

## **Heritage Evaluation**

**New Zealand Shipping Company, Farmer's Cooperative  
Auctioneering Company, North Auckland Farmers' Co-  
operative Ltd (former)  
117-125 St Georges Bay Road and 7-11 Kenwyn Street, Parnell**



## Heritage Evaluation

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Prepared by Auckland Council Heritage Unit

January 2017

Cover image:

By Rachel Ford, June 2016

## 1.0 Purpose

The purpose of this document is to consider the place located at 117-125 St Georges Bay Road and 7-11 Kenwyn Street, Parnell against the criteria for evaluation of historic heritage in the Proposed Auckland Unitary Plan.

The document has been prepared by Anna Boyer, Heritage Information Advisor, 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

<b>Site address</b>	117-125 St Georges Bay Road and 7-11 Kenwyn Street, Parnell
<b>Legal description and Certificate of Title identifier</b>	LOT 1 DP 12297; LOT 2 DP 12297; LOT 3 DP 12297 CT 287/69; CT281/250; CT280/244
<b>NZTM grid reference</b>	Easting: 1758952.05. Northing: 5920208.58
<b>Ownership</b>	Rockport Holdings Limited Partnership
<b>District/regional plan &amp; zoning</b>	Business – mixed use
<b>Proposed Unitary Plan zoning</b>	Business – mixed use
<b>Existing scheduled item(s)</b>	None
<b>Additional controls</b>	Air Quality Transport Corridor Separation Auckland Museum Viewshaft City Centre Fringe Office Natural hazards - Coastal Inundation Natural hazards - Coastal Inundation - 2m sea level rise Parking Parking - City Centre Fringe Area Pre 1944 Building Demolition Control Volcanic Viewshafts and Height Sensitive Areas
<b>NZHPT registration details</b>	None
<b>Pre-1900 site (HPA Section 2a(i))</b>	This place does not predate 1900 and has no known archaeological values

<b>and 2b)</b>	
<b>CHI reference/s</b>	19301
<b>NZAA site record number/s</b>	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 buildings are based on a visual inspection only and this evaluation is not a condition report.

All fieldwork was conducted from the public right-of-way. There was no inspection of the interior during the site visit to the buildings in June and July 2016.

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

*More in depth information on the history 117-125 St Georges Bay Road and 7-11 Kenwyn Street, Parnell can be found in Appendix 1.*

The site of this block of buildings was part of a 21-acre estate, once owned by John Charles Blackett, an early settler at St George's Bay from c. 1847. From the mid 1860s, the property was leased out; in 1881, the land was transferred to Patrick Comiskey. Comiskey subdivided and sold parts of the estate in the early 1880s, and the residue was purchased by a partnership in 1884, likely acting as Comiskey's agents. The new title holders proceeded to sell more subdivisions of the estate, through to 1898, when just over five acres remained.

The Auckland Harbour Board took over this remaining property early in 1910, in connection with work on the King's Drive and other roadwork in the vicinity, as well as to secure riparian rights, part of the pending reclamation project at St Georges Bay. The ground at Comiskey's was cleared by the Harbour Board in 1911, and Kelvin (now Kenwyn), Watt and Faraday Streets were transferred to Auckland City Council in July 1913. With the Kings Drive formed, the Harbour Board began to subdivide and sell the remainder from 1914, with solicitor William Thorne purchasing the future site of the wool stores, plus some adjacent lots. The block bounded by St Georges Bay Road, Faraday, Watt and Kenwyn Streets was divided into three land parcels.

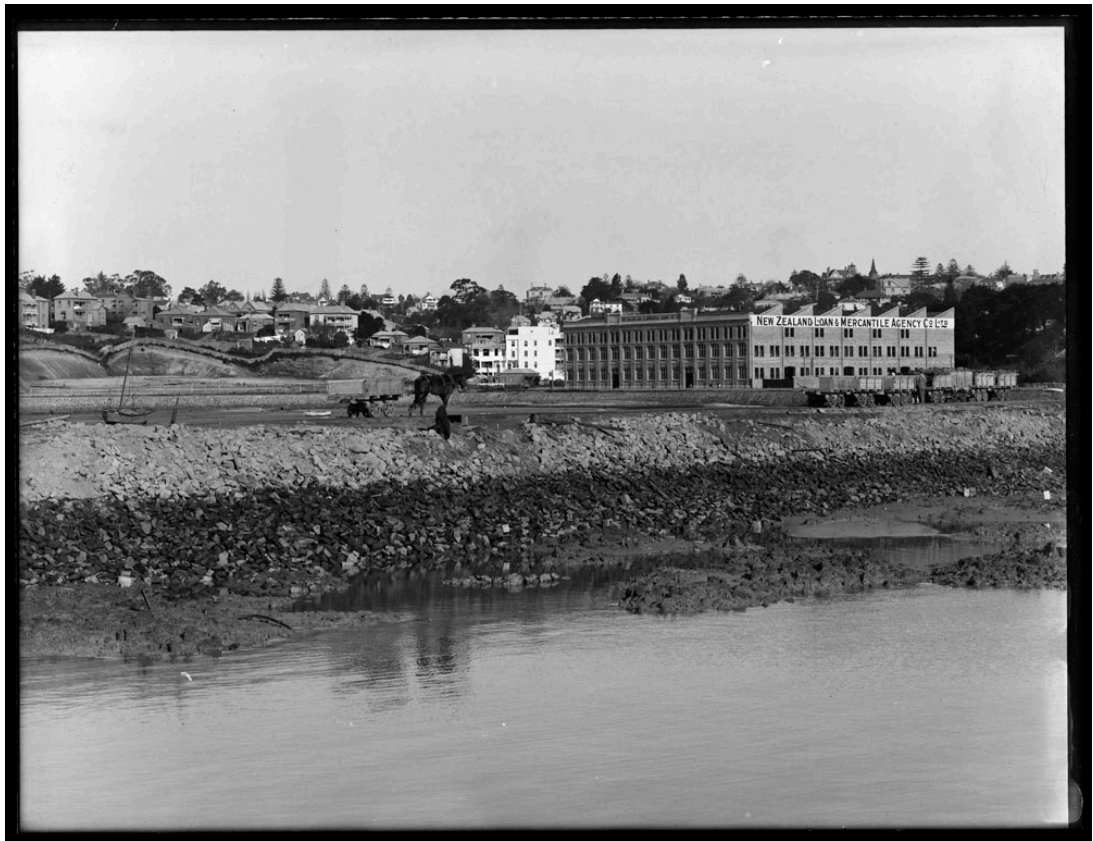


Figure 1: 12 August 1912. Looking south east from near the embankment off St Barnabas Point towards where the wool stores would be built (left center). Shows the reclamations in the bay and premises of New Zealand Loan and Mercantile Agency Company Limited (right of center) in Old Kings Drive (now part of The Strand). [Sir George Grey Special Collections, Auckland Libraries, 1-W1479](#)

The three lots were sold in 1918 to the New Zealand Shipping Company (Lot 1), Farmers' Co-operative Auctioneering Company (Lot 2) and North Auckland Farmer's Co-operative Limited (Lot 3). W. Philcox and Sons were employed to design and build three warehouses on the sites in 1918/1919.<sup>1</sup> The warehouses are three separate buildings but are interconnected and have a reasonably cohesive exterior form. The four storeyed Farmers' Co-operative Auctioneering Company (Lot 2) was likely built first in 1918/19. The other two buildings, NZ Shipping Company (Lot 1) and North Auckland Farmer's Co-operative (Lot 3) were both originally built as single story buildings and then extended in 1921 (Lot 1) and 1937 (Lot 3).<sup>2</sup>

The buildings were stores for mainly wool and hemp in the early years. North Auckland Farmers' Co-op was taken over by the Farmers' Auctioneering Co-op in 1927. They were later incorporated into Allied Farmers. Stock and station agencies, like these were first set up in the mid-19th century. They provide a broad range of services for farmers – general merchandising, livestock sales, wool auctions, grain and seed breeding, seed cleaning and exports, seasonal finance, insurance, real estate brokerage, machinery sales, advisory services and more.<sup>3</sup>

The New Zealand Shipping Company Limited was incorporated in 1873 by a group of local farmers and merchants unhappy with the state of shipping in New Zealand. When refrigeration was introduced the company carried the second cargo of frozen meat in 1882.<sup>4</sup> In September 1916, The Peninsular and Oriental Steam Navigation Company (P&O) acquired a controlling interest in the New Zealand Shipping Company Limited.

The New Zealand Shipping Company under the banner of their UK owner P&O continued to own the Lot 1 warehouse until 1979.<sup>5</sup> In 1973, the ownership of both lots 2 and 3 was transferred to Allied Farmers. By 1984 Parnell Storage held both titles.<sup>6</sup>

For a brief time in 1983/84, members of the New Zealand commune community Centrepoint took up residence in the buildings while they faced disputes over the occupation of their land in Albany. Their presence broke the industrial zoning regulations and caused concerns amongst local residents and councillors.<sup>7</sup>

In 1989 John Barker and Geoffrey Allan Lindsay Amos brought all three lots (as Northwood Properties Syndicate), but their interest and plans for the property went back several years. The Amos and Baker families were leading textile merchants. They moved to the St Georges Bay Road warehouses from their previous headquarters fronting Victoria Street and Nelson Street.<sup>7</sup> Refurbished for approximately \$2 million the new Textile Centre, as it was named, had about 12 textile industry tenants and was based on the idea of keeping allied textile industries together as one big family.<sup>8</sup> The buildings were structurally sound but required extensive refurbishment, including reroofing, sandblasting 3.5 million bricks, beams and columns, water blasting the lanoline stained floors, 368 arch shaped windows were retained and repaired, part of the floors were cut out for the main stairway and lifts.<sup>9</sup> Each of the tenant companies designed their own layout and colour scheme.

As part of the refurbishment, part of the building fronting St Georges Bay Road was fitted out as a licensed restaurant called the Nag's Head Tavern in 1987. The application for a new licenced establishment was meet with fierce opposition. There was a two year battle to get the licence approved.<sup>10</sup> The space now houses The Paddington Bar and Restaurant.

The collapse of the textile industry has seen most of the original tenants leave, but the buildings have retained the Textile Centre name. Current tenants include Uber, Icehouse, EzyBuy and Xero. Tenants enjoy the "jarrah timber beams complemented by brick walls made from NZ clay fired in Australian brickworks, as well as polished floors and a saw-tooth roof".<sup>11</sup> The flexibility of the space and the ability for companies to put their own stamp on the offices with layout and finishing's has added to the popularity of the buildings and the high long term occupancy rates.

Phillimore Properties purchased the buildings in 2014. The well-known developers are responsible for other heritage redevelopments including the award winning Imperial Lane. They plan to work with their architects Fearon Hay to make changes to the buildings including; making a more impressive entrance lobby, creating a lane with retail and hospitality spaces and long term change some offices into character apartments.<sup>12</sup>

## 5.0 Physical description

### Site

The site covers Lots 1, 2 and 3 of Deposited Plan 12297 (Figure 17) and covers Certificate of titles:

- Lot 1 – CT 280/244 (Figure 26)
- Lot 2 - CT 287/69 (Figure 28)
- Lot 3 - CT 281/250 (Figure 27)

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<sup>7</sup> The Broadcasting Corporation brought the vacated site and it now houses TVNZ.<sup>1</sup>

The subject buildings front St Georges Bay Road, Kenwyn Street, Faraday Street and Watt Street and have full site coverage of the three lots. The land slopes down slightly to the southwest at the corner of St Georges Bay Road and Faraday Street.

The buildings stand on what would have been the foreshore before the reclamation of St Georges Bay. Land reclamations in Auckland spanned several decades, from 1841 until the 1920s. Most of the reclamation of Mechanics Bay and St Georges Bay occurred in between 1912-1916. The land was retained by a stone wall made with rock from Rangitoto, which later became Kings (Tamaki) Drive.<sup>13</sup> The Auckland Harbour Board obtained the properties in St Georges Bay as part of the reclamation works. When the properties were sold on they were desirable for businesses seeking close proximity to the port and the railway yards.



Figure 2: Site plan showing property boundary (Auckland Council Geomaps, 2016)



Figure 3: Wider site location Plan (Auckland Council Geomaps, 2016)

**Context**

The buildings are situated on the eastern side of St Georges Bay Road approximately 50 meters from the intersection with The Strand. The northern portion of St Georges Bay Road is closed off from the southern residential portion. The northern portion consists of commercial buildings with a mixture of character office spaces, retail, industrial and some character apartments. There are several former warehouses repurposed as character office spaces in the area including the former NZ Loan and Merchantile Wool Store on the corner of St Georges Bay Road and The Strand (PAUP ID1889) and the Axis Building 91-95 St Georges Bay Road.

There are several large attractive deciduous street trees on Kenwyn, Watt and Faraday Streets.

The streets off St Georges Bay Road lead to residential parts of Parnell.

**Form**

The site consists of three interconnected buildings originally built as wool and storage warehouses, giving the appearance of one large building. However on closer inspection each of the buildings exhibits slightly different characteristics, detailing, floor levels, window treatments and roof lines making each distinct.

The building of the three warehouses as interconnected warehouses appears to be a rare building form. It is likely that the New Zealand Shipping Company, Farmer’s Cooperative Auctioneering Company, and North Auckland Farmers’ Co-operative Ltd commissioned the buildings together to save on costs and to allow for the utilization of the entire site coverage of all three lots. Internally the buildings have varying floor levels and few connection points between them. W Philcox and Sons constructed other warehouses for the use of more than one company. In 1892 they were employed by the Loan and Mercantile Agency Company and the Shipping Company for the erection of warehouses and stores on Quay Street for the company’s joint use.<sup>14</sup> So although the building type is rare today it is possible it was more prevalent at the time.

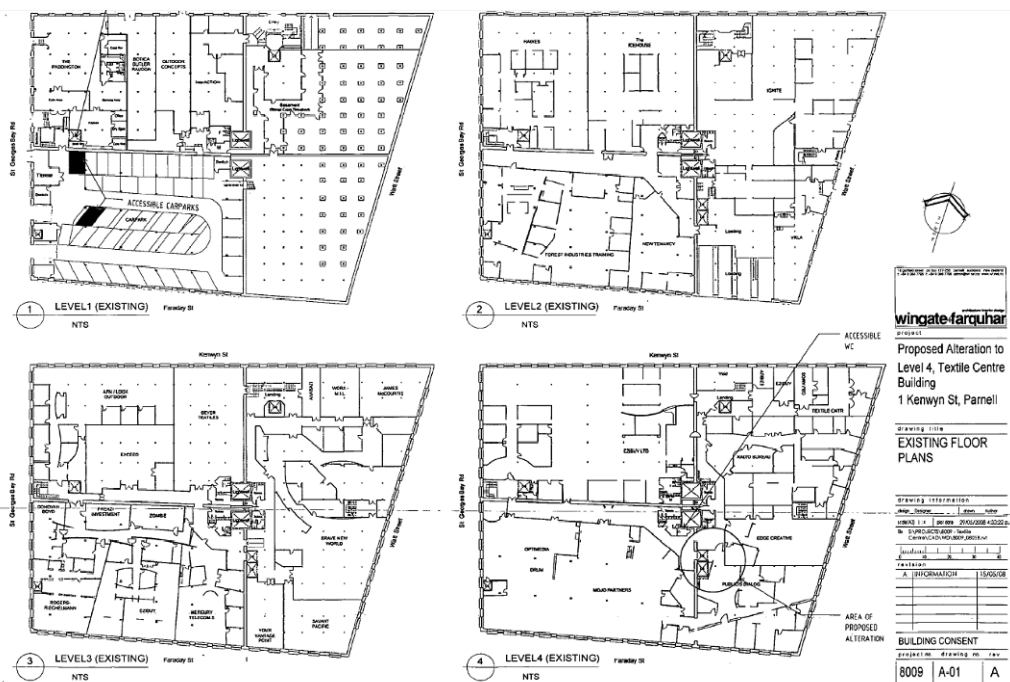


Figure 4: 2008 floor plan. The internal layout of the buildings has changed significantly with a change of use from warehousing to offices spaces. Some of the building has been set aside for internal carparking and loading docs. Auckland Council property file 7-11 Kenwyn Street, Parnell.



The St Georges Bay Road façade is four stories high. The ground floor corner with Kenwyn Street houses the Paddington Bar and Restaurant. There are two vehicle entrances leading to ground floor car parking.

The Faraday Street façade slopes down from Watt Street to the St Georges Bay Road corner. The building is four stories on St Georges Bay Road and three at the Watt Street corner. Access to the ground floor on Faraday Street is provided by vehicle loading doc. There is evidence of former vehicle entrances, including two on Kenwyn Street and two on Watt Street which are now closed in but give a nod to the buildings former industrial life.

The Watt Street façade is three stories high with two entrances to the building where the former vehicle entrances were.

The Kenwyn Street façade is the longest. The building is four stories on St Georges Bay Road and three at the Kenwyn Street corner. There are several entrances along the façade located where the former vehicle entrances would have been.

### ***Building materials***

Farmers Auctioneering Building, Lot 2 on the corner of St Georges Bay Road and Kenwyn Street construction materials comprise, reinforced concrete foundations supporting parapet exterior walls of plastered, unreinforced brick with timber framed infill windows.<sup>15</sup>

North Auckland Farmers' Cooperative, Lot 3 on the corner of St Georges Bay Road and Faraday Street construction materials comprise, reinforced concrete foundations, reinforced concrete parapet exterior wall, with infill timber framed windows. The building was structurally strengthened in 1937 with structural steel under the timber floor joists.<sup>16</sup>

New Zealand Shipping Company, Lot 1 fronting Kenwyn, Watt and Faraday Streets comprises reinforced concrete foundations, parapet exterior walls of plastered unreinforced brick, timber framed infill windows.<sup>17</sup>

### ***Design***

*(See appendix 4 for photos of the building's façade)*

The buildings were designed and built by W. Philcox and Sons. The firm were contractors for several prominent Auckland Buildings (see appendix 1 Research summary and section 6.0 Comparative analysis) but also were responsible for the building and design of warehouses, freezing works and commercial buildings in and around Auckland and the Waikato.

The buildings are sturdy in design and construction typical of this period of commercial development. There is a utilitarian character about the architecture with quasi-structural expressions on the façade.

The buildings share a regularity of the façade, an emphasized pier and a low parapet wall. The horizontal spandrels between the piers have been accentuated. The cohesive design of the buildings has been emphasized by the single colour of the whole façade of all three buildings. Previously the façade had been painted with different colours to accentuate the architectural details (*Figure 41*).

Aerials of the area show the distinct saw-toothed roofs of the buildings; each

distinct and separate from the others (*Figure 2*).

The Farmers' Cooperative Auctioneering Building, Lot 2 windows have an arch at the top. The horizontal spandrels between the piers have been emphasized. The windows on the fourth floor are shorter (*Figure 5*)



*Figure 5: Variety of window treatments across the three buildings. Left to right: Farmers Auctioneering Building (St Georges Bay Road façade), North Auckland Farmers' Cooperative (St Georges Bay Road façade), North Auckland Farmers' Cooperative (Watt Street Façade), New Zealand Shipping Company (Watt Street façade).*

The North Auckland Farmers' Cooperative, Lot 3 is the most distinct of the three buildings. The window treatment differs from the other two buildings with steel multi pane windows. The arch details of the windows which features in the other two buildings has been replicated here but only for the St Georges Bay Road façade; the Faraday façade features windows with a flat lintel (*Figure 5*). The windows on the fourth floor are shorter

The building also features decorative cornice elements on the extremities where it connects with the Farmers Auctioneering and NZ Shipping Company buildings, and on the St Georges Bay Road/ Faraday Street corner (*Figure 6*). On the Faraday façade the spandrels have been deemphasized and the drainpipe inset into the wall.

These differences can be attributed to the later construction date of the building, the top three stories were completed in 1937.



*Figure 6: Shows decorative cornice elements on the North Auckland Farmers' Cooperative building (St Georges Bay Road, St Georges Bay Road/Faraday corner, Faraday Street)*



Figure 7: Shows party wall between buildings (St Georges Bay Road, Faraday Street, Kenwyn Street)

New Zealand Shipping Company, Lot 1 set over just 3 levels to accommodate for the building's position elevated up a small slope from the other two. The detailing on the building is very similar to the Farmers Auctioneering Building. Distinct are the large loading bay on Faraday Street (Figure 8) and the odd window configuration on Kenwyn Street to accommodate for the slope in the street (Figure 9). Again the windows of the top floor are shorter than those on the lower levels.



Figure 8: New Zealand Shipping Company Loading bay on Faraday Street



Figure 9: New Zealand Shipping Company Window configuration on Kenwyn Street

### **Additions and modifications**

The exterior form of the Farmers' Co-operative Auctioneering Company (Lot 2) has stayed relatively unchanged since it was built in 1918/19. The other two buildings, NZ Shipping Company (Lot 1) and North Auckland Farmer's Co-operative (Lot 3) were both originally built as single story buildings and then extended in 1921 (Lot 1) and 1937 (Lot 3)<sup>ii</sup>. The ground floor elevation has undergone some modification creating entrances into the building, especially on

<sup>ii</sup> W Philcox & Sons was put into liquidation in 1929. It is unclear what contract competed the additions in 1937

Kenwyn Street. The upper façade above appears to have stayed relatively unchanged.

In creating the main entrance way to the buildings on Kenwyn Street the multi panel windows have been replaced with single panes around the entrance from the ground to top floor.

The buildings have undergone extensive interior modifications during the transition from warehousing to office spaces. Offices spaces have on the whole utilized the character features of the buildings including exposed timber posts and lintels and brickwork. Details of the numerous internal fit outs have not been documented as part of this evaluation.

### **Current use**

Since the late 1980s the buildings have been known as The Textile Centre and accommodate several businesses including Xero, Icehouse and Uber. On the ground floor corner of Kenwyn and St Georges Bay Road is the Paddington Bar and Restaurant.

In 2014 the buildings were bought by Phillimore Properties who intend to slowly refurbish the buildings with the assistance of architects Fearon Hay.<sup>18</sup>

### **Key features:**

- Building's exterior
- Window joinery and form
- Building entrance points
- Form and structure
- Saw tooth roof
- Parapets

## **6.0 Comparative analysis**

The following comparative analysis explores two comparisons; firstly the industrial context. Secondly, analyses of the other work of contractor W Philcox & Sons.

### **The context**

#### ***The Strand and St Georges Bay Road***

*See appendix 2 for examples of warehouse and factory buildings in the surrounding area.*

The surrounding local context retains evidence of large-scale warehouses developed from the 1910s onwards on the reclaimed land along The Strand and up St Georges Bay Road. Historic aerial photos show a number of large warehouses with saw-tooth roofs clustered around the intersection of St Georges Bay Road and The Strand (*Figure 16*).<sup>19</sup> The reclamation of St Georges Bay Road and the setting up of the railway yards on Beach Road opened up the potential of this area for development. Close links to the port and railway were key and the land was cleared to build large scale buildings.

One significant example is the former NZ Loan and Mercantile Wool Store (Saatchi & Saatchi Building) at 121-125 The Strand. This building is scheduled as a category B place in the PAUP. The wool store was built in 1911-1913 and

was one of the largest wool stores in New Zealand at the time. Designed by Edward Mahoney & Sons Architects, the original plans were for a two storey building, by the time it was completed it was at least three storeys high. A benzene store was added in 1922, alterations were made to the gables on the roof in 1938, and a two story concrete store was added in 1940.<sup>20</sup> The building is now used as offices.

The former NZ Loan and Mercantile Wool Store makes a good comparison to the New Zealand Shipping Company, Farmer's Cooperative Auctioneering Company, and North Auckland Farmers' Co-operative Ltd (NZSC, FCAC & NAFC) buildings. They share the physical context, were both originally built as wool stores and are substantial in size. The former NZ Loan and Mercantile Wool Store has a prominent location on the corner of The Strand and St Georges Bay Road whereas the NZSC, FCAC & NAFC buildings are set back up St Georges Bay Road (NZ Loan and Mercantile is shown in *Figure 10*).



*Figure 10: Shows the context of the site from The Strand. In the foreground is the former NZ Loan and Mercantile Wool Store, to the left the Design Warehouse building and in the background the NZSC, FCAC & NAFC buildings.*

The former warehouses and factories leading up St Georges Bay Road were built later. The development shows the ongoing popularity of this location. An interesting example is the former New Zealand Milk Products factory at 91-95 St Georges Bay Road (now known as the Axis Building) built in 1926 (additional storeys added in 1939).<sup>21</sup> The building has a striking Moderne design. Travelling up St Georges Bay Road the buildings can be viewed as a timeline of the changing industrial design aesthetic from the former NZ Loan and Mercantile Wool Store (1911), the NZSC, FCAC & NAFC buildings (1918) and the Axis Building (1926) (*Figure 11*).



*Figure 11: the former NZ Loan and Mercantile Wool Store, the NZSC, FCAC & NAFC buildings and the Axis Building.*

Over the years many of the former warehouse and factories in the area have been altered for commercial offices or mixed use residential apartments and commercial. The area no longer houses the light industrial companies it would have 30 years ago. However the physical presence of the early twentieth century warehouses and factory buildings remain as an important reminder of this area's industrial past. The development of the NZSC, FCAC & NAFC buildings into the Textile Centre in the 1980s was met with fierce opposition by neighbouring industries still operating in the area.<sup>22</sup> Even up till this point the value of the physical location, near to the port, railway and motorways was highly prized.

### ***Regional and national industrial context***

Both regionally and nationally we have seen recognition of our industrial past with the Heritage New Zealand listing of industrial areas and buildings (warehouses, factories etc.) associated with port and railway development. A few examples included in the following table.



#### ***Onehunga Woollen Mills***

*273 Neilson Street, Te Papapa*

The former Onehunga Woollen Mills were established at Te Papapa in 1886 to manufacture woollen goods for the colony's domestic market, and reinforced Onehunga's early importance as Auckland's west coast port and a center of heavy industry.<sup>23</sup>



#### ***New Zealand Loan and Mercantile Agency Company Limited (Former)***

*31-33 Thomas Burns Street, 5 Willis Street And Fryatt Street, Dunedin*

The New Zealand Loan and Mercantile Agency Co. Ltd. Building, originally known as the Otago Wool Stores, was built in 1872 for stock and station agents Driver Stewart and Co. The building is part of the Dunedin Harbourside Historic Area; an area recognized by Heritage New Zealand show the port operations and associated businesses which developed in the first decades of the twentieth century.<sup>24</sup>



#### ***New Zealand Shipping Company Offices and Wool Store (Former)***

*98 Waima Road, Waima, Tokomaru Bay*

The New Zealand Shipping Company Offices and Wool Store (Former) in Waima was erected in 1912, taking advantage of the newly built wharf and export opportunities generated by the new Tokomaru Freezing Works. This part of a collection of buildings (New Zealand Shipping Company Manager's House (Former), New Zealand Shipping Company Stables (Former), and the Tokomaru Bay Freezing Works Ruins) that are linked to the building of the Tokomaru Bay Wharf.<sup>25</sup>



### **Customs Street Historic Area, Auckland**

The warehouses and stores erected in Customs St to provide storage, distribution and export-import of goods served a variety of businesses.

Proximity to Queen St (Auckland's main street and principal shopping thoroughfare) enhanced the servicing of retail establishments and heightened the profile of general and fancy goods merchants and brand products. Nearby, the railway station was of major importance in the distribution of these goods. The majority of the buildings within the Customs St area have their origins in the economic boom of the early 1880s or the economic revival of the late 1890's following an intervening depression.<sup>26</sup>

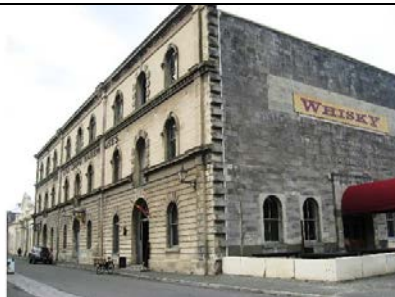


### **Harbour/Tyne Street Historic Area**

*Harbour Street, Tyne Street, Oamaru*

The buildings in the area are constructed of Oamaru stone, a locally quarried limestone, and many date from the nineteenth century. They originally served a variety of commercial functions ranging from warehouses and stores to banks and hotels. Today they are predominantly used as workshops, warehouses and for storage.

From the mid 1860's to the early 1880's, the area was the commercial heart of Oamaru. During this period Oamaru was a thriving local port and service centre, its prosperity based on the export of grain and wool to other parts of New Zealand and overseas.<sup>27</sup>



### **New Zealand Loan and Mercantile Company Warehouse (Former)**

*14 Harbour Street And Wansbeck Street, Oamaru*

This massive and handsomely detailed grain store built in 1882 for the country's then largest stock and station agency, the New Zealand Loan and Mercantile Agency Company Ltd. When it was opened it was touted as the country's largest grain store. Its prominent site and proportions show the scale and wealth of the nineteenth century grain industry.<sup>28</sup>

## **W Philcox and Sons**

*See appendix 2 for examples of places protected in the Proposed Auckland Unitary Plan built by W Philcox and Sons*

William Philcox, founder of the building firm W Philcox and Sons, arrived in Auckland in 1855. The firm were the contractors for numerous warehouses, freezing works, residential and commercial buildings over the years. The firm went into liquidation in 1929. William Philcox died in 1917; his son Thomas died in 1940 at the age of 82. (See appendix 1 research summary).

Four of the buildings W Philcox and Sons built are protected in the PAUP appendix 9.1. They are, Remuera Library,<sup>29</sup> the Auckland Ferry building,<sup>30</sup> Royal New Zealand Foundation of the Blind Main Building,<sup>31</sup> and Blackett's Building (head office of the South British Insurance Company Limited)<sup>32</sup> (see *appendix 2 for more on these buildings*). Unlike the St Georges Bay Road wool stores these buildings were not designed by W Philcox and Sons.

W Philcox and Sons were renowned as building contractors, but also designed and built many warehouses and industrial buildings. The company had a close relationship with the Auckland Farmers Freezing Company (AFFCO) working with them on the design and building of freezing works in Auckland and the Waikato. They built the freezing works on Railway Wharf Auckland Central (1885)<sup>iii</sup>,<sup>33</sup> designed and built Horotiu works near Ngaruawahia (1916)<sup>34</sup>, Penrose freezing works (1905),<sup>35</sup> they undertook extensive improvements to the works at Westfield (1899),<sup>36</sup> and added and extended the works at Southdown (1913)<sup>37</sup>, to name a few examples. The examples documented in figures 12 to 14 show the utilitarian character of the freezing works buildings. They also show the company's ability to work on a large scale.



Figure 12: Showing the premises of the Auckland Farmers Freezing Company Limited near Kings Wharf (previously Railway Wharf), Auckland. Sir George Grey Special Collections, Auckland Libraries, 314-5-5A



Figure 13: Southdown freezing works. Sir George Grey Special Collections, Auckland Libraries, AWNS-19160810-46-1

<sup>iii</sup> Designed by Coxon and Jackson Architects



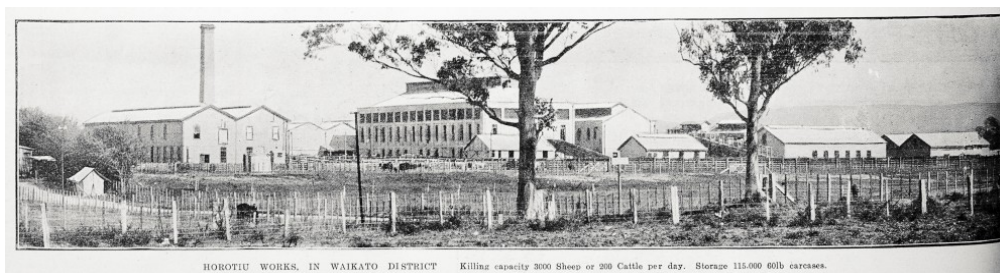


Figure 14: Horotiu works, in Waikato district. *Auckland Weekly News* 10 August 1916 p046. Sir George Grey Special Collections, Auckland Libraries, AWNS-19160810-46-4

Through several decades in business W Philcox and Sons constructed numerous buildings several of which have been identified for protection. However all of these were designed by architects. None of the firm's own designs have protection in the PAUP. The designs of W Philcox and Sons were utilitarian in form and grand in scale. They reflect the needs of their clients and the use of the buildings as warehouses, wool stores and freezing works. Although not highly decorative buildings they are notable examples of warehouses built in the early twentieth century. Significantly the NZSC, FCAC & NAFC buildings have retained a relatively intact form due to their location and full site coverage. The buildings are a good example of the work of W Philcox and Sons.

## 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 New Zealand Shipping Company, Farmer's Cooperative Auctioneering Company, and North Auckland Farmers' Co-operative Ltd are three companies, which have made a significant contribution to the history of the region.

The North Auckland Farmers' Cooperative and the Farmers Auctioneering Company were both stock and station agencies later assimilated into Allied Farmers. The New Zealand Shipping Company Limited was incorporated in 1873 and played an important role in early New Zealand shipping and movement of frozen meat. The alliance between these three companies allowed them to utilise the whole site coverage of this newly realised prime land, close to the port and railway. These companies continued to own these properties until the late 1970s, establishing an association of over 60 years with this place.

Wool was New Zealand's main export earner from the 1850s until the start of the 20th century. By 1920, wool contributed 26 percent of the total value of exports and it continues to play an important role in the economy and identity of New Zealand today.<sup>38</sup> The NZSC, FCAC & NAFC buildings were built as wool stores and have a close association with the export of wool, an important theme in the history of New Zealand.

The location close to the reclaimed land, port and railway was ideal for industry

and the area still bares the marks of the industrial work that occurred here. The NZSC, FCAC & NAFC buildings have **considerable regional** 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.*

Tenants, owners and locals value the NZSC, FCAC & NAFC buildings for their desirable location and character office spaces. Local heritage advocacy group Parnell Heritage have identified the warehouses on lower St Georges Bay Road and The Strand as having potential heritage value worth protecting in their submission on the Proposed Auckland Unitary Plan. The NZSC, FCAC & NAFC buildings have **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.*

The NZSC, FCAC & NAFC buildings do not have any known associations with Mana Whenua, and was not further evaluated under this criterion at this time.

#### **(d) Knowledge**

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

The NZSC, FCAC & NAFC buildings have **little** or no significance under this criterion.

#### **(e) Technological**

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

The NZSC, FCAC & NAFC buildings have **little** significance under this criterion. The buildings are of an impressive size and construction and have a few interesting elements including; a slightly unusual interconnected building type and evidence of retrofit strengthening of the North Auckland Farmers' Cooperative building in 1937. However, these elements do not represent technical accomplishment, innovation or achievement on a significant level.

#### **(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 NZSC, FCAC & NAFC buildings are a notable example of the work of W Philcox & Sons, building contractors. The firm were involved in numerous buildings in Auckland and the Waikato in the late nineteenth and early twentieth century, including the Auckland Ferry Building, Remuera Library, and the Royal New Zealand Foundation for the Blind in Parnell. This example is specifically important within their body of work because it was both designed and built by the firm. Design and building commercial premises made up the majority of the work of W Philcox & Sons during this period but few examples of their buildings remain.

Physically the buildings utilise a sturdy design and building materials typical of this period of commercial architecture. The form and construction are unusual, however, because this place is comprised of three separate buildings. The buildings share a façade and care was taken to ensure cohesion and regularity around all four sides, giving the impression of a single building. The NZSC, FCAC & NAFC buildings are a good representative example of the commercial architecture in New Zealand at the time. The buildings are of **considerable local** significance under this criterion.

#### **(g) Aesthetic**

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

The NZSC, FCAC & NAFC buildings have **moderate local** aesthetic significance. The buildings have a distinctive aesthetic appearance stemming from the large sturdy form and utilitarian character. Although not in a prominent location, set back from the main intersection of St Georges Bay Road and The Strand. The buildings contribute positively to the St Georges Bay Road streetscape.

#### **(h) Context**

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

The NZSC, FCAC & NAFC buildings have **considerable local** significance as part of the industrial heritage of Auckland. St Georges Bay was part of the massive reclamations of Auckland's foreshore from the 1860s-1920s. The warehouses along The Strand and St Georges Bay Road took advantage of the position close to the port and railway networks. Specifically the NZSC, FCAC & NAFC buildings have a collective value as part of early twentieth century warehouse development. The scale of these buildings adds to the cohesion with the surrounding heritage buildings. Viewed as a collection the industrial warehouses span several decades but share scale, style and materials. The retention and reuse of these buildings has retained the character of the wider historical landscape, paying homage to the industrial heritage.

## 8.0 Statement of significance

This place has considerable historical significance for its connection to these three companies, New Zealand Shipping Company, Farmer's Cooperative Auctioneering Company, and North Auckland Farmers' Co-operative Ltd all of whom have played a significant contribution to the history of the region. The buildings have considerable physical attributes as a notable example of the work of W Philcox & Sons and are a good representative example of the commercial architecture of the time. There is considerable context value as the NZSC, FCAC & NAFC buildings have a collective value as part of early twentieth century warehouse development of St Georges Bay Road and the nearby Strand.

## 9.0 Extent of the place for scheduling

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

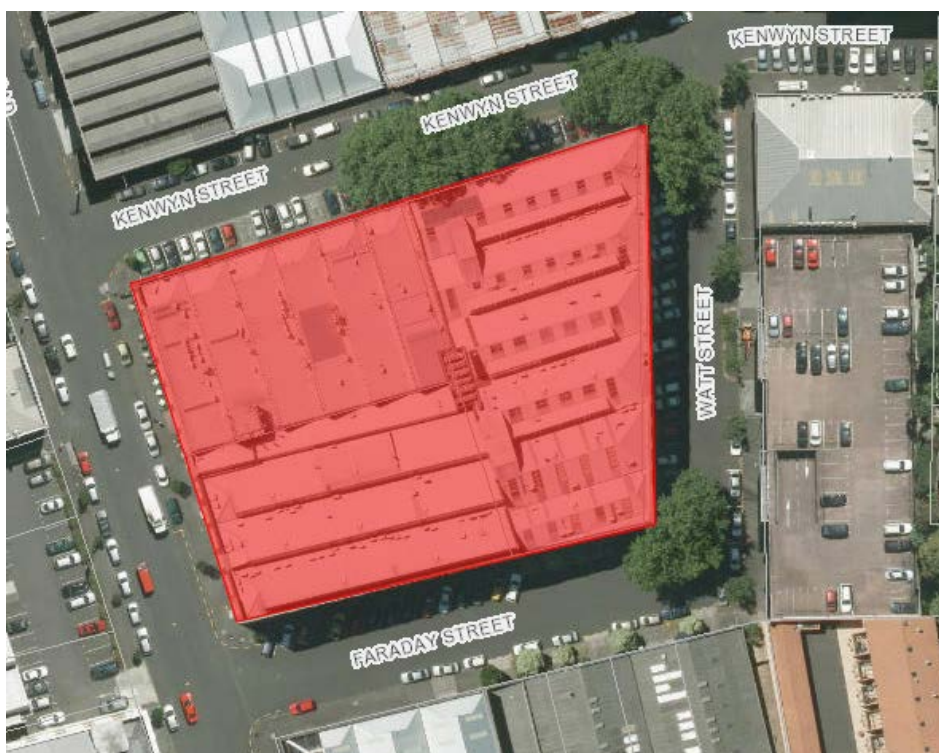


Figure 15: Identified extent of place for scheduling

## 10.0 Recommendations

Based on the proceeding evaluation, the New Zealand Shipping Company, Farmer's Cooperative Auctioneering Company, North Auckland Farmers' Co-operative Ltd (former), 117-125 St Georges Bay Road and 7-11 Kenwyn Street, Parnell meets the threshold for scheduled historic heritage places as a Category B Historic Heritage Place.

- The heritage values that meet the threshold of considerable include historical, physical attributes and context.
- Overall significance of the building is considerable.
- The recommended extent of place is defined in section 9.0 above.

## 11.0 Table of Historic Heritage Values

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

### \*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

<b>Place Name and/or Description</b>	New Zealand Shipping Company, Farmer's Cooperative Auctioneering Company, North Auckland Farmers' Co-operative Ltd (former)
<b>Category</b>	B
<b>Primary Feature</b>	Warehouse buildings
<b>Known Heritage Values</b>	A, F, H
<b>Extent of Place</b>	Refer to diagram section 9.0

<b>Exclusions</b>	Interior of building(s) and modern awnings.
<b>Additional Controls for Archaeological Sites or Features</b>	N/A
<b>Place of Maori Interest or Significance</b>	N/A

**Author (and position)**

Anna Boyer, Heritage Information Advisor

**Date**

August 2016

**Reviewer**

Rebecca Freeman, Senior Specialist Historic Heritage

**Date**

September 2016

## 13.0 Appendices

1. Historic research
2. Supplementary research
3. Certificates of title and deposited plans
4. Photographs
5. Drawings

# Appendix 1 Historic research

Historical summary by Lisa Truttman, May 2016

117-125 St Georges Bay Road / 7-11 Kenwyn Street, Parnell

Former wool stores for NZ Shipping Company, Farmers; Co-operative Auctioneering Company, North Auckland Farmers Co-operative Ltd.

## Background

The site of this block of buildings was part of a 21-acre estate, once owned by John Charles Blackett,<sup>1</sup> an early settler at St George's Bay from c. 1847,<sup>2</sup> his house near the foreshore, Fair Lawn, a prominent landmark at the bay for much of the 19<sup>th</sup> century.<sup>3</sup> From the mid 1860s, the property was leased out;<sup>4</sup> in 1881, the land was transferred to Patrick Comiskey.<sup>5</sup> Comiskey subdivided and sold parts of the estate in the early 1880s, and the residue was purchased by a partnership in 1884, likely acting as Comiskey's agents. The new title holders proceeded to sell more subdivisions of the estate,<sup>6</sup> through to 1898, when just over five acres remained.<sup>7</sup>

The Auckland Harbour Board took over this remaining property early in 1910,<sup>8</sup> in connection with work on the King's Drive and other roadwork in the vicinity,<sup>9</sup> as well as to secure riparian rights, part of the pending reclamation project at St George's Bay. The ground at Comiskey's was cleared by the Harbour Board in 1911,<sup>10</sup> and Kelvin (now Kelwyn), Watt and Faraday Streets were transferred to Auckland City Council in July 1913.<sup>11</sup> With the King's Drive formed, the Harbour Board began to subdivide and sell the remainder from 1914, solicitor William Thorne purchasing the future site of the wool stores, plus some adjacent lots.<sup>12</sup> The block bounded by St Georges Bay Road, Faraday, Watt and Kelwyn Streets was divided into three.

## The buildings

Lot 1 of DP 12297 was purchased by the NZ Shipping Company in 1918.<sup>13</sup> The company was incorporated in 1873 in Christchurch, reorganised in 1880, and carried the second cargo of frozen meat from New Zealand in the *Mataura* in 1882. Control was passed to London in the 1880s; in September 1916 the Peninsular and Oriental Steam Navigation Company (P&O) acquired a controlling interest. The company maintained passenger and container shipping services until it was fully absorbed into P&O from 1971.<sup>14</sup>

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<sup>1</sup> Deeds Index 1A.523, LINZ records

<sup>2</sup> Birth notice, *New Zealander*, 25 August 1847, p. 2

<sup>3</sup> See artwork "Campbell's Point, Parnell. Fairlawn Homestead, home of John Charles Blackett, 1853," by Patrick Hogan. [www.artnet.com](http://www.artnet.com), sighted 4 April 2016

<sup>4</sup> *Southern Cross*, 18 June 1866, p 1 (6)

<sup>5</sup> NA 22/213, LINZ records

<sup>6</sup> NA 22/213

<sup>7</sup> NA 154/213, LINZ records

<sup>8</sup> NA 154/213

<sup>9</sup> *Auckland Star* 10 May 1910, p. 2

<sup>10</sup> *Auckland Star*, 23 May 1911 p.5

<sup>11</sup> NA 154/213

<sup>12</sup> NA 223/81, LINZ records.

<sup>13</sup> NA 280/244, LINZ records

<sup>14</sup> NZ Shipping Company history, P & O website, <http://www.poheritage.com/our-history/company-guides/new-zealand-shipping-company>, sighted 4 April 2016



Lot 2 was purchased by the Farmers' Co-operative Auctioneering Company, a stock and station agency, in 1918, formally transferred in February 1919. Stock and station agencies originated in New Zealand from the 1860s, providing a range of services to those farmers in the pastoral sector,<sup>15</sup> including locations for storing and auctioning wool. The Farmers' Co-op began as an auctioneering company in the Waikato region c.1907, and gradually extended its services offered to farmers in the Waikato, King Country and Bay of Plenty regions. By 1920 they had a well-established business link with the NZ Shipping Company and P&O.<sup>16</sup>

Lot 3 was purchased by the North Auckland Farmer's Co-operative Limited in 1918.<sup>17</sup> This began as a Farmers' Union in Northland c.1899;<sup>18</sup> the organisation was renamed in 1915.<sup>19</sup>

Together, the three organisations arranged with Thomas Philcox, of the firm W Philcox and Sons,<sup>20</sup> to design and build a single woolstore on their three sections.

*"To provide additional storage accommodation for the coming season, the New Zealand Shipping Company, the Waikato Farmers' Auctioneering Company, and the North Auckland Farmers' Co-operative Company, have purchased, in conjunction, a block of land at the foot of St George's Bay Road, for the erection of new warehouses. The laying of the foundations is now going forward. The buildings will be of brick and concrete, and will consist of three storeys and a basement. The ground area occupied will be 52,000 square feet."*<sup>21</sup>

It appears that a single storey was built in 1918-1919 for the NZ Shipping Company portion, with additional storeys added to that part in 1921<sup>22</sup> and 1937 for the two lots fronting St Georges Bay Road.<sup>23</sup>

William Philcox, founder of the building firm W Philcox and Sons, arrived in Auckland in 1855. The firm were the contractors for the South British Insurance Company's offices, the Auckland Ferry Building,<sup>24</sup> the Jubilee Institute for the Blind,<sup>25</sup> the Remuera branch library building (1925),<sup>26</sup> the Regent Theatre (1926),<sup>27</sup> and offices for the *Auckland Star* in Shortland Street (1928),<sup>28</sup> amongst other warehouses, freezing works and commercial buildings over the years. The firm went into

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<sup>15</sup> Simon Ville, *The Rural Entrepreneurs, A history of the stock and station agent industry in Australia and New Zealand*, 2000, pp. 18-19.

<sup>16</sup> *King Country Chronicle*, 7 September 1920, p. 2

<sup>17</sup> NA 281/250, LINZ records

<sup>18</sup> *Northern Advocate*, 7 October 1899, p.3

<sup>19</sup> *Northern Advocate*, 23 September 1915 p. 2

<sup>20</sup> See Permit No plans 12897, 11852, 11821, Auckland Council Archives.

<sup>21</sup> *NZ Herald*, 26 August 1918, p.4

<sup>22</sup> Valuation field sheet file, ACC 213/80b, Auckland Council Archives

<sup>23</sup> Valuation field sheet file, ACC 213/152d, Auckland Council Archives

<sup>24</sup> Obituary, *NZ Herald*, 21 July 1917, p.8

<sup>25</sup> *NZ Herald*, 16 November 1906, p. 4

<sup>26</sup> *NZ Herald*, 4 September 1925, p. 10

<sup>27</sup> *NZ Herald*, 16 March 1926, p. 10

<sup>28</sup> *Auckland Star*, 25 May 1928, p. 22

liquidation in 1929.<sup>29</sup> William Philcox died in 1917;<sup>30</sup> his son Thomas died in 1940 at the age of 82.<sup>31</sup>

The portion of the building owned by the North Auckland Farmers' Co-op was taken over by the Farmers' Auctioneering Co-op in 1927;<sup>32</sup> the title for both sites was put under the name of the Allied Farmers' Co-operative (Properties) Ltd in 1973, and transferred to the Allied Farmers Co-operative Ltd in 1980. The site was transferred to Parnell Storage in 1984, followed by a number of private owners, until purchased by John Barker and Geoffrey Allan Lindsay Amos in 1989. The former NZ Shipping Company portion was obtained by them at the same time.<sup>33</sup> At least part of the building fronting St George's Bay Road was fitted out as a licensed restaurant called the Nag's Head Tavern in 1987.<sup>34</sup>

Barker and Amos transferred title to their company Textile Centre Limited in 2002.<sup>35</sup> The buildings have been internally altered to create office spaces.<sup>36</sup>

**Lisa J Truttman**  
**4 April 2016**

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<sup>29</sup> *Auckland Star*, 12 October 1929, p. 6 (6)

<sup>30</sup> *NZ Herald*, 21 July 1917, p. 8

<sup>31</sup> *NZ Herald*, 21 August 1940, p. 11

<sup>32</sup> NA 281/250, LINZ records.

<sup>33</sup> NA 280/244, LINZ records

<sup>34</sup> Permit plan no. 2580, 17 July 1987, Auckland Council Archives.

<sup>35</sup> NA 281/250; NA 287/69, LINZ records

<sup>36</sup> *NZ Herald* 4 September 2010

## Appendix 2 Supplementary research

### Historical built form – surrounding context

1		<p>Axis Building 91-95 St Georges Bay Road, Parnell</p> <p>Former Zealand Products built in 1926</p> <p>New Milk factory</p>
2		<p>130 St Georges Bay Road, Parnell</p>
3		<p>NZ Loan and Mercantile Wool Store (former) 121-125 The Strand, Parnell</p> <p>Built between 1911-1913 PAUP ID: 01889</p>
4		<p>99 The Strand, Parnell</p>

5



93-95 The Strand,  
Parnell

6



127-131 The  
Strand, Parnell

7



Kenwyn Street,  
North side

8



7-15 Faraday  
Street, Parnell



Figure 16: Shows the geographic layout of the buildings in the preceding table

Scheduled buildings built by W. Philcox and Sons

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PAUP ID	Name	Address	Construction date	Architect/designer
01827	Remuera Library	431 Remuera Road Remuera.	1926	Gummer and Ford

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02026	Auckland Ferry Building	99 Quay Street, Auckland	1912	Alex Wiseman
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01794	Royal Zealand Foundation of the Blind	New Parnell	545-547A Parnell	Road,	1909	Edward Bartley
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02026	Blackett's Building (head office of the South British Insurance Company Limited		90-92 Queen Street, Auckland		1878-1879	Richard Keals
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# Appendix 3 Certificates of title and deposited plans

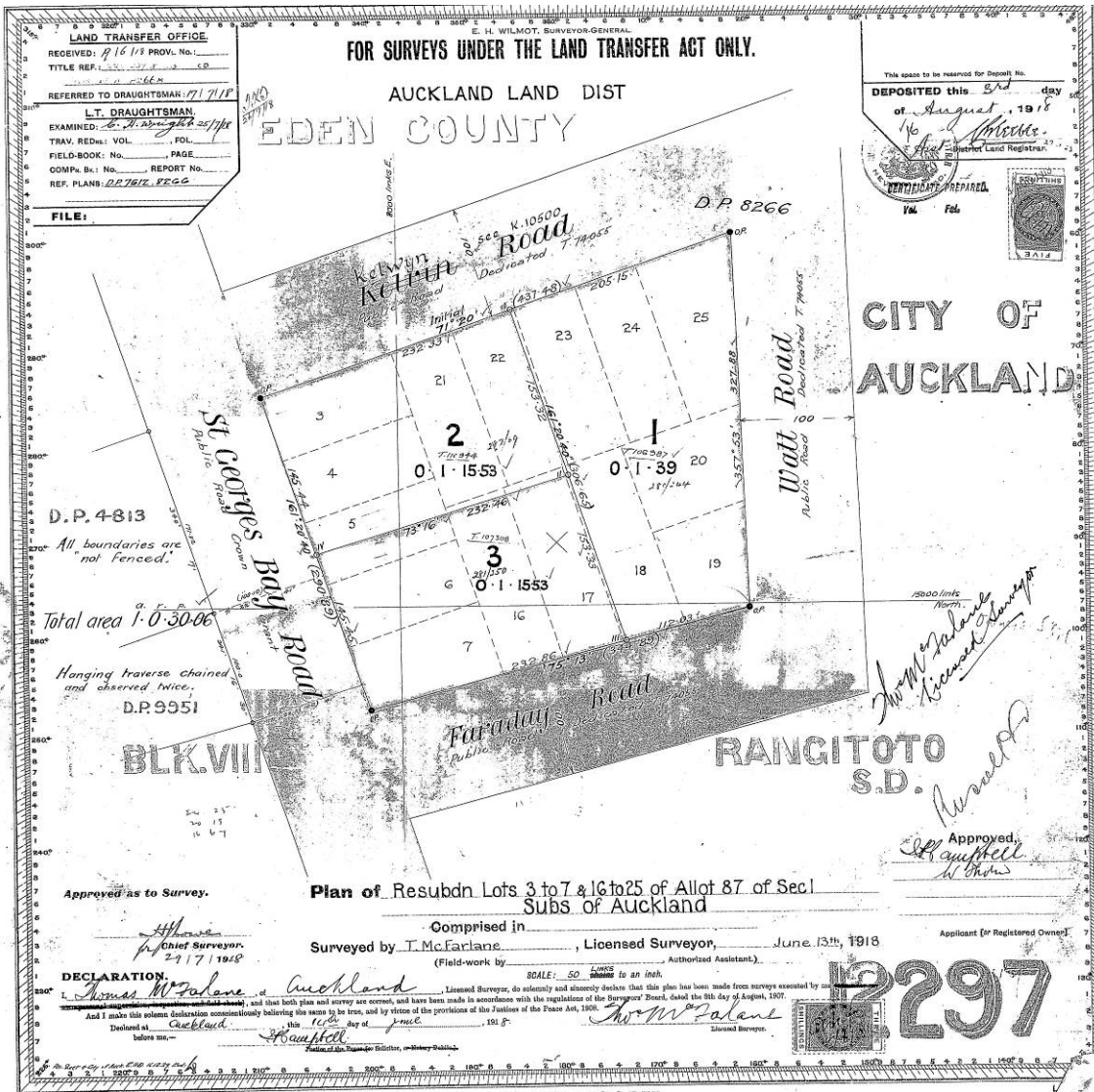


Figure 17: Deposited plan 12297



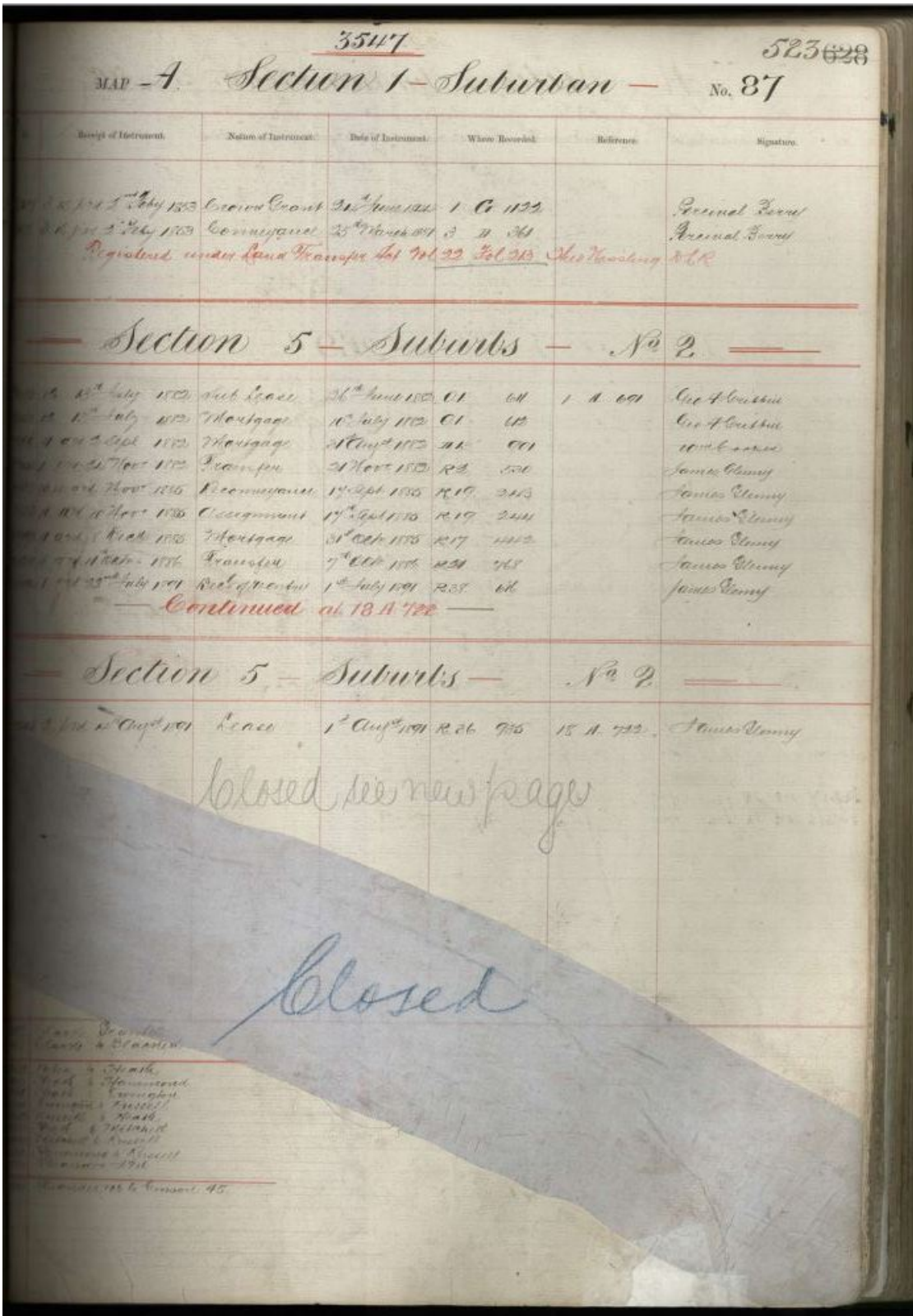


Figure 18: Deeds Index 1A.523

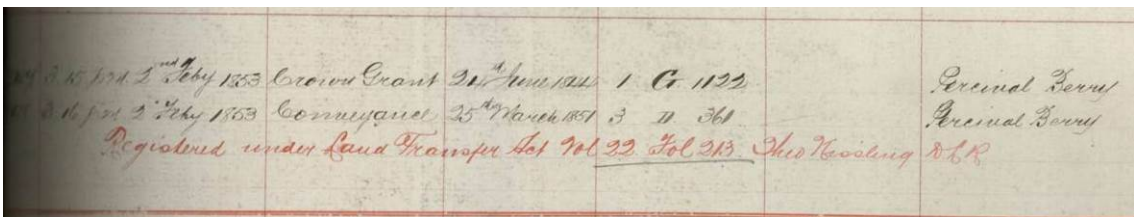


Figure 19: Deeds Index 1A.523. Detail 1

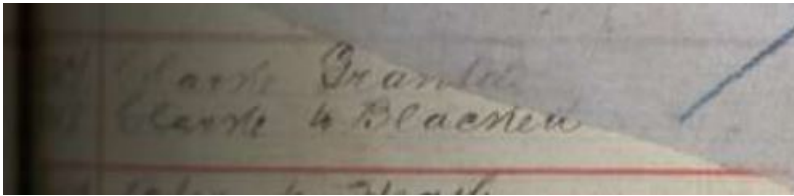


Figure 20: Deeds Index 1A.523. Detail 2

**NEW ZEALAND.**  
1870

**CERTIFICATE OF TITLE.**

Register Book,  
Vol. **11** Folio **113**

*John Charles Blackett of Thorpe Hill in the County of Surrey in Great Britain Esquire is now Seised of an estate in fee-simple Subject nevertheless to such encumbrances liens and incumbrances as are notified by the original survey written or made or known in those pieces of Land Situated in the Parrots of Waitemata in the County of Can in the Provincial District of Auckland containing Twenty one acres One Rood and Thirty three perches more or less being allotments Eighty five Eighty seven Eighty eight Eighty nine and Eighty ten and part of allotment Eighty five of Section One of the Suburbs of Auckland said allotments Eighty five Eighty seven Eighty eight and Eighty nine comprising One acre Thirty five perches more or less bounded towards the North by all one One thousand one hundred and forty links towards the East by Conquest Place Road Three hundred and five and Three hundred links towards the South by Orlana Street One thousand four hundred and eighty seven links towards the West by St. Georges Bay Road One thousand and fifty two links and eighty one and Seven hundred and fourteen links and towards the North West by St. Georges Bay Road said allotment Eighty ten and part of allotment Eighty five containing One acre and Thirty seven perches more or less bounded towards the North by Orlana Street One thousand one hundred and thirty five links towards the East by Conquest Place Road Three hundred and thirty links towards the South by allotment Eighty three of said Section One and Eighty two Three hundred and thirty links towards the West by part of said allotment Eighty five Three hundred and thirty links and again towards the West by part of said allotment Eighty five Three hundred and seventy five links be the said several allotments a little more or less the same are appointed on the plan drawn on the margin hereunto and signed green and in the Public Office of the Land Suburbs Department of the District Survey Office at Auckland originally granted as follows Allotment 8 of date 7th November 1842 to Statute of 1842 and other Allotment 66 dated 19th November 1842 to George Coopers Allotment 87 dated 24th June 1844 to George Blackett Allotment 88 dated 6th November 1842 to Alexander G. Gray Allotment 91 dated 19th July 1857 to William Gibson and Allotment 92 dated 5th November 1856 to John Charles Blackett in trust for the said John Charles Blackett Robert Henry Esquire Sir George Grey Bart. and Robert Henry Wyndham Esquire Governors of New Zealand for the time being in witness whereof these hereunto signed my name and affixed my seal this 11th day of March One thousand eight hundred and eighty one*

Signed in the presence of  
*John Blackett*  
the 11th day of March 1881

*John Blackett*  
District Survey Officer  
of the District of Auckland

*John Blackett*  
Solicitor

Transfer of Part of the above land to be held by his attorney John Blackett in trust for the use and benefit of the said John Blackett and his heirs and assigns and the receipt of the said John Blackett of the date of the 11th day of March 1881 at Auckland.

*John Blackett*  
Solicitor

*John Blackett*  
Solicitor

Figure 21: Certificate of Title NA 22/213

Cancelled as to above Transfer and Certificate  
 Index 10: 28 of Vol. 186  
 Patrick Keefe  
 Deeds 1879-1899 from Patrick Keefe  
 written, named to William Johnston of  
 Auckland, Secretary to the Auckland and  
 the Mutual Mining Company of Lot 1 on  
 deposited plan 153 produced and entered  
 the 21<sup>st</sup> of June 1886 at 10.10 a.m.  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 32 of 1887

Transfer N<sup>o</sup> 5783 from The Reverend Arthur  
 Dalton and John Christie within named to George  
 Nathan Williams of Auckland Inspector of Surveys  
 of Lot 7 on deposited plan 314 produced and entered  
 the 26<sup>th</sup> February 1885 at 2 p.m.  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 32 of 1887

Transfer N<sup>o</sup> 5962 from The Reverend Arthur  
 Dalton and John Christie above named to George  
 Dobson Valentin of Auckland Gentleman  
 produced and entered the 22<sup>nd</sup> April 1885 at 16  
 p.m. of Lot 13 on deposited plan 314  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 32 of 1887

Transfer N<sup>o</sup> 5728 from Patrick  
 Keefe above named to Thomas  
 Keefe of Auckland Barrister at Law  
 of Lot 2 on deposited plan 153 produced and  
 entered the 17<sup>th</sup> of May 1884 at 11 o'clock  
 a.m.  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 35 of 1887

Transfer N<sup>o</sup> 5728 from Patrick  
 Keefe above named to Thomas  
 Keefe of Auckland Barrister at Law  
 of Lot 2 on deposited plan 153 produced and  
 entered the 17<sup>th</sup> of May 1884 at 11 o'clock  
 a.m.  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 35 of 1887

Transfer N<sup>o</sup> 5908 from Patrick  
 Keefe above named to Margaret  
 Keefe of Auckland Widow of Lot 2  
 on deposited plan 153 produced and  
 entered the 24<sup>th</sup> of June 1884 at 10 o'clock  
 a.m.  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 35 of 1887

Transfer N<sup>o</sup> 5967 from Patrick Keefe  
 above named to the Reverend Arthur Dalton  
 of Brighton England, Clerk and John  
 Keefe of 73 Coleman Street Liverpool  
 of the parish of St. James  
 and Liverpool and entered the 26<sup>th</sup> of June  
 1884 at 11 o'clock a.m. subject to the rights of  
 way created by diverse Memoranda of Transfer  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 35 of 1887

Transfer N<sup>o</sup> 5768 from The Reverend Arthur Dalton  
 and John Christie above named to Mary Matilda  
 Stenhouse, Wife of Andrew Stenhouse of Auckland  
 Contractor of Lot 5 on deposited plan 314 for her  
 sole and separate use produced and entered the 20<sup>th</sup>  
 February 1885 at 1 p.m.  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 32 of 1887

Transfer N<sup>o</sup> 5768 from The Reverend Arthur Dalton  
 and John Christie within named to George  
 Nathan Williams of Auckland Inspector of Surveys  
 of Lot 7 on deposited plan 314 produced and entered  
 the 26<sup>th</sup> February 1885 at 2 p.m.  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 32 of 1887

Transfer N<sup>o</sup> 5962 from The Reverend Arthur Dalton  
 and John Christie above named to George  
 Dobson Valentin of Auckland Gentleman  
 produced and entered the 22<sup>nd</sup> April 1885 at 16  
 p.m. of Lot 13 on deposited plan 314  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 32 of 1887

Transfer N<sup>o</sup> 5734 from The Reverend Arthur Dalton  
 and John Christie above named to George  
 Moss of Auckland Milk and Justice Justice  
 Moss of Auckland Gentleman for her sole and  
 separate use of Lot 6 of Division 314 produced  
 and entered the 2<sup>nd</sup> of October 1885 at 10 o'clock  
 a.m.  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 31 of 1887

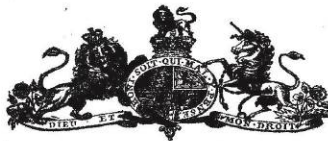
Transfer N<sup>o</sup> 7700 from The Reverend Arthur Dalton  
 and John Christie above named to Archibald  
 McEwen of the District  
 Mines of Lot 14 on deposited plan 314  
 produced and entered the 17<sup>th</sup> of November 1885  
 at 11.30 a.m.  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 31 of 1887

Transfer N<sup>o</sup> 7861 from The Reverend Arthur Dalton  
 and John Christie above named to Robert  
 Frazer the younger of Auckland Sharebroker of Lot  
 5 on deposited plan 314 produced and entered  
 the 7<sup>th</sup> of December 1885 at 12 Noon  
 C. B. Deane  
 Land Regy  
 Cancelled and Certificate issued Vol. 32 of 1887

Cancelled as to Transfer N<sup>o</sup> 5768 and Certificate issued  
 Vol. 32 of 1887  
 C. B. Deane  
 Land Regy

Continued

NEW ZEALAND



[CERTIFICATE OF TITLE.]

Register Book, Continuation of Vol. 22 Folio 213

Transfer No 7885 from The Reverend Arthur Dalton and John Christie both within named to Maria Sophia Bullen & Parnell. Gentlewoman for her sole and separate use of parts of Lots 56 and 58 on deposited plan 314 produced and entered the 12th December 1885 at 11 a.m.

Cancelled and Certificate issued Vol 42 fol 149

Transfer No 8886 from The Reverend Arthur Dalton above named and John Christie above named to Mary Morris of Auckland daughter of Lot 5 on deposited plan 314 and also other land within land produced and entered the 27th September 1886 at 11 a.m.

Part cancelled and Certificate issued Vol 45 fol 157

Transfer No 10160 from The Rev Arthur Dalton and John Christie both above named to George Watson Buchanan of Auckland Esquire of outright away over Lot 13 on deposited plan 314 produced and entered 22nd February 1888 at 10.15 o'clock a.m.

Certificate issued for right of way Vol 49 fol 187

Transfer No 10542 from The Reverend Arthur Dalton and John Christie both above named to William Austin of Parnell Gardener of lot 9 on deposited plan No 153 produced and entered 15th August 1888 at 1.26 o'clock p.m.

Part cancelled and Certificate issued Vol 51 fol 60

Transfer No 10859 from The Reverend Arthur Dalton and John Christie both above named to Annie Ruxby of Auckland Widow of Lots 22 23 24 and 25 on deposited plan No 244 produced and entered 22nd December 1888 at 12.25 o'clock p.m.

Part cancelled and new Certificate issued Vol 52 fol 195

Transfer No 11051 from The Reverend Arthur Dalton and John Christie both within named to Isabella Robertson of Parnell near Auckland Widow of lot 12 on deposited plan No 314 produced and entered 15th March 1889 at 1.11 o'clock p.m.

Part cancelled and Certificate issued Vol 53 fol 70

Deeds No 927 from The Reverend Arthur Dalton and John Christie both above named to Elizabeth Grace Davis of Queen Victoria of part of within land as delineated on deposited plan No 120 produced and entered 24th April 1889 at 1 o'clock p.m.

Transfer No 11190 from The Reverend Arthur Dalton and John Christie both above named to Duncan William Lewis of Parnell Esquire of Lot 8 on deposited plan No 214 produced and entered 14th May 1889 at 11 o'clock a.m.

Part cancelled and Certificate issued Vol 53 fol 243

Transfer No 11535 from The Reverend Arthur Dalton and John Christie both above named to Robert Walter the younger of Auckland Esquire of part of Lot 4 on deposited plan No 314 produced and entered 21st October 1889 at 11 o'clock a.m.

Part cancelled and Certificate issued Vol 55 fol 226

Transfer No 13287 from Arthur Dalton and John Christie both above named to Robert Maxwell of Parnell Esquire of Lot 6 on deposited plan No 153 produced and entered the 15th December 1891 at noon

Part cancelled and Certificate issued Vol 62 fol 105

Transfer No 14113 from Arthur Dalton and John Christie both above named to Isabella Robert of Parnell Thomas Bagot of Birkenhead Esquire of Lot 11 on plan 3111 produced and entered the 24th March 1893 at 11.16 a.m.

Part cancelled and Certificate issued Vol 66 fol 11

Transfer N° 111783 from Arthur Dalton and John Christie both above named to James Scott south part Lot 77 on Plan 314 produced and entered the 20<sup>th</sup> September 1893 at 10.56 a.m.

Cancelled and Certificate issued Vol. 68 folio 34.

Transfer N° 17061 from Arthur Dalton and John Christie both above named to Ellen Hudson of Lots 95 and 96 on Plan 314 produced and entered the 16<sup>th</sup> August 1895 at 1 p.m.

Transfer N° 111092 from Arthur Dalton and John Christie both above named to Katherine Mary Ross of Auckland Builder of Lot 64 on Plan 314 produced and entered the 26<sup>th</sup> September 1893 at 11.4 a.m.

Transfer N° 17028 from Arthur Dalton and John Christie both above named, to Walter Mitchell of Lots 65 and 66 on Plan 314 produced and entered the 17<sup>th</sup> April 1896 at 11.2 a.m.

Cancelled and Certificate issued Vol. 68 folio 37.

Transfer N° 17829 from Arthur Dalton and John Christie both above named to John Lyons Sexton of Auckland, School Master, of Lots 4 and 5 on Plan 314 produced and entered the 17<sup>th</sup> April 1896 at 11.4 a.m.

Transfer N° 15781 from Arthur Dalton and John Christie both above named, to Marcella Hunter of Lot 92 on Plan 314 produced and entered the 19<sup>th</sup> June 1894 at 1.45 p.m.

Transfer N° 17852 from Arthur Dalton and John Christie both above named, to Robert Fraser of balance of Lots 3 and 4 on Plan 314 produced and entered the 22<sup>nd</sup> April 1896 at 12.41 p.m.

Transfer N° 16121 from Arthur Dalton and John Christie, both within named to Marcella Hunter of Lot 97 on Plan 314 produced and entered the 9<sup>th</sup> October 1894 at 2.34 p.m.

Transfer N° 17907 from Arthur Dalton and John Christie both above named, to Mary Pilkington of Lots 75 and 76 on Plan 314 produced and entered the 22<sup>nd</sup> May 1896 at 2.11 p.m.

Transfer N° 16207 from Arthur Dalton and John Christie, both above named, to Robert Landale Sadler of Lot 90 on Plan 314, produced and entered the 7<sup>th</sup> November 1894 at 11.52 p.m.

Transfer N° 18397 from Arthur Dalton and John Christie both within named to Joseph Vernon Leadbeater of Lot 93 on Plan 314 produced and entered the 9<sup>th</sup> September 1896 at 11.25 a.m.

Transfer N° 16820 from Arthur Dalton and John Christie both above named to Ethelbert Wilfred Rathbone of part Lots 2 and 3 on Plan 314 produced and entered the 31<sup>st</sup> May 1895 at 11.20 a.m.

Transfer N° 18652 from Arthur Dalton and John Christie both above named to Amelia Bethia Newton of Lot 53 on Plan 314 produced and entered the 23<sup>rd</sup> October 1896 at 11.15 a.m.

NEW ZEALAND.



(CERTIFICATE OF TITLE)

Continued  
Register Book,

Vol. 22 Folio 213

Transfer N<sup>o</sup> 18631 from Arthur Dalton and John Christie both above named to Mary Ashburnham Stevenson of her 31732 on Plan 1582 produced and entered the 30<sup>th</sup> October 1896 at 11.35 am.

Edwards J. P.  
Dist. Land Reg.

Transfer N<sup>o</sup> 18635 from Arthur Dalton and John Christie both above named to John Haskie of lot 34 on Plan 1582 produced and entered the 30<sup>th</sup> October 1896 at 2.25 pm.

Edwards J. P.  
Dist. Land Reg.

Transfer N<sup>o</sup> 18710 from Arthur Dalton and John Christie both above named to John Young of lot 26 on Plan 1582 produced and entered the 27<sup>th</sup> November 1896 at 10 am.

Edwards J. P.  
Dist. Land Reg.

Transfer N<sup>o</sup> 18740 from Arthur Dalton and John Christie both above named to William Charles Macklow, Walter Joseph Macklow, and Thomas Macklow as tenants in common of lot 37 on Plan 1582 produced and entered the 27<sup>th</sup> November 1896 at 2.25 pm.

Edwards J. P.  
Dist. Land Reg.

Transfer N<sup>o</sup> 18806 from Arthur Dalton and John Christie both above named to Annie Ready of lot 29 on Plan 1582 produced and entered the 16<sup>th</sup> December 1896 at 2.20 pm.

Edwards J. P.  
Dist. Land Reg.

Transfer N<sup>o</sup> 18827 from Arthur Dalton and John Christie to Ethelbert Wilfred Greg Rathbone of lots 15 716 plan 1582 and part of lot 172 plan 314 produced and entered the 18<sup>th</sup> December 1896 at 2.53 pm.

Edwards J. P.  
Dist. Land Reg.

Transfer N<sup>o</sup> 18899 from Arthur Dalton and John Christie both above named to James Edwards Takeover of lot 34 on Plan 1582 produced and entered the 15<sup>th</sup> January 1897 at 3 pm.

Edwards J. P.  
Dist. Land Reg.

Transfer N<sup>o</sup> 18903 from Arthur Dalton and John Christie both above named to George Fredericks Tongdill of lot 30 on Plan 1582 produced and entered the 19<sup>th</sup> January 1897 at 11 am.

Edwards J. P.  
Dist. Land Reg.

Transfer N<sup>o</sup> 18962 from Arthur Dalton and John Christie both above named to Helen Burtone of lots 27 and 28 on Plan 1582 produced and entered the 15<sup>th</sup> January 1897 at 2.35 pm.

Edwards J. P.  
Dist. Land Reg.

Transfer N<sup>o</sup> 19395 from Arthur Dalton and John Christie both above named, to Anne Sophia O'Neil and John Henry O'Neil of the unroled balance of allot 35 on Plan 314 as tenants in common in equal shares produced and entered the 21<sup>st</sup> May 1897 at 11.45 am.

Edwards J. P.  
Dist. Land Reg.

Transfer N<sup>o</sup> 19694 from Arthur Dalton and John Christie both within named to Margaret Leese of lot 34 on Plan 1582 produced and entered the 26<sup>th</sup> July 1897 at 2.45 pm.

Edwards J. P.  
Dist. Land Reg.

Transfer N<sup>o</sup> 19833 from Arthur Dalton and John Christie both above named, to Arthur George Busby of part of lots 62 and 60 on Plan 314 produced and entered the 21<sup>st</sup> August 1897 at 10.15 am.

Edwards J. P.  
Dist. Land Reg.

Transfer N<sup>o</sup> 20456 from Arthur Dalton and John Christie both above named to Ethelbert Wilfred Greg Rathbone of lot 38 on Plan 1582 produced and entered the 13<sup>th</sup> January 1898 at 11.35 am.

Edwards J. P.  
Dist. Land Reg.

NEW ZEALAND SHIPPIING COMPANY, FARMER'S CO-OPERATIVE AUCTIONEERING COMPANY, NORTH AUCKLAND FARMERS' CO-OPERATIVE LTD (FORMER), 117-125 ST GEORGES BAY ROAD AND 7-11 KENWYN STREET, PARNELL

Transfer N<sup>o</sup> 20992 from Arthur Dalton and John Christie to Arthur Thomas Henry Pittar of Part Lots 58 and 60 on Plan 314 produced and entered the 19<sup>th</sup> May 1898 at 11 am

Arthur Thomas Henry Pittar

Dist Land Reg

Transfer N<sup>o</sup> 21137 from Arthur Dalton and John Christie to Maria Sophia Buller of part lot 558 on Plan 314 produced and entered the 11<sup>th</sup> June 1898 at 1:45 pm

Maria Sophia Buller

Dist Land Reg

Transfer N<sup>o</sup> 21450 from Arthur Dalton and John Christie to Margaret Leese of Lot 55 on Plan 1582 produced and entered the 26<sup>th</sup> August 1898 at 10:30 am

Margaret Leese

Dist Land Reg

2168. The abovesaid Arthur Dalton died on the 10<sup>th</sup> day of October 1898. Entered the 29<sup>th</sup> March 1899 at 11 am

Arthur Dalton

Dist Land Reg

Transfer N<sup>o</sup> 22484 from John Christie to Thomas Francis Martin Cartwright, Francis Hubert Carlton and the said John Christie of the residue of within land produced the 30<sup>th</sup> March 1899 at 2:00 pm

Thomas Francis Martin Cartwright, Francis Hubert Carlton and John Christie

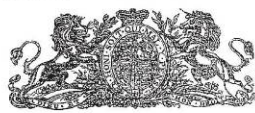
Dist Land Reg

Transfer N<sup>o</sup> 22484 from John Christie to Thomas Francis Martin Cartwright, Francis Hubert Carlton and the said John Christie of the residue of within land produced the 30<sup>th</sup> March 1899 at 2:00 pm

SEEKING FOR THE ORIGINAL DOCUMENTS OF THESE TRANSFERS AND THE ORIGINAL PLANS AND MAPS



### NEW ZEALAND.



Register-book  
Vol. 12, folio 20.

Reference: Vol. 22, folio 13  
Transfer No. 224/5/1.

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twentieth day of March, one thousand nine hundred and twelve, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, witnesses that

John Christie of 23 Colmar Street London, England, ex parte Thomas Hancock & Martin Cartwright of the one part, ex parte Thomas Robert Coaker of the other

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 the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered open, be the several admeasurements a little more or less, that is to say: All that parcel of land containing fourteen acres (17) acres and (33) rods and for (1) rods more or less land part of Allotment 35 (city of Auckland) situate in the City of Auckland comprising lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



Edwin Drumford  
Edwin Drumford  
Transfer No. 233/16 from  
John Christie, Thomas  
Francis Martin Cartwright  
and Francis Robert  
Coaker to James  
Carlton, James  
Fredrick Cameron,  
Ritchie and  
Arthur George Buchanan  
of lot 9 and part lot 10  
on plan 314 produced  
the 7th October 1890

Scale: 2 Chains to an Inch.  
Geo. Hunter  
Draftsman

**CANCELLED.**

Figure 22: Certificate of Title NA 92/20



CANCELLED

Transfer No 23493 from John Christie, Thomas Francis Martin Cartwright and Francis Herbert Carlton to John Galtie of Lot 40 on Plan 1382 produced the 4th October 1897 at 10:30 am

Transfer No 23494 from John Christie, Thomas Francis Martin Cartwright and Francis Herbert Carlton to John Galtie of part of Lot 40 on Plan 1382 produced the 11th February 1900 at 11:45 am

Transfer No 211122 from John Christie, Thomas Francis Martin Cartwright, and Francis Herbert Carlton to Charles John Francis Rajew and William Chas Friedrich Schmidt of parts of lots 16 and 17 produced the 12th April 1900 at 12:45 pm

Transfer No 25953 from John Christie, Thomas Francis Martin Cartwright and Francis Herbert Carlton to Susan Middleton of part of Lot 77 produced the 20th January 1907 at 2:50 pm

Transfer No 27219 from John Christie, Thomas Francis Martin Cartwright and Francis Herbert Carlton to Emily Elizabeth More of Lot 21 produced the 20th December 1901 at 1:15 pm

Transfer No 29008 from John Christie, Thomas Francis Martin Cartwright and Francis Herbert Carlton to Herbert Birch of Lot 22 on plan 314 produced the 4th August 1902 at 1:15 pm

Transfer No 20531 John Christie, Thomas Francis Martin Cartwright and Francis Herbert Carlton to Patrick Skellern of Lot 23 produced the 31st March 1902 at 1:2 pm

Transfer No 20532 John Christie, Thomas Francis Martin Cartwright and Francis Herbert Carlton to Andrew of Lot 24 produced the 31st March 1902 at 1:2 pm

Transfer No 2022 John Christie, Thomas Francis Martin Cartwright and Francis Herbert Carlton to John Lyons Scott of Lot 22 and part of plan 314 produced the 16th April 1902 at 1:15 pm

Transfer No 23234 John Christie, Thomas Francis Martin Cartwright and Francis Herbert Carlton to Thomas Jackson of Lot 20 on plan 314 produced the 16th October 1902 at 11:30 am

CERTIFICATE OF TITLE

Vol. , folio

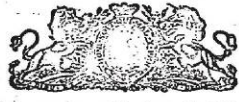
REGISTER

PART - CANCELLED  
PART TAKEN BY GAZETTE  
NOTICE  
NEW ZEALAND.

Form B.

Reference: Vol. 92, folio 20  
Transfer No.

Register-book  
Vol. 154 folio 213



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

154/213

This Certificate, dated the twenty third day of November, one thousand nine hundred and eight, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland...  
John Christie of 24 St. Albans Street London England James Thomas Francis  
Martin Carlwright of St. George's Bay Auckland and James Robert Jackson of Palmerston North  
in the County of Waikato (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing rights of the Crown to take and lay off roads under the provisions of 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, that is to say: All that parcel of land containing two (2) acres and thirty two (32) perches more or less being part of allotment 87 of Section 86 and 87 of the Auckland Harbour Board Act 1908 and part of the section of Section 86 and 87 of the Auckland Harbour Board Act 1908 shown on a plan deposited in the District Registry Office at Auckland under N: 154

Image Quality due to Condition of Original



Edward Mansfield  
District Land Registrar



This Certificate of Title is issued subject to the rights of way and other rights (if any) over and in respect of the same land... which are appurtenant to the several lots shown on deposited plans N: 154 211 and 154 212.

Edward Mansfield  
District Land Registrar

N: 2554 (Proclamation) Part of Allots 86 and 87 containing 5a Or 17p. has become vested in the Auckland Harbour Board by notice under section 12 of the Auckland Harbour Board Act and Empowering Act 1908. Entered the 9th day of February 1910 at 10 a.m.

Transfer N: 71055. The Auckland Harbour Board to the Mayor, Councillors and Citizens of the City of Auckland. Executed the 11th July 1912 at 3.27 p.m. of Kelvin Watt and Stanley Stuart in plan 8266.

OVER

METRIC AREA IS 2.1043 ha

Figure 23: Certificate of Title NA 154/213

REGISTER

154/213

Cancelled as to the land in Proclamation  
No 2559 and new Certificate of Title  
Abstract issued Vol 223 folio 21-244  
Proclamation 4507 being put  
allotment 90 for street in a way  
shown on the Plan of Subdivision and  
Ledges of the City of Auckland Volume  
165-1955 of 1902

THIS REPRODUCTION (ON A REDUCED SCALE)  
CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL REGISTER FOR THE PURPOSES OF  
SECTION 154 LAND TRANSFER ACT 1952  
L. C. [Signature] D.L.R.

Application 8497 by  
H. G. Frankham for part  
allotment 85 herein.

pt cancelled

154/213

CERTIFICATE OF TITLE.

Vol. . folio



NEW ZEALAND.

[Form B.]

Vol. 164, Folio 213

Transfer No.

Application No.  
Incorporation No 2509  
Order for M/O No.



Register-book,

Vol. 223, folio 81

The Auckland Harbour Board Form and Empowering Act 1908

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Eight day of June, one thousand nine hundred and fourteen, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that

The Auckland Harbour Board

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 indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of 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 title more or less, that is to say: All that parcel of land containing five (5) acres and fifteen (15) perches more or less being all the land on the plan deposited in the Land Registry Office at Auckland under No 1612 which said parcel of land is portion of Allotments No 87 (eighty-seven) and 90 (ninety) of Section No 1 (one) of the Suburbs of Auckland



Scale - 2 Chains  
E.R.F.

*[Signature]*  
District Land Registrar.

Memorial brought forward  
Transfer No 44055 The Auckland Harbour Board to the Public of Kelvin Street, Watt Street and Paradise Street on plan No 8266 for public roads - produced the 11<sup>th</sup> July 1913 at 3:24 pm

R. H. Bourke

Dist Land Reg

The above memorial has been brought forward from Register Book Volume 161 folio 213.

*[Signature]*  
Dist Land Reg

Transfer No 80194 The Auckland Harbour Board to Bruce and Company Limited of Lots No 28, 29, 30 and 31 on plan No 8266 - produced the 1<sup>st</sup> June 1914 at 11:24 a.m.

*[Signature]*  
Dist Land Reg

Transfer No 81492 The Auckland Harbour Board to William Thorne of Lots 1, 2, 6, 7, 12, 13, 14, 16, 19, 20, 21, 25, 26, 34, 35, 36, 37, and 38 on plan 8266 - produced the 16<sup>th</sup> August 1914 at 2:31 pm

*[Signature]*  
Dist Land Reg

Transfer No 84132 The Auckland Harbour Board to James Palmer Campbell of Lots 3, 4, 5, 8, 9, 10, 11, 15, 17, 18, 21, 22, 23, 24, 32, 33, 39 and 40 on plan 8266 produced the 14<sup>th</sup> January 1915 at 2:16 pm

CANCELLED.

Figure 24: Certificate of Title NA 223/81

CANCELLED

Lease No 8443 The Auckland Harbour Board to William Arthur Bruce, George Bruce and Alexander Macneil of part of within land Term: the unexpired term of 50 years from the 29th day of March 1912. Produced the 24th January 1918 at 10.16 am

Lease No 8443 The Auckland Harbour Board to Mary Binney, Edwin Healden Binney and Frank Gordon Binney of part of within land Term: the unexpired term of 50 years from the 20th day of March 1912. Produced the 19th February 1918 at 12.15 pm

Transfer No 104040 Mary Binney, Edwin Healden Binney and Frank Gordon Binney to William Arthur Bruce, George Bruce and Alexander Macneil, being a grant of party wall rights over part of land in Lease 8443 appurtenant to the land in Certificate of Title Vol: 223, Fol: 241. Produced the 4th February 1918 at 12.16 pm

Transfer No 104041 Mary Binney, Edwin Healden Binney and Frank Gordon Binney to William Arthur Bruce, George Bruce and Alexander Macneil, being a grant of party wall rights over part of land in Lease 8443 appurtenant to the land in Lease No 8429. Produced the 4th February 1918 at 12.17 pm

Transfer No 104041 Mary Binney, Edwin Healden Binney and Frank Gordon Binney to William Arthur Bruce, George Bruce and Alexander Macneil, being a grant of party wall rights over part of land in Lease 8443 appurtenant to the land in Lease 8429. Produced the 4th February 1918 at 12.17 pm. Entered in error

Transfer No 104041 William Arthur Bruce, George Bruce, and Alexander Macneil to Mary Binney, Edwin Healden Binney and Frank Gordon Binney, being a grant of party wall rights over part of the land in Lease 8429 appurtenant to the land in Lease 8443. Produced the 11th February 1918 at 12.17 pm

Cancelled as to the part of lease 2012 and 2013 Vol: 753 Fol: 223

Cancelled as to the part of lease 2012 and 2013 Vol: 753 Fol: 223

Transfer No 104040 William Arthur Bruce, George Bruce, and Alexander Macneil to Mary Binney, Edwin Healden Binney and Frank Gordon Binney, being a grant of party wall rights over part of the land in Lease 8443 appurtenant to the land in Lease 8443. Produced the 11th February 1918 at 12.16 pm

Portage's Part of Lease 8443 Mary Binney, Edwin Healden Binney and Frank Gordon Binney to the Bank of Australasia, produced the 26th February 1918 at 12.16 pm

Transfer No 115042 of Lease 8443 All the owners abovesaid to Abraham and Williams Limited produced the 11th August 1919 at 2.16 pm

K No 4655 Certificate of Charge under Land & Income Tax Amendment Act 1924 entered 23 at 11.15

K No 13472 Certificate of Charge under Land & Income Tax Amendment Act 1924 entered 23 at 11.15

K No 15077 Certificate of Charge under Land & Income Tax Amendment Act 1924 entered 23 at 11.15

Transmission No 35519 of lease No 8429 to George Bruce of London, merchant. Entered 17.10.34 at 2.45 pm

Transfer No 265843 of lease No 8429 George Bruce to the said George Bruce, Richard George Bruce and Janis Mervin Macneil. Produced 17.10.34 at 2.47 pm

K No 16828 Certificate of Charge under Land & Income Tax Amendment Act 1924 entered 20.5.35 at 10 am

K No 8466 Certificate of Charge under Land and Income Tax Amendment Act, 1924, entered 17.10.36 at 10 am

Transfer No 292127 of lease No 8429 registered pursuant to Abraham & Williams Limited produced 17.10.36 at 12.15 pm

Lease No 8444 of part the Auckland Harbour Board to Abraham and Williams Limited Term 2 years commencing 8.12.1937 Produced 30/6/1938 at 11.45 am

Reference: Vol. 223, folio 51  
Transfer No. 844/2  
Application No.  
Order for N/C No.

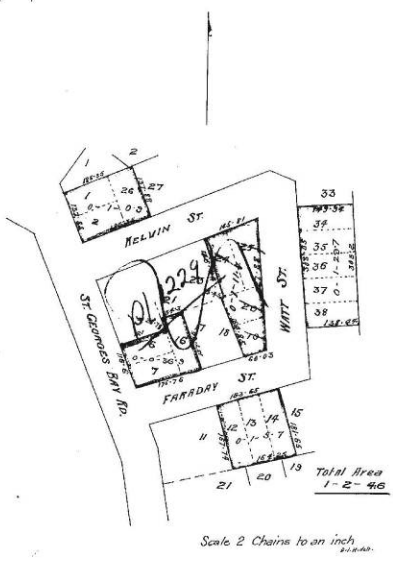


Register-book,  
Vol. 225, folio 297

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the 20th day of August, one thousand nine hundred and fourteen, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that William Thorne of Auckland New Zealand Solicitor -

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 indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of 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, that is to say: All the parcels of land containing together one (1) acre two (2) roods and four and six tenths (4/10) perches more or less being lots no 1 (one) 2 (two) three (3) four (4) five (5) six (6) seven (7) eight (8) nine (9) ten (10) eleven (11) twelve (12) thirteen (13) fourteen (14) fifteen (15) sixteen (16) seventeen (17) eighteen (18) nineteen (19) twenty (20) twenty one (21) twenty two (22) twenty three (23) twenty four (24) twenty five (25) twenty six (26) twenty seven (27) twenty eight (28) twenty nine (29) thirty (30) thirty one (31) thirty two (32) thirty three (33) thirty four (34) thirty five (35) thirty six (36) thirty seven (37) thirty eight (38) thirty nine (39) and forty (40) on the plan deposited in the Land Registry Office at Auckland under no 8266 which said parcels of land are portions of Allotments no 86 (eighty-six) and 87 (eighty-seven) of Section no 1 (one) of the Suburbs of Auckland -



Mortgage to the New Zealand Shipping Company Limited of lots 19, 20, 24, 25. Produced the 18<sup>th</sup> July 1918 at 2:00 pm.

Transfer no 106987 William Thorne to the New Zealand Shipping Company Limited of lots 19, 20, 24, 25. Produced the 5<sup>th</sup> August 1918 at 2:30 pm.

Transfer no 107308 William Thorne to North Auckland Farmers Co-operative Limited of lot 3 on plan 12394. Produced the 5<sup>th</sup> August 1918 at 10:25 am.

Figure 25: Certificate of Title NA 225/297

Transfer No. 1109444. William Thorne to the  
Farmer's Cooperative Auctioneering Company  
Limited of Lot 2 on plan 122891. Produced the  
29th February 1919 at 2.58 pm

*W. Thorne*  
Solicitor

Transmission No. 22117 of the interest of William Thorne  
deceased, in the residue, to Francis William Thorne of  
Auckland, Solicitor. Entered 29th March 1922 at 12.50 pm

*W. Thorne*  
Solicitor

*Panel 22117*  
*13/1/1919*



225/297

REGISTER

[Land and Deeds—4.  
[Form B.

NEW ZEALAND.

Reference: Vol. 225, Folio 277  
Transfer No. 106954  
Application No.  
Order for N/G No.



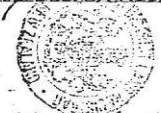
Register-book  
Vol. 280, folio 244

280/244

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the eighteenth day of July, one thousand nine hundred and eighteen, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that The New Zealand Shipping Company Limited

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 the provisions of 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, that is to say: All that parcel of land containing one acre and thirty nine (39) perches more or less being lot 10 (100) on a plan deposited in the Land Registry Office at Auckland under No. 1229, which said parcel of land is portion of Allotment No. 57 (eighty bases) of Section No. 1 (one) of the Block 10 of Auckland.

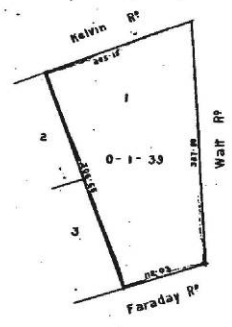


District Land Registrar.

Transfer No. 169765 creating party wall rights over part above described land appurtenant to the land in Certificate of Title Volume 280, Folio 250, between The New Zealand Shipping Company Limited and North Auckland Farmers Co-operative Limited, produced 3rd August 1923 at 10.17 a.m. and entered 2nd August 1923 at 10 a.m. P. D. Hoare, Dist. Registrar.

Transfer No. 169766 creating party wall rights over part above described land appurtenant to the land in Certificate of Title Volume 280, Folio 250, between The New Zealand Shipping Company Limited and The Farmers Co-operative Auctioneering Company Limited, produced 3rd August 1923 at 10.19 a.m. and entered 2nd August 1923 at 10 a.m. P. D. Hoare, Dist. Registrar.

METRIC AREA IS 1998 m<sup>2</sup>  
1998 m<sup>2</sup>



Scale 1 Chain to an Inch  
1:63,360

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.

L. G. Gorman D.L.R.

690184.1 Change of name of the registered proprietor to F & O (N.Z.) Limited -  
30.7.1979 at 10.30 o'clock  
Ellmore  
A.L.R.

690184.2 Transfer to Raymond Sydney Hoare of Auckland company director - 30.7.1979 at 10.30 o'clock  
Ellmore  
A.L.R.  
OVER....

Figure 26: Certificate of Title NA 280/244



690184.3 Mortgage to [unclear] 0 (N.Z.) Limited  
- 30.7.1979 at 11.00 o/c  
8202748.1 DISCHARGED 1.08.1983  
*William*  
A.L.R.+

B.274980.1 Transfer to Watt Street Developments  
Limited at Auckland- 27.3.1984 at 11.00 o/c  
*William*  
A.L.R.

B.274980.2 Mortgage to Ranchhouse Promotions  
Limited- 27.3.1984 at 11.00 o/c  
*William*  
A.L.R.

B.274980.3 Mortgage to Ranchhouse Promotions  
Limited- 27.3.1984 at 11.00 o/c  
*William*  
A.L.R.

B.279076.1 CAVEAT BY ERIC FINANCE LIMITED  
- 9.4.1984 at 11.42 oc.  
*William*  
A.L.R.

B322389.1 Mortgage of Mortgage B274980.2  
to ANZ Bank (New Zealand) Limited -  
23.8.1984 at 11.00 o/c  
*William*

B.350187.5 Transfer to Notary Nominees Limited  
at Auckland - 15.11.1984 at 10.27 o/c  
*William*  
A.L.R

B.549526.3 Mortgage to Westpac Merchant Finance  
Limited, Westpac Finance Limited and Westpac  
Securities Limited - 23.6.1986 at 2.30 o/c  
*William*  
A.L.R.

B.715078.3 Mortgage to ASB Bank-  
10.8.1987 at 11.00 o/c  
*William*  
A.L.R.

C.019891.1 Transfer to John Barker and Geoffrey  
Allan Lindsay Amos both of Auckland company  
directors - 24.7.1989 at 10.27 oc  
*William*  
A.L.R.

C.256554.3 Mortgage to ASB Bank Limited  
- 17.4.1991 at 2.22 oc.  
*William*  
A.L.R.

D688151.3 Transfer to Textile Centre  
Limited

D688151.5 Mortgage to ASB Bank Limited  
Both 11.3.2002 at 11.26  
*William*  
For RGL

REGISTER

[Land and Deeds—1

NEW ZEALAND.

[Form B.

Reference: Vol. 225, Folio 269, Transfer No. 107308, Application No., Order for N/C No.



Register-book, Vol. 281, folio 250

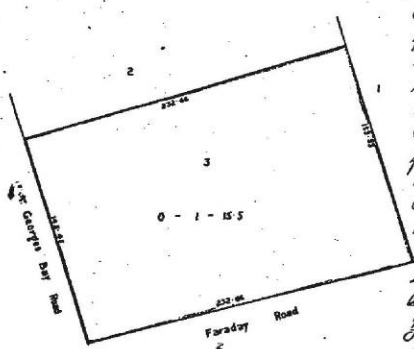
281/250

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fifth day of August, one thousand nine hundred and eighteen under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, witnesses that North Auckland Farmers' Co-operative Limited, incorporated under the Companies Act 1908, having its registered office at Whangarei.

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 the provisions of 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, that is to say: All that parcel of land containing one hundred and fifteen and five tenths (115 5/10) perches more or less being Lot No. 3 (three) on a plan deposited in the Land Registrar's Office at Auckland under No. 12297 which said parcel of land is portion of allotment to 4 (four) blocks of section 16 of the 3rd block of Auckland

CT File 17/7/35



METRIC AREA IS 1404m²

Scale: 50 Links per inch



District Land Registrar

Mortgage No. 118246 to the Bank of New Zealand, dated 1st January 1922 at 11am.

Transfer No. 169765 creating party wall rights over part above described land appurtenant to the land in Certificate of Title No. 287, dated 28th August 1923 at 10am.

Transfer No. 169765 creating party wall rights over part above described land appurtenant to the land in Certificate of Title No. 280, dated 28th August 1923 at 10am.

Transfer No. 207690 North Auckland Farmers Co-operative Limited to the Farmers Co-operative Auctioneering Company Limited at Hamilton, dated 12/2/27 at 10.15 am.

Witnessed and signed

61194, 19/12

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. L.G. Storman D.L.R.

Figure 27: Certificate of Title NA 281/250

21/250

608108 Mortgage to The Government Insurance Commissioner - 14.12.1971 at 2.27 o/c  
*John*  
 A.L.R.  
 61494

03191.1 Change of name of the registered proprietor to Allied Farmers Co-operative (Properties) Limited at Whangarei - 6.3.1973 at 2.38 o/c  
*John*  
 for A.L.R.

828880.2 Transfer to Allied Farmers Co-operative Limited at Auckland - 30.7.1980 at 9.08 o/c  
 A.L.R.

828880.3 Mortgage to The Government Insurance Commissioner - 2.7.1980 at 2.08 o/c  
*John*  
 A.L.R.

B.257382.2 Transfer to Parnell Storage Limited at Auckland - 2.2.1984 at 9.15 o/c  
*John*  
 A.L.R.

B.257382.3 Mortgage to C.A. Finance Limited - 2.2.1984 at 9.15 o/c  
*John*  
 A.L.R.

B383810.2 Transfer to Allan Donald Webster of Auckland company director - 21.2.1985 at 9.15 o/c  
*John*  
 A.L.R.

B383810.3 Transfer to Notary Nominees Limited at Auckland - 21.2.1985 at 9.15 o/c  
*John*  
 A.L.R.

B.483079.1 Transfer granting an electricity easement in gross over part in favour of the Auckland Electric Power Board - 20.11.1985 at 2.56 o/c  
*John*  
 A.L.R.

B.549526.3 Mortgage to Westpac Merchant Finance Limited, Westpac Finance Limited and Westpac Securities Limited - 23.6.1986 at 2.30 o/c  
*John*  
 A.L.R.

B.715078.3 Mortgage to ASB Bank - 10.8.1987 at 2.14 o/c  
*John*  
 A.L.R.

C.019891.1 Transfer to John Barker and Geoffrey Allan Lindsay Amos both of Auckland company directors - 24.7.1989 at 10.27 o/c  
*John*  
 A.L.R.

C.256554.3 Mortgage to ASB Bank - 17.4.1991 at 2.23 o/c  
*John*  
 A.L.R.

D688151.3 Transfer to Textile Centre Limited

D688151.5 Mortgage to ASB Bank Limited Both 11.3.2002 at 11.26  
 for RGL

DISCHARGED 11/12/91  
 DISCHARGED 11/12/91

⊗

REGISTER

[Land and Deeds—A.]

NEW ZEALAND.

[Form B.]

Reference: Vol. 226, Folio 204  
Transfer No. 1109/11 267  
Application No.  
Order for N/C No.



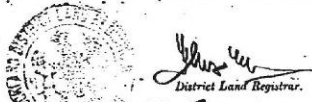
Register-book, Vol. 287, folio 69

287/69

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty fourth day of February, one thousand nine hundred and sixteen, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, in witness whereof, I, the said Registrar, have hereunto set my hand and seal at Auckland, this 24th day of February, 1916.

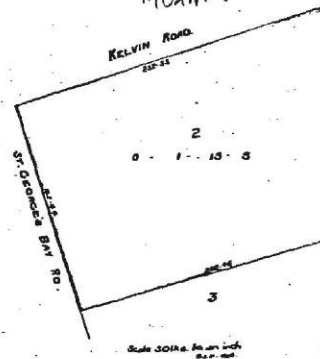
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing rights of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, to the several admeasurements a title more or less, that is to say: All that parcel of land containing one acre and fifteen and five hundredths (1.0375) perches more or less being Lot 2 of Block 11 as a Plan deposited in the Land Registry Office at Auckland under No. 1109/11, which said parcel of land is portion of Allotment 187 (eighty seven) of Section 11 (one) of the Suburbs of Auckland.



District Land Registrar.

Mortgage No. 29776, The Farmers' Cooperative Auctioneering Company Limited, as mortgagor, to the Auckland Harbour Board, as mortgagee, in pursuance of the provisions of the Land Transfer Act, 1908, at 2.59 pm on February 1919.

METRIC AREA IS 1404m<sup>2</sup>



Transfer No. 14974, bearing party with right over part above described land appurtenant to the land in Certificate of Title Volume 281 folio 250, with consent of mortgagee under Mortgage No. 29776, between The Farmers' Cooperative Auctioneering Company Limited and North Auckland Harbour Board, produced 3rd August 1923 at 10.15 a.m. and entered 24th August 1923 at 10.15 a.m.

Figure 28: Certificate of Title NA 287/69

A608108 Mortgage to the Government Insurance Commissioner 14.12.1971 at 2.27.0'c.

A.L.R.  
61194

051191.1 Change of name of the registered proprietor to Allied Farmers Co-operative (Properties) Limited at Whangarei - 6.3.1973 at 2.38 o'c

for A.L.R.

828880.2 Transfer to Allied Farmers Co-operative Limited at Auckland - 30.7.1980 at 9.08 o'c

A.L.R.

828880.3 Mortgage to the Government Insurance Commissioner 30.7.1980 at 9.08 o'c

A.L.R.

B.257382.2 Transfer to Parhell Storage Limited at Auckland - 2.2.1984 at 9.15 o'c

B.257382.3 Mortgage to Parhell Storage Limited - 2.2.1984 at 9.15 o'c

B383810.2 Transfer to Allan Donald Webster f Auckland company director - 21.2.1985 at 9.15 oc

A.L.R.

B383810.3 Transfer to Notary Nominees Limited at Auckland - 21.2.1985 at 9.15 oc

A.L.R.

B.549526.3 Mortgage to Westpac Merchant Finance Limited, Westpac Finance Limited and Westpac Securities Limited - 6.6.1986 at 2.30 o'c

A.L.R.

B.715078.3 Mortgage to ASB Bank - 10.8.1987 at 2.27 o'c

A.L.R.

C.019891.1 Transfer to John Barker and Geoffrey Allan Lindsay Amos both of Auckland company directors - 24.7.1989 at 10.27 o'c

A.L.R.

C.256554.3 Mortgage to ASB Bank Limited - 17.4.1991 at 2.23 oc

A.L.R.

D688151.3 Transfer to Textile Centre Limited

D688151.5 Mortgage to ASB Bank Limited

Both 11.3.2002 at 11.26

for RG.

## Appendix 4 Photographs

Photographs taken by Rachel Ford in July 2016 unless otherwise stated.



Figure 29: Northern face of the Farmers Auctioneering Company building on Kenwyn Street



Figure 30: Northwest corner of the Farmers Auctioneering Company building on the corner of Kenwyn Street and St Georges Bay Road



Figure 31: West face of the Farmers Auctioneering Company building with the Paddington Pub occupying the ground floor on St Georges Bay Road



Figure 32: Southwest corner of the North Auckland Farmers' Cooperative building on the corner of St Georges Bay Road and Faraday Street



*Figure 33: Southern face of the North Auckland Farmers' Cooperative building on Faraday Street. The New Zealand Shipping Company Building is on the right*



*Figure 34: The North Auckland Farmers' Cooperative building on the left and the New Zealand Shipping Company building on the right on Faraday Street*





*Figure 35: Eastern face of the New Zealand Shipping Company Building looking from Faraday Street up Watt Street*



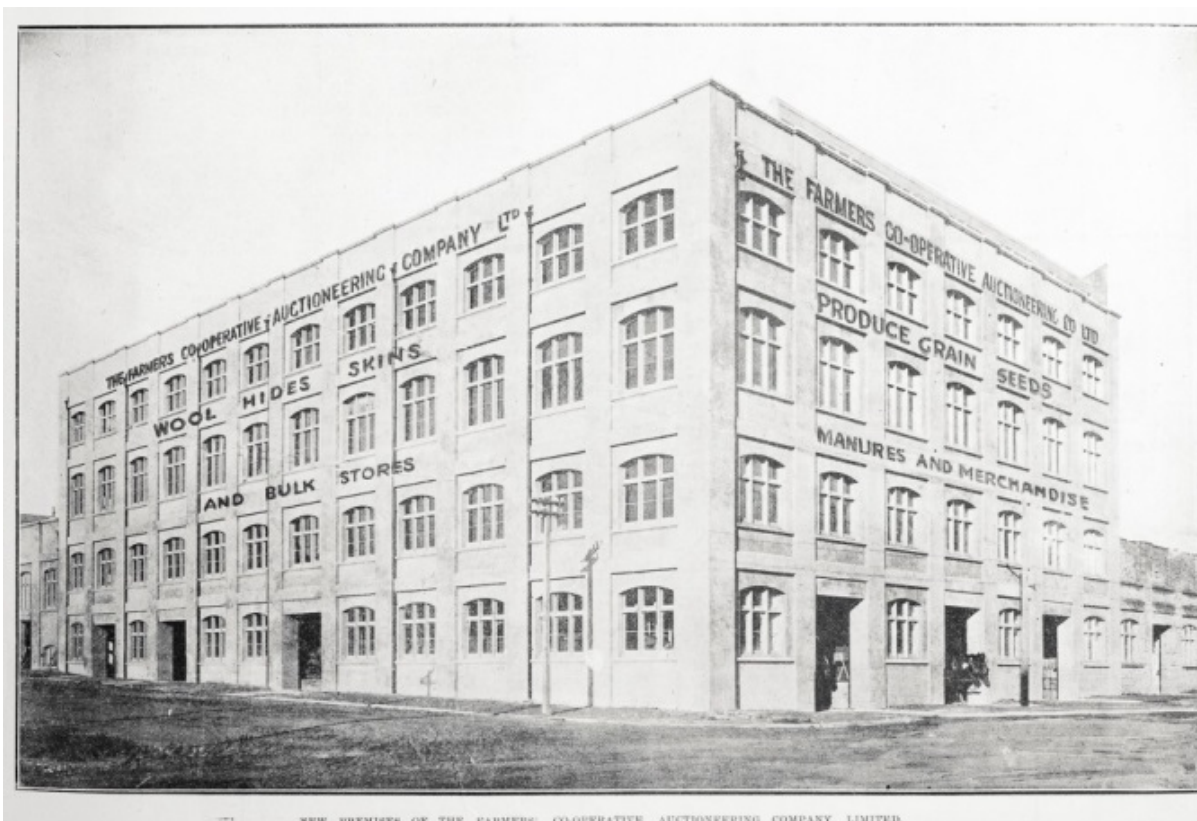
*Figure 36: Eastern face of the New Zealand Shipping Company Building looking from Kenwyn Street down Watt Street. Shows the gentle slope of the land down to Faraday Street*



*Figure 37: Eastern face of the New Zealand Shipping Company Building*



*Figure 38: North-eastern corner of the New Zealand Shipping Company Building on the corner of Watt Street and Kenwyn Street*



NEW PREMISES OF THE FARMERS' CO-OPERATIVE AUCTIONEERING COMPANY, LIMITED.

Figure 39: The premises of the Farmers' Co-Operative Auctioneering Company. Shows the new four storeyed building with the neighbouring warehouses single storeyed. Taken from the supplement to the Auckland Weekly News 7 August 1919 p045



Figure 40: New Zealand Shipping Company, wool stores, Parnell, 314-2-20, 1972. From the Sir George Grey Special Collections, Auckland Libraries, 314-2-20

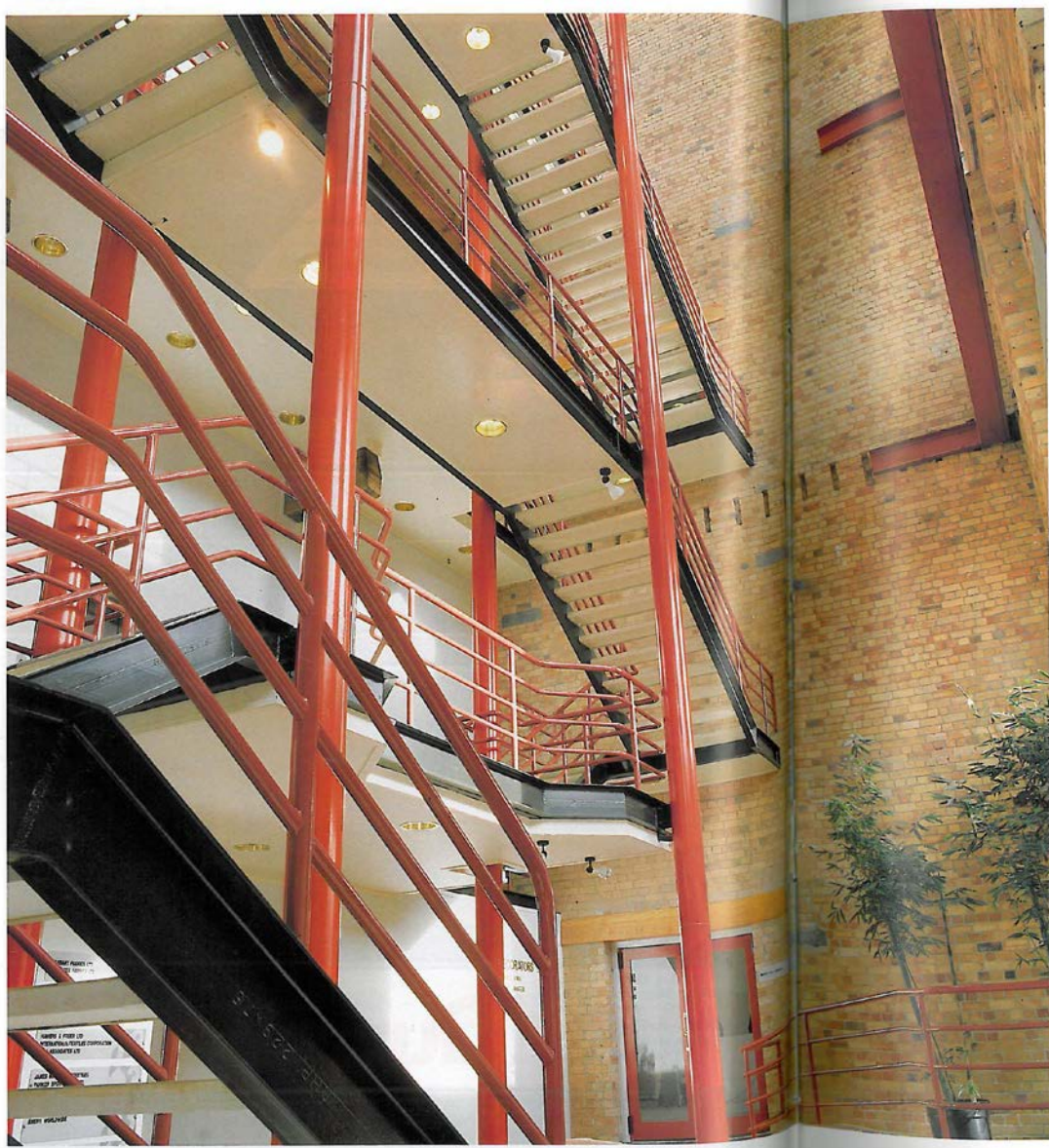


Figure 41: Images from Knight, J. & Woodroffe, A. Restoring the fabric of Auckland. 'New Zealand Home and Building' August/September 1986 pages 16-23

# Appendix 5 Drawings

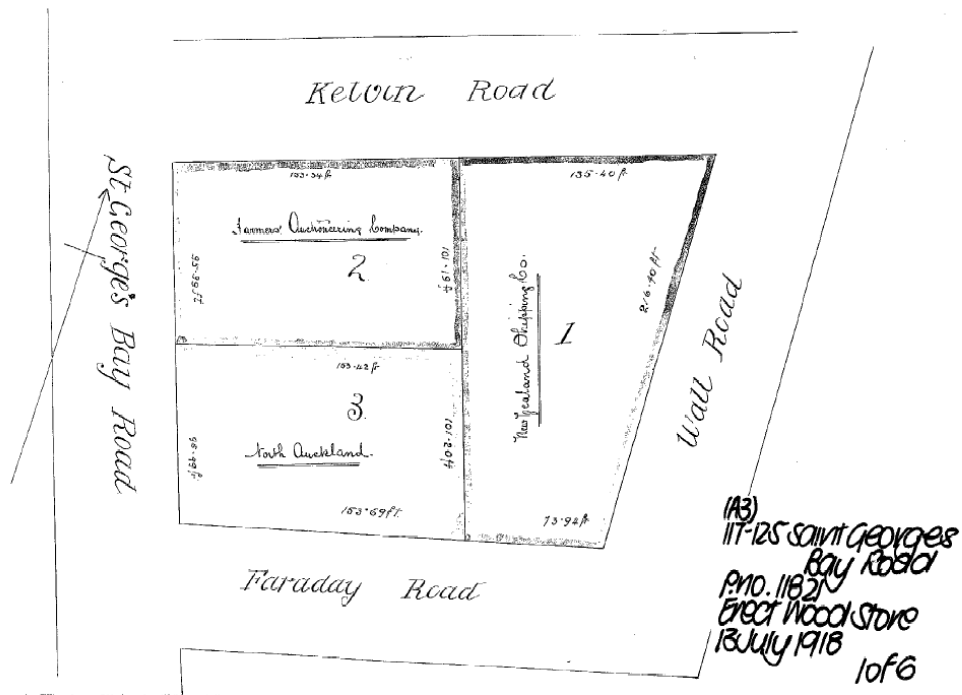


Figure 42: 13 July 1918 site plan

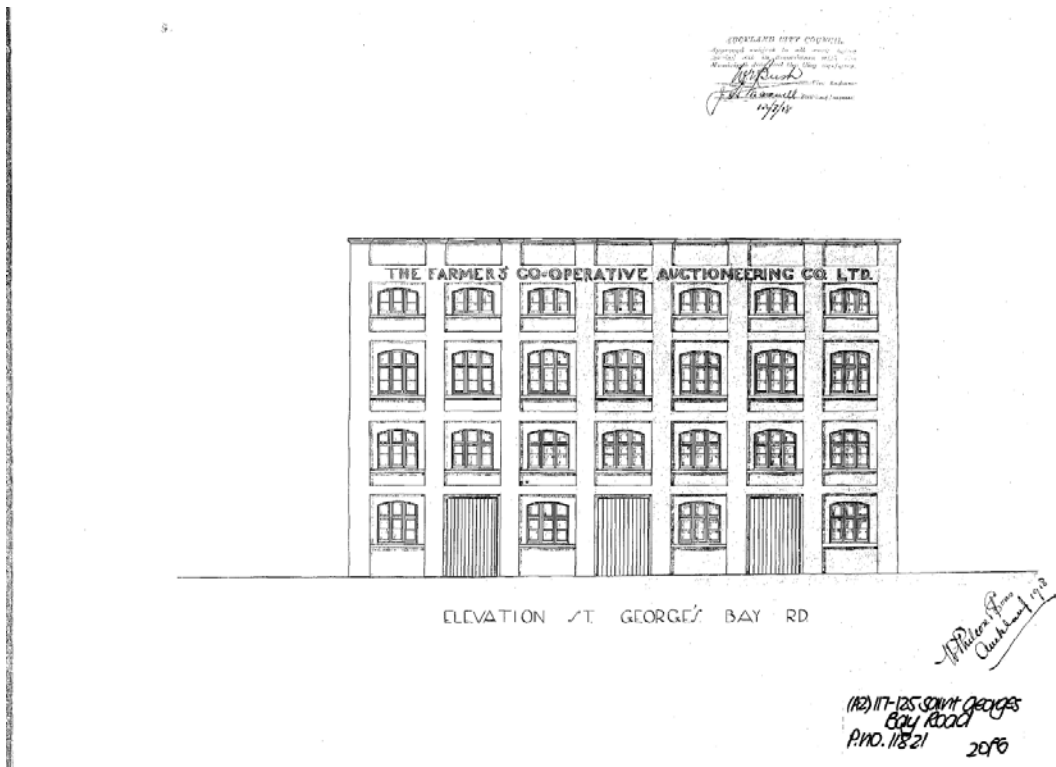


Figure 43: 13 July 1918 Lot 2 Farmers' Co-operative Auctioneering Co Ltd elevations St Georges Bay Road

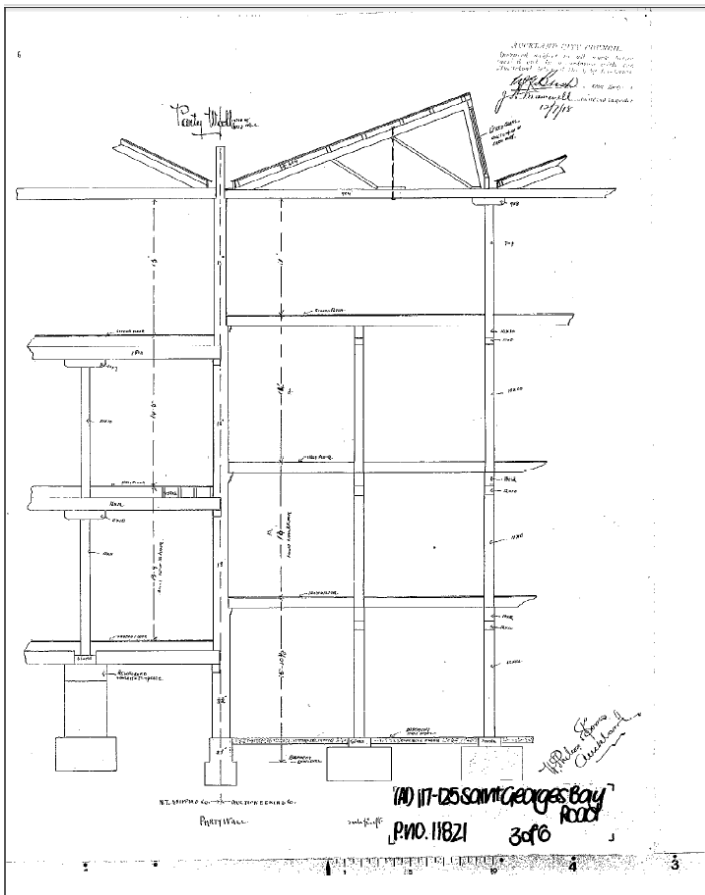


Figure 44: 13 July 1918 Lot 2 Farmers' Co-operative Auctioneering Co Ltd shows the differing floor levels from one store to the next

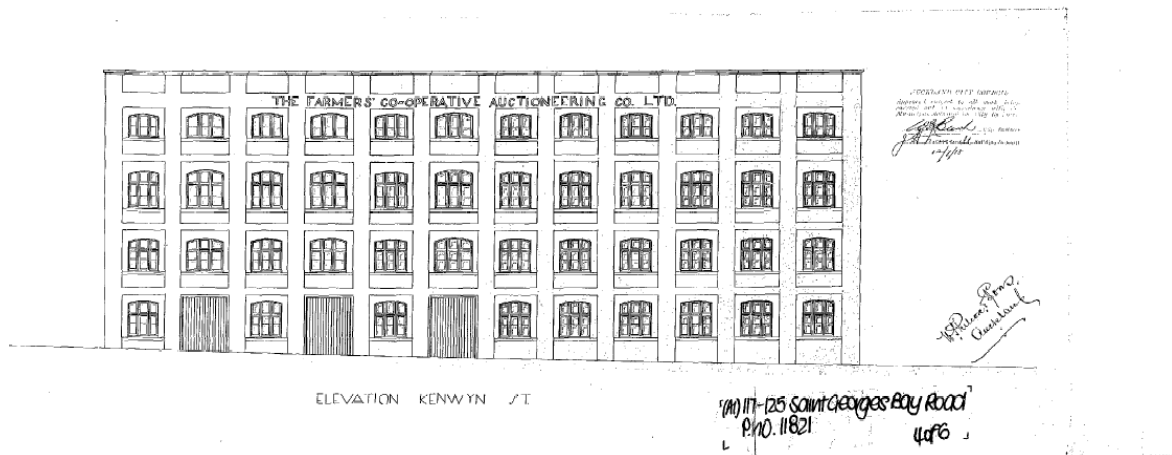


Figure 45: 13 July 1918 Lot 2 Farmers' Co-operative Auctioneering Co Ltd Kenwyn Street elevation

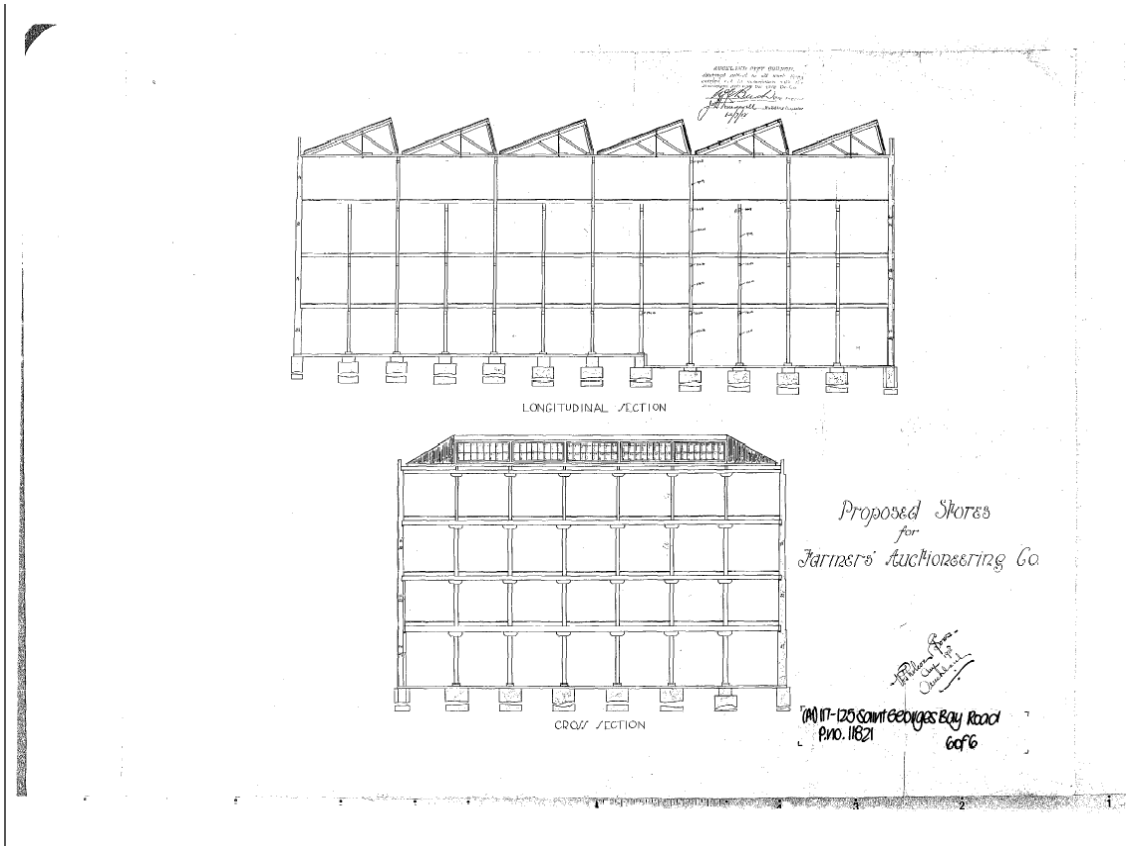


Figure 46: 13 July 1918 Lot 2 Farmers' Co-operative Auctioneering Co Ltd cross sections

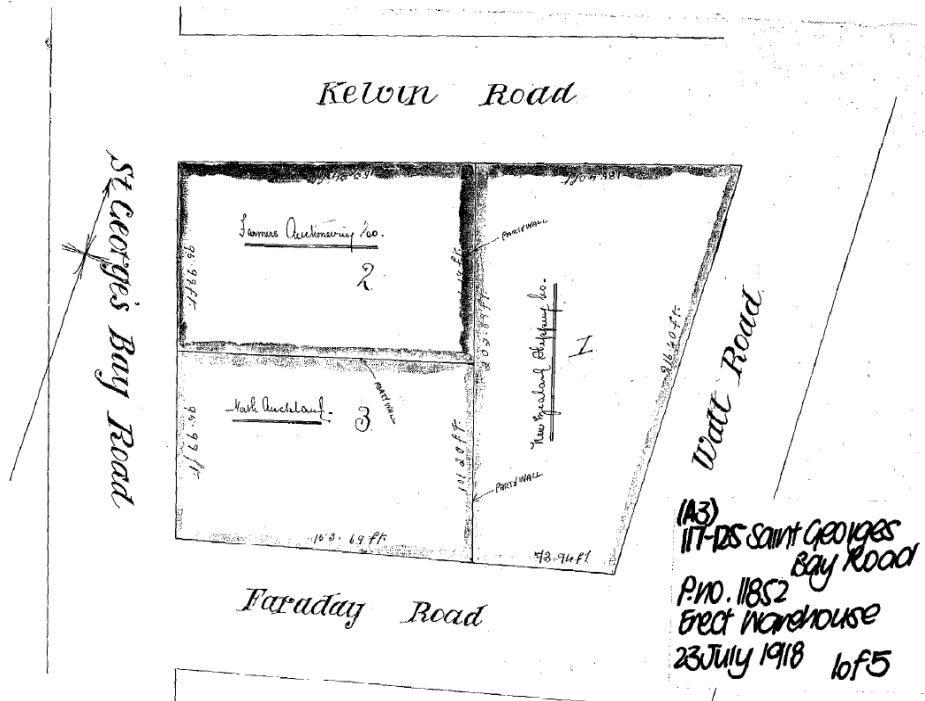


Figure 47: 23 July 1918 site plan

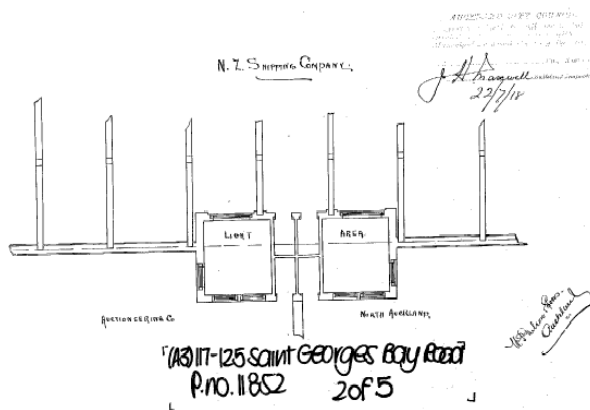


Figure 48: 23 July 1918 Lot 1

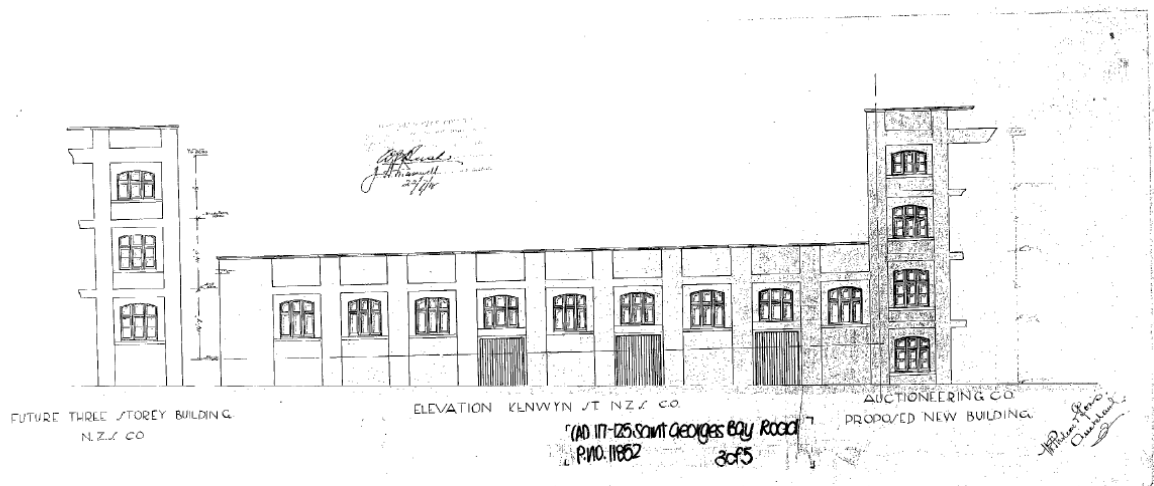


Figure 49: 23 July 1918 Lot 1 New Zealand Shipping Company Kenwyn Street elevations indicating the



future storeys to be added

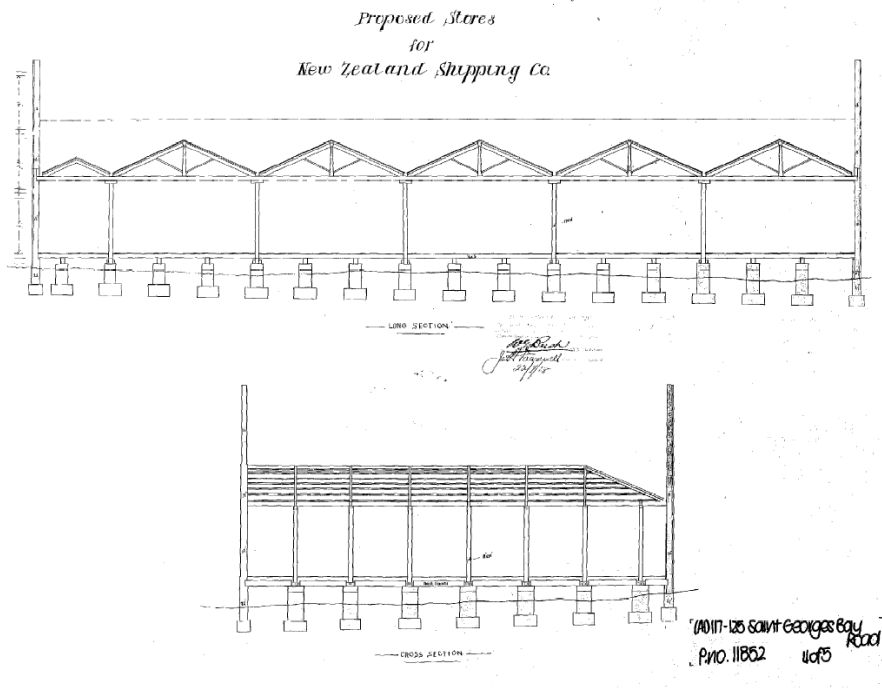


Figure 50: 23 July 1918 Lot 1 New Zealand Shipping Company roof details

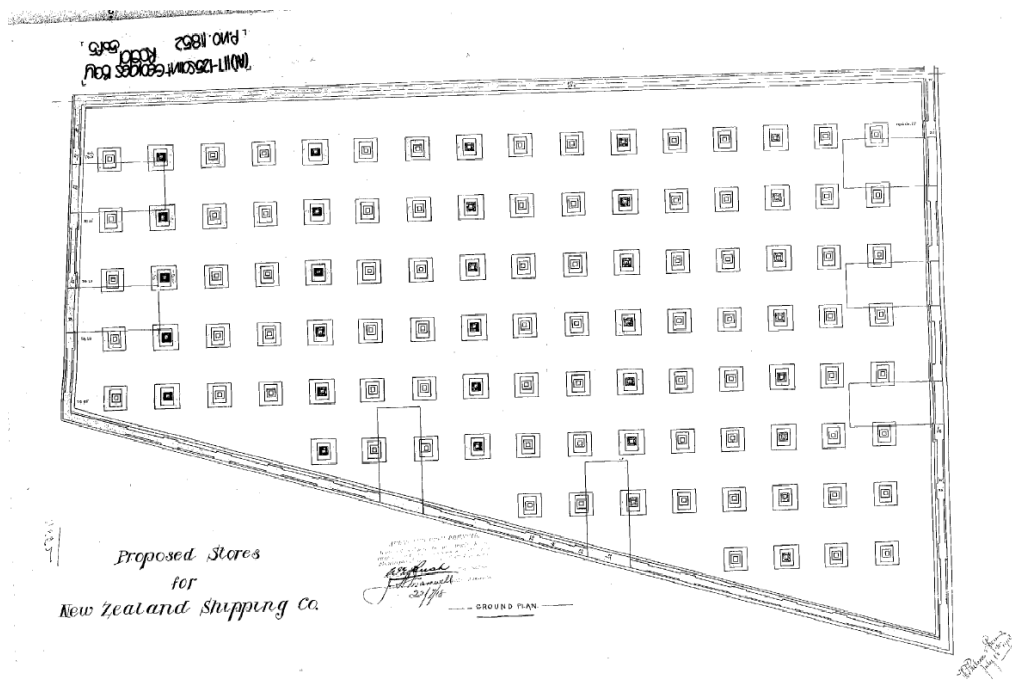


Figure 51: 23 July 1918 Lot 1 New Zealand Shipping Company

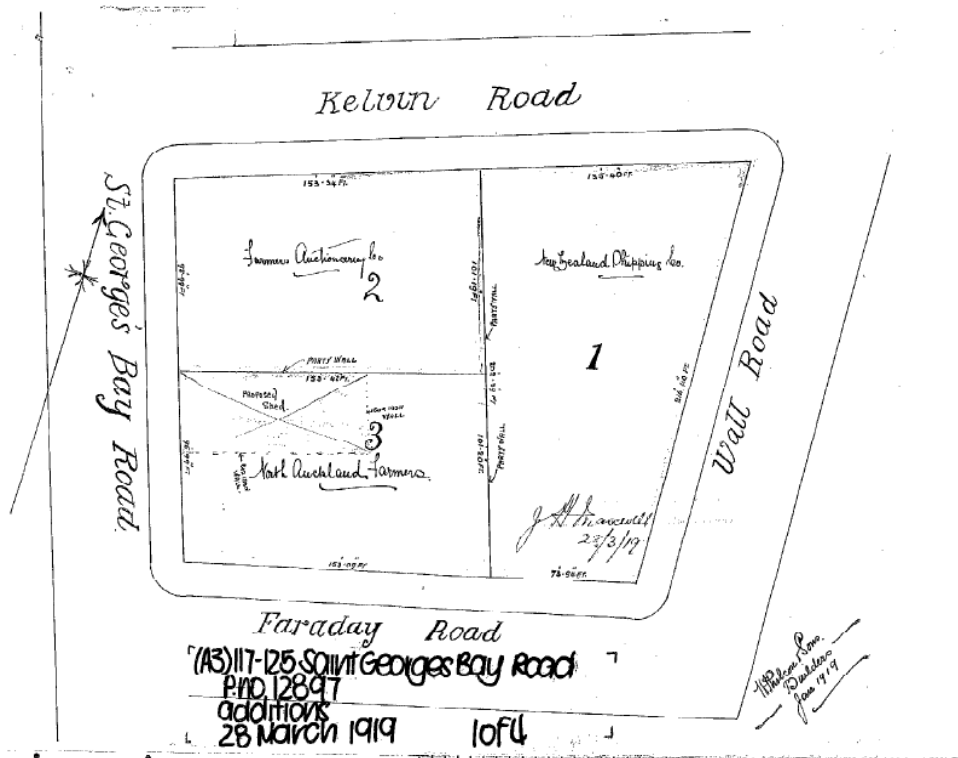
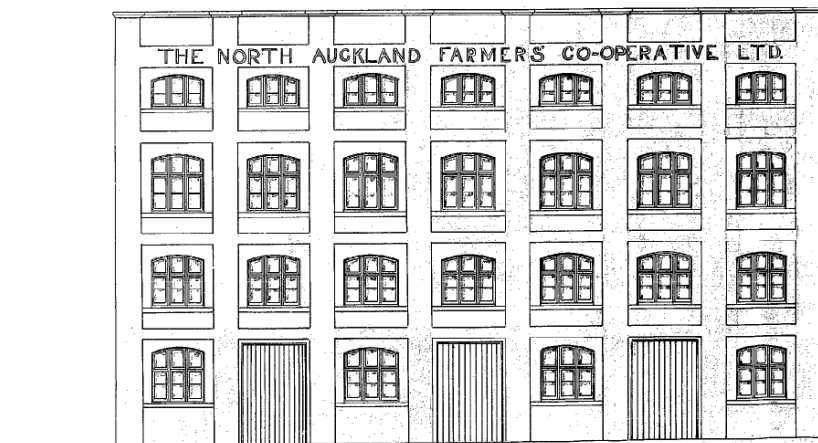


Figure 52: 28 March 1919 Lot 3 site plan

Proposed Stores  
for  
North Auckland Farmers Co.

J. H. Mansfield  
28/3/19



ELEVATION ST. GEORGE'S BAY RD.

(A2) 117-125 Saint Georges Bay Road  
P.N.O. 12897 30f4

J. H. Mansfield  
28/3/19

Figure 53: 28 March 1919 Lot 3 North Auckland Farmers' Co-operative Ltd elevation

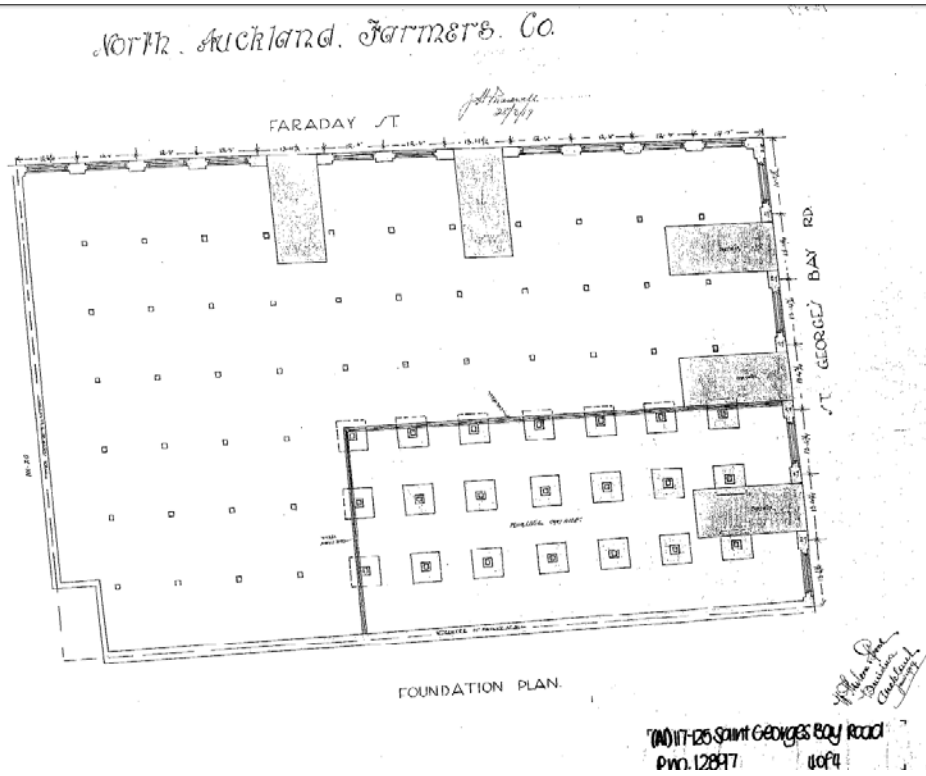


Figure 54: 28 March 1919 Lot 3 North Auckland Farmers' Co-operative Ltd

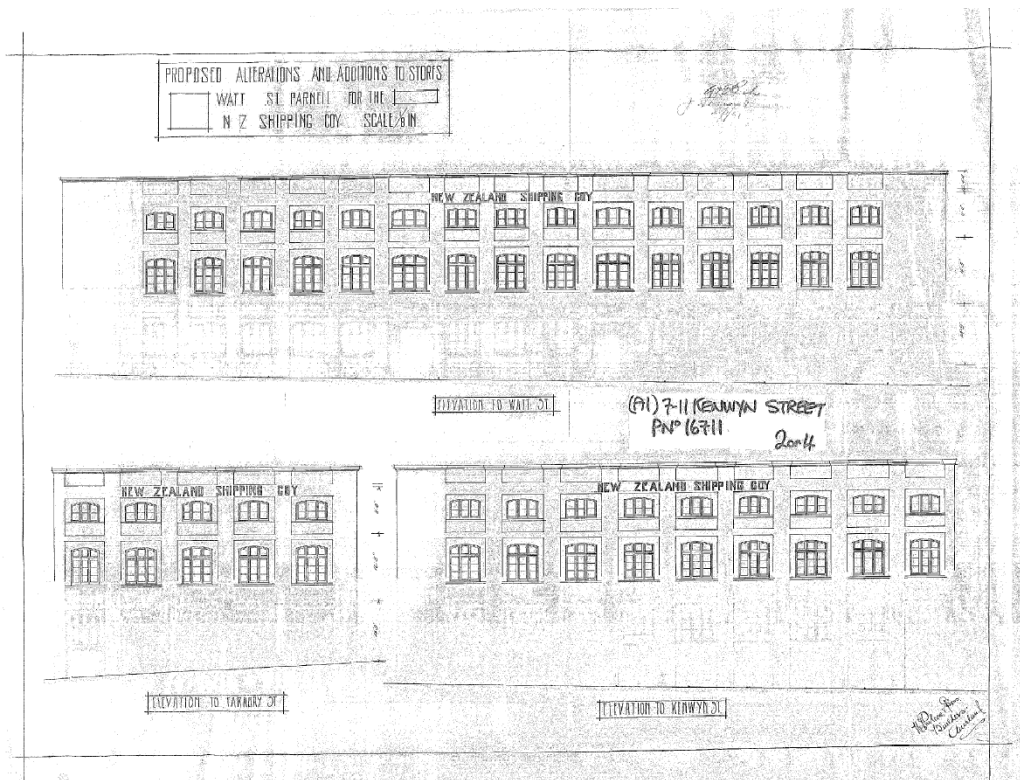


Figure 55: 1921 Lot 1 New Zealand Shipping Company alterations and additional storeys

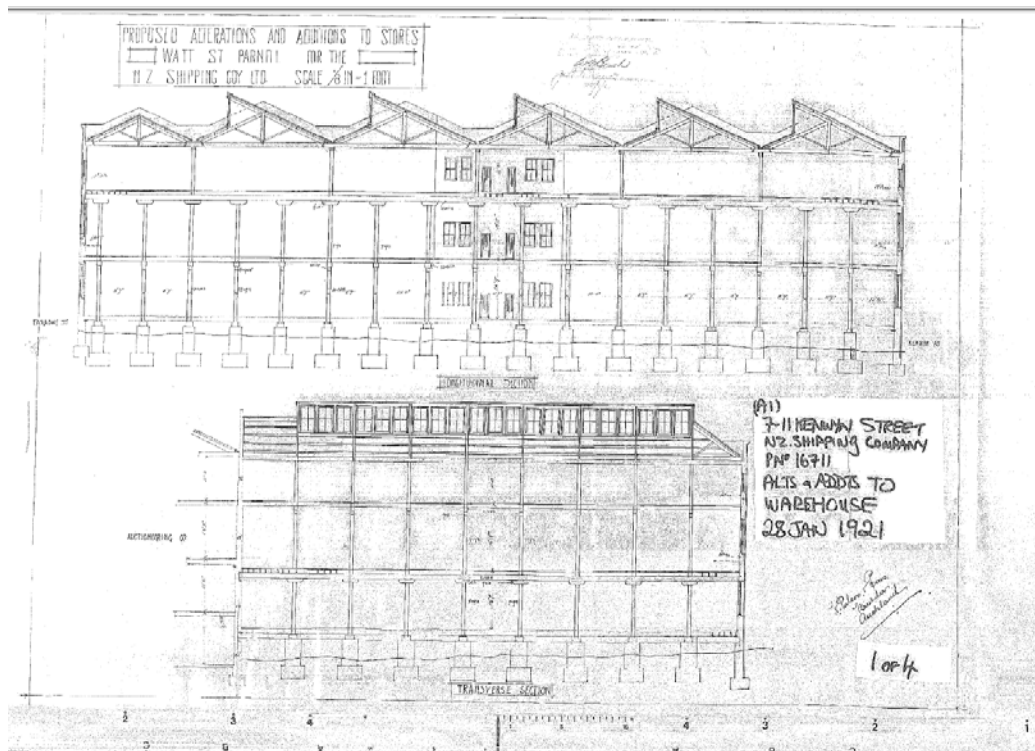


Figure 56: 1921 Lot 1 New Zealand Shipping Company alterations and additional storeys

- 
- <sup>1</sup> [Star, 2 September 1918, Page 5](#)
- <sup>2</sup> Auckland Council Property File. 7-11 Kenwyn Street and 117-125 St Georges Bay Road, Parnell
- <sup>3</sup> Hugh Stringleman. 'Stock and station agencies - Origins', Te Ara - the Encyclopaedia of New Zealand, updated 13-Jul-12 URL: <http://www.TeAra.govt.nz/en/stock-and-station-agencies/page-1>
- <sup>4</sup> New Zealand Shipping Company Brief History. <http://www.poheritage.com/our-history/company-guides/new-zealand-shipping-company>. Accessed 03/08/2016
- <sup>5</sup> Certificate of Title NA 280/224
- <sup>6</sup> Certificate of Title. NA 281/250 and NA 287/69
- <sup>7</sup> Auckland Council Archives. AKC 384 Town planning site files 1923-1990. 117-125 St Georges Bay Road. Record number 347241
- <sup>8</sup> Knight, J. & Woodroffe, A. Restoring the fabric of Auckland. 'New Zealand Home and Building' August/September 1986 pages 16-23
- <sup>9</sup> Knight, J. & Woodroffe, A. Restoring the fabric of Auckland. 'New Zealand Home and Building' August/September 1986 pages 16-23
- <sup>10</sup> Auckland Council Property file. 7-11 Kenwyn Street and 117-125 St Georges Bay Road, Parnell
- <sup>11</sup> [Wool store clipped for makeover. New Zealand Herald, 14 June 2014.](#)
- <sup>12</sup> [Wool store clipped for makeover. New Zealand Herald, 14 June 2014.](#)
- <sup>13</sup> Matthews and Matthews Architects (2012). Quay Park: Historic Heritage Area Assessment. Prepared for Auckland Council. P. 3-5.
- <sup>14</sup> [GENERAL NEWS..Bay of Plenty Times, Volume XX, Issue 2872, 29 August 1892](#)
- <sup>15</sup> Auckland Council Archives. AKC 327 Valuation files 1941-2008. 117-125 St Georges Bay Road. Record number 350784
- <sup>16</sup> Ibid.
- <sup>17</sup> Ibid.
- <sup>18</sup> Taylor, Colin. (Saturday Jun 14, 2014) Wool store clipped for makeover. In New Zealand Herald. Accessed 05/07/2016 [http://www.nzherald.co.nz/property/news/article.cfm?c\\_id=8&objectid=11274104](http://www.nzherald.co.nz/property/news/article.cfm?c_id=8&objectid=11274104)
- <sup>19</sup> Matthews and Matthews Architects (2012). Quay Park: Historic Heritage Area Assessment. Prepared for Auckland Council. P. 33.
- <sup>20</sup> Truttman, L. (2008). Research Summary. 121-125 The Strand, Parnell. (former NZ Loan & Mercantile Company wool store). Prepared for Auckland City Council.
- <sup>21</sup> Auckland Council Property file. 91-95 St Georges Bay Road, Parnell.
- <sup>22</sup> Auckland Council Archives. ACC 384 Town Planning Site files. 117-125 St Georges Bay Road. Record number 347241.
- <sup>23</sup> New Zealand Heritage List/Rārangī Kōrero. Onehunga Woollen Mills (19th Century Portion). 273 Neilson Street, Te Papapa, Auckland
- <sup>24</sup> New Zealand Heritage List/Rārangī Kōrero. New Zealand Loan and Mercantile Agency Company Limited (Former) and Dunedin Harbourside Historic Area
- <sup>25</sup> New Zealand Heritage List/Rārangī Kōrero. New Zealand Shipping Company Offices and Wool Store (Former). 98 Waima Road, Waima, Tokomaru Bay. <http://www.heritage.org.nz/the-list/details/3480> accessed 31/08/2016
- <sup>26</sup> New Zealand Heritage List/Rārangī Kōrero. Customs Street Historic Area. Customs Street East, Auckland. <http://www.heritage.org.nz/the-list/details/7160> accessed 31/08/2016
- <sup>27</sup> New Zealand Heritage List/Rārangī Kōrero. Harbour/Tyne Street Historic Area. <http://www.heritage.org.nz/the-list/details/7064> accessed 31/08/2016
- <sup>28</sup> New Zealand Heritage List/Rārangī Kōrero. New Zealand Loan and Mercantile Company Warehouse (Former).14 Harbour Street And Wansbeck Street, Oamaru. <http://www.heritage.org.nz/the-list/details/354> accessed 31/08/2016
- <sup>29</sup> New Zealand Heritage List/Rārangī Kōrero: Remuera Public Library <http://www.heritage.org.nz/the-list/details/115> accessed 19/07/2016
- <sup>30</sup> New Zealand Heritage List/Rārangī Kōrero: Ferry Building <http://www.heritage.org.nz/the-list/details/102> accessed 19/07/2016
- <sup>31</sup> New Zealand Heritage List/Rārangī Kōrero: Royal New Zealand Foundation of the Blind Main Building <http://www.heritage.org.nz/the-list/details/4579> accessed 19/07/2016
- <sup>32</sup> [DEATHS OF OLD COLONISTS..New Zealand Herald, Volume LIV, Issue 16597, 21 July 1917](#)

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- <sup>33</sup> [NEW ZEALAND FROZEN MEAT COMPANY., New Zealand Herald, Volume XXII, Issue 7327, 13 May 1885](#)
- <sup>34</sup> [HOROTIU FREEZING WORKS, Waikato Times, Volume 86, Issue 13083, 18 January 1916](#)
- <sup>35</sup> [FARMERS' FREEZING WORKS., Auckland Star, Volume XXXVI, Issue 73, 27 March 1905](#)
- <sup>36</sup> [THE AUCKLAND FREEZING COMPANY., New Zealand Herald, Volume XXXVI, Issue 11134, 5 August 1899](#)
- <sup>37</sup> [LAND AND BUILDINGS., New Zealand Herald, Volume L, Issue 15281, 21 April 1913](#)
- <sup>38</sup> Statistics New Zealand (2012) Off the sheep's back: a look at historical wool export prices and volumes. Accessed 14/09/2016  
[http://www.stats.govt.nz/browse\\_for\\_stats/economic\\_indicators/prices\\_indexes/historical-wool-export-prices-volumes-2011.aspx](http://www.stats.govt.nz/browse_for_stats/economic_indicators/prices_indexes/historical-wool-export-prices-volumes-2011.aspx)