

Historic Heritage Evaluation

CAC Bulk Store (former)

26 Normanby Road, Mt Eden



Prepared by Auckland Council Heritage Unit

July 2019

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Cover image: Former Bulk Store (Auckland Council May 2019)

1.0 Purpose

The purpose of this document is to consider the place located at 26 Normanby Road, Mt Eden against the criteria for evaluation of historic heritage in the Auckland Unitary Plan.

The document has utilised material from a previous Historic Heritage Evaluation completed by David Reynolds on the Colonial Ammunition Company General Office and the Bulk Store combined, in July 2016. This evaluation concentrates on the Bulk Store alone and has been prepared by Megan Walker, Built Heritage Specialist, Heritage Unit, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

Site address	26 Normanby Road Mount Eden 1024
Legal description and Certificate of Title identifier	Lot 2 DP 312430 CT 48767
NZTM grid reference	NZTM: Easting: 1757219, Northing: 5918259
Existing scheduled item(s)	None
Heritage New Zealand Pouhere Taonga listing details	None
Pre-1900 site (HNZPT Act 2014 Section 6)	No. The place does not predate 1900 and has no identified archaeological values
CHI reference/s	20230
NZAA site record number/s	None

3.0 Constraints

This evaluation does not include an evaluation of:

- archaeological values of the site and/or
- the importance of the place to mana whenua

The evaluation also does not address current structural integrity. Any comments regarding the condition of the building are based on a visual inspection only and this evaluation is not a condition report.

Fieldwork was conducted on site with the interior being viewed on 20 July 2019. The evaluation is based on the availability of information provided or able to be sourced at this time, noting that additional research may yield new information.

4.0 Historical summary

The bulk store was originally part of the complex for the Colonial Ammunition Company (CAC). The company's origins stem from 1885 when it was founded by Major John Whitney. The CAC was the earliest munitions company to be formed in Australasia. The establishment of the company arose from the perceived threat of war with Russia following Anglo–Russian rivalry in Afghanistan in 1885. With the British military under pressure forcing them to retain all of their manufactured ammunition, stocks of cartridges in New Zealand were almost exhausted during the 'Russian scare'. Seizing an opportunity, Whitney formed a partnership with Auckland gunsmith, W. H. Hazard, to produce ammunition to meet the colony's needs. The partnership between Hazard and Whitney dissolved when they failed to produce a useful product.

Innovative and entrepreneurial, Whitney continued to pursue the option of establishing what was to be the first industry to manufacture ammunition in New Zealand. Whitney and Sons was formed as a private company with his two sons Cecil and Ase. In the same year, the Government discussed with Major Whitney the possibility of producing ammunition in the colony, and Whitney in turn negotiated "sufficient inducement" from the Government in order to begin the enterprise.¹ The Government leased them 2.4 hectares of land that was part of the 25 hectare Gaol Reserve gazetted in 1876,² and the company adjoined the Mt Eden Gaol grounds.³ The Auckland City Council quarry on Mt Eden was on the boundary of the site.



Figure 1. The original Colonial Ammunition Company factory in Mt Eden. Taken by an unidentified photographer in 1885. (Alexander Turnbull Library, Wellington. Reference 1/2-136066-F).

¹ E. C. Franklin, *Mount Eden's First Hundred Years*, 1956, p. 123

² SO1731, SO 12301. The Colonial Ammunition Company (CAC) is located close to Maungawhau and the boundary of the first land transferred by Ngati Whatua to the Crown in 1840, to become the northern capital.

³ *Ammohouse Bulletin*, October 1961 (from *Manufacturing New Zealand*)

Within 12 months, Whitney and Sons delivered 5,000 Snider ball shot gun cartridges to the government and two million by the end of 1887. They not only provided cartridges for the military, but also the domestic recreational market. The success of these orders provided revenue for Whitney to expand and modernise his Mount Eden premises. In 1888, Whitney transformed his private company into a limited liability, the Colonial Ammunition Company Limited (CAC), and in 1888-1889 established the Footscray, Melbourne munitions plant, quickly acquiring all contracts for Australian mainland colonies.⁴ His son Asa, was to manage the Colonial Ammunition Company in Melbourne.

When the Mt Eden works was expanded in 1891 the workforce employed 90 to 100 staff, mostly women, though the success of the company was less than secure while operating on three-year government contracts.⁵

By 1897 production turned to .303 ammunition for the new Lee-Enfield rifle. and by 1911 the company entered into a five-year agreement with the Government for the supply of .303 ammunition with a requirement to hold half a million rounds in stock.⁶

Diversification led to the manufacture of sporting ammunition. In 1903, research and development yielded a .303 bullet with far greater accuracy than the British product, giving CAC the lead over Britain's leading manufacturer, Woolwich.⁷



Figure 2. A view of the ammunition works in 1906 in Normanby Road. (Auckland Libraries Heritage Collection 1-W960A).

⁴ Clayton, Garry James. Whitney John, Biography. Dictionary of New Zealand Biography

⁵ HNZ Listing Report 9926 2014 p7

⁶ Ibid p7

⁷ The Ammunition Contract, *Auckland Star*, 28 July 1911

Following the outbreak of the First World War, the works operated twelve to fourteen hours daily producing a million cartridges a month. In 1914 CAC negotiated a new contract with the Government for production of twenty million rounds of .303 ammunition per year.⁸ The expansion of production stretched all resources and it was clearly necessary to extend the manufacturing plant.

Additions to the works included the shot tower erected in 1916 and the new brick General Office located north of the existing gate office completed in 1917. This office was to become the public face of the company and contrasted significantly with a range of corrugated iron and board and batten timber structures that represented the incremental growth of the company's manufacturing works. Business expansion led to an increase in the size of the leased area in 1917 to nearly four hectares and by 1918 the company had entered the business of gun repairs and spares manufacture. By this time the industry was not only an important industry for the defence of New Zealand but also provided a significant contribution to the New Zealand economy.

In 1921, after an absence of two years in England, John Whitney leased the Melbourne factory to the Australian government. At the same time, he re-established the Mt Eden CAC as a private concern, owned by the Whitney family and retaining its name as the Colonial Ammunition Company Ltd

The Bluestone Bulk Store

The bluestone bulk store was constructed in the years 1921 to 1922. The building was well advanced by 1921 as indicated on a dated J. Whitney album images shown below. Its rendered front and rear facades presumably were completed by 1922, hence the dates on the east façade.



Figure 3. Construction of the bluestone bulk store in 1921, from the album of J Whitney. (Auckland War Memorial Museum Library PH -CNEG-C33089).

⁸ Ammunition Supplies. *New Zealand Herald*, 5 November 1914

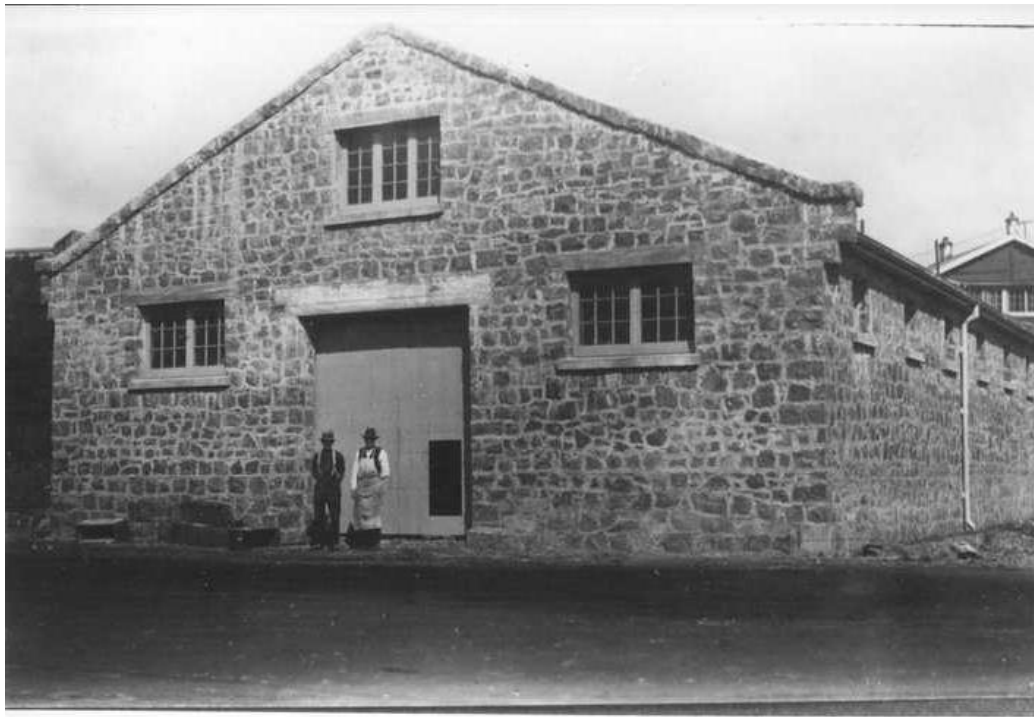


Figure 4. The bulk store in 1921 in a photograph from the album of J Whitney. (Auckland War Memorial Museum Library PH-CNEG- C33088).

On the 1932 map of the CAC works the building is marked as 'CAC Store' and by this time a corrugated iron building indicated as 'CAC Planing Mill' has been constructed hard up against the northern face of the store.⁹ It was still present in a 1968 aerial of the site.

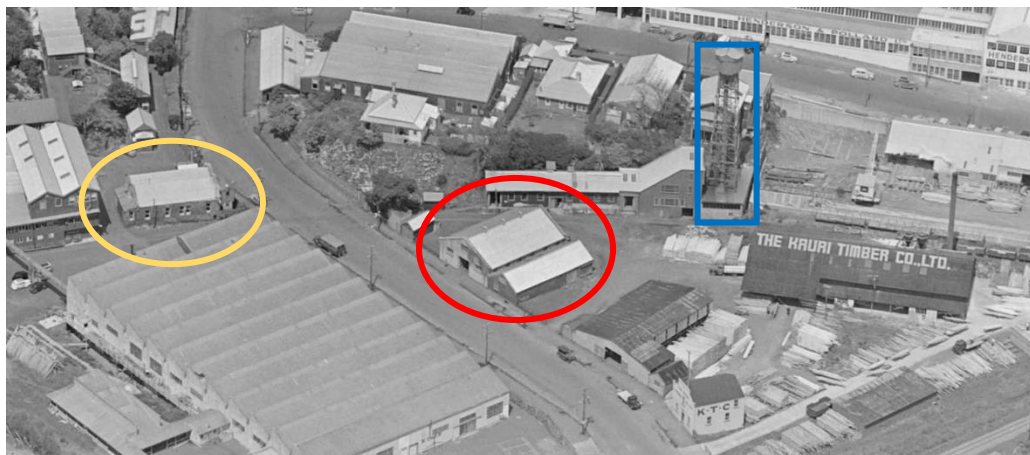


Figure 5. Detail of a Whites Aviation aerial taken on 15 Oct 1951 showing the bulk store with the attached planing mill within the red circle. The shot tower can be seen to the right in the blue rectangle and the office can be seen in the yellow circle. The Kauri Timber Company can be seen on the right on land leased from the CAC. (National Library of New Zealand. WA-29506-G).

⁹ Plan by Johnson Clark, revised and corrected up to 4 February 1932, Copy held in HNZ file BDG 183 and BDG 1236



Figure 6. A detail from another Whites Aviation aerial taken in 1951 showing the planing mill attached to the bulk store with the shot tower in the foreground and the general office building diagonally across Normanby Road from the bulk store.

The store was used for CAC's bulk production. With bulk production distributed in wooden boxes, the adjoining lot, leased to the Kauri Timber Company as a timber yard, may have been a convenient source of box wood for CAC. *Pinus radiata* had become part of their stock list. The railway siding passing between the shot tower and the bulk store suggests this part of the site was a significant departure point for moving CAC's bulk production.

Following cancellation of the Government contract in 1925, the plant diversified into crown seal production. In 1927 Whitney sold the Footscray, Melbourne plant to the Australian Government. Meanwhile in Auckland and continuing to diversify, by 1935 the CAC was manufacturing plastic extrusion products and later, aluminium foil containers and lipstick holders.

John Whitney retired in 1931 and his son Cecil, who had been working alongside his father, became the managing director. His two grandsons John C Whitney and W Chisolm Whitney became general manager and manager. Cecil Whitney oversaw the production of works during both world wars and retired following WWII. Cecil was knighted in the King's Birthday Honours in 1946 for his services to the war industry.

The Second World War saw production soar to 10-12 million rounds of .303 ammunition and northward expansion of a casing plant to provide increased capacity. Following a security scare in Auckland and the fear of Japanese invasion, two duplicate plants were built in Hamilton for the continuation of the ammunition service industry. Located in Dey Street on the outskirts of Hamilton East the plants opened in June 1942. Closed at the end of the war, one building

was demolished and the other served as an office for the Ministry of Works for 41 years before demolition.¹⁰

During the early 1960s, the company was bought out by Holeproof Industries Ltd who then sold the Company to Imperial Chemical Industries (ICI) in 1965. Under ICI, the site was freehold. By 1970, and the company changed their name to CAC Industries.¹¹ Progressive replacement of the old works with modern buildings took place over time leaving only the CAC brick office building, the shot tower and the bulk store as reminders of the former Colonial Ammunition Company.



Figure 7. A photograph taken in 1985 of the bulk store with the shot tower in the background. The CAC sign with the date 1922 can be seen on the face of the building above the door. (Auckland Libraries Heritage Collection 1052 K5-15).

Following closure of the business on the site in 1982, the former bulk store has had a number of different owners. In a photograph (Figure 7) taken in 1986, the building was being reused by a car painter and panel beater.

In 2005 the CAC bar and eatery opened in the former store, which traded for 10 years before the current tenant Sen Vietnamese Kitchen and Bar took over the building.

Major John Whitney

Born in Shrewsbury, England in 1836, John Whitney enlisted in the British army as a young man. He married Harriet Chatworth-Musters in 1860. In 1884, after selling his inherited estates, John Whitney and his wife and four children relocated to New Zealand. They settled in Clevedon initially before purchasing a house and property at Wenderholm in 1896.¹²

¹⁰ WWII Munitions Factory in Hamilton East <https://digitalnz.org/stories/5cb97c8f8d2a4e6887c3cac4> accessed 20 May 2019.

¹¹ HNZ Listing Report 9926 2014, p12.

¹² The Whitneys purchased the house now known as Couldrey House (Schedule ID.00497.and Heritage NZ Listing 503) which they lived in until Mrs Whitney died in 1917.

As a result of the Russian war scare, John Whitney was appointed to the command of a Battery at Fort Resolution. He was then appointed as aide de camp to the Commander of the Armed Forces, General Sir George Whitmore. When cartridge stocks ran low and it was impossible to acquire any from the already drained English sources, John Whitney seized the opportunity to establish an ammunition production company, which of course was to become the Colonial Ammunition Company with himself and his sons, Cecil and Asa, at the helm.

Following the death of his wife in 1917, John Whitney sold the family home at Wenderholm in 1919 and travelled for two years before returning to buy the CAC as a private concern. He continued to work well into his 90s retiring in 1931 and handing the position of managing director to his son Cecil. John Whitney died at the age of 96 in 1932.

Architect Johnson Clark

The work of Auckland architect, Johnson Clark (1882-1958), the bulk store was one of nine known buildings he designed for CAC on the Mt Eden site during the period between 1904 and 1924.¹³ The other buildings on the CAC site that Clark designed included factory and magazine buildings, and also residences for staff. A number of the CAC buildings are included in the Johnson Clark drawing collection at the University of Auckland Libraries Architecture Archive.¹⁴ Clark's association with CAC appears to have begun with the drafting of site plans. One of his more mundane jobs at CAC was updating site plans and a key register.¹⁵

A prolific and notable architect, Clark's body of work was broad-ranging. His earliest contract, additions to St Enoch's Church Morningside, was in 1909. The building no longer stands. Tender advertisements reveal he designed a cluster of dairy factories at Hinuera, East Tamaki, Rodney and Kaikohe in the 1920s, along with shops and offices, churches and church additions, public halls, municipal and school buildings. Of his dairy factories, the example at 9 Thorpe Road Kaikohe still stands.

His best known public building in Auckland is the Municipal Chambers of the former Ellerslie Town Board at 137-141 Main Highway Ellerslie built in 1926. Also, along Ellerslie Main Highway, Clark's church hall for the Roman Catholic Parish of the Immaculate Conception (1933), is still in use and he is credited with additions to the adjoining Edward Mahoney church in 1930. Other churches include the First Presbyterian Church, which is an important local landmark on the corner of Coles Crescent and Great South Road, Remuera.

¹³ Architecture Archives.

¹⁵ Architecture Archives



Figure 8. The former Ellerslie Municipal Chambers (Auckland Council GIS viewer).

Clark produced a large number of plans for domestic buildings. Notable amongst his Auckland domestic work is the 1923 Arts and Crafts style house for Ralph Palliser Worley an Auckland engineer, at 27 Arney Road, Remuera which is scheduled as a Category B place in the Auckland Council Unitary Plan schedule 14.1 for its history, physical attributes, aesthetic and contextual values. It is also listed as a Category 2 historic place with Heritage New Zealand. This house was one of three residential commissions Clark undertook for the Worley family.¹⁶



Figure 9. Worley House at 27 Arney Road, Remuera designed by Johnson Clark. (Auckland Libraries Heritage Collections 1052-M2-4).

¹⁶ Heritage New Zealand Register No. 605.

5.0 Physical Description

Context and Site

The property is at 26 Normanby Road, Mt Eden (Lot 2 DP 312430 and CT 48767).



Figure 10. Aerial of the area that the former bulk store is located in. The former bulk store is outlined in blue. The railway line is to the north of the building running adjacent to Boston Road. Mt Eden prison is located to the east of the bulk store and can be seen in the top right corner of the aerial. (GIS Viewer).

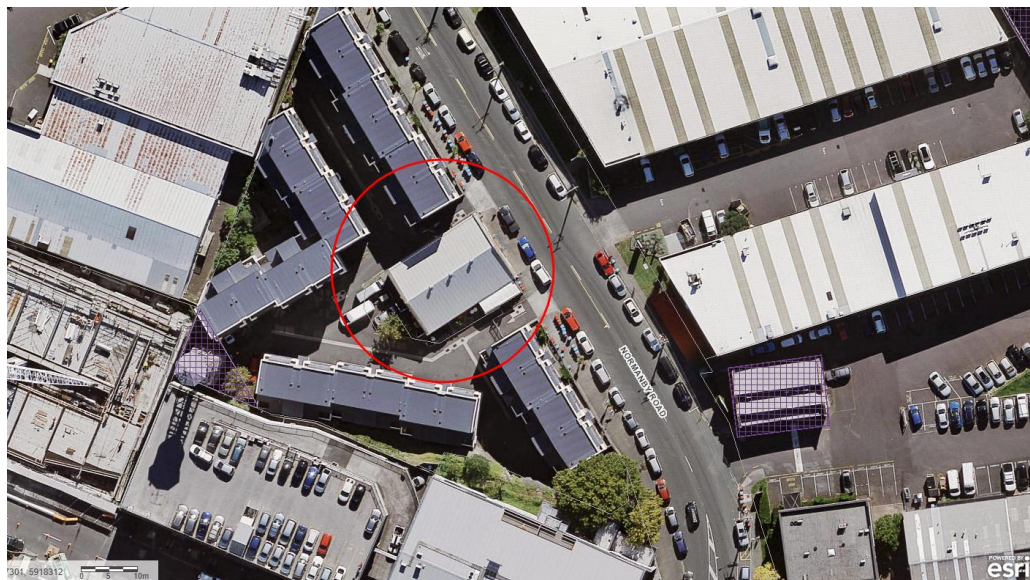


Figure 11. Closer aerial of site of the former bulk store. The shot tower and the former general office are indicated by the purple hatching as scheduled places in the Auckland Council Unitary Plan, Schedule 14.1. (GIS Viewer).

The former bulk store is located on a level site on the west side of Normanby Road, approximately 50 metres east of the shot tower. Originally part of the Gaol Reserve, the wider complex that once contained buildings associated

with the Colonial Ammunitions Company and lead shot production, included magazine buildings, employees' residences, a gunsmith's shop and a machine store, along with the bulk store. The Kauri Timber Company leased land to the north of the former bulk store. Mt Eden prison is located to the northeast and can be seen in the broader aerial in the north eastern corner.

The railway line runs parallel to and very close to the former bulk store, which was more than likely the reason for the positioning of the bulk store. It is believed products were dispatched from here. To the west is Auckland Grammar School which was originally situated on the boundary with the CAC. The former Auckland Council stone quarry was situated to the south of the CAC complex.

The area now has been intensely developed with apartments and businesses replacing earlier CAC buildings.

Design and Materials

Designed by Johnson Clark, the building is typical of an early 20th century free functional industrial warehouse structure. The design type is best described as Free Classical. Most of the buildings on the site, apart from the main brick office, were clad in corrugated iron or vertical board and batten. The building is constructed of bluestone rubble probably quarried locally. There was an abundance of volcanic rock commonly known as basalt or bluestone on the CAC site, being located just below Mt Eden. Moreover, Auckland City Council's quarry was on the boundary of the company's land.

Quarrying of lava flows surrounding Mt Eden began in the 1850s, supplying stone for a number of purposes. As a building material, bluestone is one of the heaviest and strongest forms of stone available, making it very durable and resilient.¹⁷

Description

The building is a rectangular single storey structure with a timber truss roof clad in corrugated steel. Three large ventilators are positioned on the roof ridge. It is possible that construction of the former bulk store followed an established design of earlier stone magazine buildings constructed from local basalt and clad with a light roof that would be sacrificial should the contents ignite.

The front façade wall is coated in a cement render inscribed in an ashlar pattern. This street elevation has undergone a recent transformation with a wash treatment to the cement render and the addition of bamboo vertically stacked and encased in timber on the lower half of the façade.

¹⁷ Salmond Reed Architects, 2207 Mount Eden Prison, Auckland, A Conservation Plan, p35



Figure 12. The eastern elevation of the former bulk store. (Auckland Council May 2019).

The building is entered through large glass doors on the eastern façade street frontage. These have replaced the original timber tongue and groove doors that are shown in earlier photographs. A plate glass hood has been added in more recent years, above the main entry. Below the hood is the original CAC inscription.



Figure 13. The inscription above the front entry. (Auckland Council May 2019).

Original timber framed multi-paned casement windows with concrete sills, are placed symmetrically either side of the front entry. Louvered shutters have been added more recently. Centrally placed above the main entry are two of the original multipaned casement window sashes on either side of a central sash

which has been replaced with a louvre. A timber louvre awning has been added to cover this window.



Figure 14. Original timber framed multi-paned casement windows with concrete sill on the front façade. (Auckland Council May 2019).

The side elevations, facing north and south consist of exposed bluestone walls, roughly pointed with scribed pointing lines. There is an entrance on the south side on the eastern end. Six multi-paned timber windows which have concrete lintels and sills feature on the south side. The windows are identical on the north elevation with the exception of the concrete sills which have been lost probably when the addition of the planing mill was made.



Figure 15. The southern elevation enclosed within a stone wall. (Auckland Council, May 2019)



Figure 16. The north elevation showing the missing sills. (Auckland Council, May 2019).

At the rear of the building (west elevation) is a central fire door. In the northern corner of the west elevation are two multipaned casements and on the opposite side one large multipaned window.

According to Johnson Clark's drawings a basement level is accessed at the rear of the interior of the building.¹⁸

Modifications

The following modifications have taken place over time:

The removal of the concrete window sills on the northern side of the building when the planing mill was erected alongside. The date of this addition is unknown.

Prior to the adaptation of the building to become a restaurant the mezzanine floor had been removed leaving the roof deflected and structurally defective. In the course of adapting the building to restaurant use, this past damage to the building was rectified with the mezzanine being reinstated, rafters strengthened, and two new steel under-purlins inserted. The new mezzanine was constructed on a steel frame. Walls were strengthened with a one-metre high shotcrete wall around all internal walls with full height shotcrete panels in the corners.

The front façade of the building has more recently undergone minor cosmetic alterations with the addition of louvred shutters and the vertically stacked bamboo set within a timber casing, which travels half way up the wall. The addition of the glazed hood was added in more recent years.

Condition

Based on observations the building appears to be in excellent condition.

¹⁸ The drawings are shown in Appendix 2

Summary of Key Features –

- Bluestone walls
- Corrugated steel roof with prominent ventilators.
- Original timber multipaned casement sash windows
- Timber roof structure
- Part of the complex of remaining buildings that once made up the CAC. The other buildings are the shot tower and the former general office, both of which are scheduled as Category B buildings in the Schedule (14.1) of Historic Heritage Places of the Auckland Council Unitary Plan.

6.0 Comparative Analysis

The CAC Complex

The former bulk store is similar to the other bluestone gable roofed buildings, that co-existed on the CAC site as late as 1951. These included bluestone magazine buildings located below Auckland Grammar School which were surrounded by earth mound blast walls. Others were surrounded by a high stone wall. Both types of magazine buildings are evident in the closeup of a 1951 aerial. They have since been demolished. It is not known when these buildings were constructed, but two of the magazine buildings appear on a 1908 survey map.¹⁹



Figure 17. 1951 Whites Aviation view over the Colonial Ammunition Company plant in Normanby Road. (Alexander Turnbull Library, Wellington Ref WA-29509-G).

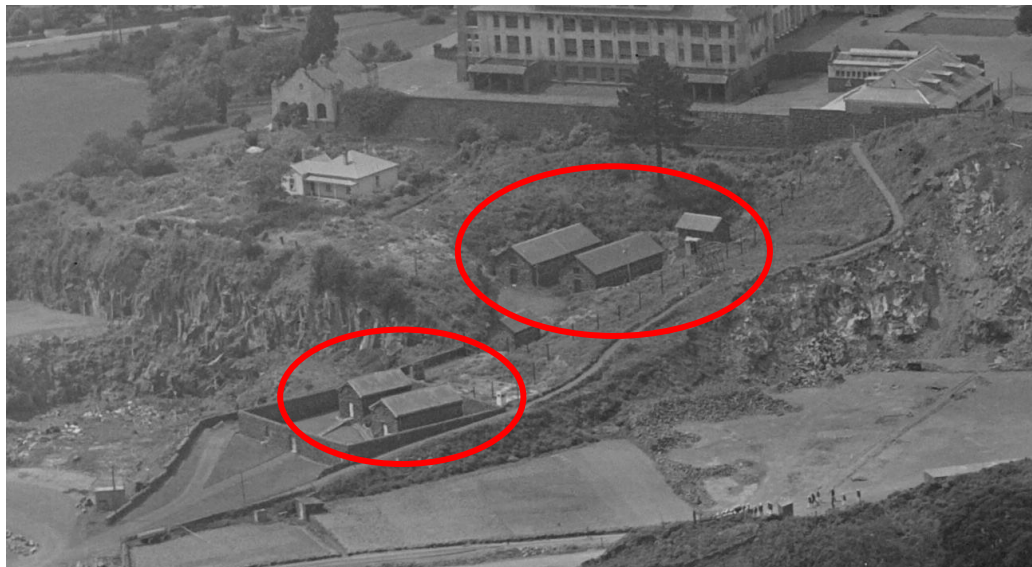


Figure 18. Detail of the Whites Aviation 1951 aerial of the site showing bluestone magazine buildings in the upper part of the CAC site circled in red. (Alexander Turnbull Library, Wellington Ref WA-29509-G).

¹⁹ Referring to *The Works of The Colonial Ammunition Coy. Ltd. Dominion of New Zealand. Auckland* drawn from A B Morrow's Survey 1908. Refer Appendix 2.

Johnson Clark drawings of magazine buildings dated 1921, reveal proposed 15 inch concrete walls to contain 3-4 tons of nitro powder, and situated between two embankments. It is unclear whether these were the ones built of bluestone as shown in the 1951 aerial in Figure 18.²⁰

In all there were nine buildings on the site recorded as being designed by Clark for CAC between the years 1906 and 1924. The bulk store is one of only two buildings of the former CAC remaining on the site along with the shot tower making up a third extant structure.

The general office building is the other building that remains as a representative of the former CAC complex, and it is built from brick rather than stone. The two buildings complement each other as physical reminders of the former use of this site. Built in 1916, this building has some similarity in its industrial simplicity and Free Classical style and is clearly built for an industrial site. However, the buildings are distinctly built for different purposes, the general office building featuring a more embellished appearance in comparison to the more austere bulk store.



Figure 19. The former general office building (David Reynolds 2016).

The Johnson Clark CAC drawings in the Auckland University archives show drawings of two storey bluestone duplexes presumably for CAC personnel, dated 1920. It is unclear if these were ever built.²¹

Other Bluestone Buildings Comparison

Bluestone buildings are very rare in Auckland despite the abundant basalt resource underlying many suburbs like Mt Eden. More often than not, basalt appeared in drystone walls in the 'volcanic' suburbs after the excavation of embedded stone during the creation of suburban gardens, lawns and tennis courts and was widely used by local councils in retaining walls, sea walls and kerbstones. Originally the CAC complex was surrounded by a stone wall.

Bluestone was more commonly used for buildings in the mid to late 19th century. However it stands to reason that a locally sourced material would be used, particularly when the quarry was next door and the material was so suitable for the required construction. The neighbouring Mount Eden prison and its surrounding wall is an example of the use of the local basalt from the adjacent quarry.

²⁰ Architecture Archive drawings as shown in Appendix 2.

²¹ Ibid

A very small sample of residential buildings survive in the city and suburbs utilizing both coursed basalt masonry in worked blocks and random rubble construction, where stones of differing sizes are generally laid in lime mortar and much less often in Portland cement mortar, but not in regular courses. The CAC bulk store uses the random rubble construction method and because of its late date, uses the readily available Portland cement mortar.

Bluestone was also used on-site for extensive walls surrounding the CAC works and also for the original lower parts of the shot-making building below the Shot Tower, and other associated structures such as the magazine buildings mentioned earlier. None of this construction now survives.

One of the few extant comparable examples was built 60 years earlier. The Bluestone Store, at 9-11 Durham Lane, designed by Reader Wood, was built in 1861 as a storage/warehouse. It differs in that it is a two storey building and is constructed from bluestone blocks, occasionally mixed with rubble, brought to course rather than simply random rubble. It has been carefully adapted as a function's venue and its popularity as a bar ensures it has many admirers both inside and outside the heritage profession. The Bluestone Store is a Category A place in the Auckland Unitary Plan Schedule 14.1, Schedule of Historic Heritage Places and is listed as a Category 1 building by Heritage New Zealand List No. 2647.



Figure 20. The 1861 Bluestone Room in Durham Lane (Auckland Council 2012).

The closest comparable example structurally, is the Melanesian Mission at 40-44 Tamaki Drive, Mission Bay built in 1859 as a storehouse, dining hall and kitchen for the Church of England's St Andrew's College. This is a single storey building of slightly larger bulk using the same construction method but using lime mortar rather than Portland cement as a binding medium for the basalt rubble. The Melanesian Mission Building is a Category A place in the Auckland Unitary Plan Schedule 14.1, Schedule of Historic Heritage Places and is listed as a Category 1 building by Heritage New Zealand List No. 111.



Figure 21. The Melanesian Mission House in Tamaki Drive (Auckland Council 2012).

Other Comparable Complexes

As part of a complex of a former industry, there are parallels to be drawn from other manufacturing complexes, such as the Chelsea Sugar Refinery and Estate which was established around the same time as the CAC. Although this complex is more intact, there is similarity in its purpose of serving as early industrial estates in colonial New Zealand. The Chelsea Sugar Refinery and Estate is listed with Heritage New Zealand, list number 7792 as a Category 1 Historic Place and its individual buildings are also scheduled in the Auckland Council's Schedule 14.1 of Historic Heritage Places ID 00880 to 00896. The scheduling includes associated factory structures, wharves and the houses built for sugar refinery personnel.

- **Jack's Magazine, Footscray, Melbourne**

A worthy comparison of another former munitions factory is the former Colonial Ammunitions Company in Footscray. There are 13 former ammunition factory buildings still in place on a 12 hectare parkland site, partly surrounded by a tall bluestone wall. They include an intact late 1870s gunpowder warehouse complex connected by tunnels with a loading shed. They were in existence prior to the company being established to contain gunpowder to be used during

the goldrush period. The warehouses were used for the storing of imported gunpowder prior to duty being paid by the importing merchants. Surrounded by huge earth mound blast walls next to a canal, the magazine buildings that make up the warehouse complex are constructed of bluestone, quarried on the site²², much the same as the bulk store.

When John Whitney established the Colonial Ammunition Factory in Gordon Street Footscray, Melbourne, he chose the site of the existing magazine complex and the benefits of their proximity to the Maribyrnong River and Jack's Canal, to receive and deliver supplies.²³

The complex is known as *Jack's Magazine*, named after Walter Jack who was the depot foreman from the 1920s until 1943.²⁴ The Australian Government leased the Colonial Ammunition Company Works in 1921 before purchasing it in 1927. Like the Mt Eden CAC, the site evolved with increased development during WWI and WWII. Development included a number of houses housing up to 10,000 personnel between 1925 and 1942. Additional brick stores were built outside the magazine blast walls.²⁵ These brick stores show some design similarities to the bulk store in Mt Eden with simple gable roofed design and symmetrical openings and what appears to be a mezzanine level.

Like the CAC, most of the buildings have since been demolished to make way for housing developments. However, Jack's Magazine and other surviving buildings are now managed by Working Heritage Victoria. Jack's Magazine is registered by the National Trust and is protected by its listing on the Victorian Heritage Register for its historical, Architectural and technological significance, VHR Number H1154.



Figure 22. Jacks Magazine in Footscray Melbourne. (Working Heritage Australia).

²² <https://balancearchitecture.wordpress.com/tag/colonial-ammunition-factory/> visited 25 June 2019

²³ <https://www.heraldsun.com.au/leader/news/melbournes-inner-west-was-at-the-forefront-of-ammunition-production-producing-all-the-bullets-for-the-first-australian-imperial-force/news-story/1c4bd686bab952fd5a8b28b> accessed 25 June 2019

²⁴ Footscray Conservation Study, p72

²⁵ Ibid



Figure 23. Later brick store building built outside the magazine blast walls, which shows some similarities in design to the former bulk store in Mt Eden. (Tract Consultants).

Comparison Summary

Overall, there are few surviving buildings that are comparable to the bulk store today. Designed by Johnson Clark, the drawings of the magazines and the surviving example of the general office building demonstrate the most comparative examples of his work at the CAC complex. Examples of earlier buildings on the site that were designed and constructed in a similar way, have long since vanished to make way for the recreation field of Auckland Grammar.

The unique style of early munitions buildings in New Zealand is limited. As an early nationwide and Australasian industry, the CAC was on its own. At the time the bulk store was built, there was no other comparative industry in New Zealand. In Australia, the CAC in Footscray, Melbourne was, at that time, the only other munitions factory in Australasia and provides a good comparative example.

Construction from locally sourced bluestone provides another example. However, there are few extant buildings constructed of locally sourced basalt. Most of these, with the notable exception of Mt Eden Prison, were either ecclesiastical or residential. Moreover, the bluestone bulk store was a much later example than most buildings that were constructed of this material, and this regard is unusual

7.0 Significance criteria

(a) Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

The bulk store is significant as one of only three remaining structures providing a tangible link with the earliest munitions company in Australasia. At the time the bulk store was built the CAC in Mt Eden and the CAC in Melbourne were the only two ammunition factories in Australasia. Built in 1921, following WWI, the bulk store represents the ongoing development of the CAC. The company grew from a small tin shed to playing a vital role in New Zealand's war effort for both World Wars, manufacturing .303 rifle cartridges. Diversifying in years of peace to make crown seals and lipstick containers as well as recreational sporting cartridges, the company continued to operate on its original site for almost one hundred years. Maintaining operations in times of war and peace, the complex made a significant contribution to the national security of New Zealand.

The building has direct associations with the industrial development of Mt Eden. It was the first manufacturing plant established at Mt Eden, well before the borough existed. Situated in the north eastern corner, it was to become part of the major industrial hubs in the inner suburbs of Auckland.

The bulk store is also associated with the Whitney family, Major John Whitney, who founded the industry and his son Sir Cecil Whitney, who ran the company from 1931 to the end of the Second World War. Cecil was knighted in 1946 for his services to the war industry in New Zealand.

Overall the bulk store has **considerable national, regional and local** historical significance.

(b) Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

The bulk store is captured in context in the interpretation for the shot tower on the northern wall of the bulk store, linking the tower to the wider setting of the former CAC factory complex. When the complex closed in the 1980s, Heritage New Zealand (then the New Zealand Historic Places Trust), the Mt Eden Planning Group, and members of the public, advocated strongly for the preservation of the adjacent CAC Shot Tower. The shot tower and the general office building are listed with Heritage New Zealand²⁶ and both are scheduled by Auckland Council's Schedule of Historic Heritage Places.

Along with the other two remaining structures, the bulk store is a tangible reminder of what was once a large industrial estate, similar to the likes of the

²⁶ Shot Tower is Category 1 List number 87 and the Company Office Building is also Category 1 List number 9926.

Chelsea Sugar Refinery, with staff residences on site along with the factory related buildings. Remembered by the community as a prominent part of the local landscape, the Bulk store represents a former substantial industrial past in Mt Eden.

The bulk store has **moderate local** social significance

(c) Mana Whenua

The place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

Mana Whenua values have not been assessed as part of this evaluation.

(d) Knowledge

The place has potential to provide knowledge through archaeological or other scientific or scholarly study, or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality.

The simple design of the bulk store provides some knowledge of early 20th century purpose built industrial buildings in New Zealand, and the way they were used.

The building's industrial past as a former bulk store for the CAC is probably best expressed through interpretation on the site.

The bulk store is considered to have **moderate local** knowledge significance.

(e) Technological

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

Bluestone buildings in Auckland are particularly rare and surviving industrial buildings executed in random rubble even more so. It was an unusual choice of building material for that time as bluestone was more commonly used in the nineteenth century. The purpose of the building was likely to have been the main influence for this choice of wall fabric.

The bulk store is a good intact example of a building built of high strength non-flammable material providing the safe containment of explosive materials.

The bulk store has **moderate local** technological significance.

(f) Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

The bulk store is an excellent intact example of the industrial repertoire of notable Auckland architect Johnson Clark, who produced nine known factory designs for the CAC, along with residential, retailing and storage buildings, from about 1909 through to 1940. Clark was a prolific architect in the Auckland

region with various commissions which included, industrial, municipal, commercial and a high volume of residential buildings. He was also commissioned to design buildings outside Auckland.

The purpose built industrial structure of random rubble construction, is a notable early 20th century survivor. As a simple industrial building it has a well preserved exterior, despite cosmetic changes to the front elevation. The ashlar pattern on the front plaster render is still evident and the original steel multipaned windows are mostly intact.

As one of a small number of remaining bluestone buildings in the Auckland region, the bulk store demonstrates the intended resilient and durable nature of its design. The facades are broken up with evenly spaced windows on the side walls and symmetrically placed openings on the front elevation, lending a free classical quality to the design.

The bulk store is considered to have **considerable local and regional** physical attributes.

(g) Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

The bulk store is a distinctive landmark on Normanby Road enhanced through its visual association with the shot tower. The building also has a strong visual appeal expressed through its solid walls and distinctive presence in an area that has been more recently and intensively developed.

The bulk store is considered to have **moderate local** aesthetic values.

(h) Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

The bulk store has a strong association with the two other surviving CAC structures, the shot tower and the general office, forming a group of buildings that represent a significant industry in not only New Zealand but Australasian history. Along with the other two remaining structures, the former bulk store is also a distinctive tangible reminder of a once huge industrial estate and an industry that spanned a period of almost 100 years. All built within the early 20th century, these structures all represent a different purpose of the CAC operation providing an important collective value in this historical landscape of a nationally significant industry.

The bulk store is also an important component in a limited group of only two known bluestone industrial buildings that remain in the Auckland region, reflecting the use of Auckland's volcanic resources. The quarries of the Auckland City Council and Mt Eden prison are a significant part of this context. Taken in a wider context it is also part of an overall but still limited group of bluestone construction including residential and ecclesiastical buildings, sea walls, retaining and garden walls and kerb stones and of course Mt Eden prison.

Overall the bulk store is considered to be of **considerable local and regional** context significance.

8.0 Statement of significance

The former bulk store building is one of only three remaining purpose built structures constructed for the first munitions industry in Australasia, the Colonial Ammunition Company which operated for almost 100 years. The former bulk store reflects the development of the industry which grew from operating from a tin shed in 1885 to a large industrial estate prior to its closure in 1982. Built just after the First World War, the former bulk store is associated with the national defence of New Zealand as well as the ongoing commitment to the New Zealand economy in times of war and peace. The former bulk store is a tangible reminder of the ingenuity of Major John Whitney who founded and developed the industry and his son, Sir Cecil Whitney, who carried the family legacy through to the end of the Second World War.

Designed by notable Auckland architect, Johnson Clark, the building demonstrates considerable physical attributes using locally sourced bluestone to construct a large industrial store displaying the resilient qualities of a structure designed for storing ammunition. It is an excellent example of Clark's industrial repertoire. An important example of basalt construction, the bulk store is one of only two known remaining bluestone industrial buildings and is one of a very small number of surviving examples of bluestone buildings throughout the Auckland region.

As a surviving structure of the former estate the bulk store evokes a memory for those who worked there and for locals who remember the historic industrial landscape of Mt Eden. It is a distinctive landmark along Normanby Road, which is enhanced through its visual association with the shot tower. Along with the shot tower and the former general office building, the bulk store plays an important role in representing the historic landscape.

9.0 Extent of the place for scheduling

The identified extent of place is the area that is integral to the function, meaning and relationships of the place.

The extent in this case is limited to the CT of the building and the footpath directly in front of the structure. The area surrounding the Bulk Store was constricted by the connecting railway siding, Normanby Road, the planing mill and the adjacent land leased to the Kauri Timber Company. The area identified as the extent of the scheduling reflects the historical constriction of the site while also providing a visual connection to the adjacent scheduled and listed shot tower.

The building is situated on the property boundary edge with no set back. It is appropriate and necessary for the footpath and kerb within the road reserve to be included as part of the area as part of the heritage management of this building.

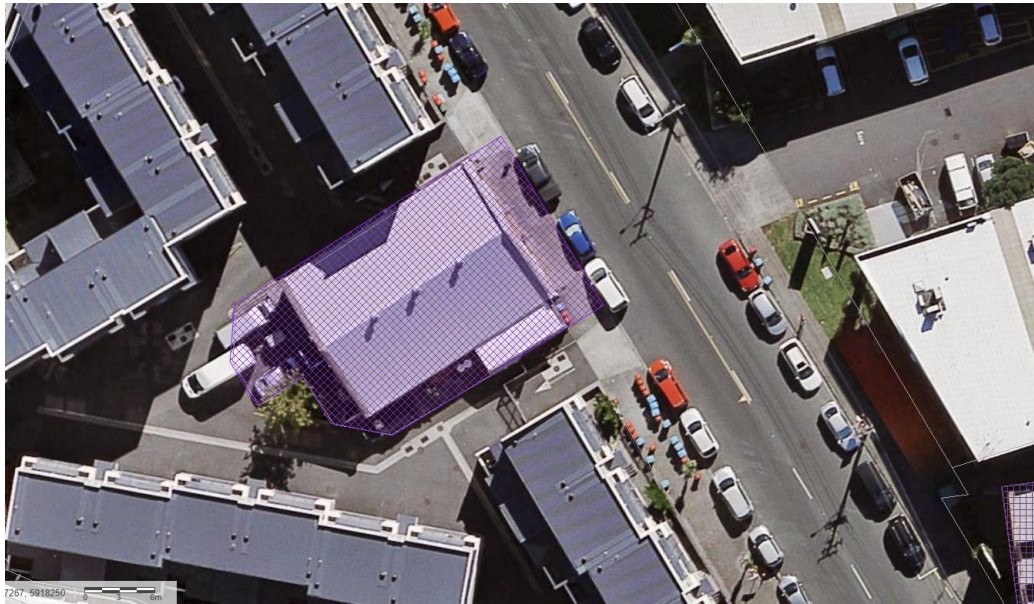


Figure 24. The proposed extent of place is shown in the purple hatched area. (GIS viewer).

10.0 Recommendations

Based on this evaluation, the Bulk Store is shown to demonstrate considerable local, regional and national historical, considerable local social, aesthetic, and considerable local social, technological and physical attribute values., and local and regional context values.

Overall, the Bulk Store is determined to be of **considerable local** historic heritage significance and meets the threshold to be included as a **Category B** historic heritage place in the schedule.

11.0 Table of Historic Heritage Values

Significance Criteria (A-H)	Value* (None, Little, Moderate, Considerable, Exceptional)	Context (Local, Regional, National, International)
A- Historical	Considerable	Local, Regional and National
B- Social	Moderate	Local
C- Mana Whenua	n/a	n/a
D- Knowledge	Moderate	Local
E- Technological	Moderate	Local
F- Physical Attributes	Considerable	Local and regional

G- Aesthetic	Moderate	Local
H- Context	Considerable	Local and Regional

***Levels of significance or value:**

Exceptional: of outstanding importance and interest; retention of the identified value(s)/significance is essential.

Considerable: of great importance and interest; retention of the identified value(s)/significance is very important.

Moderate: of some importance and interest; retention of the identified value(s)/significance is desirable.

Little: of limited importance and interest.

NA/None: none identified

12.0 Overall Significance

Place Name and/or Description	Bulk Store (Former)
Verified Location	26 Normanby Road, Mt Eden
Verified Legal Description	Lot 2 DP312430 CT 48767
Category	B
Primary Feature	Building
Known Heritage Values	A, F, H
Extent of Place	Refer to planning maps
Exclusions	Interior apart from timber roof structure and sarking and the basalt walls Exterior seating area hood Entry hood and glazed entry door Bamboo attachment to exterior front wall
Additional Controls for Archaeological Sites or Features	No
Place of Maori Interest or Significance	No

Author (and position)

Megan Walker, Built Heritage Specialist

Date

July 2019

Reviewer

Robert Brassey Principal Specialist Cultural Heritage

Date

July 2019

13.0 Bibliography

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Newspapers

The Colonial Ammunition Company. *New Zealand Herald*, Volume XXIX, Issue 8939, 25 July 1892

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A Colonial Industry *Auckland Star*, Volume XXXIII, Issue 306, 26 December 1902

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Major Whitney's Return *Auckland Star*, Volume LII, Issue 62, 14 March 1921

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C.A.C.'s History *Auckland Star*, Volume LXVII, Issue 134, 8 June 1936

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Utilizing the Civic Square *Auckland Star*, Volume LVIII, Issue 78, 2 April 1927

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Advertisement, *New Zealand Herald*, Volume LXI, Issue 18621, 31 January 1924 Page 16

Advertisement, *Rodney and Otamatea Times, Waitemata and Kaipara Gazette*, 18 March 1925 Page 7

Advertisements Column 2, *New Zealand Herald*, Volume LXIII, Issue 19351, 11 June 1926 p22

Other Sources

Cyclopedia of New Zealand, 1902; Cyclopedia Company, Industrial, descriptive, historical, biographical facts, figures, illustrations, Wellington, N.Z, 1897-1908, Vol.2, Christchurch, 1902.

Hamilton's ammunition factories. Article including audio file relating to WW2 duplication of CAC production in Hamilton.

http://ketehamilton.peoplesnetworknz.info/hamilton_heritage/topics/show/810-hamiltons-ammunition-factories Accessed 11 June 2019

Heritage New Zealand Listing for Colonial Ammunition Company Office (Former) List No. 9926

<https://www.heritage.org.nz/the-list/details/9926> Accessed several dates in June 2019

Heritage New Zealand Listing for Colonial Ammunition Company Shot Tower List No. 87.

<https://www.heritage.org.nz/the-list/details/87> Accessed 12 June 2019

Architecture archives, University of Auckland

Auckland Council Property Files

LINZ records

Appendices

Appendix 1 – Certificates of Title

Appendix 2 – Additional Information – Architecture Archive Plans

Appendix 1 – Certificates of Title



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD Historical Search Copy



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier 48767
Land Registration District North Auckland
Date Issued 19 May 2003

Prior References

NA128B/263

Estate Fee Simple
Area 370 square metres more or less
Legal Description Lot 2 Deposited Plan 312430

Original Registered Owners
Redwood Group No. 9 Limited

Interests

Subject to Section 59 Land Act 1948 (affects part)

D613477.2 Mortgage to ASB Bank Limited - 15.6.2001 at 10:51 am

5591151.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.5.2003 at 9:00 am

5591151.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.5.2003 at 9:00 am

D613477.3 Mortgage to (now) Strategic Nominees Limited - 15.6.2001 at 10:51 am

Appurtenant hereto is a right of way and a right to drain stormwater created by Easement Instrument
5591151.19 - 19.5.2003 at 9:00 am

Subject to a right to drain stormwater over part marked E on DP 312430 created by Easement Instrument
5591151.19 - 19.5.2003 at 9:00 am

The easements created by Easement Instrument 5591151.19 are subject to Section 243 (a) Resource Management
Act 1991

5620085.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 12.6.2003 at 9:00 am

5630482.2 Certificate that a building consent has been issued in respect of a building on the land that is
described in Section 36(2) Building Act 1991 - 20.6.2003 at 9:00 am

5645368.1 Discharge of Mortgage D613477.3 - 3.7.2003 at 9:03 am

5645368.2 Discharge of Mortgage D613477.2 - 3.7.2003 at 9:03 am

5645368.3 Transfer to Stonehouse Mt Eden Limited - 3.7.2003 at 9:03 am

Land Covenant in Deed 5645368.4 - 3.7.2003 at 9:03 am

5645368.5 Mortgage to Westpac Banking Corporation - 3.7.2003 at 9:03 am

5698979.1 Discharge of Mortgage 5645368.5 - 20.8.2003 at 9:00 am

5698979.2 Transfer to Andrew Fonagy, Karen Fonagy, John Bradbury, Vivian Bradbury, Wick Trustee Company
Limited, Adrienne Francis and Nicholas Ward - 20.8.2003 at 9:00 am

6209958.1 Mortgage to National Bank of New Zealand Limited - 10.11.2004 at 9:00 am

6772336.1 Discharge of Mortgage 6209958.1 - 2.3.2006 at 9:00 am

6772336.2 Transfer to Timothy Drummond Hardley, Keith Sharples Hardley and Coralie Hardley - 2.3.2006 at 9:00
am

6772336.3 Mortgage to Bank of New Zealand - 2.3.2006 at 9:00 am

Transaction Id
Client Reference mhill014

Historical Search Copy Dated 5/07/19 1:39 pm, Page 1 of 2

Identifier **48767**

9072768.1 Discharge of Mortgage 6772336.3 - 15.6.2012 at 1:03 pm

9072768.2 Transfer to Anthony Maynard Mills and David Walthall (1/2 share) and Kaye Patricia Mills and David Walthall (1/2 share) - 15.6.2012 at 1:03 pm

Transaction Id
Client Reference mhill014

Historical Search Copy Dated 5/07/19 1:39 pm, Page 2 of 2



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier
Land Registration District
Date Issued

NA128B/263
North Auckland
06 March 2000

Cancelled

Prior References

NA140/233 NA1686/12 NA5C/1319
NA5C/1320

Estate Fee Simple
Area 2542 square metres more or less
Legal Description Lot 3 Deposited Plan 199779

Original Proprietors

Redwood Group No. 9 Limited

Interests

Subject to Section 59 Land Act 1948 (affects part)

D480456.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 21.2.2000 at 3:39 pm and entered 6.3.2000 at 9:00 am

Subject to a sanitary sewer right over parts marked A, B & C on DP 199779 specified in Easement Certificate D480456.4 - produced 21.2.2000 at 3:39 pm and entered 6.3.2000 at 9:00 am

The easements specified in Easement Certificate D480456.4 are subject to Section 243 (a) Resource Management Act 1991

D613477.2 Mortgage to ASB Bank Limited - 15.6.2001 at 10:51 am

D613477.3 Mortgage to Strategic Mezzanine Partners Limited - 15.6.2001 at 10:51 am

5270064.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 2.7.2002 at 9:58 am

Subject to an electricity easement in gross for electricity purposes over part marked A on DP 211633, electricity cables and access purposes marked B to Vector Limited created by Transfer 5316608.1 - 15.8.2002 at 3:11 pm

5374748.1 Variation of Mortgage D613477.3 - 16.10.2002 at 9:00 am

5374748.2 Discharge of Mortgage D613477.3 - 16.10.2002 at 9:00 am

5557093.1 Departmental dealing correcting the discharge 5374748.2 incorrectly recorded against Mortgage D613477.3 by reinstating the charge- 15.4.2003 at 10:40 am

5591151.1 Change of Name of the mortgagee in Mortgage D613477.3 to Strategic Nominees Limited - 19.5.2003 at 9:00 am

5591151.2 Cancellation of Consent Notice D480456.2 - 19.5.2003 at 9:00 am

5591151.3 Revocation of Covenant 5270064.1 - 19.5.2003 at 9:00 am

5591151.4 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 cancelling the easement condition on plan 199779 described in Easement Certificate/Instrument D480456.4 - 19.5.2003 at 9:00 am

5591151.5 Surrender of the sanitary sewer rights specified in Easement Certificate D480456.4 - 19.5.2003 at 9:00 am

5591151.6 Surrender of the sanitary sewer rights specified in Easement Certificate D480456.4 - 19.5.2003 at 9:00 am

Transaction Id
Client Reference mhill014

Historical Search Copy Dated 5/07/19 1:44 pm, Page 1 of 4

Identifier**NA128B/263**

5591151.7 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 312430) - 19.5.2003 at 9:00 am

5591151.8 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 (DP 312430) - 19.5.2003 at 9:00 am

5591151.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.5.2003 at 9:00 am

5591151.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.5.2003 at 9:00 am

5591151.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.5.2003 at 9:00 am

5591151.12 Discharge of Mortgage D613477.2 as to part Lot 4 DP 312430 - 19.5.2003 at 9:00 am

5591151.13 Discharge of Mortgage D613477.3 as to part Lot 4 DP 312430 - 19.5.2003 at 9:00 am

5591151.14 Transfer of part Lot 4 DP 312430 to Fernandez Holdings Limited - 19.5.2003 at 9:00 am

5591151.15 CTs issued - 19.5.2003 at 9:00 am

Legal Description	Title
Lot 1 Deposited Plan 312430	48766
Lot 2 Deposited Plan 312430	48767
Lot 3 Deposited Plan 312430	48768

5591151.16 CT 48769 issued for part Lot 4 DP 312430 - 19.5.2003 at 9:00 am.

CANCELLED

Reference:
Prior CT: 140/233, 1686/12, SC/1319 &
SC/1320
Document No.: D480456.3



REGISTER

LT69

128B/263

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 6th day of March Two Thousand under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of NORTH AUCKLAND

WITNESSETH that **CHAMKO HOLDINGS LIMITED**

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, by the several admeasurements a little more or less, that is to say: All that parcel of land containing 2542 square metres, more or less being **LOT 3**

DEPOSITED PLAN 199779



Subject to Section 59 Land Act 1948(affects part)

D480456.2. Consent Notice under Section 221(1) Resource Management Act 1991

D480456.4 Easement certificate affecting Lots on DP 199779.

NATURE	SERVIENT	DOMINANT
	LAND	LAND
Sanitary sewer	3- A & B	4 CT128B/264
Sanitary sewer	3-B & C	1 CT128B/261

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created

-both produced 21.2.2000 at 3.39 and entered 6.3.2000 at 9.00

For RGL

D613477.1 Transfer to Redwood Group No. 9 Limited

D613477.2 Mortgage to ASB Bank Limited

D613477.3 Mortgage to Strategic Mezzanine Partners Limited

All 15.6.2001 at 10.51

for RGL

128B/263

Reference:
Certificate No. A.71037
P.R. Vol. Folio
Transfer No.



Land and Deeds 72

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of April one thousand nine hundred and sixty-five under the seal of the District Land Registrar of the Land Registration District of being a Certificate in Lieu of Grant, WITNESSETH that THE COLONIAL AMMUNITION COMPANY LIMITED at Mount Eden

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorials underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, which said land was originally acquired by

as from the 22nd day of January one thousand nine hundred and sixty-five under Section 54 Land Act, 1948 that is to say: All that parcel of land containing 20.5 perches more or less situated in the Borough of Mount Eden being Allotment 171 of Section 6 Suburbs of Auckland.



Assistant Land Registrar.

Subject to the reservations and conditions imposed by Section 59 of the Land Act, 1948.

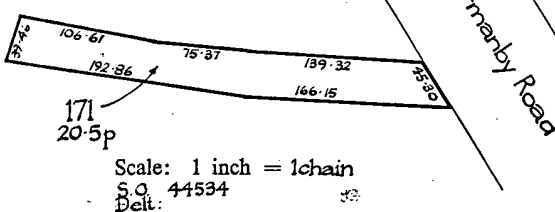
A.71038 Transfer being a grant of right of way in ~~road~~ ^{front} of Her Majesty Queen produced 15.4.1965 at 9.12.86.

A.53850 Transfer surrendering Easement in Gross created by Transfer A.71038 ~~in 1971~~ ^{at 2.15.71} to the Colonial Ammunition Company Limited 17.3.1971 at 2.15.71

A577052 Evidence of the Change of Name of the registered proprietor to CAC Industries Limited, 19.8.1971 at 10.27 oc.

601034.1 CACZED BY JAMES KIRKPATRICK LIMITED 15.1.1976 at 2.34 oc. 660970-1

METRIC AREA IS 518m²
518m²
Conversion Factors:
1 A. = 101.194791 m²
1 Per. = 4.04685642 m²
1 Link = 120.116 m²



Register copy for L. & D. 69, 71, 72

Reference: Certificate No. A 71039

P.R. Vol. Folio
Transfer No.



REGISTER

Land and Deeds 72

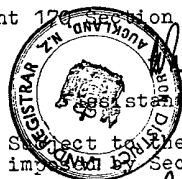
No. 5C 11320

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of April one thousand nine hundred and sixtyfive under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND being a Certificate in lieu of Grant, WITNESSETH that THE COLONIAL AMMUNITION COMPANY LIMITED at Mount Eden

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorials underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, which said land was originally acquired by the abovenamed

as from the 22nd day of January one thousand nine hundred and sixtyfive under Section 54 Land Act 1948 that is to say: All that parcel of land containing 6.2 PERCHES more or less situated in the Borough of Mount Eden being Allotment 170 Section 6, Suburbs of Auckland.



Assistant Land Registrar.

Subject to the reservations and conditions imposed by Section 59 of the Land Act 1948

Image Quality due to Condition of Original

A577052 Evidence of the Change of Name of the registered proprietor to CAC Industries Limited - 19.8.1971 at 10.27 oc.

601034.1 CAVENDISH BY SALES KIRKPATRICK LIMITED 15.1.1976 at 2.07 oc
660970.1

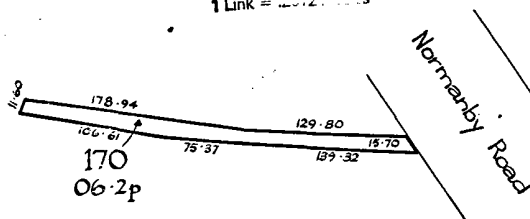
660970.2 Transfer to James Kirkpatrick Limited at Auckland - 30.3.1978 at 10.30 o'clock

METRIC AREA IS 156m²
156m²
Conversion Factors:
1 Acre = 4046.86 m²
1 Perch = 40.4686 m²
1 Link = 0.0254 m

760329.1 Mortgage to The National Life Society Limited - 1.2.1980
B204548.1

B.204548.2 Mortgage to The National Mutual Life Association of Australasia Limited - 12.8.1983
B204548.2-12.8.1983

B.525778.1 Variation of the terms of Mortgage B.204548.2- 16.4.1986 at 12.29 o'clock



Scale: 1 inch = 1 chain
S.O. 44534
Delt.

Register copy for L, & D, 69, 71, 72

NORTH

Certificate No. K.73460
 Reference: P.R. Vol. 231 folio 28
 Transfer No.



REGISTER
 Register-book
 Vol. 1686, folio 12
 Land and Deeds-3
 Form No. 1.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

1686/12
 1686/12

This Certificate, dated the eleventh day of November, one thousand nine hundred and fifty-nine under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND being a Certificate in lieu of Grant, Witnesseth that THE COLONIAL AMMUNITION COMPANY LIMITED at Auckland

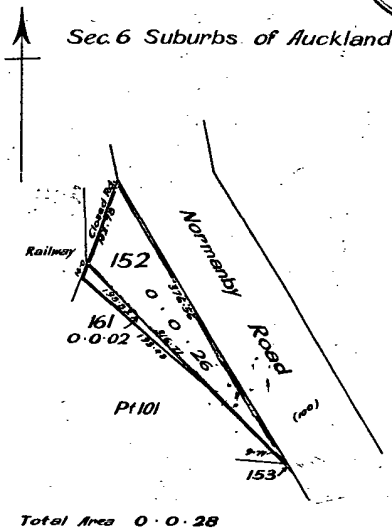
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, which said land was originally acquired by the abovesaid company

as from the twenty-sixth day of May, one thousand nine hundred and fifty-nine under Section 54 Land Act, 1948 that is to say: All that parcel of land containing 28 PERCHES more or less situate in the Borough of Mount Eden being Allotments 152 and 161 of Section 6 Suburbs of Auckland

EQUIVALENT METRIC
 AREA IS 708m²
708m²



[Signature]
 District Land Registrar.



S.O. 38321-41545
 Scale: 1 Chain to an inch
 R.P. Gough Chief Surveyor
 Compiled: I.L. Browne Surveyor
 M. Reilly Draughtsman

Subject to the reservations and conditions imposed by Section 59 of the Land Act, 1948.

THIS REPRODUCTION (ON A REDUCED SCALE)
 CERTIFIED TO BE A TRUE COPY OF THE
 ORIGINAL REGISTER FOR THE PURPOSES OF
 SECTION 215A LAND TRANSFER ACT 1952.
[Signature] A.L.R.

A577052 Evidence of the Change of Name of the registered proprietor to CAC Industries Limited - 19.8.1971 at 10.27 o/c.

WITHDRAWN
 601034.1 *[Signature]* JAMES KIRKPATRICK LIMITED
 15.1.1972 at 10.27 o/c
 660970.1 *[Signature]* A.L.R.

660970.2 Transfer to James Kirkpatrick Limited at Auckland - 30.3.1978 at 10.38 o/c

760329.1 Mortgage *[Signature]* G Mutual Life Society Limited at 2.24 o/c
 320454 *[Signature]* A.L.R.

Reference: { Warrant No. 1123.
P.R. folio Vol 6 fol 185



Vol. 140 - folio 253

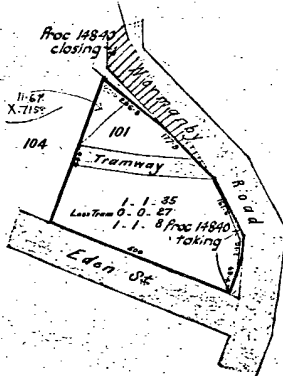
This Certificate, dated the thirteenth day of April, one thousand nine hundred and seven, under the hand and seal of the District Land Registrar of the Land Registration District of Queensland, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, Witnesseth that The Colonial (Immigration) Company Limited

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered (front), by the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by the above named as from the 1st Jan^y day of October one thousand nine hundred and six under Section 3 of "The Public Works Act Amendment Act 1877", that is to say: All that parcel of land containing 1^{sq} acre, 0^{sq} rods and 8^{sq} poles, more or less, being situate in the 1st District and a part of the 1st Section 8th Block and suburbs of Auckland Edmund Barr Ltd



Mortgage Note on the Special Assessor's
Company for the City of Richardson
produces to the City of Richardson

Sec 6 Subs of Auckland



Scale 2 Chains to an Inch
James Mackenzie, Chief Surveyor
Hornack & Merriam Surveyors
St. Louis 1-15-1892

1. 1. 08
0. 0. 03.7 - Proc 14840
1. 1. 04.3

*Leave no. 4384 Bay Colong -
Immigration Company Limited
to their address at the time of part
of 1907-1908. Produced the
J. J. 1907-1908*

X.7158 (over) The Kansai Trading
Company, Limited, a general partner of
writing this check on 19th February
1921 in 171 Yen.
C. H. Blyck
Asst. Gen. Mgr.

Transfer N^o 52188 The Colonial Ammunition
Company Limited to Colonial
Ammunition Company N^o 2 Limited
Subject to latest N^o 7 and with consent of Agents
produced 21st Decem^r 1921 at 11^h
p.m. warrant

NET EQUIVALENT METRIC

AREA IS 5167m

5167r

METRIC AREA IS 5260 m²

5260 *mp*



Grant under The Public
Reserves Act 1854

Victoria, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen:

TO ALL to whom these Presents shall come, Greeting:

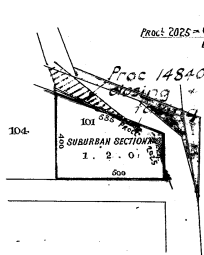
Know Ye

that, for good considerations Us thereunto moving, We for Us, our Heirs, and Successors,
do hereby Grant unto the Superintendent of the Province of Auckland

and his Successors Superintendents of the said Province

Heirs and Assigns, All that Parcel of Land in the Province of Auckland, in our Colony of New Zealand,
containing by admeasurement One acre and two roods
more or less, situated in the Parish of Waitemata in the County of Eden
and being Allotment number one hundred and one of section number six of the suburbs of Auckland

Bounded towards the North-East by a road five
hundred and thirty five links towards the East by
a road two hundred and twenty four links towards
the South by a road five hundred links, and towards
the West by allotment number one hundred and
four four hundred links



Scale: 4 chains to an inch.

Surveyed by J. L. TOLE

Chief Surveyor.

Commissioner of Crown Lands.

As the same is delineated on the Plan drawn in the margin hereof, WITH all the rights and Appurtenances thereto belonging: To hold
unto the said Superintendent of the Province of Auckland and his Successors Heirs and Assigns, for ever
in trust as an Endowment for or towards the maintenance and support of Lunatic and
other Asylums within the Province of Auckland

In testimony whereof We have caused this our GRANT to be sealed with the Seal of our Colony of New Zealand.

Witness

Our Right Trusty and Entirely Beloved Cousin and Councillor GEORGE AUGUSTUS
CONSTANTINE, Marquis of Normanby, Earl of Mulgrave, Viscount Normanby, and Baron
Mulgrave of Mulgrave, all in the County of York, in the Peerage of the United Kingdom;
and Baron Mulgrave of New Ross, in the County of Wexford, in the Peerage of Ireland; a
Member of Our Most Honorable Privy Council, Knight Commander of Our Most Distinguished
Order of Saint Michael and Saint George, Governor and Commander-in-Chief in and over Our
Colony of New Zealand and its Dependencies, and Vice-Admiral of the same, at *Wellington*
this *twentieth* day of *May* in the *thirty eighth* year of
Our Reign, and in the year of our Lord One thousand eight hundred and seventy-five

No. 18455

Reg. A. 93

not meadow and corn of no execution council

Clerk of the Executive Council

1885



Figure 25. SO 12301 (undated but probably predating CAC's Government 1916 contract) showing the Gaol Reserve and CAC's lease for manufactory and rifle range.

Appendix 2 – Architecture Archive Drawings

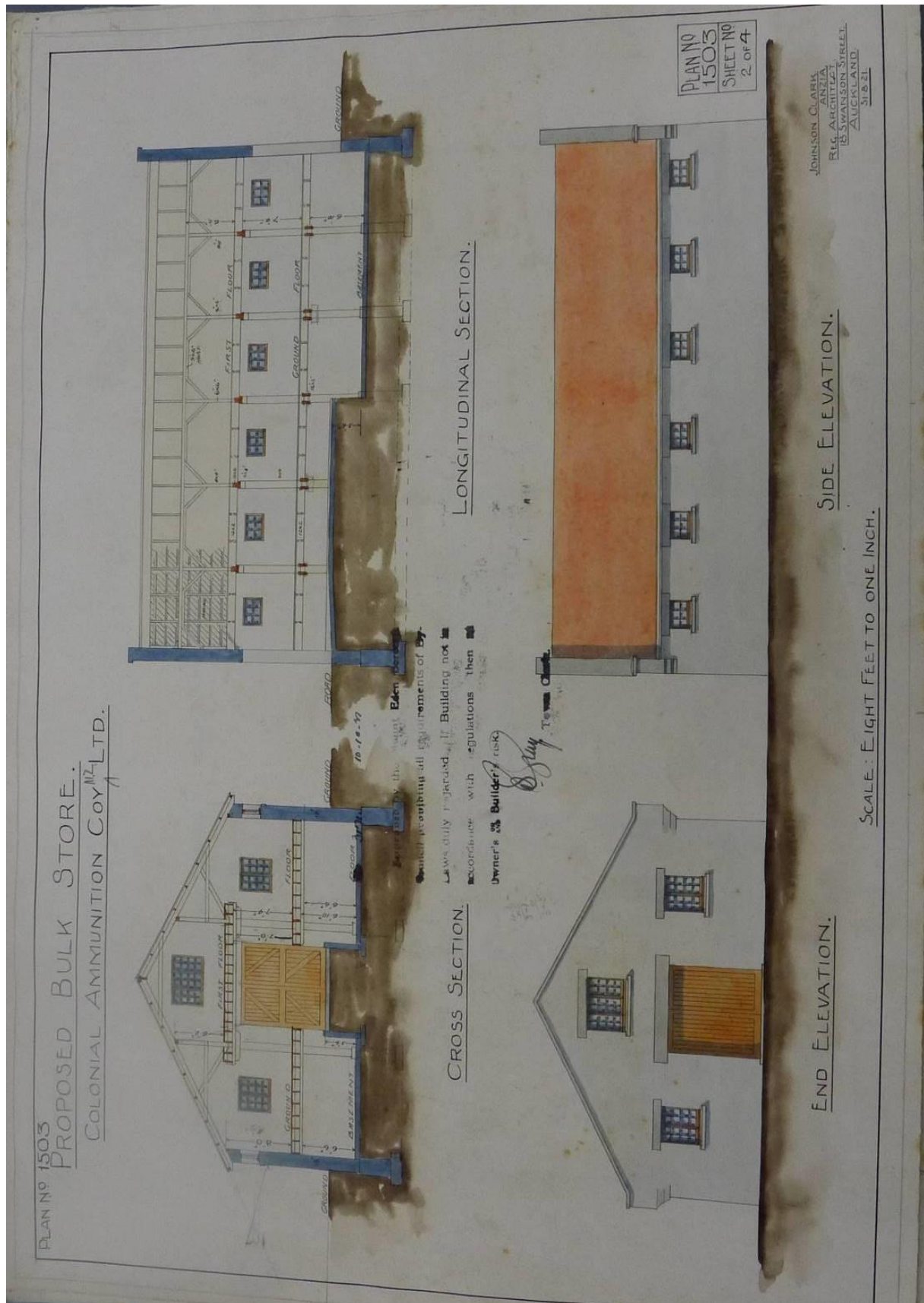


Figure 26. Johnson Clark elevations and sections for the bulk store. (Architecture Archives)

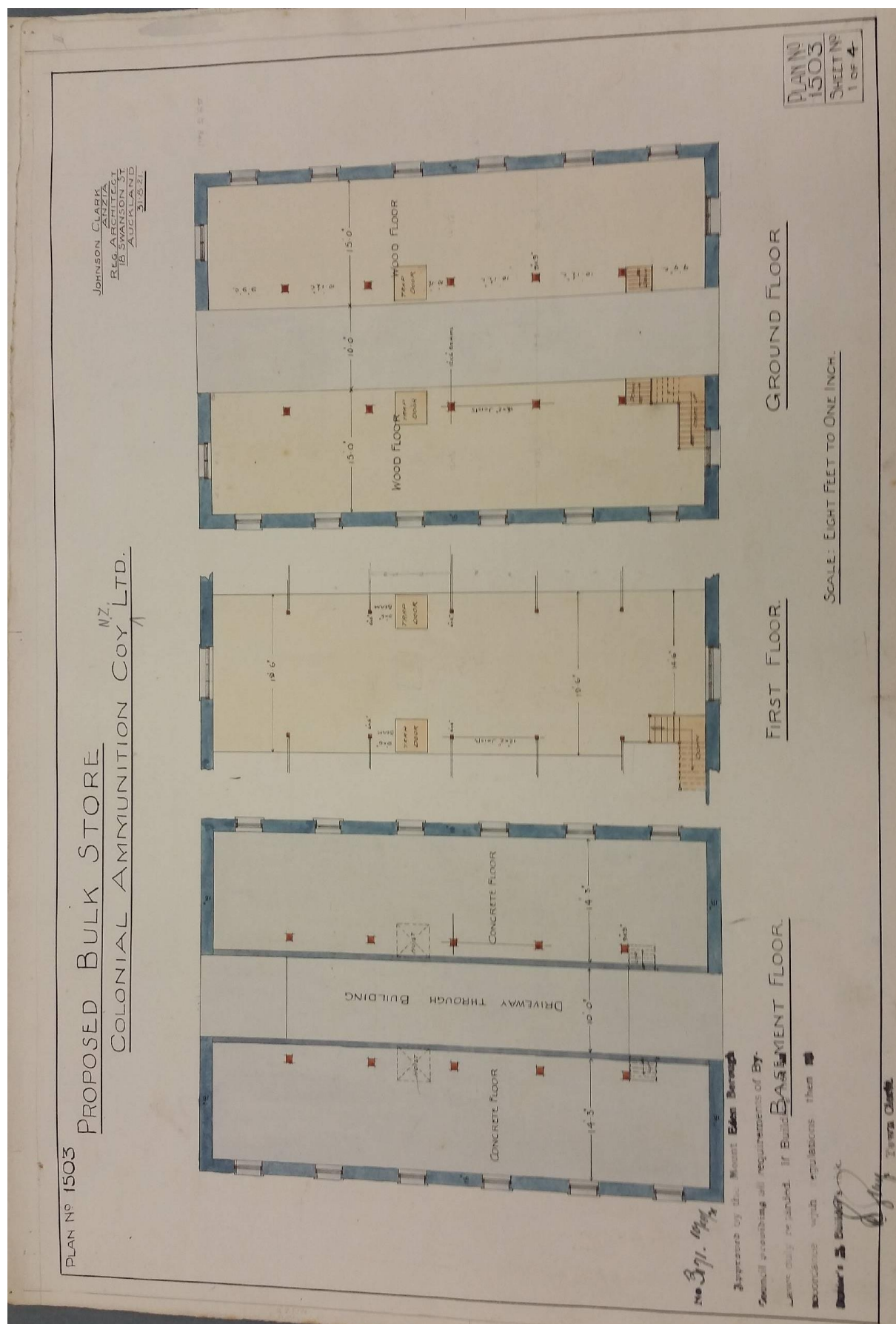




Figure 28. Plan of Gaol Reserve displaying City Council Quarry and Colonial Ammunition Company Lease (Architecture Archives).

