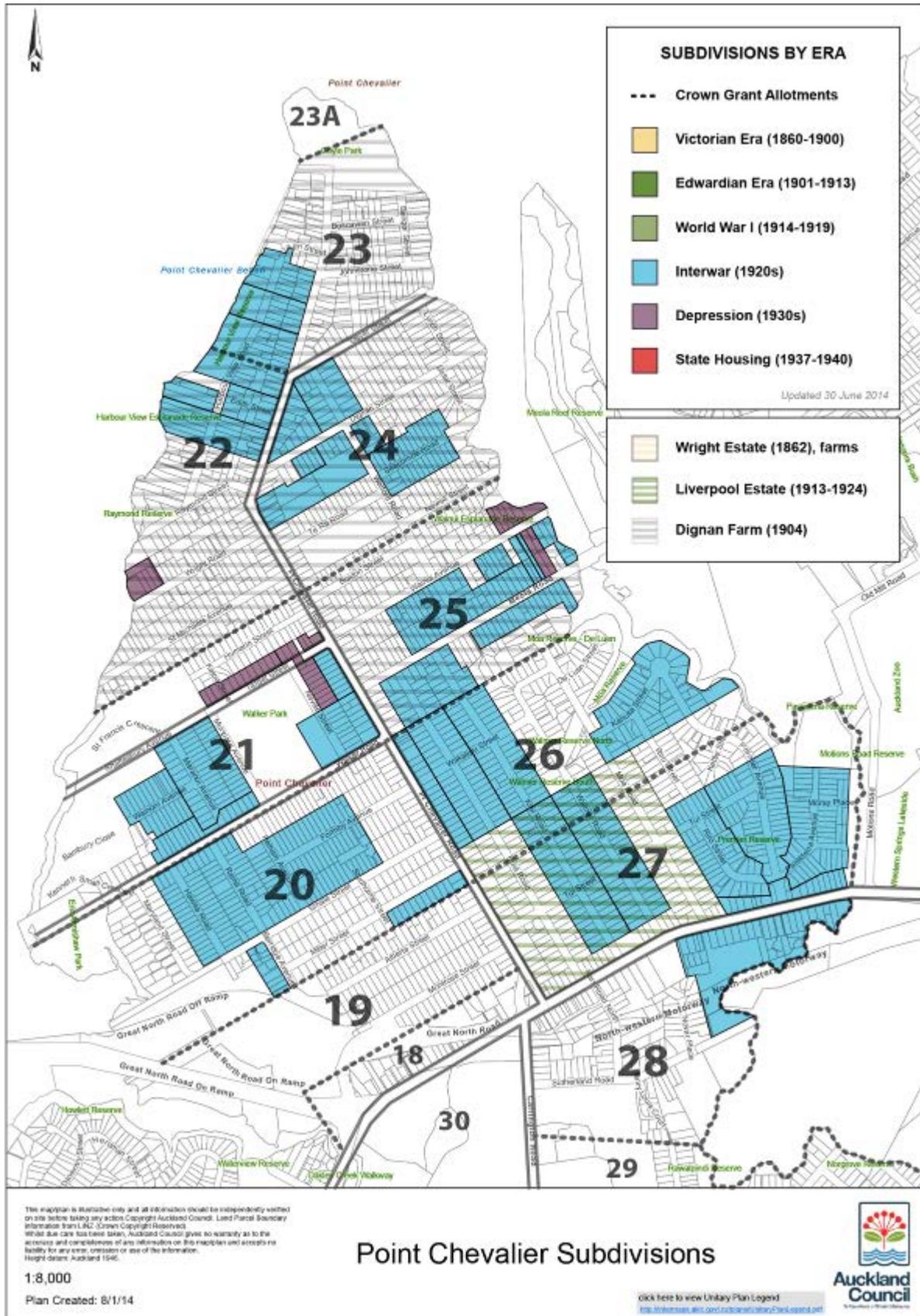


Figure 31. Map showing subdivisions from the Interwar Period (1920-1939). Note that the large-scale developments date from the 1920s, with only a few small subdivisions registered during the Great Depression.

Auckland Council 2014

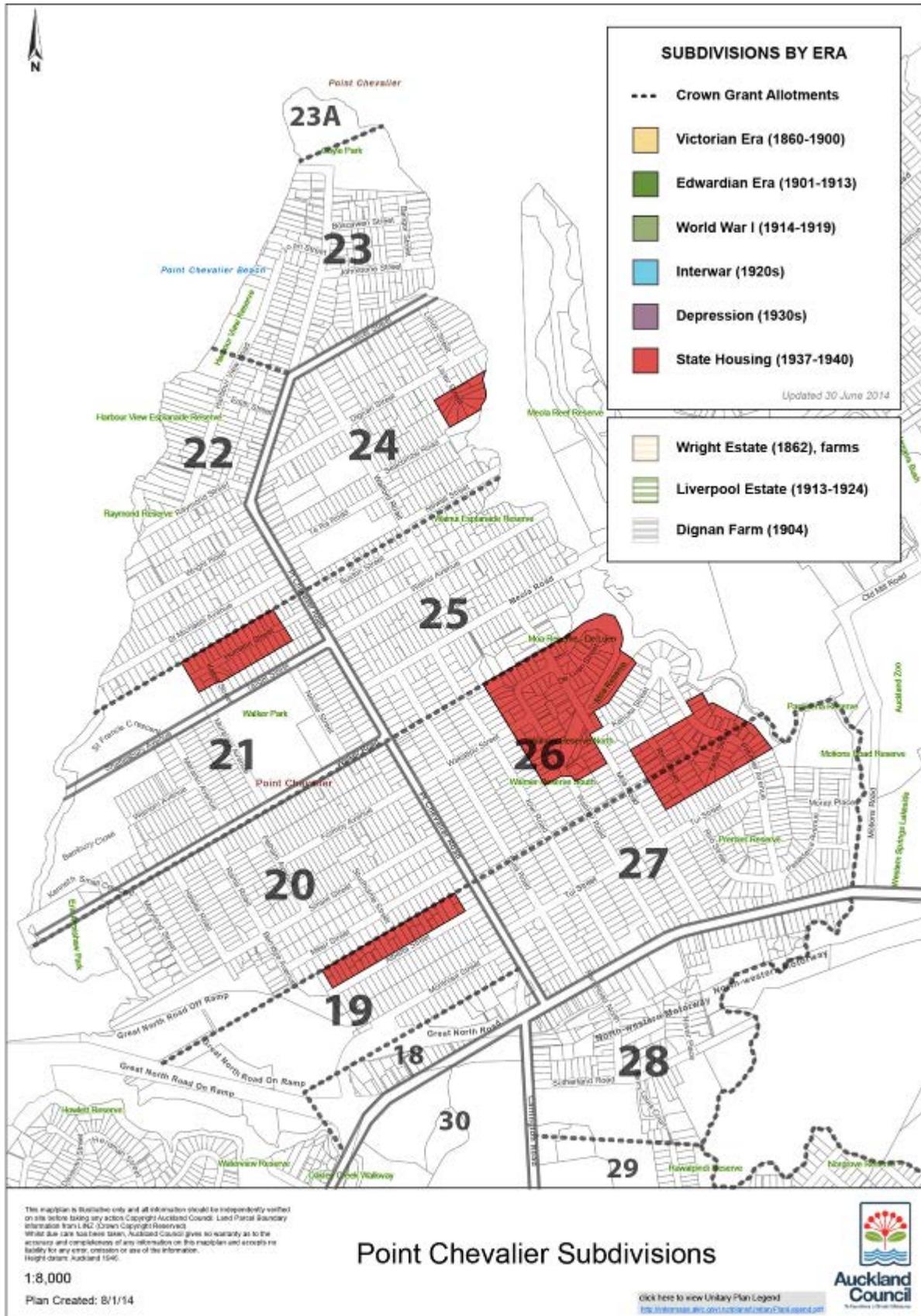


Figure 32. Map showing State Housing subdivisions, 1937-1940.
 Interestingly, these plans? were not registered with the land office until the 1950s, likely corresponding with when the Crown began offering state houses for sale to private owners.
 Auckland Council 2014

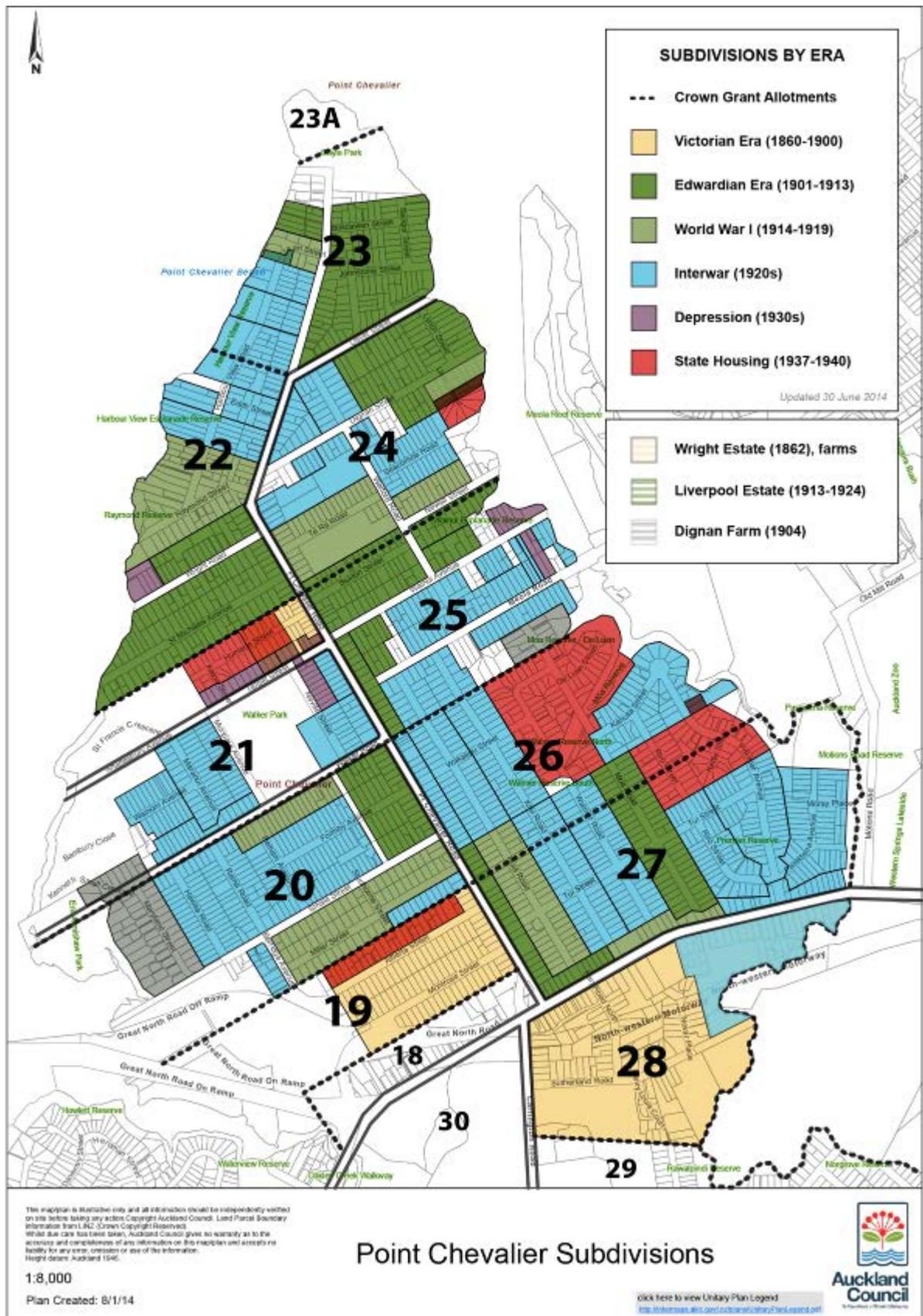


Figure 33. Map showing all major subdivisions over time.
Auckland Council 2014

3.0 Thematic Summary

The Albert-Eden Historic Context Statement was prepared to provide information about the forces that shaped the built environment within the Albert-Eden Local Board area. The document included a narrative discussing important themes, time periods and associated property types. The history of Point Chevalier was covered in the Albert-Eden Historic Context Statement, and many places in the area were specifically mentioned in relation to significant themes.

This section summarises the themes in the Albert-Eden Historic Context Statement as they relate specifically to Point Chevalier, and highlights significant property types associated with each theme:

3.1 Land and People

The geology and natural environment that lies beneath the Albert-Eden Local Board area is explored in this theme. The local board's volcanic past is especially notable, with three volcanic cones, lava caves, fertile alluvial soil, and abundant scoria all playing a role in the settlement of the area. The rich natural resources of the area are also noted here.

Potential heritage places associated with the “Land and People” theme may include archaeological sites associated with pre-1900 human activity, sites of significance to mana whenua, parks and reserves with significant ecological values, and significant geological features. In Point Chevalier, Coyle Park and other places along the coast exemplify the coastal terrace ecosystem, with soft cliff faces and coastal edge forests that provide a habitat for wildlife, while Meola Creek is an important riparian environment. The “Point Chevalier Waitemata Group sedimentary structures” at the tip of the peninsula and “Meola Creek and estuary” are designated as Outstanding Natural Features in the PAUP to conserve their natural heritage values, and strongly reflect this theme. Additionally, much of the western edge of the peninsula from Coyle Park to Eric Armishaw Park is designated in the PAUP as Significant Ecological Areas.

Two Wahi Tapu sites in Point Chevalier acknowledge Māori ancestral relationships with the land, and are relevant under this theme: Rangimatarau and Te Tokaroa headland / Te Ara Whaka Peka Peka a Raurangi, both in the vicinity of Coyle Park.

3.2 Government

This theme chronicles the development of local government in the Albert-Eden Local Board area, which evolved from a series of Highway Districts to independent boroughs that were ultimately amalgamated into Auckland City. Understanding the governance structure is essential to understanding the evolution of the area as a whole, as it underscores the subdivision of land and provision of municipal services. The development of fire, police, and healthcare services are also discussed under this theme.

The Point Chevalier Highway District was gazetted and formed from part of both Newton and Arch Hill Highway Districts, in 1874.¹⁵⁶ It became a Road Board district from 1880 and amalgamated with Auckland City from 1921. As the population of the Albert-Eden Local Board area boomed, ratepayers increasingly demanded public services and facilities from the local governments. Jurisdictions like Point Chevalier looked to align themselves with Auckland City to obtain urban services—such as the tramway, water supply, drainage, and electric power systems—rather than establish their own systems. The provision of fire, police, postal, library and healthcare services are a good litmus test, often corresponding with the extent of suburbanisation at the time.

The former Point Chevalier Fire Station was erected in 1926¹⁵⁷ on the northeast corner of Point Chevalier Road and Tui Street (still extant, now privately owned).¹⁵⁸ The station was designed by noted Auckland architect, Daniel Boys Patterson, during his tenure as Chief Architect for the Auckland Fire Board. Patterson was responsible for designing most of the Auckland region's fire stations in the 1920s-1940s. The fire station is likely to be significant as a relatively rare remaining example of early fire service in the area.

The first police station in Point Chevalier was a bungalow at 399 Point Chevalier Road. The bungalow was built by Henry Lyons, and purchased for £1575 by the Police Department. It opened as the district's first police station and constable's residence on 15 December, 1925. The station was closed in the 1980s, and was sold back into private ownership in 1992.¹⁵⁹ The former Point Chevalier police station is still extant today, and is likely to be significant as a rare representative example of an early suburban police station (with constable's residence and office) within Auckland. Today, a community policing station is located at 39 Point Chevalier Road to serve Point Chevalier and nearby Westmere.

Although just outside the Point Chevalier HHS survey boundary, the Auckland Provincial Lunatic Asylum opened on Carrington Road in 1867, and was very important to the district. The hospital was likely a large employer during the peak of its operation, and also affected residential settlement patterns by drawing people to the area. The hospital closed in 1992, and is now used as the Unitec Institute of Technology campus. Currently the main building (Unitec Building 1) is a registered heritage place, but additional buildings at the site may also be found to be significant for their association, with various periods of the asylum and changes in mental health practices.

Other notable healthcare facilities in Point Chevalier included an infectious disease hospital in Coyle Park (1904, no longer extant); St Catherine's Maternity Home at 1048 Great North Road, operated by Nurse Pohlen from 1938-1973 (house still extant); and "Craigwood" maternity home at 15 Huia Road, run by Nurse Carr from 1931-1936 (house still extant).¹⁶⁰ Properties such as these that are associated with early medical practices or hospitals may be significant as rare examples of this theme.

Defence is another significant sub-theme within the "Government" chapter. In Point Chevalier, this manifested itself in the form of a military camp and rifle range. During the New Zealand Wars of the 1860s, a military encampment was located in Point Chevalier—strategically located on Great North Road, the main overland route out of Auckland. Around 1858, 127 acres just to the east of Point Chevalier, including the Meola Reef area, was designated as a rifle range.¹⁶¹ The earliest military camp at Point Chevalier dates from January 1859 at the earliest,¹⁶² most likely on part of the farm owned by Patrick Dignan. By March 1867, a new rifle range had been set up at the end of Target Street (hence the name), and continued to be used by volunteer militia through to 1871, when all but one set of targets was removed.¹⁶³ Remains of the targets were reported to be still visible on the landscape as late as 1923.¹⁶⁴ The Target Street rifle range was used for grazing and market gardening until the construction of Selwyn Village from late 1952.¹⁶⁵ Archaeological evidence of the nineteenth century military camp is likely to be significant under this theme: barracks may have stood near the present-day Point Chevalier Bowling Club, while musket balls have been found in the vicinity of Selwyn Village.

3.3 Infrastructure

This theme follows the expansion of infrastructure and public utilities throughout the local board area. Public transportation was essential: horse-drawn buses and railroads facilitated growth, but it was the expansion of the electric tram suburb that had the most profound effect on the built form of the Albert-Eden Local Board area. The development and reticulation of utilities—water, power, drainage, sewerage, and rubbish—are also important because they highlight how the area's needs changed as it became increasingly urbanised.

The extension of the electric tram lines into Point Chevalier was a major turning point in the suburb's development, and is an important illustration of this theme. The Point Chevalier route was completed in two stages in 1930, and was an extension of the original Grey Lynn line. The first segment extended along Great North Road from Western Springs to "Hall Corner" (intersection of Great North Road and Point Chevalier Road), and was opened in March 1930.¹⁶⁶ The second piece of the Point Chevalier extension opened on 27 July, 1930, and included 1¾ miles of track along Point Chevalier Road from Hall Corner to the end of the point. A new electrical sub-station (no longer extant) was constructed concurrently in order to support the line.¹⁶⁷ ¹⁶⁸ A Point Chevalier extension was first considered in 1922, but was deferred to a later date because of the concurrent Edendale and Great South Road projects.¹⁶⁹ The last tram on the Point Chevalier route ran on 20 November, 1953, and was replaced by buses. There do not appear to be any extant resources in Point Chevalier that are directly associated with the tram line.

In addition to public transportation, the provision of adequate drainage and utilities was essential for the growth of Point Chevalier, and was one of the primary drivers for amalgamation with Auckland City in 1921. As development proceeded along the Point Chevalier peninsula during the first decade of the twentieth century, it became apparent that the resources of the Point Chevalier Road Board would be insufficient to fund an effective drainage system for the developing suburb. The population of Point Chevalier had grown from less than 400 in 1901, to 1275 in 1911,¹⁷⁰ and while water supplied by Auckland City, often of varying quality, was widely available in the Road Board district, sewerage was handled by a night soil collection and disposed of on land within the district. This was woefully inadequate for a growing suburb, so shortly after amalgamation, Auckland City gained consent from the Auckland and Suburban Drainage Board to connect Point Chevalier, and undertook planning of Wastewater Pumping Station No. 5, on Oliver Street during 1925. The Drainage Board agreed to call tenders for the construction of the building and for supply of centrifugal pumps, motors and ancillary equipment at an estimated cost of £950, in December 1926.¹⁷¹ Design was undertaken by the Drainage Board's Chief Engineer, Henry Herbert Watkins, ANZIA. Work on the pumping station was completed in November 1928, enabling sewerage from the newly completed low-level reticulation sewer systems to be conveyed to the main.¹⁷² The pump house is in sound condition and remains in operation today. Wastewater Pumping Station No. 5 is likely to be significant under this theme for its association with the Auckland and Suburban Drainage Board and the expansion of the Auckland wastewater drainage system, and as an early example of the pumping station property type.

3.4 Building the City

The key topic within this theme is the progressive residential subdivision of the local board area, following the expansion of the public transportation network. This development can be divided into seven broad periods: Māori settlement, Early subdivisions (1840-1870), Victorian era (1870-1900), Edwardian era (1901-1919), Interwar period (1920-1939), World War II and Postwar era (1940-1965), and Modern (1966-present). The development of the local board's town centres—small commercial shopping precincts along busy transport routes—is also explored under this theme. Residential and commercial architecture in the Albert-Eden Local Board area follows general Auckland and New Zealand trends, but this section summarises key architectural styles as they apply within the local board area.

Point Chevalier had been slow to develop in the early years, but finally began to blossom during the interwar period. Improved infrastructure, extensive subdivision, and associated population growth saw early farms replaced by residential development, and the area become popular as a seaside destination. Point Chevalier amalgamated into Auckland City in 1921, but a 1924 map shows only about half of the point had been subdivided. The suburb got its first tram line in 1930, which was a major catalyst for residential development. By World War II, Point Chevalier was almost entirely built out with bungalows and state houses. The discussion of the suburb's settlement history in Chapter 1 provides the detailed background information to support this theme.

Point Chevalier is largely characterised by its streets of residential single storey houses, many of which lead off the main Point Chevalier Road toward to the water's edge. The area has a sense of openness along its main road, reinforced by pockets of public open space and glimpsed views of the harbour. Residential and commercial development dates predominantly from the interwar period (1920s to 1940s) with the most prominent architectural styles including Californian and cottage bungalows, with a number of Spanish Mission and Art Deco examples. Only a small number of Victorian/Edwardian villas remain. Point Chevalier was one of the suburbs selected for the first Labour government's state housing efforts in the 1930s, and concentrations of state houses are evident throughout the southern portion of the suburb. Later development is largely located within the northern tip of the peninsula, reflected in a number of houses from the post-war period. Potential heritage places in Point Chevalier associated with the "Building the City" theme may include groups of bungalows from the interwar period, tracts of state houses built by the first Labour government, the town centre and local/corner shops, and individual buildings that exemplify a particular architectural style or the work of a prominent architect. Archaeological evidence of early Māori settlement is also extremely important under this theme, although this is not discussed in detail in this document because a definitive history of the Māori occupation of the Tāmaki isthmus has yet to be written.

Besides commercial and residential development, public spaces are also important to the "Building the City" theme. In Point Chevalier, Coyle Park was first set aside in 1844 as a Government Defence Reserve. Five acres at the tip of the point were gazetted as a "Hospital Site" in 1902. In 1904, the Auckland Hospital Board took control of the property, and allocated it for the establishment of an infectious disease hospital. The same year, the hospital board negotiated with the Dignan estate to purchase an additional six acres for the hospital site and two acres for road access, as the site was previously only accessible by water. The belt of pine and macrocarpa trees that surround the park were planted shortly after the purchase of this additional land as a condition of the sale. Various buildings were moved to or erected on the grounds in the early twentieth century; the Point Chevalier Sailing Club purchased the last building for use as their clubhouse in 1921. The Point Chevalier Road Board asked the hospital board for public access to the park for recreational purposes in October 1914, which was granted. In 1922, the hospital board negotiated with Auckland City Council (which had just acquired Point Chevalier), to exchange the 11-acre park in Point Chevalier for four acres in the Auckland Domain. This transaction was finally completed in 1927. Coyle Park and Point Chevalier Beach became increasingly popular seaside destinations once they were in council ownership.¹⁷³ Also in Point Chevalier is Walker Park, named for the Walker family who owned and farmed a large area of land in Point Chevalier from the 1870s. Other small reserves were often included in "garden suburb" subdivision plans, and help tell the story of the area.

3.5 Work

This theme discusses the various industries that were found in the Albert-Eden Local Board area, including agriculture, quarrying, milling, and manufacturing.

Point Chevalier was used for farming in its early years, and agriculture is the most relevant industry under the “Work” theme. Grazing and market gardening were the primary activities, but had been supplanted entirely by residential development by World War II; the end of Target Street was the last holdout, retaining its fields until the construction of Selwyn Village from late 1952. Few remnants of this theme are still extant in Point Chevalier today, but any farmhouses or stone boundary walls that are discovered are likely to be significant for their association with the area’s early farming history. Thomas Dignan’s house “The Pines” (c.1905) is located off Dignan Road (now heavily altered and used as the Point Chevalier Bowling Club) and an early house at 47 Wright Road are two such examples.

3.6 Ways of Life

The focus of this theme is the community-building activities and sites that developed in conjunction with the suburbanisation of the Albert-Eden Local Board area. Schools, churches, and community centres developed to provide for the needs of the residents, generally following the transport routes that supported the growing population.

Religion

The oldest church in Point Chevalier is St Philip’s Presbyterian Church, which was opened on Point Chevalier Road in 1917 by Reverend Jolly.^{174 175} The Presbyterian Church used St Philip’s until 2009, when the property was sold and the congregation moved to the Old Homestead at 92 Point Chevalier Road.¹⁷⁶ The building is currently used as the Serbian Orthodox Church of the Holy King Milutin, and unfortunately has been highly altered. The next oldest church is the Church of the Ascension on Dignan Street, and retains much higher integrity. Built in 1918 as an Anglican church, it features a cruciform plan with a bell tower that was once the highest point in the district, and was reputedly constructed of native timbers. The Church of the Ascension appears predominantly intact as an attractive building that reflects the detailing of the transitional period. In the early 1940s, the Rattray Memorial Hall was built in the church grounds for use as a Sunday School and to provide space for the Boy Scouts, Girl Guides, and the Church Indoor Bowls group. The hall was extended in the 1950s.¹⁷⁷ St Francis Catholic Church, part of the St Francis School complex in Point Chevalier, was built in 1930. During the week, the building was used as a two-room classroom. It is said that that the internal partition was removed and the desks turned into pews for Mass during the weekend. In 1948, the first school buildings arrived, which were two former American army huts.¹⁷⁸ A modest extension to the Montrose Street elevation does compromise the building’s formal frontage to a degree, yet its form, design and detailing appear to remain largely intact from the exterior.

Point Chevalier’s historic churches (along with associated buildings and landscape features) are likely to be significant under this theme because they are important community institutions. They clearly illustrate settlement patterns and are often recognisable landmarks with a strong street presence. They often have considerable physical and social values. This property type can be quite complicated, with sanctuaries, halls, schools, parsonages/vicarages and cemeteries, all potentially contributing to a church complex’s values.

Education

After several unsuccessful petitions by Point Chevalier residents to establish a local school, three acres were finally purchased in Gladstone Road by the District in 1887. The first Point Chevalier School (now known as Gladstone Primary School) consisted of two rooms erected later that year, but were destroyed by fire in 1898.¹⁷⁹ Plans were prepared for a replacement building to accommodate 180 children, an indication of the rapid growth of Mount Albert and

Point Chevalier at the time. The new building was completed at the beginning of 1899 by Mr J. A Penman at a cost of £609. The roll had reached 214 in 1907 and 320 in 1914, and the school was expanded twice to accommodate the increased numbers.¹⁸⁰ None of the early wooden buildings remain at Gladstone School today because of another fire in 1957.¹⁸¹ A new school site on Te Ra Road was purchased in 1919, and a Side School in Armstrong's Hall was opened in June 1922 while the new school was being built. Point Chevalier School finally opened on Te Ra Road in 1925; Gladstone School was renamed at this time, giving the name of Point Chevalier School to the new institution. Temporary classrooms and additional buildings were brought in as the roll grew, while Pasadena Intermediate School opened in 1942 on Moray Place to teach the older students.¹⁸² According to a newspaper article from 1941: "The Minister of Education (Mr. Mason) announced last night that it had been decided that two more intermediate schools should be provided in Auckland immediately in areas where the school building problem had become particularly acute. For the first of these, in Pasadena, near Western Springs, tenders had already been let, and tenders had been called for one at Onehunga."¹⁸³ Another article touted the school as it neared completion: "Built on modern lines and embodying the latest in educational facilities, the new Pasadena School, near Western Springs, is expected to be completed by the end of this month. The school and grounds occupy an area of over six acres and the total cost is in the vicinity of £25,000."¹⁸⁴ The Pasadena School was unusual in that it was one of the few built during World War II when resources were scarce.

These historic schools are likely to be significant as community institutions, and may possess a variety of heritage values. School buildings are often architecturally significant: many early schools were high-style buildings designed by prominent architects, and serve as visual landmarks in the streetscape. Schools may also represent the development of new educational theories and trends: for example, the Pasadena School illustrates the changes in the educational system and the success of the intermediate school approach, which was still a relatively new concept at the time of Pasadena's construction. They may also provide evidence of migration patterns or other social changes in Point Chevalier.

Entertainment and Public Halls

Public halls and community centres have long been an important part of the Albert-Eden Local Board area, providing a place for the public to gather and to support the social development of its various neighbourhoods. In Point Chevalier, Coronation Hall (named in honour of King George V) opened on a triangular parcel at the foot of Point Chevalier Road known as "Hall Corner." The hall opened in November 1912 as a multi-purpose building. At different times the building housed a kindergarten, library, the Mount Albert Gymnasium Club, and dances among other things. The former Remuera Road Board office and library was moved to "Hall Corner" in 1926 to serve as the Point Chevalier library, but by 1937, the library had outgrown its space and moved into the adjacent Coronation Hall.¹⁸⁵ "Hall Corner" remained as the centre of Point Chevalier community activities until the 1950s, when the hall was demolished and the road was re-aligned.¹⁸⁶ The present-day Point Chevalier Library (built 1980s) stands near Hall Corner today.

Similarly, suburban cinemas were an important property type, fulfilling an important social function as motion pictures grew in popularity; nearly every community in the Albert-Eden Local Board area built one in the 1920s or 1930s. The first motion pictures in Point Chevalier were screened in 1913 in the Coronation Hall at "Hall Corner."¹⁸⁷ Point Chevalier's first purpose-built cinema was the Ambassador Theatre, which opened in 1929 at 1218-1220 Great North Road. The building is right at the heart of the Point Chevalier town centre, and the theatre opening corresponded with the arrival of the trams in 1930. The Ambassador's original owners were Albert Beazley and John Punch, who bought the land from Hallyburton Johnstone in 1928. Beazley and Punch commissioned notable architect A. Sinclair O'Connor to design the building, and Beazley's own construction company built it. The Ambassador Theatre features an ornate façade with Renaissance Revival style details, two ground-floor

retail storefronts, and a large auditorium that seated nearly 1,000 patrons. The cinema closed in 1986, and has been used as a studio for artist Peter Roche since 1996.¹⁸⁸ The Ambassador remains in good condition and is significant as an example of the 1920s suburban cinema property type, as the work of architect A. Sinclair O'Connor, and as a highly visible local landmark within the town centre.

Sport and Recreation

Point Chevalier has many historic sports facilities such as clubhouses and grounds. Perhaps the most famous is the Point Chevalier Sailing Club, a long-standing Point Chevalier organisation founded in 1919. The club acquired land at 96 Harbour View Road and in 1923, purchased a disused building from the hospital at Coyle Park and re-used the timber to construct their clubhouse. In 1969, the sailing club was permitted to reclaim land from the harbour at the end of Raymond Street and build a boat ramp. The club's headquarters remained at Harbour View Road until the late 1980s, when the ground started to slip. A new clubhouse designed by architect Alastair Madill was opened in the Raymond Street Reserve in 1991, where it remains today. The original clubhouse was either demolished or heavily altered, as the site is now used as a private residence.^{189 190 191}

The Point Chevalier Rugby League Club was founded in 1919, with the inaugural meeting held in 1919 at Jim Agger's Bootshop (on Great North Road, between Huia and Point Chevalier Roads). The club has played at Walker Park from the 1920s and had their first clubhouse there in 1932. The current clubhouse on Point Chevalier Road dates from the 1950s.¹⁹²

The Point Chevalier Hallyburton Johnstone Tennis Club was opened in 1927 at 335 Point Chevalier Road. At the urging of local bowling enthusiasts, Hallyburton Johnstone donated several acres of land for the creation of sporting facilities, including tennis, bowling and croquet. An ornate pedestrian entrance archway on Point Chevalier Road dates from the opening of the club, but all other facilities appear to be of modern construction.¹⁹³

Properties associated with this theme may be significant in the history of a particular sport, perhaps as the location of a major tournament or other sporting achievement/milestone. Places associated with long-standing clubs or prominent citizens may have played an important role in the development of the community, and often reflect other social trends. However, sports and recreational facilities are generally susceptible to change over time, expanding and upgrading as the needs of the club and technology of sport changes—this appears to be the case in Point Chevalier, where historic sports facilities may lack sufficient integrity to qualify under this theme.

4.0 Endnotes

- ¹ A.H. Walker, *Rangi-mata-rau: Pt Chevalier centennial, 1861-1961* (Point Chevalier: Clancy & Herdman, 1961, p. 5)
- ² *Ibid.*, p. 9)
- ³ *Ibid.*
- ⁴ SO 833, LINZ records
- ⁵ Deeds Indexes A2.117-126, LINZ records
- ⁶ Gazette notice, *Southern Cross*, 31 March 1849, p.2
- ⁷ SO 833, LINZ records
- ⁸ Codling & Craig's brick and quarry works, advertisement for brickmakers, *NZ Herald* 13 September 1883, p. 2
- ⁹ See descriptions of the boundaries of the Hundred of Auckland, *New Zealand Government Gazette, Province of New Ulster*, 2 November 1848, No. 24, pp. 113-114
- ¹⁰ *Auckland Provincial Gazette*, 31 December 1867, and amended 18 August 1868, pp. 386-387. See also *NZ Herald*, 11 August 1868, p. 6
- ¹¹ *Auckland Provincial Gazette*, 1871, p. 171
- ¹² Advertisement for nearby property, *New Zealander* 24 January 1849, p. 2
- ¹³ When the area ceased to be required as a rifle range, the following appeared in the *Southern Cross*, 22 February 1867, p.3: "The piece of land east of Point Chevalier, known as the Rifle Range, comprising about 127 acres, will be offered for lease by public auction on Monday, the 11th March next, at soon, at the Waste Lands Office."
- ¹⁴ Advertisement for tenders to supply the camp, *Southern Cross*, 15 January 1859
- ¹⁵ A H Walker in his study notes for his history of Pt Chevalier, *Rangi-Mata-Rau* (1961), lodged with Sir George Grey Special Collections, included a hand-drawn map "Point Chevalier 1886", which included "Site of military camp 1861-1866", pinpointed on the Dignan farm just down from the point reserve. While some parts of Walker's map are now known to be inaccurate, it does remain likely that Dignan, a Provincial Councillor at the time, would have leased part of his farm to the Government for a seasonal military camp while the eastern rifle range was in operation, 1859-c.1866. This would have been conveniently adjacent to a landing reserve at the end of Oliver Street. One James Lovie, a leasehold farmer in the area in the early 1860s, gave as his address in a notice placed in the *Southern Cross*, 2 December 1862, p. 1, as "Military Camp, Point Chevalier." Mr G Woodlock, aged 65 in 1955 when he wrote to A H Walker (papers, Sir George Grey Special Collections) recalled "*the old Soldiers Barracks building ... which stood right at the back of the present day Bowling Club pavilion,*" sighted 1890-c.1906. If this is accurate, then some traces of 19th century remains from the military camp period may be in the vicinity of the pavilion off Dignan Street.
- ¹⁶ DI A2.119, LINZ records
- ¹⁷ Deed Whau 8, LINZ records; advertisement, *Southern Cross*, 14 June 1862, p. 1
- ¹⁸ Advertisement, *Southern Cross*, 14 June 1862, p. 1
- ¹⁹ DI 10A.596, LINZ records
- ²⁰ *NZ Herald*, 29 August 1870, p.4
- ²¹ DI 3A.1582, LINZ records
- ²² DI 3A.1582, LINZ records
- ²³ NA 225/100, LINZ records
- ²⁴ *Southern Cross*, 21 November 1865, p. 2
- ²⁵ See Roll 46, County of Eden map, 1890, LINZ records
- ²⁶ Advertisement, *Southern Cross*, 9 April 1861, p. 2
- ²⁷ See NZ Map 4498-5, Sir George Grey Special Collections, Auckland Library
- ²⁸ Advertisement, *Southern Cross* 13 December 1859, p 2
- ²⁹ NZ Map 4498-3, Sir George Grey Special Collections, Auckland Libraries
- ³⁰ Advertisement, *Southern Cross* 11 February 1865, p. 2
- ³¹ *NZ Herald* 10 June, 12 June, 4 September 1865.
- ³² DI 13A.807, LINZ records; Advertisement, *NZ Herald* 24 June 1865, p. 2
- ³³ *Southern Cross* 17 November 1871
- ³⁴ Letter by Charles Walker, New Lynn, published in *NZ Herald*, 30 November 1923
- ³⁵ Report on meeting of the Anglican Diocesan Synod, *NZ Herald* 21 October 1886, p. 3
- ³⁶ Russell Stone, In the time of age – Selwyn Village: The first twenty-five years, 1979, p. 38
- ³⁷ Insolvency statement, reported in *Southern Cross*, 21 February 1866
- ³⁸ *Southern Cross*, 7 June 1866
- ³⁹ DI A2.126, LINZ records
- ⁴⁰ DI 7A.463, LINZ records; the description from the *New Zealander* dated April 1861, four months before Cameron became the formal owner, tends to indicate prior occupation. "The handsome gardens of Mr Cameron, more immediate and at hand, afforded us much gratification – all around teeming with a luxuriant vegetation, strangely at variance with the crabbed scoria which it covers." *New Zealander* 27 April 1861, via *Rangi-Mata-Rau*, A H Walker, p.10
- ⁴¹ *Southern Cross*, 18 November 1867, p. 3
- ⁴² *NZ Herald* 21 January 1868
- ⁴³ DI 7A.463, LINZ records
- ⁴⁴ "Schedule of Assessment", *Auckland Provincial Gazette*, 1870, p. 11
- ⁴⁵ DI 7A.463; statement by John Oliver's son John, 20 February 1915, BBAE A307 5522 Box 17, R12102324, Archives New Zealand
- ⁴⁶ *Auckland Provincial Government Gazette*, 1874, pp. 104-105
- ⁴⁷ "Schedule of Assessment", *Auckland Provincial Gazette*, 1870, pp. 11-12
- ⁴⁸ Advertisement, 29 August 1870, p. 4
- ⁴⁹ NA 1/63, LINZ records
- ⁵⁰ NA 1/63, LINZ records
- ⁵¹ Minutes, BCC 111/6, 11 July 1912, p. 10, Auckland Council Archives
- ⁵² Minutes, Pt Chevalier Road Board, Auckland Council Archives
- ⁵³ Committee minute book 1902-1905, p. 395, AHB records, Maritime Museum
- ⁵⁴ L Truttman, "Mattson's Flat", *Terminus: Lives at the mouth of Te Auaunga*, updated 2012.

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- ⁵⁵ Valuation field sheets – ACC 213/103a, Auckland Council Archives
- ⁵⁶ “The Birth of the North-Western Motorway”, <http://transportblog.co.nz/2013/09/14/the-birth-of-the-north-western-motorway/>, sighted 12 February 2014
- ⁵⁷ SO 833, LINZ records
- ⁵⁸ *NZ Herald*, 15 June 1880, p. 4
- ⁵⁹ *NZ Herald*, 18 June and 20 July 1880, p. 6
- ⁶⁰ *NZ Herald*, 9 July 1909
- ⁶¹ NA 165/241, LINZ records
- ⁶² *NZ Herald*, 25 July 1911, p. 9
- ⁶³ *NZ Herald*, 31 October 1911, p. 4
- ⁶⁴ *Auckland Star* 16 December 1937, p. 11
- ⁶⁵ DP 8345, LINZ records
- ⁶⁶ DP 15610, LINZ records
- ⁶⁷ DP 19772, LINZ records. Residential development in 1939 (DP 28664) and 1940 (DP 38610)
- ⁶⁸ DP 17978, LINZ records
- ⁶⁹ Deed 1180, LINZ records
- ⁷⁰ DP 24308, LINZ records
- ⁷¹ DP 56375, LINZ records
- ⁷² Probate file, BBAE 1569 Box 61, R21444852, Archives New Zealand
- ⁷³ Advertisement, *NZ Herald* 30 April 1892, p. 8
- ⁷⁴ *NZ Herald*, 12 February 1902, p. 6
- ⁷⁵ *NZ Herald*, 11 May 1907
- ⁷⁶ DI A2.463, LINZ records
- ⁷⁷ 26 November 1914, Pt Chevalier Road Board minutes, PCR 001, Auckland Council Archives
- ⁷⁸ DI A2.463, LINZ records
- ⁷⁹ NA 338/42, LINZ records
- ⁸⁰ Report on Auckland City Council meeting, *Auckland Star*, 20 June 1941, p. 2
- ⁸¹ NA 125/184, LINZ records
- ⁸² DP 3322, LINZ records
- ⁸³ NA 125/184, LINZ records
- ⁸⁴ DP 4920 & DP 4933, LINZ records
- ⁸⁵ DP 6794, LINZ records
- ⁸⁶ DP 7475, LINZ records
- ⁸⁷ DP 7354, LINZ records
- ⁸⁸ DP 7636, LINZ records
- ⁸⁹ DP 7680, LINZ records
- ⁹⁰ DP8247, LINZ records
- ⁹¹ DP10660, LINZ records
- ⁹² DP 9635, LINZ records
- ⁹³ DP 13033, LINZ records
- ⁹⁴ DP 12620, LINZ records
- ⁹⁵ DP 13181, LINZ records
- ⁹⁶ DPs 13668, 17996, LINZ records
- ⁹⁷ DP 15434, LINZ records
- ⁹⁸ DP 15412, LINZ records
- ⁹⁹ DP 18229, LINZ records
- ¹⁰⁰ “History”, Church of Ascension website, <http://www.ascension.org.nz/history.htm>, sighted 16 February 2014
- ¹⁰¹ *Auckland Star*, 23 July 1924, p. 8; *Gladstone Centennial*, 2012, p. 29
- ¹⁰² BBAD 1054 2039 ID R22459646, Archives New Zealand
- ¹⁰³ *Auckland Star*, 3 August 1927, p. 17
- ¹⁰⁴ DI A2.124-126, LINZ records
- ¹⁰⁵ NA 37/212, LINZ records
- ¹⁰⁶ NA 37/212, LINZ records
- ¹⁰⁷ NA 100/145, LINZ records
- ¹⁰⁸ DP 2300, LINZ records
- ¹⁰⁹ NA 100/145, LINZ records
- ¹¹⁰ Valuation field sheets, ACC 213/60c, Auckland Council Archives
- ¹¹¹ Valuation field sheets, ACC 213/60c, Auckland Council Archives
- ¹¹² NZ Map 1294, Sir George Grey Special Collections, Auckland Library
- ¹¹³ *NZ Herald* 18 September 1912, p. 6; Ivan Clulee, *Post Office Buildings in the Auckland Province*, 2011, pp. 25-26. From 1909, the store would have been the local telephone bureau (R M Startup, *NZ Post Offices*, 1993, p. 188.)
- ¹¹⁴ From 1909, the store would have been the local telephone bureau.
- ¹¹⁵ Valuation field sheets, ACC 213/60c, Auckland Council Archives
- ¹¹⁶ Valuation field sheets, ACC 213/60c, Auckland Council Archives
- ¹¹⁷ *Wises Directory*, 1926, p. 73
- ¹¹⁸ Valuation field sheets, ACC 213/59b
- ¹¹⁹ Valuation field sheets, ACC 213/59b
- ¹²⁰ Valuation field sheets, ACC 213/59b
- ¹²¹ Mt Albert and Pt Chevalier News, 29 July 1963, p. 1
- ¹²² Valuation field sheets, ACC 213/59b
- ¹²³ NA 37/212, LINZ records. He did, at least, actually live on the farmland, according to A H Walker: “Across the road the large house built by Sam White on the 80s was divided in two, one half being turned round to face the Huia Road and the other remaining where the present Self Help premises stand.” (p.18)
- ¹²⁴ NA 185/254, LINZ records

- ¹²⁵ See DP 8812 as an example.
- ¹²⁶ DPs 8069, 8812, 8813, 9379, 9764, and 17921, LINZ records
- ¹²⁷ DP 8812, LINZ records
- ¹²⁸ DP 8813, LINZ records
- ¹²⁹ DP 9379, LINZ records
- ¹³⁰ DP 9764, LINZ records
- ¹³¹ DP 15118, LINZ records
- ¹³² DP 17921, LINZ records
- ¹³³ DP 17907, LINZ records
- ¹³⁴ DP 18544, LINZ records
- ¹³⁵ DP 20126, LINZ records
- ¹³⁶ BADZ 5181/437, R9094818, Archives New Zealand
- ¹³⁷ DPs 20219 and 21696, LINZ records.
- ¹³⁸ *New Zealand Herald*, 7 August 1926, p.16. Accessed at [PapersPast](#).
- ¹³⁹ *Auckland Star*, 10 December 1927, p.7. Accessed at [PapersPast](#).
- ¹⁴⁰ *Auckland Star*, 24 March 1942, p. 6
- ¹⁴¹ Housing New Zealand, "History of State Housing," accessed at <http://www.hnzc.co.nz/about-us/history-of-state-housing>.
- ¹⁴² *Auckland Star*, 9 November 1937, p. 8
- ¹⁴³ *Auckland Star*, 21 December 1937, p. 8
- ¹⁴⁴ *Auckland Star*, 28 July 1938, p. 24
- ¹⁴⁵ *Auckland Star*, 23 August 1938, p. 4
- ¹⁴⁶ *Auckland Star*, 31 August 1938, p. 5
- ¹⁴⁷ *Auckland Star*, 19 October 1938, p. 9
- ¹⁴⁸ *Auckland Star*, 20 September 1938, p. 11
- ¹⁴⁹ *Auckland Star*, 19 October 1938, p. 9
- ¹⁵⁰ *Auckland Star*, 26 April 1940, p. 6
- ¹⁵¹ Ben Schrader, "Housing and government - Immigration barracks to workers' dwellings," Te Ara - the Encyclopedia of New Zealand, updated 13-Jul-12. Accessed at <http://www.TeAra.govt.nz/en/housing-and-government/page-2>
- ¹⁵² *Auckland Star*, 'More State Houses', 21 December 1937, p. 8.
- ¹⁵³ *Evening Post*, 'State Housing,' 12 February 1938, p. 13; *Auckland Star*, 'News of the Day', 15 February 1938, p. 6.
- ¹⁵⁴ *Evening Post*, 27 December 1937, p.6 and *Auckland Star*, 15 August 1938, p.8.
- ¹⁵⁵ *Auckland Star*, 'Keen Gardeners', 6 January 1939, p. 11.
- ¹⁵⁶ Auckland Provincial Government Gazette, 1874, pp. 104-105
- ¹⁵⁷ *Auckland Star* (30 December 1926). Available online at [PapersPast](#).
- ¹⁵⁸ 111 Emergency, accessed at <http://111emergency.co.nz/FIRE/Stations-Auckland/PointChevalierFireStn.JPG>.
- ¹⁵⁹ *Point Chevalier Times* No. 34 (February 2014)
- ¹⁶⁰ *Point Chevalier Times* No. 33, October 2013
- ¹⁶¹ When the area ceased to be required as a rifle range, the following appeared in the *Southern Cross*, 22 February 1867, p.3: "The piece of land east of Point Chevalier, known as the Rifle Range, comprising about 127 acres, will be offered for lease by public auction on Monday, the 11th March next, at soon, at the Waste Lands Office."
- ¹⁶² Advertisement for tenders to supply the camp, *Southern Cross*, 15 January 1859
- ¹⁶³ *Southern Cross* (17 November 1871)
- ¹⁶⁴ Letter by Charles Walker, New Lynn, published in *NZ Herald*, 30 November 1923
- ¹⁶⁵ Russell Stone, *In the time of age – Selwyn Village: The first twenty-five years*, 1979, p. 38
- ¹⁶⁶ "Trams to 'the point', *Auckland Star* (18 March 1930). Available online at [PapersPast](#).
- ¹⁶⁷ "New tram service commences," *Auckland Star* (27 July 1930). Available online at [PapersPast](#).
- ¹⁶⁸ "The completion of the Point Chevalier tram extension," *Auckland Star* (3 July 1930). Available online at [PapersPast](#).
- ¹⁶⁹ "The tramways," *Auckland Star* (17 November 1922). Available online at [PapersPast](#).
- ¹⁷⁰ *NZ Herald* 5 May 1911
- ¹⁷¹ *Auckland Star* 2 December 1926 p. 10
- ¹⁷² *Auckland Star* 27 November 1928
- ¹⁷³ Walker, 35-36.
- ¹⁷⁴ "Page 2 Advertisements Column 2," *Auckland Star* (2 August 1917), page 2. Accessed at [PapersPast](#).
- ¹⁷⁵ "Names from 'The Story of Point Chevalier: 1861-1961'". Accessed at <http://pearlspad.net.nz/Point%20Chevalier.htm>.
- ¹⁷⁶ Angela Singer, "Church moves into heart of community," *Presbyterian Church of Aotearoa New Zealand*, accessed at <http://presbyterian.org.nz/publications/spanz-magazine/2010/june-2010/church-moves-into-heart-of-community> .
- ¹⁷⁷ Church of the Ascension, "Our History," accessed at <http://www.ascension.org.nz/history.htm>.
- ¹⁷⁸ Kennaway, L., *Point Chevalier: A Walk through our History* leaflet.
- ¹⁷⁹ Point Chevalier School, "History of Pt Chevalier School," accessed at <http://www.ptchev.school.nz/WebSpace/252/>.
- ¹⁸⁰ "The Story of Gladstone School," *Point Chevalier Times* (Vol 30: 30 May 2013), accessed at <https://sites.google.com/site/pointchevalierhistory/>.
- ¹⁸¹ Ciara Pratt, "Gladstone celebrates 125 years," accessed at <http://www.stuff.co.nz/auckland/local-news/central-leader/7135720/Gladstone-celebrates-125-years>.
- ¹⁸² Point Chevalier School, "History of Pt Chevalier School," accessed at <http://www.ptchev.school.nz/WebSpace/252/>.
- ¹⁸³ "New Schools," *Evening Post* (2 May 1941), page 9. Accessed at [PapersPast](#).
- ¹⁸⁴ *New Zealand Herald*, 7 February 1942, p.4.
- ¹⁸⁵ *Point Chevalier Times* No 4 (April 2009).
- ¹⁸⁶ Auckland City Council. *Owairaka-Mount Albert Heritage Walks*.
- ¹⁸⁷ *Central Leader* (6 August 1975), p13. See [Auckland Libraries Index](#).
- ¹⁸⁸ Auckland City Council, "Heritage: Ambassador Theatre," accessed at <http://web.archive.org/web/20090411052515/http://www.aucklandcity.govt.nz/Council/services/heritage/pc217gmr.asp>.
- ¹⁸⁹ Point Chevalier Sailing Club, "History and Objectives," accessed at <http://www.sailptchev.org.nz/>.
- ¹⁹⁰ "Point Chevalier Sailing Club," *Point Chevalier Times* No.11 (April 2010).
- ¹⁹¹ Kennaway, *Point Chevalier: A Walk Through Our History*.

¹⁹² "Club History," Point Chevalier Pirates Rugby League, accessed at <http://ptchevpirates.co.nz/about/club-history>.

¹⁹³ Point Chevalier Tennis Club, "Club History," accessed at <http://www.ptchevtennis.co.nz/clubhistory>.

Point Chevalier Level 3 HHS Study List

The *Point Chevalier Level 3 HHS Study List* was compiled to identify places of interest within the Point Chevalier survey area. The Study List takes the form of a thematically-structured table that identifies the name and address of places of interest (including areas), important themes associated with each place, a brief history of each place, and its priority for evaluation. It was prepared following desktop research, consultation with local stakeholders, and survey fieldwork.

Prioritisation

A prioritisation process has been applied to determine which places set out in the Study List should be recommended for further research and evaluation. Places have been given a priority from 1 (highest) to 3 (lowest). Priority 1 places are determined to be top priority for evaluation during this intensive-level survey, with a focus on seeking statutory outcomes. Priority 2 places are likely to be worthy of future work outputs, but are not suggested for evaluation at this time. Places identified as having a priority 3 ranking are not recommended for further work in the short to medium term; non-statutory mechanisms might therefore be a more appropriate method of recognising priority 3 places. There may be priority 3 places that are found to possess significant heritage values if additional information comes to light at a future date, therefore, priority 3 places should not be ruled out completely.

Why prioritise?

Prioritisation is an important element in the decision-making and rationalisation process of place identification. It is not viable or appropriate for all places to progress for extensive evaluation, despite the place being identified as being of some thematic interest, in the context of this Historic Heritage Survey. Robust evaluations require considerable time and resources, which is why it is not appropriate nor possible to consider all places in further detail.

Intended audience

The Study List aims to provide a starting point for the council, Albert-Eden Local Board, community interest groups, land owners, and other interested individuals to understand prioritisation of places not currently subject to statutory management, that have been identified through the survey.

Methodology and criteria

The list has been broken down into respective themes (as defined by the Albert-Eden Historic Context Statement). Where a place relates to multiple themes, it is listed under its primary theme, with reference to additional themes of significance noted beneath.

The following methodology has been applied to determine the ranking of places on the *places of interest* lists, based on what is known at this given point in time. Reference is made to both the priority level and the key applicable sub-criteria in the *places of interest* lists under the 'priority level column.'

All priority 1 places should generally meet criterion (a), in relation to having a very high likelihood of qualifying as a category A or B *significant historic heritage place*.

Seven key elements have been considered (in no hierarchical order) which relate to:

- (a) Significance/Heritage values
- (b) Integrity
- (c) Appropriateness of potential statutory management
- (d) Information accessibility
- (e) Rarity
- (f) Community esteem
- (g) Risk and threat

Priority levels

Priority 1: Indicates the place is at greatest need for evaluation

- (a) Demonstrates historic heritage values under one or more criteria, and is highly likely to qualify as a category A or B significant historic heritage place.
- (b) Where relevant, the place illustrates a high level of integrity, intactness and/or context.
- (c) Statutory management (ie. scheduling or other such tools) would be an appropriate mechanism to manage the place's heritage values.
- (d) Has a high level of accessible supporting historical information and records.
- (e) Is rare or unusual, or relates to a significantly under-represented theme in the locality and/or across the region.
- (f) Has been identified to date as being held in esteem by a community or group.
- (g) Is at high potential risk or threat of modification (This is based on variables such as zoning and other relevant planning controls, occupancy and condition, etc.)

Priority 2: Indicates the place may warrant future evaluation

- (a) Potentially demonstrates historic heritage values under one or more criteria, and may qualify as a category A or B significant historic heritage place, pending further investigation.
- (b) Where relevant, the place illustrates a moderate level of integrity, intactness and/or context.

- (c) Statutory management (ie. scheduling or other such tools) may or may not be an appropriate mechanism to manage the places heritage values; further planning matters may need to be explored (i.e. designations etc.)
- (d) Some initial supporting historical information and records are known about the place. Significantly further research is required to ascertain the full values of the place. Further research avenues may be limited.
- (e) May form part of a wider grouping or collection that is of interest, but not necessarily presently rare or endangered in the locality and/or across the region; its level of contribution to this theme is not fully known, or the wider theme itself is not well understood beyond this local context.
- (f) May have potential to be held in esteem by a community or group. This has not be scoped or established to date.
- (g) Level of potential risk or threat of modification is moderate. (This is based on variables such as zoning and other relevant planning controls, occupancy and condition etc.)

Priority 3: Indicates the place is not recommended for consideration for evaluation at this time

- (a) Possesses limited historic heritage values, and has a low probability of qualifying as a category A or B significant historic heritage place.
- (b) Clearly lacks integrity, intactness and/or context.
- (c) Statutory management does not appear to be the most appropriate tool by which to manage the heritage values of the place.
- (d) Minimal supporting historical information and records have been obtained, or are unlikely to be easily obtainable to further the evidence base for determining overall historic heritage significance.
- (e) Is not a rare or endangered form of historic heritage either locally and/or regionally. Is of little thematic significance to the historical development of the study area; or it may be thematically interesting within the locality, but there is a lack of information to support this.
- (f) The place does not appear to be held in high public esteem based on the knowledge known to date.
- (g) Minimal potential risk or threat of modification at this time. (This is based on variables such as zoning and other relevant planning controls, occupancy and condition etc.)

POINT CHEVALIER HISTORIC HERITAGE SURVEY: LEVEL 3 SURVEY

Updated 30 June 2014

STUDY LIST – PLACES/AREAS OF INTEREST FOR FURTHER RESEARCH AND INVESTIGATION

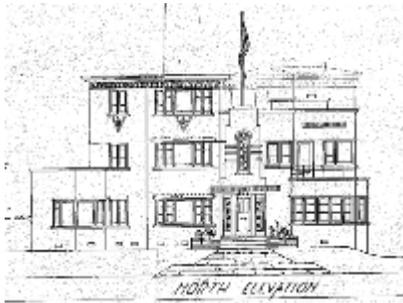
See attached map and prioritisation tool

Photographs taken by Auckland Council unless noted otherwise.

INFRASTRUCTURE						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
1	 <p>May 2013</p> <p>Fanshawe Street Waste-water Pumping Station (courtesy NZHPT)</p>	Point Chevalier Waste-water Pumping Station	40 Oliver Street, Point Chevalier Located on reserve land, no title information	Utilities	<p>The Point Chevalier Waste-Water Pumping Station No.5 was built in 1928 and represents a relatively unusual building type.¹ The structure is very similar to the waste-water pumping station located on Fanshawe Street in the city. Information from the annotated 1908 Plan of Auckland suggests that the latter was erected between 1908 and 1918.²</p> <p><i>Potential values: Historical, Physical attributes, Context</i></p>	<p>Priority 1</p> <p>(a) (b) (d) (e)</p>
2	 <p>September 2013</p>	Point Chevalier Beach Stone wall	Point Chevalier Beach	Public Spaces	<p>The largely retaining stone wall that stretches along Point Chevalier Beach was recommended by the Heritage Advisory Panel.</p> <p>Further research and investigations would need to be carried out to understand its potential heritage values.</p>	<p>Priority 2</p> <p>(d)</p>

¹ Auckland Council Property Records (ACC Filenet): 40 Oliver Street

² NZHPT records citing ACC 014-D11, Map D 11 – July 1918

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
3	 <p>April 2014</p>  <p>Building Plans, 1940 (Auckland Council FileNet)</p>	A.D. Hall House	520 Point Chevalier Road CT-59B/1088 Lot 1 DP 49040 890m2, Lot 1 DP 106585 101m2	Residential architecture	<p>This three-storey Streamline Moderne-style residence was built in 1940 by Hanson Construction for Mr A.D. Hall. Hanson Construction was an active building company in Auckland during the interwar period, and was known for particularly high-style commissions in the Tudor Revival/English Cottage styles; their work is more elaborate than typically builder or draughtsman-designed houses.</p> <p>The living spaces (kitchen, dining, lounge, office) were on the ground floor, with three bedrooms on the first floor and a solarium and deck on the top floor. A billiard room was added to the first floor in 1941 and the rooftop deck was enclosed in 1948, both using a continuation of the house's Moderne style. Subsequent additions in the 1980s expanded the footprint, and the conservatory was added in 2001.³ These recent alterations have somewhat obscured the original Moderne character of the house.</p> <p>A two-car garage, tennis courts, and boat shed were included as part of the original complex, and a "Dance Room" was added over the boat shed in 1941. (Only the garage remains today).</p> <p><i>Potential values: Historical, Social, Physical Attributes</i></p>	<p>Priority 2</p> <p>(a) (b) (d)</p>

³ Building Consent drawings, 1940-2001. Accessed at Auckland Council FileNet.

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
4	 <p>September 2013</p> <p>March 2014</p>	'Te Whare' Holiday Flats	11 Joan Street, Point Chevalier Lot 6 DP 7654 CT-88D/404 UNIT E UP 149035 (needs confirmation)	Residential architecture Ways of Life	<p>The building was constructed between 1923 and 1925 as holiday flats, representing a time when Point Chevalier was more of a holiday destination still somewhat 'detached' from the city.⁴ The building fronts onto Point Chevalier Beach, and is accessed by a set of concrete steps descending from Joan Street.</p> <p>Suggested by Point Chevalier Historical Society – one of the members used to live there as a child, and is available to discuss the building's history with the team.</p> <p>Further research and investigation is needed.</p> <p><i>Potential values: Historical, Social</i></p>	<p>Priority 1</p> <p>(a) (b)</p>

⁴ Kennaway, L., *Point Chevalier: A Walk through our history*

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
5	 <p>April 2014</p>	Cottage	21 Johnstone Street, Point Chevalier CT-189/173 LOT 33 DP 7354	Residential architecture	<p>21 Johnstone Street was likely constructed in 1928.⁵ It was part of the "Town of Meola Extn. No.3" subdivision, which was surveyed in 1911 for Thomas Dignan, one of the major Point Chevalier landholders.</p> <p>This building stood out during the field survey as a particularly intact and unusual example of a 1920s cottage, and is one of the last such dwellings on Johnstone Street. Its compact form and side-gabled roof differ from the typical bungalows of the time. However, details such as its exposed rafter tails, plastered chimney, bowed bay window, and stained glass are clearly influenced by the bungalow and English Cottage styles.</p> <p>The building is currently in poor condition, and may therefore appear as a target for redevelopment.</p> <p><i>Potential values: Physical Attributes, Aesthetic</i></p>	Priority 2 (a) (b) (c) (g)
6	 <p>April 2014</p>	Bungalow	93 Dignan Street, Point Chevalier CT-896/49 LOT 42 DP 11721	Residential architecture	<p>93 Dignan Street was constructed in 1928 for F.L.A. Goerte, Esq.⁶ It was part of the "Town of Meola Extn. No.4" subdivision, which was surveyed in 1912 for Thomas Dignan, one of the major Point Chevalier landholders. This end of Dignan Street was re-surveyed in 1917 for Mr Richard Streat when a right-of-way (later to become Lister Street) was created.⁷</p> <p>Although it is a fairly typical example of a Californian Bungalow, it stood out during the field survey because it remains somewhat forgotten at the end of Dignan Street, with an unusual wooded setting next to Meola Creek. The building maintains excellent integrity, with alterations limited to a sympathetic 1991 addition at the rear that is not visible from the street.</p> <p>The building is <u>not</u> currently covered by the Pre-1944 Building Demolition Control Overlay.</p> <p><i>Potential values: Physical Attributes, Aesthetic</i></p>	Priority 3 (d) (e)

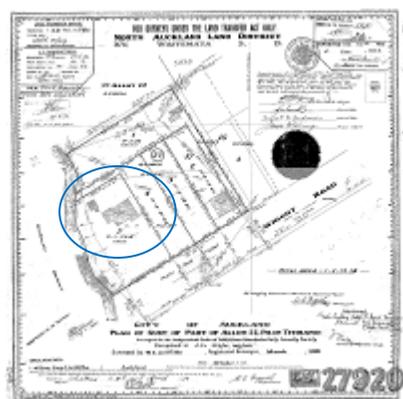
⁵ Drainage Plan, 1928. Accessed at Auckland Council FileNet.

⁶ Drainage Plan, 1928. Accessed at Auckland Council FileNet.

⁷ DP 7636 and DP 11721, LINZ records.

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
7	 <p>May 2013</p> <p>February 2014</p>	Dignan House (former)	25 Dignan Street, Point Chevalier CT-1116/252 LOTS 6-7 12 DP 16001	Residential development	<p>According to research by Lisa Truttman, Thomas Dignan's house "The Pines" off Dignan Road (c.1905) was gifted by later owner Hallyburton Johnstone in August 1927, along with the remaining 4½ surrounds as a recreation ground for bowling, croquet and tennis.⁸ The Dignan family were prominent early landowners in Point Chevalier—Patrick Dignan owned a 209-acre farm from 1847, made up of Allotments 22-25—and this homestead is one of the few remaining remnants of the area's early farming history. However, the house lacks historic integrity because it has suffered many accretions that obscure its original character. The building is now used as a clubhouse for the bowling club.</p> <p>It is also possible that a portion of Dignan's farm was used as a seasonal military camp while the eastern rifle range was in operation, 1859-c.1866: According to research by Lisa Truttman, Mr G Woodlock, aged 65 in 1955 when he wrote to A H Walker (papers, Sir George Grey Special Collections) recalled "the old Soldiers Barracks building ... which stood right at the back of the present day Bowling Club pavilion," sighted 1890-c.1906. If this account is accurate, there may be archaeological evidence of the 19th century military camp present in the vicinity of the bowling club.</p> <p>Suggested by Point Chevalier Historical Society</p> <p><i>Potential values: Historical, Context</i></p>	<p>Priority 3</p> <p>(b)</p>

⁸ *Auckland Star*, 3 August, 1927, p.17

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
8	 <p>April 2014</p>	Arts & Crafts House	34 Raymond Street, Point Chevalier CT-3A/1266 LOT 2 DP 51569	Residential architecture	<p>34 Raymond Street was part of the "Town of Meola Extn. No.20," a 1917 subdivision for the Preston Brothers.⁹ It was likely constructed in 1935, with major additions made in 1963 and 1994.¹⁰</p> <p>This building stood out during the field survey as a good example of the English Cottage / Arts & Crafts style. While this style of house was common in other suburbs such as Epsom and Remuera, it is notable in a local context because few houses in Point Chevalier are two storeys and so finely detailed. The building is <u>not</u> currently covered by the Pre-1944 Building Demolition Control Overlay.</p> <p><i>Potential values: Physical Attributes, Aesthetic</i></p>	<p>Priority 2</p> <p>(a) (d) (g)</p>
9	 <p>Aerial photo from Google Maps, 2014</p>  <p>DP27920 (1938), showing building clearly in place.</p>	Cottage	47 Wright Road, Point Chevalier CT-851/156 LOT 5 DP 27920	Residential architecture	<p>47 Wright Road was located on Allotment 22, which was part of the farm owned by Patrick Dignan, from 1847 (his farm totalled 209 acres, made up of Allotments 22-25). The land was further subdivided into residential lots in 1938, which extended Wright Road to the bluff edge. The survey plan was registered by the Independent Order of Oddfellows Manchester Unity Friendly Society, and the house appears on this plan. An undated early drainage plan again shows the footprint and layout of the house, which looks to be the same as today.¹¹</p> <p>Although little is currently known about this property, it appears to be quite an early, rare example within Point Chevalier and warrants further study to determine whether it might be associated with the area's early farming history.</p> <p><i>Potential values: Historical, Physical Attributes, Aesthetic</i></p>	<p>Priority 2</p> <p>(a) (d) (g)</p>

⁹ DP 13033, LINZ records.

¹⁰ Building Consent drawings, 1935-1994. Accessed at Auckland Council FileNet.

¹¹ DP 27920, LINZ records. Drainage plan, n.d. Accessed at Auckland Council FileNet.

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
10	 <p>46 Smale Street (Auckland Council, 2014)</p>  <p>27 Oliver Street (Photo by Open2View.com, 2011, accessed at http://www.aucklandpropertyforsale.co.nz/property.php?id=246262)</p>	Spanish Mission Houses	<p>46 Smale Street, Point Chevalier CT-692/104 LOT 55 DP 15610</p> <p>27 Oliver Street, Point Chevalier CT-554285 Area 1 DP 443388 on Lot 25 DP 7636 2/5 SH 1097m2</p>	Residential architecture	<p>46 Smale Street stood out during the field survey as an unusual example of the Spanish Mission style, as applied as a variation to the broader bungalow form. It has a strong street presence, and is unique among its neighbours, most of which are Californian and English Bungalows. The building was built in 1935 by A.D. Hall (Hall Builders).¹² 27 Oliver Street appears to be nearly identical, although much less visible from the street, and may even have been the work of the same builder (original plans unavailable).</p> <p>The “Spanish Mission” style is described in an article about interwar architectural styles in Te Ara, the Encyclopedia of New Zealand:</p> <p><i>In 1927 the Auckland architect R. K. Binney was lamenting “the collection of pretty Californian bungalows, Spanish mission houses and American Gothic buildings, all looking foreign, selfconscious and uncomfortable in a setting that is as English as any country out of England could be”. But it was too late for lament. “Spanish Mission” style, pioneered by Professor Wilkinson in Australia (1922) and the incredible Mizner brothers in America (mid 1920s) left its mark on even the smallest New Zealand country town. Everywhere was seen the stock builders’ clichés—the simple house shape wore a red tiled or corrugated-iron roof and a “Spanish” veneer. Characteristic features were the yellow-smeared pisé stucco wall finish; the deep-tiled front porch, with triple arches and twisted Baroque columns; arcaded side verandah porches and verandahs with false parapets capped with red “Cordova” tiles, which also crowned the dovecot chimneys and front room windows; fixed window shutters, black wrought-iron grilles and balustrading; and ornate gable ends and lanterns. “Spanish mission” style was used in such public buildings as the Auckland Grammar School, Mount Eden, and the Rotorua Town Hall/Theatre.¹³</i></p> <p>Potential values: Physical Attributes, Aesthetic</p>	<p>Priority 2</p> <p>(a) (b) (d)</p>

¹² Drainage Plan, 1935. Accessed at Auckland Council FileNet.

¹³ 'Characteristic House Types – Seven Basic Styles', from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. Te Ara - the Encyclopedia of New Zealand, updated 22-Apr-09 URL: <http://www.TeAra.govt.nz/en/1966/architecture/page-5>

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
11	 <p>Google street view 2012</p>	State Pensioner Housing	6-12 Pelham Street, Point Chevalier CT-88D/159 LOT 2 DP 148881	Residential architecture (State Housing)	<p>Built in 1938 by Mr E. G. Rose and opened by MP John A. Lee, this property is believed to represent the first state units in Auckland specifically designed and built for pensioners.¹⁴ During the same year, Christchurch Council established a new direction by erecting the first complex of rental cottages/flats for old-age pensioners, leading to an informal distinction between state and council housing provision.¹⁵</p> <p>The building is a single-storey structure of brick and timber construction and comprising four-units. The building has the potential to provide further information on the establishment and historical development of state and council provisions in Auckland and New Zealand.</p> <p><i>Potential values: Historical, Social</i></p>	<p>Priority 1</p> <p>(a) (b) (c) (d) (e)</p>
12	 <p>May 2013</p>	Old Homestead	92 Point Chevalier Road, Point Chevalier CT-47C/819 Lot 2 DP 348 1330m2, Lot 3 DP 348	Residential architecture	<p>The Old Homestead, also known as 'Ridgemont', was located on a prominent corner site at the southern end of Point Chevalier Road.</p> <p><i>Since the first draft of this Study List was prepared in September 2013, the building has since been evaluated for historic heritage potential and was removed from the site.</i></p>	<p>N/A – Already evaluated in 2013</p>
13	 <p>March 2014</p>	John A. Lee Corner	22-24 Point Chevalier Road CT-28D/591 Pt Lot 1 DP 72941 2170m2	Residential architecture (State Housing)	<p>John A. Lee Corner is a group of 10 pensioner flats erected at the corner of Point Chevalier and Great North Roads by the Auckland City Council in 1975. The flats are named in honour of John Alexander Lee, a Labour Party MP known for his involvement in the state housing programme.¹⁶ The land was previously used by Auckland City as a city works depot.¹⁷</p> <p>A plaque commemorating the opening of the flats in October 1975 is affixed to the concrete block wall. Suggested by the Point Chevalier Historical Society.</p> <p><i>Potential values: Historical, Social</i></p>	<p>Priority 2</p> <p>(c) (d) (e)</p>

¹⁴ Ibid.

¹⁵ Ben Schrader. 'Housing and government - Council housing', Te Ara - the Encyclopedia of New Zealand, updated 13-Jul-12, URL: <http://www.TeAra.govt.nz/en/housing-and-government/page-4>

¹⁶ 'John A Lee', URL: <http://www.nzhistory.net.nz/people/john-a-lee>, (Ministry for Culture and Heritage), updated 31-Jan-2014

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
14	 <p>April 2014</p>	English Cottage Bungalow	17 Premier Avenue, Point Chevalier CT-100C/444 LOT 103 DP 20219	Residential architecture	<p>17 Premier Avenue was part of the Pasadena Estate, which was developed by the Pasadena Estate Company, a real estate syndicate that was incorporated in 1923, and remained in operation until 1940.¹⁸ The main subdivisions of the Pasadena Estate occurred between 1926 and 1929, and created Premier Avenue, Pasadena Avenue, and Baldwin Avenue (now Riro Street).¹⁹ The estate was likely named for the city of Pasadena, a Southern California garden suburb that is famously filled with quintessential Californian Bungalows—a vision that was published regularly in New Zealand newspapers and would likely have resonated with Auckland developers in the 1920s.</p> <p>17 Premier Avenue stood out during the field survey as a notable example of 1930s residential architecture. It exhibits an interesting combination of a traditional bungalow form adorned with English Cottage-style details, and represents a particular variation of the bungalow style that is found throughout the neighbourhood. The presence of so many nearly identical in the Pasadena Estate would suggest that these houses may have been built speculatively by a builder, or by the syndicate itself.</p> <p>A drainage plan for this 3-bedroom house was approved in 1936, with William Bremmer listed as the owner. Bremmer was one of the directors of the Pasadena Estate Company; the nature of his (and/or the company's) involvement in the construction of 17 Premier Avenue is unknown, but this connection is certainly worth further investigation. The front of the house is unchanged, but additions to the rear include an extension in 1991 and a deck in 2010.²⁰</p> <p><i>Potential values: Historical, Physical Attributes, Aesthetic</i></p>	Priority 2 (a) (b) (d)

¹⁷ Email correspondence with Mark McVeigh (21 February 2014)

¹⁸ BADZ 5181/437, R9094818, Archives New Zealand. Referenced in Lisa Truttman, "Pt Chevalier Summary," 2014.

¹⁹ DPs 20219 and 21696, LINZ records.

²⁰ Building Consent drawings, 1936-2010. Accessed at Auckland Council FileNet.

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
15	 <p>April 2014</p>	Bungalow	26 Moa Road, Point Chevalier CT-394/210 LOT 40 PT LOT 41 DP 8812	Residential architecture	<p>26 Moa Road was constructed in 1924 for J Francis (original architect/builder unknown, as only a drainage plan was uncovered). The plans show a side entry and a sleeping porch at the front. The house was converted to two flats in 1966.²¹ Moa Road was surveyed in 1913 as part of the Liverpool Estate, and the surrounding houses are primarily bungalows from the 1920s.</p> <p>This house stood out during the field survey for its unusual use of materials and detailing. The pebbledash cladding, arched openings, and quoins are unique details that are not commonly seen on bungalows. The building appears to have been little changed since its original construction, and even retains its original concrete boundary wall (although the pillars are damaged).</p> <p><i>Potential values: Physical Attributes, Aesthetic</i></p>	<p>Priority 2 (a) (b) (d)</p>
16	 <p>Google street view 2012</p>	Target Street	North side of Target Street, between Point Chevalier Road and Muripara Avenue	Residential development	<p>Target Street formed part of Allotment 21, which was subdivided into residential subdivisions in 1930 and 1932.²² The street is largely characterised by single-storey brick and timber bungalows from the 1930s, many of which benefit from open views over Walker Park.</p> <p>This area is covered by the Pre-1944 Building Demolition Control overlay in the Proposed Auckland Unitary Plan, and is zoned as 'Mixed Housing Suburban.'</p> <p>Refer to the attached map for an indicative boundary which has been drawn to represent a broad area of interest. Far more site-specific research and investigations are required to achieve a greater understanding of the potential values of the place and determine, where necessary, appropriate boundaries.</p>	<p>Priority 2 – Area (d)</p>

²¹ Building Consent drawings, 1924-1966. Accessed at Auckland Council FileNet.

²² LINZ: DP 24719 and DP 23198

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
17	 <p>September 2013</p> <p>September 2013</p>	Springside/Walker Estate	Part of Walker Road, Pelham Avenue, Rama Road, Hawea Road, Formby Avenue, Smale Street, Berridge Avenue, Studholme Street, Miller Street, Alberta Street and Montrose Street	Residential development	<p>This residential area captures “Springside,” the first large-scale residential subdivision in Point Chevalier. Dating from 1882, the subdivision incorporated the streets of Morton and Albert (now Montrose and Alberta Streets respectively), a church reserve and a school reserve.²³ Residential development however, appears to have occurred sometime later.</p> <p>Another residential subdivision occurred in 1924, which resulted in the formation of Park Avenue (now Pelham Avenue) and Seymour Road (now Smale Street). Alberta Street was developed with a group of state houses in 1938, which appears to be the first state house development in Point Chevalier. Development within this area predominantly dates from the inter-war period with a small number of earlier and later buildings interspersed.</p> <p>This area is covered by the Pre-1944 Building Demolition Control overlay in the Proposed Auckland Unitary Plan, and is zoned for increased density as ‘Mixed Housing Suburban.’ It appeared to have a relatively high level of integrity during the Level 2 windshield survey.</p> <p>Refer to the attached map for an indicative boundary which has been drawn to represent a broad area of interest. Far more site-specific research and investigations are required to achieve a greater understanding of the potential values of the place and determine, where necessary, appropriate boundaries.</p>	<p>Priority 1 – Area</p> <p>(a) (b) (c) (g)</p>

²³ Sir George Grey Special Collections, Auckland Libraries, NZ Map 2695

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
18	 <p>February 2014</p>  <p>Google street view 2012</p>	Liverpool Estate	Parts of Huia Road, Kiwi Road, Walmer Road, Moa Road, Wakapitu Street and Tui Street	Residential development	<p>This residential area captures a large proportion of the “Liverpool Estate Subdivision,” part of the “Town of Meola Extension, No.9). Streets were surveyed for the Liverpool Estate Syndicate in 1913 (Moa Street), 1914 (Huia Street) and 1920 (Kiwi Road).²⁴ Walmer Road was surveyed in 1924.²⁵ The streets area is predominantly characterised by single-storey bungalows from the inter-war period.</p> <p>This area is covered by the Pre-1944 Building Demolition Control overlay in the Proposed Auckland Unitary Plan, and is zoned for increased density as ‘Terrace Housing and Apartment Buildings’ and ‘Mixed Housing Urban’ at the southern end, and ‘Mixed Housing Suburban’ at the northern end. It appeared to have a relatively high level of integrity during the Level 2 windshield survey.</p> <p>Refer to the attached map for an indicative boundary which has been drawn to represent a broad area of interest. Far more site-specific research and investigations are required to achieve a greater understanding of the potential values of the place and determine, where necessary, appropriate boundaries.</p>	<p>Priority 1 – Area</p> <p>(a) (b) (c) (g)</p>

²⁴ LINZ: DP 8812, DP 9764 and DP 15118

²⁵ LINZ: DP 17921

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
19	 <p>Google street view 2012</p>	Point Chevalier State Housing	Parts of Moa Road, Riro Street, Premier Avenue, and Kettle Street, Kanuka Street and De Luen Street (pictured)	Residential development	<p>Much of this residential area represents later subdivisions, such as Kanuka Street in 1939.²⁶ However, Premier Avenue was first surveyed for subdivision as early as 1913 on behalf of Thompson and Bell.²⁷ The area is predominantly characterised by single-storey brick and timber state houses, interspersed with pockets of green open space. Streets such as Kanuka, Kettle and De Luen Streets represent good examples of state house planning, with curvilinear street, cul-de-sacs and a roundabout which mark the distinct shift from the previous pattern of bungalow subdivisions.</p> <p>This area is covered by the Pre-1944 Building Demolition Control overlay in the Proposed Auckland Unitary Plan, and is zoned for increased density as 'Mixed Housing Suburban.' It appeared to have a relatively high level of integrity during the Level 2 windshield survey.</p> <p>Refer to the attached map for an indicative boundary which has been drawn to represent a broad area of interest. Far more site-specific research and investigations are required to achieve a greater understanding of the potential values of the place and determine, where necessary, appropriate boundaries.</p>	<p>Priority 2 – Area</p> <p>(e)</p> <p><i>A study of Social Housing in Auckland is currently in process. Completing this study is necessary to properly understand this area in its wider context.</i></p>

²⁶ LINZ DP 38271

²⁷ LINZ DP 8743

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
20	 <p>Google street view 2012</p>  <p>Google street view 2012</p>	Pasadena Estate	Pasadena Avenue and part Premier Avenue	Residential development	<p>The residential area known as the Pasadena Estate has been flagged by members of the public as containing a high concentration of intact historic homes.</p> <p>The Pasadena Estate Company was a real estate syndicate incorporated in 1923, and remained in operation until 1940.²⁸ The main subdivisions of the Pasadena Estate occurred between 1926 and 1929, and created Premier Avenue, Pasadena Avenue, and Baldwin Avenue (now Riro Street).²⁹ The street layout may have been designed by R.B. Hammond, who is a notable figure in the planning field as New Zealand's first Town Planner.³⁰ The estate was likely named for the city of Pasadena, a Southern California garden suburb that is famously filled with quintessential Californian Bungalows—a vision that was published regularly in New Zealand newspapers and would likely have resonated with Auckland developers in the 1920s.</p> <p>Although the Pasadena Estate was built out by 1940, this area is <u>not</u> covered by the Pre-1944 Building Demolition Control overlay in the Proposed Auckland Unitary Plan. It is zoned for increased density as 'Terrace Housing and Apartment Buildings' and 'Mixed Housing Urban.'</p> <p>Refer to the attached map for an indicative boundary which has been drawn to represent a broad area of interest. Additional investigation is required to determine the potential values of the area, and understand whether it possesses sufficient historic integrity.</p>	Priority 1 – Area (f) (g)

²⁸ BADZ 5181/437, R9094818, Archives New Zealand

²⁹ DP 20219 and SP 21696, LINZ records.

³⁰ *New Zealand Herald*, 7 August 1926, p.16. Accessed at PapersPast.

BUILDING THE CITY (RESIDENTIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
21	 <p>Google street view 2012</p>	Great North Road Residential Area	Part of Great North Road, between Moa and Motions Roads	Residential development	<p>This residential area incorporates a portion of Great North Road that comprises a group of bungalows and Art Deco buildings predominantly dating from the 1920s and 1930s. Both sides of the street were subdivided in 1925-26.³¹</p> <p>This area is partially covered by the Pre-1944 Building Demolition Control overlay in the Proposed Auckland Unitary Plan, and is zoned for increased density as 'Mixed Use.' It appeared to have a relatively high level of integrity during the Level 2 windshield survey.</p> <p>Refer to the attached map for an indicative boundary which has been drawn to represent a broad area of interest. Far more site-specific research and investigations are required to achieve a greater understanding of the potential values of the place and determine, where necessary, appropriate boundaries.</p>	Priority 1 – Area (a) (g)

³¹ LINZ DP 19235 and DP 19529

BUILDING THE CITY (COMMERCIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
22	 <p>May 2013</p>	Pasadena Buildings	1041-1049 Great North Road, Point Chevalier CT-57B/73, CT-57B/74 SHOPS 1,2 DP 101707 ON LOT 32 DP 19235 2/7 SH 602 M2	Commercial architecture	<p>The area of Point Chevalier known as Pasadena was, in 1911, part of 149 acres of land located between Great North Road, Point Chevalier Road and Meola Creek owned by William and James Thomson and Alexander Bell.³²</p> <p>The Pasadena Buildings are located on a relatively conspicuous corner site, visible on the eastern approach into Point Chevalier. Built in 1930 by architect A.C. Jeffries, the same year that the electric tram lines extended into Point Chevalier, the building reflects the growth of the area at that time. The buildings were built to service the Pasadena Estate, which was developed by the Pasadena Estate Company, a real estate syndicate. The fact that this was an integral part of a speculative property development illustrates the important historical link between commercial and residential development patterns. The main subdivisions of the Pasadena Estate occurred from 1926 to 1928, and the area was fully built out with bungalows by 1940.</p> <p>Originally operating as a local butcher shop, in addition to a grocer, fruiter and confectioner, the buildings served the local community along with visitors to the area, and illustrate a time when Aucklanders relied on local shops instead of supermarkets and chain stores.</p> <p>Constructed of plastered masonry, the building features a prominent Dutch gable and Spanish Mission influences, a style noticeably adopted in a number of the residential properties in Point Chevalier.</p> <p>Previous research about the Pasadena Buildings was gathered by Auckland City Council, and is readily available for use in this HHS.</p> <p><i>Potential values: Historical, Physical Attributes, Context, Aesthetic</i></p>	Priority 1 (a) (b) (c) (d) (f)

³² Truttman, L., Pt Chevalier Times, August 2010, *Pasadena: a piece of California at Point Chevalier*, No.13

BUILDING THE CITY (COMMERCIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
23	 <p>May 2013</p>	Jessica's Wig Salon	196-202 Point Chevalier Road, Point Chevalier CT-77A/238 Lot 16 DP 23840	Commercial architecture	<p>The "Jessica's Wig Salon" building appears to be an intact example of an early twentieth century mixed-use building. The building is composed of a one-storey masonry commercial section with two angled, recessed storefronts attached to a hipped-roofed dwelling behind.</p> <p>According to Point Chevalier Historical Society members, the building was once known as the "Walker Tram Stop" because one of the Point Chevalier tram lines terminated here.</p> <p>The building represents one of a group of small shops located along Point Chevalier Road, and should be studied as a group with the other shops.</p> <p>The building is covered by the Pre-1944 Building Demolition Control overlay in the Proposed Auckland Unitary Plan, and is zoned as 'Neighbourhood Centre.' It appeared to have a relatively high level of integrity during the Level 2 windshield survey.</p> <p>Suggested by Point Chevalier Historical Society. Further research needed.</p> <p><i>Potential values: Historical, Physical attributes, Context</i></p>	<p>Priority 1</p> <p>(a) (b) (e) (f) (g)</p> <p><i>Recommended for study as a group with the other shops along Point Chevalier Road (potential non-contiguous Historic Heritage Area)</i></p>

BUILDING THE CITY (COMMERCIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
24	 <p>May 2013</p>	Shop	290 Point Chevalier Road, Point Chevalier CT-362/223 LOT 3 DP 7475	Commercial architecture	<p>In 1911, the land upon which the shop and associated dwelling stand formed part of the subdivision of Lot 11 of Allotment 22 "Town of Meola Extension No.2," surveyed for R. T. Michaels.³³ In 1941, the land was owned by HM the King.³⁴ Further research is needed.</p> <p>The single-storey structure is likely to have been built during the 1910-20s, a key period of development in Point Chevalier. It would have served the growing community that was establishing itself on the nearby residential subdivisions. Of masonry construction with a painted finish, the building appears to retain its original shop front with intact form and fenestration. Of particular note is a painted motif on the north elevation of the building, making it a noticeable structure on its corner site.</p> <p>The building represents one of a group of small shops located along Point Chevalier Road, and should be studied as a group with the other shops.</p> <p>The building is covered by the Pre-1944 Building Demolition Control overlay in the Proposed Auckland Unitary Plan, and is zoned as 'Neighbourhood Centre.' It appeared to have a relatively high level of integrity during the Level 2 windshield survey.</p> <p><i>Potential values: Historical, Social, Context</i></p>	<p>Priority 1</p> <p>(a) (b) (e) (g)</p> <p><i>Recommended for study as a group with the other shops along Point Chevalier Road (potential non-contiguous Historic Heritage Area)</i></p>

³³ LINZ: DP 7475

³⁴ LINZ: SO 32167

BUILDING THE CITY (COMMERCIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
25	 <p>May 2013</p>	Old Bakery	506-508 Point Chevalier Road, Point Chevalier CT-322019 Lot 1 DP 380419 417m2	Commercial architecture	<p>Built as a bakery and two shops in 1927 for D Armishaw at a cost of £2,100.³⁵ Two-storey masonry building with predominantly intact shop-fronts.</p> <p>Changes were undertaken to the property during the mid-2000s including a change in cladding and structural upgrading (2005), a two-lot subdivision and amalgamation with boundary adjustment (2006) and creation of vehicle parking and manoeuvring area (2007).³⁶</p> <p>The building represents one of a group of small shops located along Point Chevalier Road, and should be studied as a group with the other shops.</p> <p>The building is covered by the Pre-1944 Building Demolition Control overlay in the Proposed Auckland Unitary Plan, and is zoned as a 'Neighbourhood Centre.' It appeared to have a relatively high level of integrity during the Level 2 windshield survey.</p> <p>Previous research about 506-508 Point Chevalier Road was gathered by Auckland City Council, and is readily available for use in this HHS.</p> <p><i>Potential values: Historical, Physical attributes, Context</i></p>	<p>Priority 1</p> <p>(a) (b) (d) (e) (f) (g)</p> <p><i>Recommended for study as a group with the other shops along Point Chevalier Road (potential non-contiguous Historic Heritage Area)</i></p>

³⁵ Auckland Council Property Records (ACC Filenet); Kennaway, L., *Point Chevalier: A Walk through our history*

³⁶ Auckland Council Property Records (ACC Filenet)

BUILDING THE CITY (COMMERCIAL)						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
26	 <p>May 2013</p>	Point Chevalier Town Centre	1210-1234 Great North Road, Point Chevalier	Commercial development	<p>A group of buildings reflecting commercial development associated with the growth of Point Chevalier during the late-1920s/early-1930s, and in response to the arrival of the tram in 1930.</p> <p>Comprising a series of single and multi-storey structures, of predominantly plastered brick construction, the buildings include the prominent Ambassador Cinema, the ASB Bank and the former Fisheries Building. These buildings are the designs of prominent Auckland architects A. Sinclair O'Conner (Cinema, Fisheries building) and D. B. Patterson.</p> <p>The inter-war structures appear intact examples of their type and possess strong contextual value.</p> <p>Previous research about the ASB Bank, Ambassador Cinema, and Fisheries Building was gathered by Auckland City Council, and is readily available for use in this HHS.</p> <p>See the attached map for an indicative area boundary for further research and survey work.</p> <p><i>Potential values: Historical, Physical Attributes, Aesthetic, Context</i></p>	<p>Priority 1 – Area</p> <p>(a) (b) (c) (d) (g)</p>

GOVERNMENT						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
27	 <p>May 2013</p> <p>http://111emergency.co.nz/FIRE/Stations-Auckland/PointChevalierFireStn.JPG</p>	Former Point Chevalier Fire Station	59 Point Chevalier Road, Point Chevalier CT-343/147 LOT 229 DP 8813	Public Services & Facilities – Fire Service	<p>In 1921, the Auckland Fire board purchased the land upon which the former Point Chevalier Fire Station stands and built a fire shed to accommodate a hand pump.³⁷ At this time, the Mt Albert Fire Brigade provided a fire service, at a cost, to the Point Chevalier district.³⁸</p> <p>The Point Chevalier Fire Station was built in 1926 to a design by noted Auckland architect, D. B. Patterson, during his tenure as Chief Architect for the Auckland Fire Board. Constructed of plastered brick over two storeys with a terracotta tile roof, the fire station was built before much of the development that occurred locally during the 1930s and 1940s. It is thought likely that the site was also utilised by the St John's Ambulance Service during the 1920s to 1930s.³⁹</p> <p>The station represents one of a small number of fire stations existing in the Albert-Eden Local Board area, from the early decades of the 20th century, a period when Auckland was provided fire fighting coverage just before and following the First World War. The fire station closed in July 1985 and was sold a year later. It is now in private ownership.</p> <p>Some minor changes have occurred to the building including a first floor extension to the rear, but its form and detailing remain largely intact. Of thematic interest.</p> <p>Previous research about the former fire station was gathered by Auckland City Council, and is readily available for use in this HHS.</p> <p><i>Potential values: Historical, Physical attributes, Context</i></p>	<p>Priority 1</p> <p>(a) (b) (c) (d) (e) (g)</p>

³⁷ LINZ: CT 343/147; McLean, G., 1992, *Fires and Fire Fighting* p.144; Gillan, G. M., 1985, *United to Protect: An Historical Account of the Auckland Fire Brigade 1848-1985*, p.58 (cited in Truttman, L. J., 4 October 2005, *Research Summary 59 Pt Chevalier Road, Point Chevalier (former Fire Station)* UID 970)

³⁸ Gillan, G. M., p.58 (cited in Truttman, L. J., 4 October 2005, *Research Summary 59 Pt Chevalier Road, Point Chevalier (former Fire Station)* UID 970)

³⁹ Historian Lisa J. Truttman suggests that this is likely based on valuation records that reference "photographs showing brick St Johns Ambulance Shed" on the site, City Archives

GOVERNMENT						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
28	 <p>March 2014</p>	Former Point Chevalier Police Station	399 Point Chevalier Road, Point Chevalier CT-414/64 LOT 9 DP 17996	Public Services & Facilities – Police Service	<p>The first police station in Pt Chevalier is a bungalow at 399 Pt Chevalier Road (1925-c.1992). Examples of early surviving police stations are rare throughout the Albert Eden Local Board area.</p> <p>Suggested by Lisa Truttman, who recently researched and authored an article about the police station in the Point Chevalier Times.</p> <p><i>Potential values: Historical, Physical Attributes, Context</i></p>	<p>Priority 1</p> <p>(a) (d) (e) (f)</p>
29	 <p>Nurse A. Pohlen outside her private maternity hospital, Great North Road. B. R. Elliott Photo, courtesy L. E. Elliott. Point Chevalier Times No.5, June 2009</p>	St Catherine's Maternity Home	1048 Great North Road CT-610/183 LOT 15 DP 19529	Healthcare	<p>St Catherine's Maternity Home at 1048 Great North Road was run by Annie Sophia Gillender Pohlen and Mary Pohlen from 1936-c.1973. According to <i>Point Chevalier Times</i> No. 5 June, 2009: "At 1048 Great North Road, [Colin Woolam] Anderson sold the property to Harold Frederick Lowndes, a contractor, who built a bungalow in 1929. This was sold to a carpenter named Percy Sawyer. From around 1938, Nurse Annie Sophia Gillender Pohlen setup the St Catherine's Maternity Home, purchasing the property outright from Sawyer in 1943. From 1944, she was joined by Mary Elizabeth Pohlen, and the maternity home operated until c.1973, according to file references in the Archives NZ database. Annie Pohlen died in 1976, while Mary Pohlen died in 1989. Folks still know the home best as 'Nurse Pohlen's.'" Suggested by Lisa Truttman.</p> <p><i>Potential values: Historical, Social</i></p>	<p>Priority 2</p> <p>(d) (f)</p>
30	 <p>Google Maps 2012</p>	Craigwood Maternity Home	15 Huia Road, Point Chevalier CT-306/248 LOT 181 DP 9764	Healthcare	<p>"Craigwood" was another maternity home at 15 Huia Road. It was run by Nurse Carr from 1931-1936.⁴⁰</p> <p>Suggested by Lisa Truttman</p> <p><i>Potential values: Historical, Social</i></p>	<p>Priority 3</p> <p>(c) (d)</p>

⁴⁰ *Point Chevalier Times* No. 33, October 2013

WAYS OF LIFE						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
31	 <p>Point Chevalier Times No. 33</p> <p>February 2014</p>	Hallyburton Johnstone Gates	<p>335 Point Chevalier Road (physical address of gates)</p> <p>25 Dignan Street, Point Chevalier (sports club legal address)</p> <p>CT-1116/252 Lots 6-7 DP 16001</p>	Sports and Recreation	<p>These ornate gates provide pedestrian access to the Point Chevalier Hallyburton Johnstone Tennis Club. The club opened in 1927 after bowling enthusiasts convinced Mr Johnstone to buy the property. Hallyburton Johnstone (1862-1949) was a farmer, property investor and benefactor (not to be confused with one of his descendants of the same name, who was a New Zealand politician). He was a local philanthropist and businessman who actively supported sport: the Hallyburton Johnstone Shield for women's cricket has been contested since 1935. Johnstone's life is well-documented in <i>A Waikato Settler's Legacy</i> (researched by Yvonne McCardell).⁴¹</p> <p>The gates have long been a local icon along Point Chevalier Road, although they have recently lost their distinctive arch with "Hallyburton Johnstone" signage. The remaining wrought iron pillars are in poor condition, and are badly rusting.</p> <p>Suggested by Point Chevalier Historical Society.</p> <p><i>Potential values: Aesthetic, Social, Context</i></p>	<p>Priority 3</p> <p>(b) (c)</p>

⁴¹ Yardy Yardy Yardy blog, accessed at <http://yardyyardy.com/2012/03/pt-chevs-hallyburton-archway.html#ixzz2qX3WBsWP>

WAYS OF LIFE						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
32	 <p>May 2013</p> <p>'Sir George Grey Special Collections, Auckland Libraries, 4-4927'</p>	The Church of Ascension	11 Dignan Street, Point Chevalier CT-263/105, CT-481/3 Pt Lot 16 DP 3322 921m2, Pt Lot 16 DP 3322 1083m2, Lot 6 DP 21471	Religion	<p>Located on Dignan Street, named after one of the earliest settlers in Auckland, the Church of Ascension was built in 1918. Built to a cruciform plan with a bell tower that was once the highest point in the district, the church was reputedly constructed of native timbers. An attractive building that reflects the detailing of the transitional period, the church appears predominantly intact.</p> <p>In the early 1940s, the Rattray Memorial Hall was built in the church grounds for use as a Sunday School and to provide a space for the Boy Scouts, Girl Guides and the Church Indoor Bowls Group. The hall was extended in the 1950s.⁴²</p> <p><i>Potential values: Historical, Social, Physical Attributes</i></p>	<p>Priority 1</p> <p>(a) (b) (c)</p>
33	 <p>February 2014</p>	St Philip's Presbyterian Church (Former)	315 Point Chevalier Road, Point Chevalier CT-264/270 PT LOT 15 DP 3322		<p>St Philip's Presbyterian Church was opened on Point Chevalier Road in 1917 by Reverend Jolly.^{43 44}</p> <p>The Presbyterian Church used St Philip's until 2009, when the property was sold and the congregation moved to the Old Homestead at 92 Point Chevalier Road.⁴⁵ The building is currently used as the Serbian Orthodox Church of the Holy King Milutin.</p> <p><i>Potential values: Historical, Social</i></p>	<p>Priority 3</p> <p>(b)</p>

⁴² The Church of the Ascension website: <http://www.ascension.org.nz/history.htm>

⁴³ "Page 2 Advertisements Column 2," *Auckland Star* (2 August 1917), page 2. Accessed at [PapersPast](http://paperspast.govt.nz/).

⁴⁴ "Names from 'The Story of Point Chevalier: 1861-1961'". Accessed at <http://pearlspad.net.nz/Point%20Chevalier.htm>.

⁴⁵ Angela Singer, "Church moves into heart of community," *Presbyterian Church of Aotearoa New Zealand*, accessed at <http://presbyterian.org.nz/publications/spanz-magazine/2010/june-2010/church-moves-into-heart-of-community>.

WAYS OF LIFE						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
34	 <p>May 2013</p> <p>'Sir George Grey Special Collections, Auckland Libraries, 7-A11012'</p>	St Francis Catholic Church/School	2 Montrose Street, Point Chevalier CT-3D/1130, CT-695/378, CT-606/255, CT-86D/353, CT-690/170, CT-740/115 LOTS 1 2 DP 49912 LOTS 100-105 DP 348 ALLOTS 358 359 TITIRANGI PSH PT LOT 1 DP 2093	Religion Education	St Francis Catholic Church, part of the St Francis School complex, was built in 1930. During the week, the building was used as a two-room classroom. It is said that that the internal partition was removed and the desks turned into pews for Mass during the weekend. In 1948, the first school buildings arrived which comprised of two former American army huts. ⁴⁶ A modest extension to the Montrose Street elevation does compromise the building's formal frontage to a degree, yet its form, design and detailing appears to remain largely intact from the exterior. <i>Potential values: Social</i>	Priority 2 (a) (b) (d)
35	 <p>May 2013</p>	Villa St Francis Church Presbytery	32 Point Chevalier Road, Point Chevalier CT-740/116, CT-8A/762 PT LOTS 1 2 DP 29546	Residential architecture Religion	The date of the villa is unknown, but a house is noted on Section 108 of Lot 19 in an early subdivision plan, dated 1882 which may indicate the building was constructed prior to this date. ⁴⁷ Although little is known of the building's origins, the Catholic Church purchased the property in 1943 for use as a presbytery in association with the adjacent church building and school. The place appears to have undergone numerous external alterations and additions. ⁴⁸ <i>Potential values: Historical</i>	Priority 2 (a) (b) (d)

⁴⁶ Kennaway, L., *Point Chevalier: A Walk through our History* leaflet

⁴⁷ LINZ DP 348

⁴⁸ Kennaway, L., *Point Chevalier: A Walk through our History* leaflet

WAYS OF LIFE						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
36	 <p>March 2014</p>  <p>February 2014</p>  <p>1959 Aerial, Auckland Council GIS Viewer</p>  <p>2010 Aerial, Auckland Council GIS Viewer</p>	Pasadena Intermediate School	<p>Moray Place, Point Chevalier CT-646/101</p> <p>Lot 123 DP 21644 26871m2, Pt Lot 116 DP 21696, Pt Lot 117 DP 21696, Pt Lot 118 DP 21696, Lot 120 DP 21696, Lot 121 DP 21696, Lot 125 DP 21696, Lot 126 DP 21696, Lot 127 DP 21696, Lot 128 DP 21696, Lot 129 DP 21696, Lot 130 DP 21696</p>	Education	<p>Pasadena Intermediate School opened in 1942 to serve the older students from Point Chevalier School (opened 1925) and Gladstone School (opened 1887), demonstrating the population growth occurring in Point Chevalier at that time.</p> <p>According to a newspaper article from 1941: “The Minister of Education (Mr. Mason) announced last night that it had been decided that two more intermediate schools should be provided in Auckland immediately in areas where the school building problem had become particularly acute. For the first of these, in Pasadena, near Western Springs, tenders had already been let, and tenders had been called for one at Onehunga.”⁴⁹</p> <p>The school was unusual in that it was one of the few built during World War II when resources were scarce. It also illustrates the changes in the educational system and the success of the intermediate school approach, which was still a relatively new concept at the time of Pasadena’s construction.</p> <p>According to aerial photographs, the school has been altered, with the construction of a large gymnasium in what was once a front courtyard, and additional wings added to the school’s flanks. Further research is needed to determine whether the school retains historic integrity.</p> <p>Suggested by Point Chevalier Historical Society.</p> <p><i>Potential values: Historical, Social, Context</i></p>	<p>Priority 2</p> <p>(a) (b)</p>

⁴⁹ “New Schools,” *Evening Post* (2 May 1941), page 9. Accessed at [PapersPast](http://paperspast.nz).

WAYS OF LIFE						
#	Photo	Name	Address and legal description from Auckland Council GIS	HCS Themes	Notes	Priority Level
37	 March 2014	Point Chevalier School	7-31 Te Ra Road, Point Chevalier CT-105D/598 Lot 3 DP 8067, Lot 4 DP 8067, Lot 1 DP 179987 17596m2	Education	The first primary school to serve Point Chevalier was Gladstone School, which opened in 1887 as “Point Chevalier School.” The school on Te Ra Road opened in 1925, and assumed the name of Point Chevalier School. Thirty native trees were planted on the campus in 1927 as a WWI memorial. ⁵⁰ The school has since been altered, and further research is needed to determine whether the school retains sufficient historic integrity. <i>Potential values: Historical, Social</i>	Priority 2 (b) (d)
38	 February 2014	Rugby League Clubhouse	417 Point Chevalier Road CT-342/133 LOT 1 PT LOTS 2-3 DP 7354	Sports and Recreation	The Point Chevalier Rugby League Club was founded in 1919, with the inaugural meeting held in 1919 at Jim Agger’s Bootshop (on Great North Road, between Huia and Point Chevalier Roads). The club has played at Walker Park from the 1920s, and had their first clubhouse there in 1932. The current clubhouse on Point Chevalier Road dates from the 1950s. ⁵¹ Suggested by Point Chevalier Historical Society. <i>Potential values: Historical, Social</i>	Priority 2 (d) (f)
39	 Point Chevalier Sailing Club Google+ Page Profile Photo, accessed at https://plus.google.com/106833227299888052361/about	Point Chevalier Sailing Club	23-27 Raymond Street, Point Chevalier CT-21D/894, CT-53D/871 Pt Lot 1 DP 38208 2587m2, Lot 2 DP 38208, ALLOT 340 Parish TITIRANGI, ALLOT 342 Parish TITIRANGI, ALLOT 341 Parish TITIRANGI 2815m2	Sports and Recreation	The Point Chevalier Sailing Club is a long-standing Point Chevalier organisation founded in 1919. The club acquired land at 96 Harbour View Road and in 1923, purchased a disused building from the hospital at Coyle Park and re-used the timber to construct their clubhouse. In 1969, the sailing club was permitted to reclaim land from the harbour at the end of Raymond Street and build a boat ramp. The club’s headquarters remained at Harbour View Road until the late 1980s, when the ground started to slip. A new clubhouse designed by architect Alastair Madill was opened in the Raymond Street Reserve in 1991, where it remains today. The original clubhouse was either demolished or heavily altered, as the site is now used as a private residence. ⁵² <i>Potential values: Social</i>	Priority 3 (a) (b) (c)

⁵⁰ Point Chevalier School, “History of Point Chevalier School,” accessed at <http://www.ptchev.school.nz/WebSpace/252/>.

⁵¹ “Club History,” Point Chevalier Pirates Rugby League, accessed at <http://ptchevpirates.co.nz/about/club-history>.

⁵² Point Chevalier Sailing Club, “History and Objectives,” accessed at <http://www.sailptchev.org.nz/>; “Point Chevalier Sailing Club,” *Point Chevalier Times* No.11 (April 2010); Kennaway, *Point Chevalier: A Walk Through Our History*.

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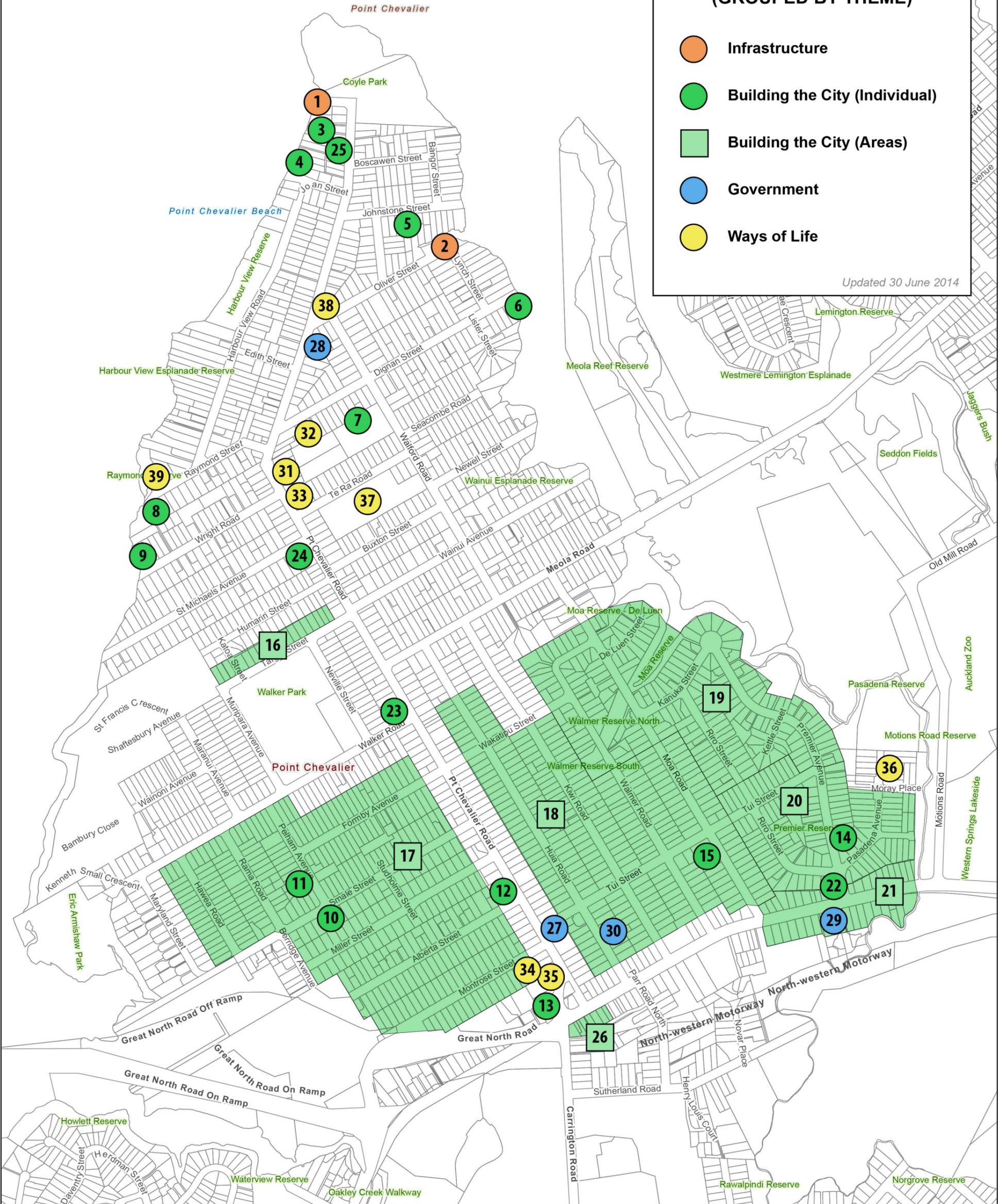
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STUDY LIST (GROUPED BY THEME)

-  Infrastructure
-  Building the City (Individual)
-  Building the City (Areas)
-  Government
-  Ways of Life

Updated 30 June 2014



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Point Chevalier Study List

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<http://intermaps.akic.govt.nz/plans/UnitaryPlanLegend.pdf>



Appendix 4 (Historic heritage evaluations) and **Appendix 5** (Special character evaluation) are available upon request.

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