



## **Submission by Civic Trust Auckland on Proposed Plan Change 7**

We wish to submit on Proposed Plan Change 7 to the Auckland Unitary Plan.

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**The reasons for our submission are as stated below.**

### **1. Civic Trust Auckland**

Civic Trust Auckland (CTA) is a non-profit public interest group, incorporated in 1968, with activities and interests throughout the greater Auckland region.

The aims of the Trust include:

- Protection of natural landforms
- Preservation of heritage, in all its aspects
- Promoting protection of heritage value of sites, buildings, places or areas
- Encouragement of good planning for the city and region.
- Promotion of public interest in the environment

### **2.0 Introduction to PPC7**

2.1 The purpose of Proposed Plan Change 7 (PPC7) is to assist the Council to carry out its functions in achieving the purpose of the Act (RMA). The purpose of the Act is to promote the sustainable management of natural and physical resources. Part 2 matters in the Act relevant to significant historic heritage in the Auckland Unitary Plan (AUP) include section 6(f), the *protection of historic heritage from inappropriate subdivision, use and development*.

2.2 As a physical resource, historic heritage is identified as an issue of regional significance in the Regional Policy Statement (RPS) of the AUP. In giving effect to the purpose of the Act, Chapter B5.1 of the RPS identifies *Auckland's distinctive historic heritage is integral to the region's identity and important for economic, social, and cultural well-being*. It also identifies that *historic heritage needs active stewardship to protect it from inappropriate subdivision, use and development*.

2.3 PPC7 recognises the considerable heritage values of identified historic heritage places through inclusion in the AUP Historic Heritage Overlay, in Schedule 14.1 and associated planning maps. As notified, it recommended three historic heritage areas, one Category A historic heritage place and 46 Category B places for scheduling, including definitions of the extent of the area recommended for scheduling with those places. The proposed extents of place define those areas that are integral to the function, meaning and relationships of each place, and illustrates the historic heritage values identified for them.

2.4 The section 32 analysis recognises that inclusion in the Schedule is the most efficient and effective means of achieving Council's AUP heritage objectives, and considers Council's options in progressing the plan change. It acknowledges that by doing nothing, the values of identified places will not be protected, which may lead to the loss of their significant historic heritage values through inappropriate subdivision, use and development.

2.5 The section 32 analysis explains that some places were not included in PPC7 because they failed to meet the threshold for scheduling, while others were not included because further research and information was still required to complete Council's evaluation. Notwithstanding it was not included in PPC7 as notified, CTA considers its submission might appropriately be included in this plan change.

### 3.0 Background to Civic Trust Auckland's submission

3.1 In this submission, Civic Trust Auckland (CTA) addresses only the matter of 'Extent of Place' for 23 Alten Road, Auckland Central (Lot 9 DP 27319), a residence already identified as a Category A place in the AUP Schedule 14.1 Schedule (ID: 01929)

Schedule 14.1 Schedule of Historic Heritage

ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Maori Interest or Significance
01929	Residence (former)	University of Auckland, 23 Alten Road, Auckland Central	Lot 9 DP 27319	A	House	A,D,F	Refer to planning maps		Yes	

3.2 In mid-November, 2017, CTA identified in the AUP what it considered to be an inappropriate extent of place. CTA communicated with Council on 17 November 2107 as to which of the following proposed plan changes CTA should submit on regarding this matter:

- Proposed Plan Change 4 – Corrections to technical errors and anomalies in the Auckland Unitary Plan Operative in part.

Notified: 28 Sep 2017, Subs due: 27 Oct, Further subs due: 16 Nov

or

- Proposed Plan Change 7 – Additions to Schedule 14 Historic Heritage

Notified: 16 Nov 2017, Subs due: 15 Dec

Date for Submissions extended (on 11 Dec) to: 9 Feb 2108

3.3 Council suggested the matter raised in CTA's proposed submission did not fit very well with PPC7 since that plan change relates only to additions to the Schedule. Instead Council advised a proposed plan change which relates to amendments and corrections to the historic heritage schedules and maps was due for notification on 25 January 2018, and that CTA's submission would be a better fit for that plan change. Subsequently that plan change was notified as follows:

- Proposed Plan Change 10 – Historic Heritage Schedule (Errors, Anomalies and Information Update)

Notified 25 Jan 2018, subs due: 8 March

3.4 CTA does intend making a submission on PPC10 about the appropriate definition of the extent of place for 23 Alten Road. Following further discussions however, CTA now considers there may be doubt as to whether the current extent of place is partly an error or anomaly, and partly an inadequate definition of the area integral to the function, meaning and relationships of the place which illustrate the historic heritage values identified for it.

#### 4.0 Chronology of the Extent of Place for 23 Alten Road

4.1 'Extent of Place' in the City of Auckland - District Plan - Central Area Section - Operative 2004, was referred to as the 'Site Surrounds'. From that Plan, the excerpt below identifies the site surrounds for 23 Alten Road in the column headed SUR, the single dot denoting the site surrounds as all land within the lot boundary (see Appendix A attached to this submission).

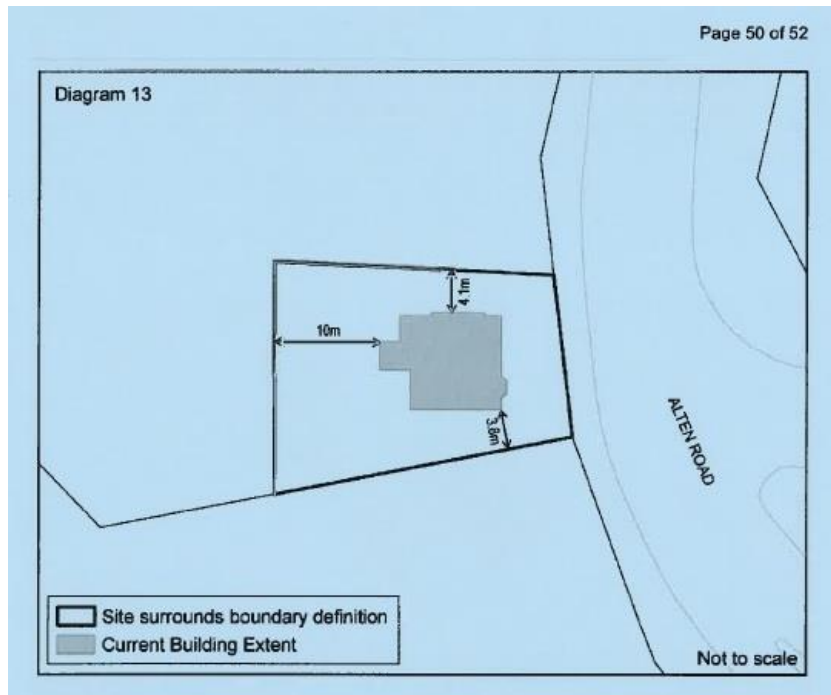
##### APPENDIX 1

#### SCHEDULE A: BUILDINGS, HERITAGE PROPERTIES OR PLACES OF SPECIAL VALUE

ADDRESS	REF NO	SCHEDULED ITEM	CAT	INT	SUR	REASONS
Alten Road 0023, Grafton	009	House	A	•	•	A,C,e,f,g,I,j,k,m,N,O



4.2 PM36 (operative from 5 April 2012) re-defined the site surrounds as shown below. (See Appendix B attached to this submission).



4.2 The AUP rolled over legacy heritage schedules, included amongst which was the extent of place for the site at 23 Allen Road. As shown below, that extent of place is inconsistent with the surrounds as defined by PM 36 above, and it is on that basis that CTA also proposes making a submission on PPC10.



## 5.0 Summary

5.1 CTA has been unable to determine any basis on which the former Auckland City Council proposed reducing the site surrounds through PM36 to approximately half the area within the lot boundary. Consequently, and notwithstanding PM36 went through a notification and hearings process, CTA now submits that the extent of place for 23 Alten Road should be reinstated to cover all land within the lot boundary.

183.2

4.4 While matters raised in this submission may be dealt with as an anomaly in PPC10, CTA considers it prudent to raise this matter also in this submission on PPC7. Furthermore, while Council may consider PPC7 to concern only new additions to the Schedule, CTA considers that in exercising its functions under the Act, and its duties of stewardship under the RPS, Council can and should consider this submission as being within scope.

4.5 Through the Ministry of Education, the Crown owns this land and it has been proposed that part of the site may in future be subdivided for transfer for sale to the University of Auckland. CTA therefore proposes advising the MoE as an affected party and UoA as an interested party of this submission so they may further submit on it.

## 6.0 Conclusion

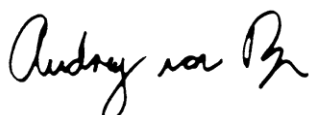
**The decision we wish the Council to make is:** to make Proposed Plan Change 7 operative including the amendments proposed by CTA.

183.1

**We do wish to be heard at the council planning hearing.**

Date of submission: 19 February 2018

Signature



Audrey van Ryn  
Secretary, Civic Trust Auckland

**Appendix A****City of Auckland - District Plan - Central Area - Operative 2004**

# APPENDIX 1

## SCHEDULE OF BUILDINGS, HERITAGE PROPERTIES, PLACES, MONUMENTS AND OBJECTS OF SPECIAL VALUE AND THOSE SUBJECT TO HERITAGE ORDERS

<b>NOTE: The following matters are not operative</b>	
Proposed heritage scheduling of former Fitzroy Hotel - 75 Wakefield Street	Refer to variation 29
Victoria Park Market - Scheduled buildings	Outstanding reference RMA 916/00



APPENDIX 1



<b>SCHEDULE OF BUILDINGS, HERITAGE PROPERTIES, PLACES, MONUMENTS AND OBJECTS OF SPECIAL VALUE, AND THOSE SUBJECT TO HERITAGE ORDERS</b>
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CONTENTS .....	PAGE
GUIDE TO SCHEDULES .....	4
ABBREVIATIONS .....	4
KEY TO REASONS FOR SCHEDULING .....	4
DEFINITIONS .....	5
THE NEW ZEALAND HISTORIC PLACES TRUST REGISTER .....	5
SCHEDULE A: BUILDINGS, HERITAGE PROPERTIES OR PLACES OF SPECIAL VALUE .....	7
SCHEDULE A(1): BUILDINGS, HERITAGE PROPERTIES OR PLACES OF SPECIAL VALUE – SITE SURROUND DIMENSIONS .....	16
SCHEDULE A(2): BUILDINGS, HERITAGE PROPERTIES OR PLACES OF SPECIAL VALUE – INTERIOR DEFINITIONS .....	21
SCHEDULE B: MONUMENTS AND OBJECTS OF SPECIAL VALUE .....	22
SCHEDULE B(1): MONUMENTS AND OBJECTS OF SPECIAL VALUE –SITE SURROUND DIMENSIONS .....	23
SCHEDULE C: HERITAGE ORDERS .....	24
SCHEDULE D: BUILDINGS FOR WHICH APPLICATION MAY BE MADE TO OBTAIN HERITAGE FLOOR SPACE BONUS.....	26





## APPENDIX 1

## GUIDE TO SCHEDULES

Any building, object, property or place which appears on this schedule includes all legal titles which comprise the location of the building, object, property, or place.

## ABBREVIATIONS

The following abbreviations are used in the Heritage Schedules:

- Note:
- CAT = Category
  - INT = Interior as defined below
    - = All original and/or reconstructed spaces, components and materials. ('RECONSTRUCTION' as per the ICOMOs CHARTER means "to be built again in the original form using old or new material." [H1417-001])
    - \* = Specific descriptions as listed in Schedule A(2)
  - SUR = Site Surrounds as defined below
    - = Entire site as defined by boundaries of site(s) is scheduled.
    - \* = The specific site surround dimensions of the item are listed in Schedule A(1).

## KEY TO REASONS FOR SCHEDULING

The schedule of heritage objects, features or places in the Central Area Section of the Auckland District Plan lists all categories in which the item is assessed to have some significance. These categories are coded in the "Reasons" column of the schedule as follows:

- a) A capital letter (eg, A, D, etc) denotes that the scheduled heritage object, feature or place scored significantly (i.e. above the median) in this category.
- b) A lower case letter (eg, a, d, etc) denotes that the scheduled heritage object, feature or place has scored moderately (ie, below the median) in this category.

The subject of each category of heritage object, feature or place is as follows:

### Physical Characteristics

- A/a Style
- B/b Construction
- C/c Age
- D/d Architect/Designer/Originator
- E/e Design
- F/f Interior

### History: People/Events/Associations

- G/g Personnel
- H/h Events
- I/i Social Context



**Environment**

- J/j Continuity  
 K/k Physical Context (setting)  
 L/l Landmark Quality  
 M/m Group Significance

**Integrity**

- N/n Location  
 O/o Intactness

For an explanation of the categories, criteria for listing and rules refer Part 10.

## DEFINITIONS

**INTERIOR**

Includes the whole or any nominated part of the interior of a building, object or place (as set out in Schedules A and A2 in Appendix 1) which is particularly relevant or valuable in demonstrating the heritage significance of a place, the alteration of which would detract from the inherent heritage significance and value of the place. Such items will be spaces, components and materials, all finishes and fixtures (but excluding unattached items such as furniture) which are original to the place and/ or identifiable as having significant heritage value. Such items may be identified in an approved Conservation Plan or Heritage Inventory, and policies for future conservation, adaptation, and preservation identified in these documents shall apply.

**SITE SURROUNDS**

Site surrounds includes all the curtilage of the place which may be a part of the original design or which has developed in a manner which complements the place, the removal of which would detract from the inherent heritage significance and value. Site surround include all those things, such as trees, gardens, buildings and structures that are part of the heritage significance of the place and are located within the areas described above.

Unless otherwise specified in the Schedule in Appendix 1 as including additional lots, or part(s) of lots, site surrounds include all land within the title boundary.

Such otherwise specified dimensions and limits for some specific heritage places are included in the schedule in Appendix 1. The existence of such specific dimensions are indicated by an asterisk alongside the dot in the "surrounds" column and are detailed in the supplementary list.

## THE NEW ZEALAND HISTORIC PLACES TRUST REGISTER

This schedule is not the same as the New Zealand Historic Places Register for Auckland. It is a separate but parallel protection process. The District Plan list is in response to the Resource Management Act 1991, and the New Zealand Historic Places Register is in response to the Historic Places Act 1993. Since a heritage place may appear in either or both lists, care should be taken to ascertain and fulfil any obligations deriving from the place being included in either or both lists.



**APPENDIX 1**

Note 1:

**THIS SCHEDULE DOES NOT INCLUDE PROTECTED ITEMS IN THE ISTHMUS OR THE HAURAKI GULF ISLANDS**

The location of the centre of the symbol representing a scheduled heritage object, feature or place on the Central Area Section of the Auckland District Plan special limitation maps, represents the general location of the centre of the item. However it should be noted that the full extent of the item may extend to sites other than that on which the symbols appear.

Any extended address (eg. Chancery Street 002-008 includes, all the street numbers between those given, on the same side of the street - ie, 002 - 008 includes 002, 004, 006, and 008.

Where appropriate, the scheduled item is identified by its original description, followed in brackets by any subsequent or current descriptions with the applicable dates.



<b>SCHEDULE A: BUILDINGS, HERITAGE PROPERTIES OR PLACES OF SPECIAL VALUE</b>
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ADDRESS	REF NO	SCHEDULED ITEM	CAT	INT	SUR	REASONS
Airedale Street 0030-0032, City	001	Two semidetached terrace Houses (Commercial Use - 2004)	B			A,B,c,e,F,i,k,l,N,o.
Airedale Street 0087, City	002	ARA Lodge	B	•	•*	A,D,e,f,i,k,l,O.
Albert 003 & Fanshawe Street	003	West Plaza	B		•*	a,d,E,J,L,N,O.
Albert Street 0061, City	004	Shakespeare Hotel	B			A,c,D,e,f,i,j,k,l,M,N,O.
Alfred Street 0004, City	007	House (AUSA reception 2004)	B		•*	A,C,E,f,g,J,K,l,m,N,O
Alfred Street 0008, City	008	Student Union Building, Auckland University	B	•	•*	A,D,E,f,i,j,k,N,O.
Alten Road 0005, City, (and Wynyard Street, 0001 corner)	345	House (Classics and ancient history 2004)	B	•	•	a,C,f,i,j,K,m,N,O.
Alten Road 0023, Grafton	009	House	A	•	•	A,C,e,f,g,l,j,k,m,N,O
Anzac Avenue 0152, City	011	Berrisville Flats	B		•	A,D,e,f,i,j,k,m,N,O
Bankside Street 0001, City	012	Cottage	A	•	•	A,B,C,e,f,g,h,i,N,o.
Beresford Square 0001, Newton	084	Pitt Street Fire Station (Residential Accommodation 2004)	A	•	•*	A,c,D,E,f,i,J,k,l,m,N,O
Beresford Square 0015-0023, Newton	015	St.James Church(Hopetoun Alpha 2004)	A	•	•*	A,B,C,D,E,F,G,i,j,k,l,m,N,O
Britomart Place 0023, City	346	Worralls Building (Kiwi Tavern 2004)	B			A,c,d,E,i,j,M,N,o
Chancery Street 0002-0008, City	016	Chancery Chambers	B	•		A,b,d,E,f,J,L,m,N,O.
Courthouse Lane 0001, City	066	Auckland Magistrates Court (Metropolis foyer 2004)	A	•	•*	A,B,c,D,E,l,K,L,N,o.
Customs Street East 0010, City	018	Barrington Building - Four storeyed Customs Street East Building - excluding ground floor level Galway Street addition - Customs Street frontage only	B			a,c,d,e,i,J,M,N,O
Customs Street East 0014-0018, City	019	Columbus House (Sofrana House 2004) - Four storeyed Customs Street East Building - excluding ground floor level Galway Street addition - Customs Street frontage only	B			a,c,d,e,i,J,M,N,O
Customs Street East 0022, City	020	"Excelsior Block" - Remnant portion - Customs Street frontage only	B			a,c,e,g,i,J,M,N,o



**Appendix B**

**City of Auckland - District Plan - Central Area - Operative 2004  
Plan Modification 36 - Learning Quarter - Area 1**

**Auckland Council  
Central Area District Plan(Operative 2004)  
Plan Modification 36**

THE COMMON SEAL of the AUCKLAND COUNCIL was hereby affixed under the authority of Council 1:



*[Handwritten Signature]*  
Mayor / Deputy Mayor / Chief Executive / Chief Officer

*[Handwritten Signature]*  
Deputy Mayor / Chief Executive / Chief Officer / General Counsel

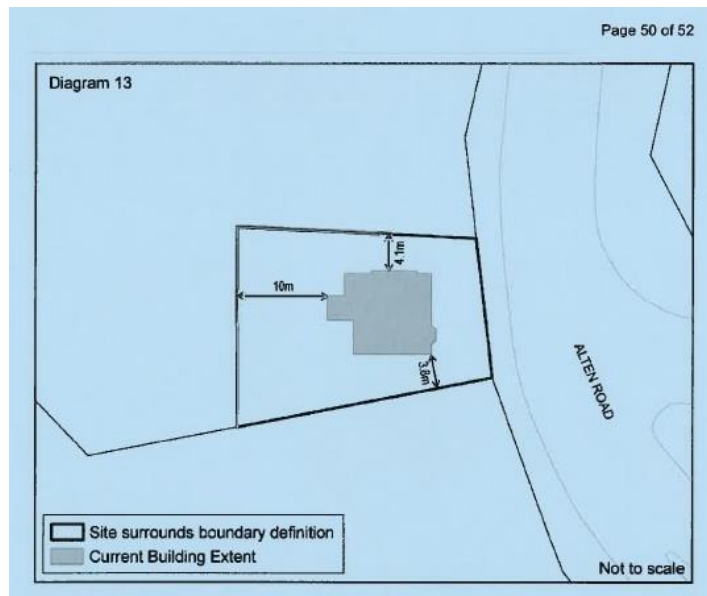
This plan change became operative on 5<sup>th</sup> April 2012  
The Central Area District Plan has been amended as set out in the following pages:

Page 45 of 52

2. Amend Schedule A(1): Buildings, Heritage Properties or Places of Special Value – Site Surround Dimensions as follows:

Amendments to Appendix 1: Schedule A(1): Buildings, Heritage Properties or Places of Special Value – Site Surround Dimensions will have legal effect from the date of notification under Section 86 B(3)(d) of the Resource Management Act 1991.

ADDRESS	REF NO	SCHEDULED ITEM	SURROUNDS DEFINITION
Alten Road 0023,	009	House	*See Diagram No. 13 in Schedule A(1) of Appendix 1



## **Appendix C**

### **Auckland Unitary Plan - Schedule 14.1 - Schedule of Historic Heritage**

#### **Schedule 14.1 Schedule of Historic Heritage**

[rcp/dp]

[The regional coastal plan [rcp] provisions (for activities or resources in the coastal marine area) are not operative until the Minister of Conservation has formally approved the regional coastal plan part of the Auckland Unitary Plan.]

##### **Introduction**

The factors in B5.2.2(1) to (5) have been used to determine the significant historic heritage places in this schedule and will be used to assess any proposed additions to it.

The factors that contribute to the heritage values of scheduled historic heritage in Schedule 14.1 are referenced with the following letters:

- A: historical
- B: social
- C: Mana Whenua
- D: knowledge
- E: technology
- F: physical attributes
- G: aesthetic
- H: context.

##### **Information relating to Schedule 14.1**

Schedule 14.1 includes for each scheduled historic heritage place;

- an identification reference (also shown on the Plan maps)
- a description of a scheduled place
- a verified location and legal description and the following information:

##### **Reference to Archaeological Site Recording**

Schedule 14.1 includes in the place name or description a reference to the site number in the New Zealand Archaeological Association Site Recording Scheme for some places, for example R10\_709.

##### **Categories of scheduled historic heritage places**

Schedule 14.1 identifies the category of significance for historic heritage places, namely:

- (a) outstanding significance well beyond their immediate environs (Category A and A\*); or
- (b) considerable significance to a locality or greater geographic area (Category B).

#### Schedule 14.1 Schedule of Historic Heritage

Further information on the categories of scheduled historic heritage places in contained in D17 Historic Heritage Overlay.

#### **Primary feature**

Schedule 14.1 lists the primary feature of historic heritage significance for a scheduled place. Not all primary features of Category B places have been identified. Until such time as the primary features of Category B places are identified, all features within the extent of Category B places, where the primary features are not identified, will be considered a primary feature.

#### **Extent of a scheduled historic heritage place**

Schedule 14.1 refers to the 'extent of place' of a scheduled historic heritage place. In most cases reference is made to the extent of a scheduled historic heritage place being shown on the Plan maps. The historic heritage overlay rules apply to all land and water (including the foreshore and seabed) within the identified extent of a scheduled historic heritage place.

Where a scheduled historic heritage place is annotated with a # symbol in Schedule 14.1 an extent of place has yet to be defined. For places annotated with a # symbol the rules in D17 Historic Heritage Overlay apply to all land and water (including the foreshore and seabed) within 50 metres of the feature named or described in the schedule.

For Historic Heritage Areas the maps and statements of significance in Schedule 14.2 describe the identified extent of place. When the extent of place for a scheduled historic heritage place is shown on a map in Schedule 14.2 it shall take precedence over the extent of place shown on the Plan maps.

#### **Exclusions**

Schedule 14.1 identifies as 'exclusions' those sites, features or elements of a historic heritage place that do not have historic heritage value. Excluded features are subject to different rules than those that apply to the scheduled place (refer to D17 Historic Heritage Overlay).

#### **Additional rules for archaeological sites or features**

Schedule 14.1 identifies those scheduled historic heritage places with archaeological values where additional archaeological rules apply (refer to D17 Historic Heritage Overlay).

#### **Place of Māori significance**

Schedule 14.1 identifies scheduled historic heritage places that are sites or places of significance to Mana Whenua. These places may also be subject to D21 Sites and Places of Significance to Mana Whenua Overlay.

## Schedule 14.1 Schedule of Historic Heritage

**Requirements of the Heritage New Zealand Pouhere Taonga Act 2014**

In addition to the Plan provisions relating to scheduled historic heritage places the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 apply.

**Historic heritage places subject to heritage orders**

Historic heritage places that are subject to Heritage Orders under the Heritage New Zealand Pouhere Taonga Act 2014 are included in Schedule 13 Heritage Orders Schedule.

**Heritage New Zealand Pouhere Taonga (Heritage New Zealand)**

Heritage New Zealand maintains the New Zealand Heritage List/ Rārangi Kōrero which is a list of historic places, historic areas and wahi tapu areas. Heritage New Zealand is also required to establish and maintain the list of National Historic Landmarks/ Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu. A scheduled historic heritage place in this Plan may also be on the New Zealand Heritage List.

In addition to the requirements of this Plan, the Heritage New Zealand Pouhere Taonga Act 2014 requires an authority to be obtained from Heritage New Zealand to modify or destroy any archaeological site meeting the criteria set out in that Act, whether or not it is recorded or scheduled.

If works are proposed to a scheduled historic heritage place, and the place meets the definition of an 'archaeological site' in the Heritage New Zealand Pouhere Taonga Act 2014, then the works will be subject to the provisions of that Act in addition to this Plan. Some places that meet the definition of an 'archaeological site' under the Heritage New Zealand Pouhere Taonga Act 2014 will not be included in Schedule 14.1, and an authority to modify an archaeological site will be required from Heritage New Zealand.

Prior to starting work, or making an application for a resource consent affecting a historic heritage place Heritage New Zealand should be contacted to confirm whether, in addition to any rules applying in this Plan;

- (1) an authority is required from Heritage New Zealand to modify an archaeological site; or
- (2) the place is on the New Zealand Heritage List/ Rārangi Kōrero or list of National Historic Landmarks.

**Table 1 Places**



Schedule 14.1 Schedule of Historic Heritage

01920	Lamp stands	Road reserve, adjacent 2 Drake Street and 3 Vernon Street, Auckland Central	Road reserve	B		F,G,H	Refer to planning maps			
01921	Airedale Street Cottages	30-32 Airedale Street, Auckland Central	Lot 2 DP 93721	B		A,F	Refer to planning maps	Interior of building(s)		
01922	Ara Lodge	87 Airedale Street, Auckland Central	Part Allot 65 Sec 36 Auckland City, Part Allot 66 Sec 36 Auckland City	B		A,F	Refer to planning maps			
01923	West Plaza	3 Albert Street, Auckland Central	Lot 2 DP 355684	B		A,F,G	Refer to planning maps	Interior of building(s)		
01924	Yates Building	13 Albert Street, Auckland Central	Lot 2 DP 316685	B		A,F	Refer to planning maps	Interior of building(s)		
01925	Shakespeare Hotel	61 Albert Street, Auckland Central	Part Lot 1 Sec 18 DP 1870	B		A,F	Refer to planning maps	Interior of building(s)		
01926	Residence (former)	University of Auckland, 4 Alfred Street, Auckland Central	Lot 1 DP 1151178; road reserve	B		A,F,G	Refer to planning maps	Interior of building(s)		
01927	Student Union Building	University of Auckland, 8 Alfred Street, Auckland Central	Lot 1 DP 151178	B		F,G,H	Refer to planning maps. Includes that part of Alfred Street between the building facade and Princeps Street, including the central courtyard, and that part of 8 Alfred Street between the building facade and Alfred Street			
01928	Residence (former)	University of Auckland, 5 Allen Road, Auckland Central	Lot 1 DP 88603	B		A,D,H	Refer to planning maps and Schedule 14.3		Yes	
01929	Residence (former)	University of Auckland, 23 Allen Road, Auckland Central	Lot 9 DP 27319	A	House	A,D,F	Refer to planning maps		Yes	



### **Submission by Civic Trust Auckland on a proposed plan change**

We wish to make a submission on Plan Change 7 to the Auckland Unitary Plan.

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**The reasons for our submission are as stated below.**

#### **1. Civic Trust Auckland**

Civic Trust Auckland (CTA) is a non-profit public interest group, incorporated in 1968, with activities and interests throughout the greater Auckland region.

The aims of the Trust include:

- Protection of natural landforms
- Preservation of heritage, in all its aspects
- Encouragement of good planning for the city and region.

#### **2. Introduction**

Proposed Plan Change 7 (PPC7) seeks to recognise the considerable heritage values of identified historic heritage places by adding them to the Auckland Unitary Plan (AUP) Historic Heritage Overlay, identifying them in Schedule 14.1 and the associated planning maps.

The Section 32 analysis undertaken for PPC7 recognises additions to the Schedule are the most efficient and objective means of achieving Council's heritage objectives, as set out in the AUP. The analysis goes on to consider Council's various options in progressing this plan change. It acknowledges that by doing nothing the values of identified places will not be protected, which may lead to the loss of their significant historic heritage values through inappropriate subdivision, use and development.

Each place included in PPC7 has been evaluated as part of the development of the AUP, and the methodology used in the process of evaluating historic heritage significance is based on the following steps in the AUP's Regional Policy Statement::

1. Identification and evaluation of heritage value against historic heritage significance factors set out in Policy B5.2.2.(1) of the AUP, being (a) historical, (b) social, (c) Mana whenua, (d) knowledge, (e) technological, (f) physical attributes, (g) aesthetic, and (h) context.
2. Preparation of a statement of significance.
3. Statement of whether the place meets the threshold for scheduling as a historic heritage place (Category A or Category B), or an historic heritage area.
4. Recommendation as to whether the place should be scheduled and, if so, definition of the extent of the area recommended for scheduling.

PPC7 as publicly notified, included tabular entries for Schedule 14.1, along with a series of Google maps with extent of place denoted. To that end, the public appears not to have been provided with site specific details about steps 1 and 2 above, and submitters on the plan change must therefore rely simply on their confidence in Council's processes.

In relation to those places proposed therefore, Civic Trust Auckland accepts that the places proposed by Council merit protection and therefore submits in support of the plan change.

Notwithstanding our general support, we do make particular comment on several places proposed, as follows. CTA submits that both Spooner Cottage (The Anchorage) (former) at 2/347 Tamaki Drive, St Heliers, ID 02827 and St David's Presbyterian Church, 68-70 Khyber Pass Rd, Grafton, ID 02804 should have an Extent of Place that covers the full site (in the case of St David's, refer to page 69 of Heritage Assessment completed by Burgess and Treep Architects and attached in Appendices to this submission.

183.3

183.4

### **3. Amendments to PPC7 proposed by Civic Trust Auckland**

Council's Section 32 analysis acknowledges various sources of buildings for consideration under PPC7, including nominations by the public.

Civic Trust Auckland made submissions to the Independent Hearings Panel (IHP) in the Unitary Plan process for a number of buildings to be added to the Schedule. It did not advise owners directly of these submissions but instead, took the view that the ability for those owners to make further submissions on CTA's primary submissions provided adequate opportunity for participation.

While legislation specifically empowered the Independent Hearings Panel to ignore CTA's submission in the Unitary Plan process, PPC7 is administered under the Resource Management Act, and in that context CTA contends that Council should accept these additional buildings proposed by way of amendment by CTA.

The IHP engaged directly with CTA about its proposed additions to the Schedule and in its Decision Report on Heritage Schedules (Topic 032), it did not support the addition of

these buildings since it took the view that the landowners were (a) not made aware of the proposed additions and/or (b) there was insufficient evidence supporting the recommendations.

CTA anticipates that Council may view its (CTA's) proposed amendments as out of scope for PPC7. As noted however, CTA did submit expert evidence, and the IHP subsequently recommended that the protection of such additional buildings should be advanced by way of a future plan change, and CTA contends that PPC provides just such an opportunity.

#### **4. Additional Documentation**

CTA has further documentation supporting this submission which has been emailed separately. It comprises a document outlining those places proposed by way of amendment, as well as two particular buildings included in PPC7 by Council itself namely, St David's Church at 68-70 (ID 02804) Khyber Pass Road and a three-storey commercial building at 8 Elliott Street (ID 02792) (noted by Council in PPC7 as Darby Building, 8-18 Darby Street).

#### **5. Conclusion**

**The decision we wish the Council to make is:** to make the proposed Plan Change operative, including the amendments proposed by CTA.

**We do wish to be heard at the council planning hearing.**

Date of submission: 9 February 2018

Signature

A handwritten signature in black ink, appearing to read 'Audrey van Ryn', written in a cursive style.

Audrey van Ryn  
Secretary, Civic Trust Auckland

## Appendix 1 to Submission by Civic Trust Auckland on Plan Change 7

### SUPPORTING DOCUMENTATION

Please find attached in this Appendix 1, relevant extracts from Civic Trust Auckland's Submission (to the Independent Hearings Panel) on the Unitary Plan in relation to historic heritage places which CTA now propose as part of its submission on PPC7 and the inclusion of historic heritage places in Schedule 14.1 of the AUP and associated planning maps:

- 45 Airedale Street, Central City (Telephone Exchange) | 183.5
- 136 Beaumont Street, Central City (Orams Marine) | 183.6
- **8 Elliot Street and Darby Street Corner, Central City, (3 storey commercial building)** | 183.7
- 115-139 Greys Avenue, Central City (Grey Avenue Flats) | 183.8
- 27 High Street, Central City (Andrews and Clarke Building (Plaza Centre Ltd 1996)) | 183.9
- 30-32 Hobson Street, Central City (Liston House including sculpture) | 183.10
- **68-70 Khyber Pass, Grafton (Saint David's Church)** | 183.11
- 18 Kitchener Street, Central City (Stables / motor garage (Black Crow Café 1996)) | 183.12
- 22 Kitchener Street, Central City (Commercial Building (Sister 1996)) | 183.13
- 24 Kitchener Street, Central City (Kapai Corn Broom Company Building (Standard Issue - Retail 1996)) | 183.14
- 10 O'Connell Street, Central City (Royal Exchange Assurance (Soul Haircutting 1996)) | 183.15
- 59 Pitt Street, Newton (Commercial Building (Davis Furnishings 1996)) | 183.16
- 61 Pitt Street, Newton (Beggs Building) | 183.17
- 112 Queen Street, Central City (Begg's Building (Stevens 1996)) | 183.18
- 166 Queen Street, Central City (Warwick Building) | 183.19
- 214-220 Queen Street, Central City (AMP Society Building (including bronze screen and sculpture by David Barker)) | 183.20
- 224 Queen Street, Central City (Hallensteins Building) | 183.21
- 371 Queen Street, Central City (Theosophical Society Building (The Club 1996)) | 183.22
- 23 Shortland Street and O'Connell Street corner, Central City, Barristers Chambers (associated retail use 1996) | 184.23

Of those places listed above, two of them, **8 Elliot Street and Darby Street Corner**, Central City, (3 storey commercial building) (notified as 8 Darby St as ID 02792) and **68-70 Khyber Pass, Grafton (Saint David's Church)** (notified as ID 02804) were notified by Council as part of PPC7

The remaining 17 places proposed by CTA are by way of amendment to PPC7 as notified

## 1. INTRODUCTION

CTA's submission points are primarily based on heritage assessments undertaken by legacy councils where buildings did not meet the existing criteria for scheduling at the time of their previous assessments. The passage of time since those assessments were undertaken and new AUP criteria for scheduling underpin CTA's submission that those places listed below now warrant inclusion in Schedule 14.1 of the AUP. For the purpose of reference, CTA's earlier Unitary Plan submission numbers are noted above the addresses as 6444 - #.

Further supporting documentation is provided in Appendices 2, 3 and 4, arranged in alphabetical order and split up between those places as follows:

### Appendix 2

- 6444-116  
45 Airedale Street, Central City (Telephone Exchange)
- 6444-122  
136 Beaumont Street, Central City (Orams Marine)
- 6444-126  
8 Elliot Street and Darby Street Corner, Central City, Three storey commercial building,
- 6444-129  
115-139 Grey Avenue, Central City (Grey Avenue Flats)
- 6444-131  
27 High Street, Central City (Andrews and Clarke Building (Plaza Centre Ltd 1996))
- 6444-134  
30-32 Hobson Street, Central City (Liston House including sculpture)

### Appendix 3

- 6444-114  
68-70 Khyber Pass (Saint David's Church), Grafton
- 6444-139 Kitchener Street, Central City (Stables / motor garage (Black Crow Café 1996))
- 6444-140  
22 Kitchener Street, Central City (Commercial Building (Sister 1996))
- 6444-141  
24 Kitchener Street, Central City (Kapai Corn Broom Company Building (Standard Issue - Retail 1996))
- 6444-144  
10 O'Connell Street, Central City (Royal Exchange Assurance (Soul Haircutting 1996))

6444-147  
59 Pitt Street, Newton (Commercial Building (Davis Furnishings 1996))

6444-148  
61 Pitt Street, Newton (Beggs Building)

#### **Appendix 4**

6444-156  
112 Queen Street, Central City (Begg's Building (Strevens 1996))

6444-158  
166 Queen Street, Central City (Warwick Building)

6444-160  
214-220 Queen Street, Central City (AMP Society Building (including bronze screen and sculpture by David Barker))

6444-161  
224 Queen Street, Central City (Hallensteins Building)

6444-165  
371 Queen Street, Central City (Theosophical Society Building (The Club 1996))

6444-166  
23 Shortland Street and the corner of O'Connell Street, Central City Barristers Chambers (associated retail use 1996),

## **2.0 BACKGROUND**

2.1 The schedule of significant historic heritage places in the notified PAUP comprised the schedules rolled over from legacy councils and an additional 66 items proposed by Auckland Council. CTA supported the rollover of the existing schedules from the seven legacy councils and also submitted that a number of buildings previously assessed by legacy councils which failed to meet the threshold for scheduling, but which apparently were not assessed for inclusion in the PAUP, *should* be included.

2.2 CTA's evidence was based in the first instance on formal heritage assessments undertaken by the former Auckland City Council in 2000 for the preparation of the *City of Auckland - District Plan - Central Area Section* which became operative in January, 2005.

- 2.3 Auckland City Council evaluated heritage using a quantitative system which employed numerical thresholds for scheduling. At the time of their assessment, the buildings now proposed for scheduling by CTA scored beneath the required threshold for scheduling.
- 2.4 In 2014, for each building proposed for scheduling in its submissions on the PAUP, CTA requested from Auckland Council the most recent heritage assessments undertaken by the former Auckland City Council and any assessments undertaken subsequently by Auckland Council.
- 2.5 It appears from the more recent information provided by Auckland Council that no formal assessments were undertaken since those previously undertaken by Auckland City Council.
- 2.6 Although those legacy assessments correctly identified particular heritage values, they are generally out of date for several reasons. Firstly, the assessments for some buildings are incomplete with no research apparently undertaken in relation to some heritage values. Secondly, no formal review of those assessments appears to have been undertaken in response to the RMA's 2003 elevation of the protection of historic heritage to a matter of national importance which councils are required to recognise and provide for. Thirdly, the opportunity appears to have been missed as part of the PAUP process to review those assessments in the context of a decade of further cumulative loss of Auckland's historic heritage since those assessments were undertaken. Fourthly, the PAUP has introduced a new methodology for assessing historic heritage for scheduling.
- 2.7 The following pages contain summarised heritage evaluations from CTA's submissions on the AUP which are now proposed as part of PPC7. These are further accompanied by Appendices 2, 3 and 4 which contain research previously carried out by legacy Councils, NZ Historic Places Trust/Heritage NZ and various heritage experts. CTA takes the view that this material provides prima facie evidence of considerable heritage value heritage significance which would warrant further submissions by any party with interest in those places. Civic Trust's submission contains more information on the buildings proposed for addition to the schedule 14.1 than that provided by Council for the purposes of PPC7



6444-116  
45 Airedale Street, Central City (Telephone Exchange)



The assessment undertaken by the former Auckland City Council identified the significance of the building's construction and design, as well as its representativeness of leading edge international modernism at the time it was built. Its simple form and grid structure with precast panels presented an outstanding design which, as Council's assessment identified, led the modernist development of Airedale Street.

Council's assessment identified the building's architect as FGF Sheppard of the Government Architect's offices. The building was, in fact, also designed by GF Dawson from the Architectural Division of the Ministry of Works. (ref: Home and Building, April 1st, 1965, page 70).

Dawson was born in Auckland and gained his architectural qualifications and spent most of his working life as an architect in the public service.

While Sheppard as Government Architect was ultimately responsible for the building, it was designed and drawings prepared for it in the Auckland Office of the Ministry of Works. It was probably Dawson therefore, as District Architect, who had a closer involvement with the project on the ground, so to speak. As District Architect for Auckland, Dawson was involved in other significant projects including the International Airport Terminal in Mangere, the DSIR

Building in Mt Albert, the Police Headquarters and Barracks, Vincent St in the Central City, and the nearby Bledisloe State Building in Wellesley Street.

Council's assessment recognised no association of the Auckland Central Telephone Exchange with any organisation. The New Zealand Post Office is an organisation of national importance in the development of communications in New Zealand and it was intimately associated with the building's procurement.

The Auckland Central Telephone Exchange was built to facilitate the technological advances of the time and was one of the organisation's most modern buildings. For earthquake reasons, the building was designed in an H-shape with a longitudinal spine wall. On account of its function, the building would become an inseparable part of the city's growth. 3,000 lines would be transferred to the new building to relieve pressure on the Wellesley Street exchange, thereby relieving inner city congestion. The building made possible an expanded numbering system allowing outlying exchange areas to become satellites of the Auckland City exchange area. Its elevated position in Airedale Street made possible its role as the terminal in a series of microwave connections with Whangarei.

With its identifiable technological, aesthetic and contextual values, its notable physical attributes, the building has considerable overall significance, both locally and regionally. Furthermore, given its function, the building was well designed and engineered and is likely to be a highly adaptable building.

In summary, the building has the requisite values to warrant scheduling as a Category B item. With regard to extent of place, this should be aligned with the site boundaries and the primary feature being the building itself as completed in its original form.

#### 6444-122

#### 136 Beaumont Street, Central City (Orams Marine)



This early boatshed warehouse was recognised as a character building under Plan Change 4 to the former Auckland City Council's Central Area Plan. Bailey's Shipbuilders, as identified in the Salmond Reed report commissioned by Council for that plan change, was the original occupier of the site, and, as such, it is a significant remnant of the early dominant character of the area.

Auckland City Council identified the significance of the design of the building, but in my opinion undervalued its contextual significance in having established the original character of the area. Being one of the earliest remaining marine buildings by the water's edge of this particular area of reclaimed land, the building has considerable historical, social, aesthetic and contextual values, and on the basis of those values, the building in my opinion has considerable overall significance locally and regionally to warrant scheduling it as a Category B place in Schedule 14.1 - Schedule of Historic Heritage.

**6444-126**

**8 Elliot Street and Darby Street Corner, Central City, 3 storey commercial building,**



Warehousing was a common activity around Elliott Street at the time of this three-storey commercial building's construction, and the building's heritage assessment by Auckland City Council identified its significance in relation to that function.

That assessment also recognised the building's significance in terms of its design and Edwardian mercantile style, but in my opinion undervalued the importance of the architects associated with the building. E Mahoney & Sons has been, and remains of particularly high importance to the history of such communities as the Catholics, for whom the firm designed St Patrick's Cathedral (UID 0779) and Presbytery (UID 0778), and central city pub-goers, for whom it designed the Shakespeare Hotel (UID 0544) in Albert Street, the Freeman's Hotel (UID 0587) in Drake Street and the recently demolished Aurora (Palace) Hotel (UID 0758) in Victoria Street West.

The building makes a significant contribution to the context of the streetscape. It has considerable aesthetic values and physical attributes related to its design by a notable firm of architects. On the basis of those values, the building in my opinion has considerable overall local significance that warrants scheduling as a Category B place in Schedule 14.1 - Schedule of Historic Heritage.

**6444-129****115-139 Grey Avenue, Central City (Grey Avenue Flats)**

This slim building, with all round sunlight access, speaks of social responsibility and housing for all. It is a remarkable piece of state housing, very early internationally a part of the post-war response. The significance of this building lies in its place in the evolution of social housing. Its architect, unidentified in Council's original assessment, was, in fact, F. Gordon Wilson, with Graham Dawson as the supervising architect, the same team that were involved in the construction of the Auckland Central Telephone Exchange and the Bledisloe Building.

**6444-131****27 High Street, Central City (Andrews and Clarke Building (Plaza Centre Ltd 1996))**

Designed by notable architect Edward Bartley, this building displays prominence both from within and around Freyberg Place. Of particular note is the building's design with its mansard roof, which is particularly rare in Auckland.

Relying on the information provided by the former Auckland City Council and from Heritage NZ appended as evidence (also provided by HNZ in support of its own submission 317-358), as well as physical evidence of the place, the building identified should be scheduled as a Category B building in Schedule 14.1 - Schedule of Historic Heritage in the manner and for reasons as identified.

#### **6444-134**

#### **30-32 Hobson Street, Central City (Liston House including sculpture)**



A summary document provided by Heritage New Zealand is provided in the appendix to this submission. It identifies the building to have considerable significance within the enclave of buildings in that Catholic precinct, in particular its association with printing by the Catholic Church. It also has significance in terms of its design by noted architectural firm Gummer, Ford, Hoadley & Budge.

In the Unitary Plan hearings, the joint statement of primary evidence of Tania Richmond and Emma Rush on behalf of Council suggested that there was an agreement with the Catholic Church to exclude Liston House from the extent of place in order not to limit development of the wider cathedral complex. Accordingly, Liston House is named in the exclusion column in the proposed schedule.

It is not publicly clear what overall plans there are for the wider cathedral complex and therefore the limitations placed by the retention of the building are not possible to assess. Notwithstanding there is a current demolition consent, recognition of the heritage values identified in the Matthews and Matthews report (appended to this submission) warrant scheduling of the place. Furthermore, scheduling need not preclude reasonable use of the land, and it could render that land eligible for heritage incentives, which may affect the decision whether or not to retain that particular building.

**6444-114**  
**68-70 Khyber Pass (Saint David's Church), Grafton**



Currently unscheduled and apparently at risk of demolition, St David's was one of the first commemorative memorial churches constructed after World War I and was one of the first war memorials of any kind constructed in New Zealand. St David's Church has a very long association with the Grafton/Symonds St area and the building was designed by the noted architect Daniel B Patterson, and was opened in 1927. It is a robust inter-war interpretation of Gothic Revival Style and its form and finishes remain unchanged.

CTA relies on the appended Heritage Assessment undertaken on its behalf by Burgess and Treep Architects and submitted to the panel on 28 August. CTA agrees with its conclusion that the place should be included in Schedule 14.1 - Schedule of Historic Heritage, as a Category A place in the manner proposed, and for the reasons contained in that report (including extent of place as shown below, from page 69 of report).



**6444-139**

**18 Kitchener Street, Central City (Stables / motor garage (Black Crow Café 1996))**

**6444-140**

**22 Kitchener Street, Central City (Commercial Building (Sister 1996))**

**6444-141**

**24 Kitchener Street, Central City (Kapai Corn Broom Company Building (Standard Issue - Retail 1996))**

There are four buildings that descend northwards along Kitchener Street from number 18 to number 26 on the corner of Kitchener Street and Victoria Street East. Of those three, numbers 24, and 26 (on which CTA made no submission in the UP process) are located within the Princes Street Historic Heritage Area notified in the PAUP and shown below.



Map 17: Historic Heritage Area: Princes Street



CTA's submits that numbers 18, 22 and 24 Kitchener Street should be included in Schedule 14.1 of the AUP. Those submissions were pursued on the basis that assessments undertaken by the former Auckland City Council recognised the significance of those three as part of the group of four buildings between numbers 18 and number 26 Kitchener St at the corner of Victoria Street.

All four buildings appear to have heritage significance that warrants recognition, but for different reasons than identified by Council. Despite identifying the building at number 24 Kitchener Street as the Kapai Corn Broom Company, the Council assessed the building as having no association with an organisation that has made a measurable contribution to the locality. The Kapai Corn Broom Company was, in fact, a substantial enterprise at the time. It sold brooms and other widely used goods such as the spiral chimney sweeper, long-handled cobweb sweeper, long-handled veranda sweeper and ordinary house bellows, and in 1902, its sales amounted to some 100,000 brooms.

The extent of the Kapai Corn Broom Company enterprise was not limited just to number 24 Kitchener Street. Not evident from Council's assessments, is the fact that number 22 is recorded in the Wise's Street Directories as Harbutt's Buildings, and the Cylopaedia of New Zealand (Auckland Provincial District) records Mr Harbutt as the managing director of Kapai

Corn Broom Company. It appears that number 22 was functionally associated with number 24 and further, the New Zealand Herald reported on 17 November 1905 that, “A building is to be erected for the Kapai Corn and Broom Company at the corner of Victoria and Coburg<sup>3</sup> Streets. It will be a three-storey brick building and will be finished in cement. There will be a frontage of 36 feet to Victoria St and 82 feet to Coburg Street. There will be three entrances. The bottom storey will be occupied by the Auckland Co-operative Terminating Building Society, and another portion will be occupied by the Kapai Corn and Broom Company Ltd.”

<sup>3</sup> As a German Street name Coburg was renamed Kitchener around the outbreak of World War 1.

It appears therefore that all three buildings: numbers 22, 24 and 26 shared a common functional purpose under Mr Harbutt. While CTA did not make a submission on 26 Kitchener Street in the UP hearings, its research into the group of four buildings (that formed the 'group' identified by the council) revealed that tenders were called for the construction of the building at number 26 by Alexander Wiseman. Wiseman was a notable architect in Auckland, having designed, amongst other buildings, the Auckland Ferry Terminal. Numbers 24 and 26 were constructed at the same time in the same style to the same design and it is highly likely that Wiseman was the architect of both buildings. On this basis, the buildings proposed for scheduling by CTA in its submissions, numbers 22 and 24 Kitchener warrant scheduling on account of their integral relationship with the Kapai Corn Broom Company Ltd.

#### **6444-144**

#### **10 O'Connell Street, Central City (Royal Exchange Assurance (Soul Haircutting 1996))**



Auckland City Council identified the significance of the design of the building, but has undervalued its significance in establishing the existing historic context of the area. Of particular note and undervalued in the previous Council assessment, is the significance of the building's architects, the firm of Chilwell & Trevithick, who also designed such notable buildings as the Housing Corp Building (UID 0636) at 66-70 Lorne St (cnr Rutland), and the Whitcombe & Tombs Building, 186 Queen St (UID 0708), the Beggs Building, 112 Queen St (CTA sub 6444-156) and the Myers Kindergarten Building (UID 0725).

The building has significant physical attributes which manifest in its aesthetics, both externally and internally in public circulation spaces of this building. On the basis of its physical attributes as well as its aesthetic and contextual values, the building has considerable overall significance that warrants scheduling as a Category B place in Schedule 14.1 - Schedule of Historic Heritage.



6444-147

59 Pitt Street, Newton (Commercial Building (Davis Furnishings 1996))



Formerly the premises of Auckland Gas Company, this building forms a significant element of the historic built environment of the K' Road area. Its presence on the corner of Pitt Street and Beresford Square is emphasized by its striking cupola. It projects itself prominently in the immediate area, as do other buildings with their domes and towers and fine architectural detailing.

Council's previous assessment identified the building's association with the Auckland Gas Company, an organisation which has had links with many prominent Auckland personalities such as Sir James Gunson, Kenneth Myers and Dr Thomas William Leys.

Relying on the information provided by the former Auckland City Council, the building demonstrates considerable heritage values, in particular, physical attributes of considerable significance that warrant scheduling as a Category B building in Schedule 14.1 - Schedule of Historic Heritage.

**6444-148**  
**61 Pitt Street, Newton (Beggs Building)**



Formerly the premises of Beggs Menswear, this building forms a significant element of the historic built environment of the K' Road area. Its presence on the corner of Pitt Street and Beresford Square is emphasized by its intricate classical plasterwork. Like the Davis Building across Beresford Square, this building projects itself prominently within the immediate environs.

Relying on the information provided by the former Auckland City Council, the building demonstrates considerable heritage values, in particular, physical attributes and aesthetic and contextual significance that warrant scheduling as a Category B building in Schedule 14.1 - Schedule of Historic Heritage.

**6444-156**  
**112 Queen Street, Central City (Begg's Building (Strevens 1996))**



The building elevation facing onto Queen Street (left) and facing onto Vulcan Lane (right) 32

This building is a fine example of its architectural style from around 1940, originally planned to be double the height of eight storeys. It was finally constructed to its current four-storey level due to the shortage of building supplies during WWII.

Relying on the information provided by the former Auckland City Council and from Heritage NZ appended as evidence (also provided by HNZ in support of its own submission 317-369), as well as physical evidence of the place, the building demonstrates considerable heritage values that warrant the places being scheduled as a Category B building in Schedule 14.1 in the manner and for similar reasons as identified.

**6444-158**

**166 Queen Street, Central City (Warwick Building)**



This is a significant building as an exemplar of art nouveau design. It was designed by the notable architects firms of Wade and Wade accomplishments of the building's architects, the firm of Wade and Wade. Though undervalued by council in its earlier assessment, Wade and Wade are an architects firm of considerable significance to Auckland.

The appended information provided by the former Auckland City Council and from NZ Historic Places Trust identifies this building has particular significance in relation to its physical attributes, and relying on that information, as well as physical evidence of the place, For reasons relating to its physical attributes and its aesthetic and contextual significance, the building identified warrants scheduling as a Category B building in Schedule 14.1 - Schedule of Historic Heritage.

6444-160  
214-220 Queen Street, Central City (AMP Society) 34



The AMP building, designed by Jack Manning of Thorpe, Cutter, Pickmere, Douglas & Partners displayed the city's first curtain wall and was at the time of its construction the tallest building in Auckland. The framework of its glass expanded is shinely exposed and the whole building floats on black granite-clad square columns to dematerialise and hide the structure. The modern antecedents of these are Le Corbusier's famous Piloti. Jack Manning won the NZ Institute of Architects' gold medal for career achievement and the Institute noted "50 years on, the AMP building which Jack designed is still a graceful presence on the corner of Queen and Victoria Streets ..."

The information provided by the former Auckland City Council identified the considerable architectural significance of this building. In particular the building has physical attributes of considerable significance warranting scheduling as a Category B place in Schedule 14.1 - Schedule of Historic Heritage.

**6444-161**  
**224 Queen Street, Central City (Hallensteins Building)**



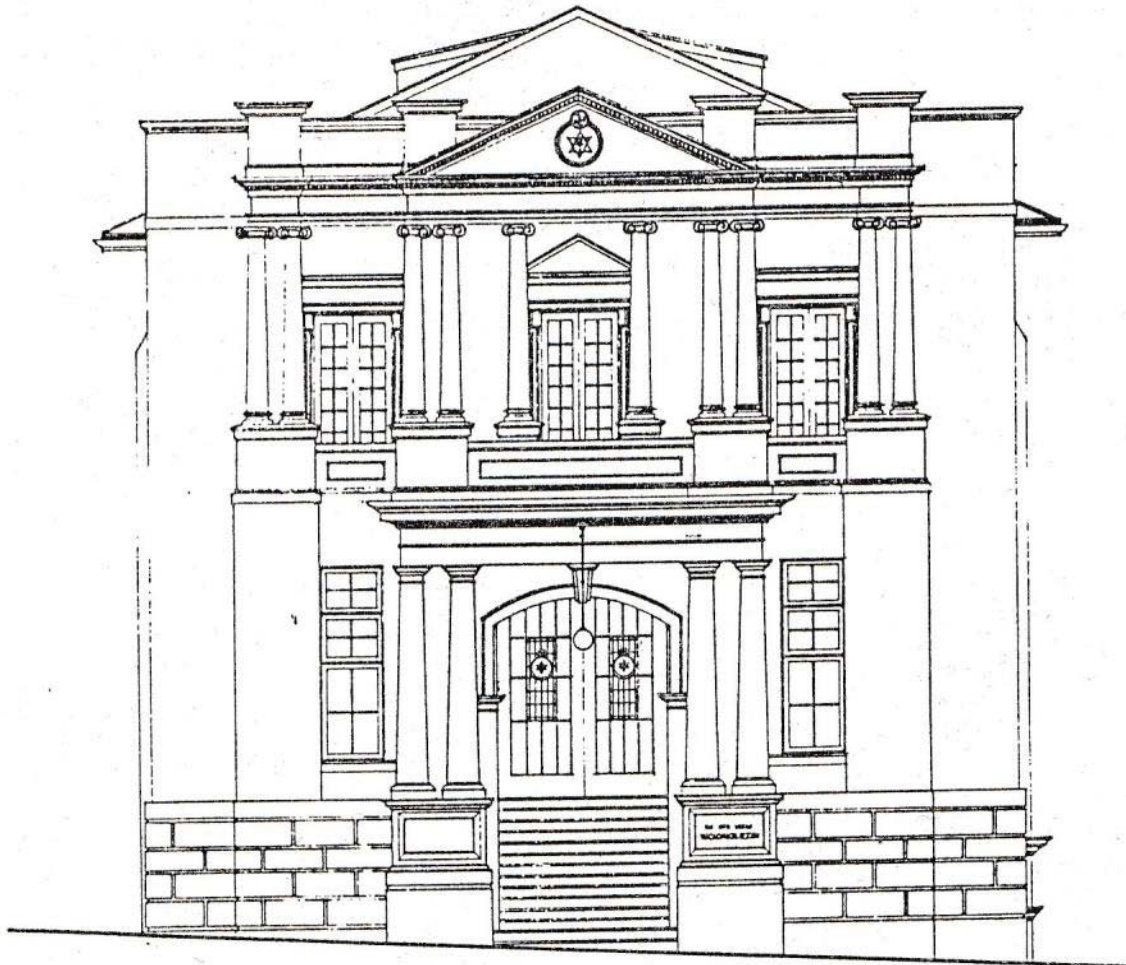
The appended information provided by the former Auckland City Council identifies this building as having significance in relation to its physical attributes. It recognised the building's significance in terms of its baroque influenced Edwardian design.

The building's architects E. Mahoney & Sons were a significant firm in Auckland's architectural history, having designed such notable buildings as St Patrick's Cathedral (UID 0779) and Presbytery (UID 0778), the Shakespeare Hotel (UID 0544) in Albert Street, the Freeman's Hotel (UID 0587) in Drake Street and the recently demolished *Aurora (Palace) Hotel* (UID 0758) in Victoria Street West. From the intersection of Queen and Victoria Streets, the Hallensteins Building can be appreciated alongside other significant neighbouring buildings, such as the adjacent AMP Building designed by Jack Manning (6444-160), and next to that the scheduled Lister Building (schedule ID no. 02069) designed by Sholto Smith (who also designed the Shortland Flats at 93 Shortland Street). Contextually therefore, it can be appreciated that the place contributes to the understanding of the architectural development of that part of the city

Relying on the information provided, as well as physical evidence of the place, for reasons related to its physical attributes and its aesthetic and contextual significance, the building warrants scheduling as a Category B building in Schedule 14.1 - Schedule of Historic Heritage.

6444-165

371 Queen Street, Central City (Theosophical Society Building (The Club 1996))



The appended information provided by the former Auckland City Council and by NZ Historic Places Trust identifies this building, designed by H.F. Robinson, as having particular significance related to its physical attributes as an imposing building of neo-classical design. Along with the terraced shops across Queen Street and the Myers Park Kindergarten (both Category A), the former Theosophical Society Building is also of considerable significance in defining the surviving early character of the context with Myers Park and surrounds.

Relying on the information from Heritage NZ appended as evidence (also provided by HNZ in support of its own submission 317-381), and the physical evidence of the place, the building has considerable overall significance that warrants scheduling as a Category B place in Schedule 14.1 - Schedule of Historic Heritage. With regard to exclusions, there have been modifications within the building's ceiling spaces though much of the Society's former communal areas remain largely intact.

6444-166

**Barristers Chambers (associated retail use 1996), 23 Shortland Street and the corner of O'Connell Street, Central City**



Relying on the information provided by the former Auckland City Council in relation to this building, the building demonstrates physical attributes of considerable significance which are undervalued by Council. Council's research identified that the building's original social context was offices for prominent barristers. It also identified the architect of the building as Daniel B Patterson, one of Auckland's most significant architects. The assessment however understates the building's association with DB Patterson. Not only was he the architect of the building, he is also recorded in Wise's Street Directories as having run his very successful architectural practice for over 40 years from the top floor of that building. Overall, this building demonstrates considerable overall significance that warrants scheduling the place as a Category B building in Schedule 14.1 - Schedule of Historic Heritage.

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**End** (of Appendix 1)

# AUCKLAND CITY HERITAGE DATABASE

Compiled and maintained by the Heritage Division, Auckland City  
1 Greys Avenue, Auckland 1001, New Zealand

Address Airedale Street 045, City

Name Telephone exchange

Unique ID. 0873 Score 32

Interior Listed Surrounds Listed

Reasons

Current use

Other H. Items



Comments

Category

NZHPT

Ward Hobson/C

Condition

CA Map Ref

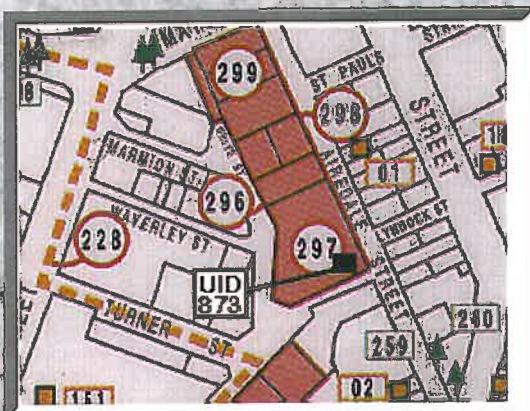


PHOTO TO BE ADDED

## PHYSICAL CHARACTERISTICS

Style	Modernist		
Construction	Concrete post and beam. Precast panels - exposed aggregate		
Age	1961	Architect	SHEPPARD F.G.F Govt. Architect's Offices
Design	Machine building with machine crafted panelling, decoration and louvers		
Interior			

## HISTORY:PEOPLE / EVENTS / ASSOCIATIONS.

Personnel	No known associations
Events	No known events
Social Context	No known associations

## ENVIRONMENT

Continuity	Led the modernist development of the street
Setting	
Landmark	
Compatibility	

## INTEGRITY

Site	On original site	Alterations	
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E5 EVALUATION SHEET AUCKLAND CITY - HERITAGE OBJECT FEATURE OR PLACE DECISION REPORT

Name(s) Telephone exchange Unique ACC Identify Number **0873**

Address Airedale Street 045, City Hobson/C

PHYSICAL CHARACTERISTICS

Category	Value	Score	Weight	Sub-score	Value	Score	Weight	Sub-score	Value	Score	Weight	Sub-score	Total
A Style #	Modernist	40	20	10	5	0	0	0					+3
	U	E	S	M	N	N	N	0					+3
	32	16	8	4	0	0	0	0					+4
B Construction	Concrete post and beam. Precast panels - exposed aggregate	U	E	S	M	N	N	0					+4
		40	20	10	5	0	0	0					+6
		before 1839	1840-59	1860-79	1880-1913	1914 +							
D Architect/Designer /Originator	SHEPPARD F.G.F Govt. Architect's Offices	24	12	6	3	0	0	0					+6
	U	E	S	M	N	N	N	0					+4
	32	16	8	4	0	0	0	0					+4
E Design	Machine building with machine crafted panelling, decoration and towers	U	E	S	M	N	N	0					+4
		24	12	6	3	0	0	0					+0
		U	E	S	M	N	N	0					+0

HISTORY, PEOPLE, EVENTS/ASSOCIATIONS

G Personnel	No known associations	40	20	10	0	0	0	0					+0
		E	S	M	N	N	N	0					+0
H Events	No known events	20	10	5	0	0	0	0					+0
		E	S	M	N	N	N	0					+0
I Social Context	No known associations	20	10	5	0	0	0	0					+0
		E	S	M	N	N	N	0					+0

ENVIRONMENT

J Confluency	Led the modernist development of the street	12	6	3	0	0	0	0					+6
		E	S	M	N	N	N	0					+0
K Physical Context (setting)		12	6	3	0	0	0	0					+0
		E	S	M	N	N	N	0					+0
L Landmark Quality		24	12	6	3	0	0	0					+0
		U	E	S	M	N	N	0					+0

M Group Significance Scheduled Items	48	24	12	6	3	0	0	0					+0
--------------------------------------	----	----	----	---	---	---	---	---	--	--	--	--	----

INTEGRITY

N Location	On original site	0	-5	L									+0
------------	------------------	---	----	---	--	--	--	--	--	--	--	--	----

O Intactness		E	S	M	N	N	N	0					+2
--------------	--	---	---	---	---	---	---	---	--	--	--	--	----

Schedule: Yes/no	Recommendation			Interior Def:	Surrounds Def:	Surrounds	Interior	Surrounds	TOTAL	
	Category	Interior	Surrounds							
N						4	2	1	0	+0
									<b>32</b>	

AUCKLAND CITY COUNCIL  
LISTED BUILDINGS/PLACES/OBJECTS  
HISTORY CHECKLIST

Researchers Name: N. Campbell  
Research Date: 27-8-98 #183

Name of Building: Telephone Exchange  
Address: 453 Airedale St  
Location/Ward: City  
Architect: F. G. H. Sheppard & Ministry of Works  
Major Contractor or Builder: M.O.W.  
Engineer:  
Present Owner:  
Address of Owner:  
Tenant:

Year of Construction: 1961  Estimated  Researched  Known

Year of Demolition: N/A  Estimated  Researched  Known

Original Use: Telephone Exchange  
Allocated or other uses: N/A  
State of building: good

Site:  Original  Moved

PERSON

Associated with the life or activities of a person, group, organisation or institute that has made a significant contribution to the community, region or nation:

[Empty box for person details]

EVENT

Associated with an event that has made a significant contribution to the community, region or nation:

[Empty box for event details]

CONTEXT

Associated with, and effectively illustrative of broad patterns of cultural, social, political, military, economic or industrial history:

Auckland generates 43% of NZ's international phone traffic and has a quarter of Telecom's customers. This 8 storey building was built in the 1960s.

SOURCE

G.W.A. Bush Advance Order  
Auckland 1991  
Cityscape May 1998

## AUCKLAND CITY - HERITAGE OBJECT, FEATURE, OR PLACE

Name(s)	Orams Marine		
Address	136	Beaumont Street	City
Unique ACC Identity Number	559		

**PHYSICAL CHARACTERISTICS** **TOTALS**

<b>A</b> Style	Early warehouse / boatshed. Semi - circular pediment- eclectic Edwardian	40	20	10	5	0	5
<b>B</b> Construction	Reinf conc. post & beam with brick infill side panels, corr.iron roof, plastered front facade.	30	15	8	4	0	0
<b>C</b> Age	1912	20	10	5	2	0	2
<b>D</b> Architect/ Designer/Originator	Unknown	16	8	4	2	0	0
<b>E</b> Design	Unusual window configurations on both end - facades	16	8	4	2	0	4
<b>F</b> Interior		8	4	2	1	0	0

**HISTORY: PEOPLE/EVENTS/ASSOCIATIONS**

<b>G</b> Personnel	No known associations		50	25	10	0	0
<b>H</b> Events	No known events		45	20	10	0	0
<b>I</b> Social Context	Early boatsheds / warehouses in reclaimed Freemans Bay		40	20	10	0	10

**ENVIRONMENT**

<b>J</b> Continuity	Significant in establishing dominant character of area		5	3	2	0	3
<b>K</b> (setting)	Not significant		3	2	1	0	0
<b>L</b> Landmark Quality	Not significant	10	5	3	2	0	0
<b>M</b> Group Significance	Part of group of similar buildings in the area.	16	8	4	2	0	8

**INTEGRITY**

<b>N</b> Site	On original site		10	5	0	-5	10
<b>O</b> Changes:			E	S	M	N	
	Form	4	2	1	0		4
	Materials	4	2	1	0		4
	Design	4	2	1	0		4
	Interior	4	2	1	0		2
	Surround	4	2	1	0		0

**TOTAL** **56**

Evaluated by: **Aranne Donald** 30-Apr-96

Reviewed by: **George Farrant** 30-Jul-96

Signature:

Recommendation:

Category	Interior	Surrounds
<b>B</b>	<b>NO</b>	<b>NO</b>

Comments: \_\_\_\_\_

#183

Name(s) **Orams Marine 1996** Unique ACC Identity Number **0559**  
 Address **Beaumont Street 136, City** Hobson/C

A Style Early boarded Warehouse. Semi-circular pediment- eclectic Edwardian. 40 U E S M 5 0 35

B Construction Reinforced concrete post and beam with brick infill side panels, corrugated iron roof, plastered front facade. 32 U E S M 4 0 44

C Age c.1912 40 U E S M 5 0 45

D Architect/Designer /Originator Unknown 24 U E S M 3 0 40

E Design Unusual window configurations on both end facades. 32 U E S M 4 0 48

F Interior 24 U E S M 3 0 40

G Personnel No known associations 40 E S M 10 0 40

H Events No known event 20 E S M 5 0 40

I Social Context Early boatsheds/ Warehouses in reclaimed Freemans Bay. 20 E S M 5 0 45

J Continuity Significant in establishing dominant character of area. 12 E S M 3 0 43

K Physical Context (setting) Not significant 12 E S M 3 0 40

L Landmark Quality Not significant 24 U E S M 3 0 40

M Group Significance Scheduled Items 48 24 12 6 3 0 40

N Location On original site 0 M L 5 40

O Intactness Appears effectively intact, main doors not original. Form 4 E S M 1 0 44

Materials 4 2 1 1 0 44

Design 4 2 1 1 0 44

Interior 4 2 1 1 0 42

Surrounds 4 2 1 1 0 40

**TOTAL 40**

Evaluated by: IG Date: 2000 Jan

Reviewed by: Team Review date: 2000 Feb

Heritage Manager: George Farrant



# AUCKLAND CITY HERITAGE DATABASE

Compiled and maintained by the Heritage Division, Auckland City  
1 Greys Avenue, Auckland 1001, New Zealand

Access 559

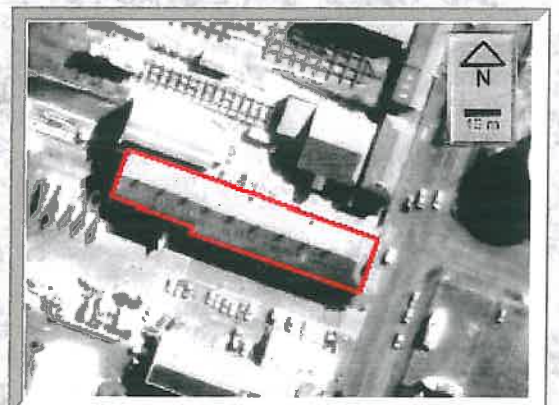
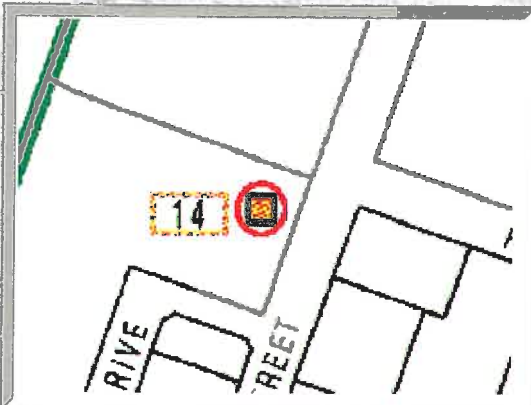
Address <b>Beaumont Street, 0136, City</b>	
Name <b>Orams Marine 1996</b>	
Unique ID. <b>00000559</b>	Score <b>40</b>
Interior Listed <b>N</b>	Surrounds Listed <b>N</b>
Reasons	
Current use	
Other H. Items <b>No</b>	



Int.Def.
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Sur.Def.
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Category
NZHPT <b>NOT LISTED</b>
Ward <b>Hobson/c</b>
Condition
CA Map Ref <b>14</b>



## PHYSICAL CHARACTERISTICS

Style	Early boatshed Warehouse. Semi-circular pediment- eclectic Edwardian.		
Construction	Reinforced concrete post and beam with brick infill side panels, corrugated iron roof, plastered front facade.		
Age	c.1912	Architect	
Design	Unusual window configurations on both end facades.		
Interior			

## HISTORY: PEOPLE / EVENTS / ASSOCIATIONS.

Personnel	No known associatoins
Events	No known event
Social Context	Early boatsheds/ Warehouses in reclaimed Freemans Bay.

## ENVIRONMENT

Continuity	Significant in establishing dominant character of area.
Physical Context	
Landmark	Not significant
Group Significance	

## INTEGRITY

Location		Intactness	
----------	--	------------	--

Name(s) **Three storey commercial building** Unique ACC Identity Number **0878**  
 Address **Eliot Street 008 and Darby Street cnr, City** Hobson/C

80A Style #	Edwardian Merchandise	40	20	10	5	0	0
		U	E	S	M	N	N

B Construction	Brick and plaster exterior, complete timber structural frame first floor level & above 1913 steel ground floor and basement	32	16	8	4	0	0
		U	E	S	M	N	N
		40	20	10	5	0	0

C Age	c.1908-09	before 1839	1840-59	1860-79	1880-1913	1914 +	
		24	12	6	3	0	0

D Architect/Designer /Originator	MAHONEY E. & Son (did alterations 1913)	U	E	S	M	N	N
		32	16	8	4	0	0
		U	E	S	M	N	N

E Design	Decorated plaster, arched window heads & cornice, triangulated pediments	U	E	S	M	N	N
		32	16	8	4	0	0
		U	E	S	M	N	N

F Interior	Highly modified	U	E	S	M	N	N
		24	12	6	3	0	0

G Personnel	No known associations	U	E	S	M	N	N
		40	20	10	5	0	0

H Events	No known events	U	E	S	M	N	N
		20	10	5	0	0	0

I Social Context	Reflects earlier warehousing activities common in the area	U	E	S	M	N	N
		20	10	5	0	0	0

J Continuity	Eliot Street contains similar buildings in style and original warehouse function	U	E	S	M	N	N
		12	6	3	0	0	0

K Physical Context (setting)		U	E	S	M	N	N
		12	6	3	0	0	0

L Landmark Quality		U	E	S	M	N	N
		24	12	6	3	0	0

M Group Significance Scheduled Items	Group 8 - Moderate value. Item - Moderate contribution	U	E	S	M	N	N
		48	24	12	6	3	0

N Location	On original site	U	E	S	M	N	N
		0	0	0	0	0	0

O Inlatchness	1913 - Changed ground floor from warehouse to shops and veranda, Interior modified Elevation: verandah and below - considerably modified	U	E	S	M	N	N
		0	0	0	0	0	0

Recommendation	Interior Def: Surrounds Def:	U	E	S	M	N	N
		0	0	0	0	0	0

Schedule: yes/no	Category	Interior	Surrounds	U	E	S	M	N	N
				0	0	0	0	0	0

N		U	E	S	M	N	N
		0	0	0	0	0	0

TOTAL		U	E	S	M	N	N
		45	45	45	45	45	45

Evaluated by: IG Date: 2000 Jan Reviewed by: Team Review date: 2000 Feb Heritage Manager: George Farrant

Page 46 of 86

Name of Building: Darby's Buildings

Address: Corner Eliza Street (Quays) 8-10 Darby Street

Location/Ward: City

Architect: Mahoney & Son?

Major Contractor or Builder: }

Engineer: } Not known

Present Owner: \_\_\_\_\_

Address of Owner: \_\_\_\_\_

Tenant: \_\_\_\_\_

Year of Construction: 1908/9  Estimated  Researched  Known

Year of Demolition: n/a  Estimated  Researched  Known

Original Use: COMMERCIAL WAREHOUSE.

Allocated or other uses: BILLIARD SALOON (Basement) SHOPS.

State of building: Good (modified Parapet)

Site:  Original  Moved

PERSON

Associated with the life or activities of a person, group, organisation or institute that has made a significant contribution to the community, region or nation:

Walter F. Darby, manufacturer agent and warehouseman established his business in the early 1900's. In 1972 his Estate offered the property for sale, after a long association with the building.

EVENT

Associated with an event that has made a significant contribution to the community, region or nation:

CONTEXT

Associated with, and effectively illustrative of broad patterns of cultural, social, political, military, economic or industrial history:

This inner city warehouse was established by Walter F. Darby, (possibly a relative after whom the street was named). The executors of Darby's Estate offered the building for sale in 1972 after over sixty years of ownership.

SOURCE

Auckland Street Directory, 1910, p.55  
Herald 25 November, 1972  
The Heart of Colonial Auckland  
T. Hodgson, p.114. Page 47 of 336

1913: Ground floor modified to accommodate shop frontages

**A3**

**EVALUATION SHEET**

**AUCKLAND CITY - HERITAGE OBJECT, FEATURE, OR PLACE**

Name(s)	<b>State Flats</b>		
Address	<b>115 - 139</b>	<b>Greys Avenue</b>	<b>CITY</b>
Unique ACC Identity Number	<b>612</b>		

PHYSICAL CHARACTERISTICS							TOTALS	
A	Style	Later Modern Movement.	40	20	10	5	0	5
			U	E	S	M	N	
B	Construction	Reinforced concrete - early use in apartment construction.	30	15	8	4	0	0
			U	E	S	M	N	
C	Age	1957	20	10	5	2	0	0
			before1839	1840-59	1860-79	1880-1913	1914 +	
D	Architect/ Designer/Originator	Not Known	16	8	4	2	0	0
			U	E	S	M	N	
E	Design	Moderate example in its characteristics, where a number exist.	16	8	4	2	0	2
			U	E	S	M	N	
F	Interior	Moderate example in its characteristics, where a number exist.	8	4	2	1	0	1
			U	E	S	M	N	
HISTORY: PEOPLE/EVENTS/ASSOCIATIONS							TOTALS	
G	Personnel	No known associations		50	25	10	0	0
				E	S	M	N	
H	Events	No known events		45	20	10	0	0
				E	S	M	N	
I	Social Context	Response to 1949 Housing Survey.		40	20	10	0	20
				E	S	M	N	
ENVIRONMENT							TOTALS	
J	Continuity	Consistent with the dominant character of the neighbourhood.		5	3	2	0	2
				E	S	M	N	
K	Physical Context (setting)	Consistent with the early dominant character of the context.		3	2	1	0	1
				E	S	M	N	
L	Landmark Quality	Familiar in neighbourhood only.	10	5	3	2	0	2
			U	E	S	M	N	
M	Group Significance	With older state flats and other houses & apartments in the street	16	8	4	2	0	4
			E	S	M	D	N	
INTEGRITY							TOTALS	
N	Site	On original site		10	5	0	-5	10
				E	S	M	L	
O	Changes:	Few interior photos only.						
				E	S	M	N	
		Form	4	2	1	0		4
		Materials	4	2	1	0		4
		Design	4	2	1	0		4
		Interior	4	2	1	0		2
		Surround	4	2	1	0		1
<b>TOTAL</b>							<b>62</b>	

Evaluated by: **Tony Barnes**      25-May-96

Reviewed by: **George Farrant**      31-Jul-96

Signature:

Comments: \_\_\_\_\_  
\_\_\_\_\_

Recommendation: **NOTIFIED**

Category	Interior	Surrounds
<b>B</b>	<b>NO</b>	<b>YES</b>



Name of Building: GREYS AVENUE FLATS (UPPER)  
 Address: 113-139 GREYS AVENUE  
 Location/Ward: CITY  
 Architect: GORDON WILSON  
 Major Contractor or Builder: FLETCHER CONSTRUCTION LTD  
 Engineer: F. M. HANSON, COMMISSIONER OF WORKS  
 Present Owner:  
 Address of Owner:  
 Tenant:

Year of Construction: 1957  Estimated  Researched  Known

Year of Demolition: NA  Estimated  Researched  Known

Original Use: RESIDENTIAL  
 Allocated or other uses: NONE KNOWN  
 State of building: GOOD

Site:  Original  Moved

PERSON

Associated with the life or activities of a person, group, organisation or institute that has made a significant contribution to the community, region or nation:

[Empty box for person details]

EVENT

Associated with an event that has made a significant contribution to the community, region or nation:

This block of flats was opened by the Minister of Housing Dear Eye on 9 August 1957.

CONTEXT

Associated with, and effectively illustrative of broad patterns of cultural, social, political, military, economic or industrial history:

This construction completes the response to a 1949 survey which revealed large areas of overwasting in the city. The first blo

SOURCE

Interview: John Mc Bride, Housing NZ. Decently. In Order p. 375.

Name(s) Greys Avenue Flats Unique ACC Identity Number 0612

Address Greys Avenue 115-139, City Hobson/C

#183  
 A Style Later modern movement

B Construction Reinforced concrete - early use in apartment construction III

C Age 1957

D Architect/Designer /Originator Not known

E Design Moderate example in its characteristics; a number exist.

F Interior Moderate example in characteristics where a number exist.

G Personnel No known associations

H Events No known event

I Social Context Response to 1949 Housing survey

J Continuity Consistent with the dominant character of the neighbourhood.

K Physical Context (setting) Consistent with the early dominant character of the context

L Landmark Quality Familiar in neighbourhood only.

M Group Significance Scheduled Items Group 3 - Low value. Item - Moderate contribution.

N Location On original site

O Intactness Few interior photos only.

Recommendation			
Schedule: yes/no	Category	Interior	Surrounds
N			

Interior Def: Surrounds Def: That part of the site between the entire SE (street) frontages and Greys Ave, and land within 5 metres of the building's NE, NW, and SW frontages.

Form	E	S	M	M	N	0	-5	
Materials	4	2	2	1	1	0		+4
Design	4	2	2	1	1	0		+4
Interior	4	2	2	1	1	0		+2
Surrounds	4	2	2	1	1	0		+1

TOTAL

44

Evaluated by: IG Date: 2000 Jan Reviewed by: Team Review date: 2000 Feb Heritage Manager: George Farrant

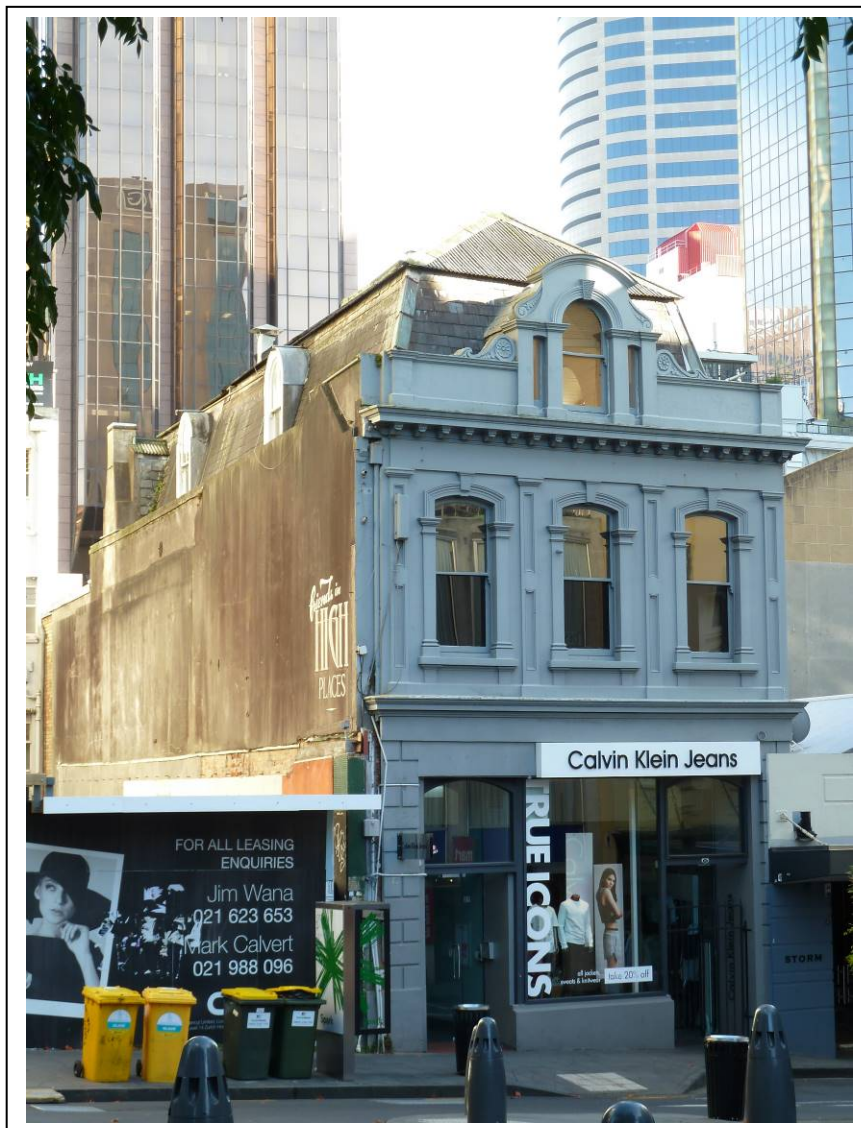




HERITAGE NEW ZEALAND  
POUHERE TAONGA

Summary Report  
**Coombes' Arcade (Former), High Street, AUCKLAND (List  
No. 560)**

File: BDG 433



*Coombes' Arcade (Former), Joan McKenzie, copyright Heritage New Zealand, 16 May 2015*

Address	25-27 High Street AUCKLAND  NZTM Easting: 1757486.3 NZTM Northing: 5920588.3
Legal Description	Pt DP 1014 (CT NA2021/66), North Auckland Land District

Extent	Extent includes part of the land described as Pt DP 1014 (CT NA2021/66), North Auckland Land District, and the buildings and structures known as Coombes' Arcade (Former) thereon. Refer to the extent map tabled at the Heritage New Zealand Board meeting on 25 June 2015.
Constructed by:	Samuel Coombes (Owner). Edward Bartley (Architect) Simon Millington (Builder)
Owners	Izard Investments Limited.

### Summary:

The visually striking building located at 25-27 High Street, Auckland, was erected in 1885 to a design by notable Auckland architect Edward Bartley as part of redevelopment of clothier Samuel Coombes' Queen Street premises to create an arcade. The two-storey brick front portion with mansard roof and basement reflects Victorian Italianate and Victorian Second Empire influences in its external design. The place has architectural and historical significance as what is believed to be High Street's oldest surviving building, as a rare and substantial surviving remnant of an early arcade, and for its unusual design influences.<sup>1</sup> It also reflects nineteenth-century commercial activity in central Auckland and the urban scale of premises that once dominated back streets behind Queen Street. It has aesthetic and contextual significance as an important heritage feature close to historic Vulcan Lane, and Freyberg Square.

Prior to European arrival, successive iwi and hapu groups occupied Horotiu, which included the present-day Queen Street gully.<sup>2</sup> Shortly after the establishment of Auckland as colonial capital in 1840, the Crown granted Allotment 41 to James Coutt Crawford who subdivided it in 1846.<sup>3</sup> The Auckland dispensary, a timber building destroyed by fire in 1858, may have occupied part of the High Street frontage, which was vacant in 1866.<sup>4</sup> Elements of a subsequent, single-storey brick building may have been incorporated in the later structure.<sup>5</sup> In 1879, Coombes leased the property which extended to Queen Street, buying it in June 1882.<sup>6</sup>

<sup>1</sup> BPM B/1929/512 - BUILDING CONSENT plan - O/UNKNOWN/03331 (Sections and Floor Plans, approved 8 Aug 1912); BCO B/1994/3803671 – BUILDING CONSENT plan, Property File 126-128 Queen Street, Auckland Council.

<sup>2</sup> Reed, A.W., *Auckland City of the Seas*, Wellington, 1955, p.150.

<sup>3</sup> New Zealand Archaeological Association (NZAA) Site Record R11/1709; CT NA7/231, North Auckland Land District, LINZ.

<sup>4</sup> NZAA Site Record R11/1709; City of Auckland, New Zealand, from an Actual Survey by J. Vercoe & E.W. Harding, Auckland, 1866, NZ Map 18, Sir George Grey Special Collections, Auckland City Libraries.

<sup>5</sup> T.W. Hickson, Map of Auckland, New Zealand, 1882, NZ Map 60d, Sir George Grey Special Collections, Auckland Libraries. A single-storey structure may also be visible in a 1880s photograph of High Street: Burton Brothers, ID 4-723, Sir George Grey Special Collections, Auckland Libraries, 4-723. In March 1885, a night hazard was reported at the High Street frontage of the new premises of Samuel Coombs. 'The planking of the first floor has not been finished yet, while the doorway is left unbarricaded after working hours...[someone] will step into the doorway for shelter... and go head-over-heels between the floor beams on to the cellar floor, ten feet below': *New Zealand Herald (NZH)*, 4 Mar 1885, p.4.

<sup>6</sup> CT NA7/131, LINZ. In 1886, Coombes stated that in building the Arcade, all buildings except the shell fronting Queen Street were taken down: *Auckland Star (AS)*, 24 June 1886, p.3.

The two-storey brick building fronting High Street was erected as part of extensive alterations and additions (1883-85) extending between the two streets.<sup>7</sup> Arcades, an efficient way of developing a small site in a built-up area, were forebears of present-day malls and plazas.<sup>8</sup> Providing retail space, they also often incorporated stores, offices and workshops on the upper floors.<sup>9</sup> Coombes' Arcade, and the grand Victoria Arcade (1884-6) demolished in 1978, were early examples of the building type in Auckland.<sup>10</sup>

The proposed three-storey portion on the High Street frontage was modified to two storeys with a mansard roof following concerns by the City Surveyor.<sup>11</sup> While the exterior design incorporated elements of the Victorian Italianate style then popular for commercial buildings, the mansard roof with an elaborate front dormer suggested Victorian Second Empire influences - possibly inspired by the winning design by Melbourne architects Grainger and D'Ebros for the nearby Auckland City art gallery/library/offices in 1884.<sup>12</sup>

Coombes' tailoring establishment, set up in High Street and Vulcan Lane in 1872 to serve his Queen Street drapery, moved in 1884 concentrating the business at one location which also provided a number of offices tenancies.<sup>13</sup> The High Street building had four offices on the second floor, and a custodian's apartment above.<sup>14</sup> The economic depression of the late-1880s contributed to Coombes' bankruptcy in 1886.<sup>15</sup> In 1905, the arcade consisted of a number of offices, caretaker's residence, and two shops fronting Queen Street.<sup>16</sup>

Andrews and Clark, a large furnishing manufacturer and retailer, began their long association with the building in 1912, commissioning Auckland architects Wilson and Moodie to design alterations including basement showrooms extending back to High Street.<sup>17</sup> A double-height space at the rear of the building with west-facing roof lights may date from this time.<sup>18</sup> The High Street premises, part of which became the workshop and despatch entrance for the

<sup>7</sup> NZH: 24 Nov 1883, p.5; 12 Mar 1885, p.4; Bartley, M.W., *Colonial Architect: The Career of Edward Bartley 1839-1919*, Wellington, 2006, pp.53, 125.

<sup>8</sup> Kingston, Beverley, *Basket, Bag and Trolley: A History of Shopping in Australia*, Melbourne, 1994, p.27.

<sup>9</sup> MacKeith, Margaret, *The History and Conservation of Shopping Arcades*, London & New York, 1986, pp.68-9; Geist, Johann Friedrich, *Arcades: The History of a Building Type*, Cambridge, Mass., 1983, p.4

<sup>10</sup> Hodgson, Terence, *The Heart of Colonial Auckland 1865-1910*, pp.9, 10, 11; *Observer*, 22 Dec 1906, p.4. 'The still lamented Victoria Arcade', URL <http://timespanner.blogspot.co.nz/2013/06/the-still-lamented-victoria-arcade.html> (accessed 27 May 2015).

<sup>11</sup> NZH, 4 July 1885, p.4.

<sup>12</sup> *Architecture: Styles and Terms from 1788 to the Present*, Sydney, 1989 (1994 ed.), pp.68, 69, 74; Stacpoole, John, 'Auckland City Buildings', Porter, Frances (ed.), *Historic Buildings of New Zealand: North Island*, Auckland, 1979, pp.127-8.

<sup>13</sup> *Daily Southern Cross*, 4 Jul 1872, p.2; NZH, 10 Jan 1884, p.5; AS, 24 Jun 1886, p.3; 26 Mar 1912, p.6.

<sup>14</sup> NZH: 19 Sep 1885, p.4, 12 May 1914, p.8; 19 Sep 1914, p.4; BPM B/1929/512 - BUILDING CONSENT plan - O/UNKNOWN/03331 (Floor Plans, approved 8 Aug 1912), Property File 126-128 Queen Street, Auckland Council).

<sup>15</sup> AS, 24 June 1886, p.3; CT NA7/231, LINZ.

<sup>16</sup> CT 131/201, LINZ; NZH, 19 Nov 1904, p.6; AS, 1 Dec 1905, p.2.

<sup>17</sup> CT 131/201, LINZ; NZH, 16 July 1912, p.9; 20 Aug 1912, p.9; BPM B/1929/512 - BUILDING CONSENT plan - O/UNKNOWN/03331 (Sections and Floor Plans, approved 8 Aug 1912), Property File 126-128 Queen Street, Auckland Council.

<sup>18</sup> Bruce Petry, 'Guidelines for the Conservation of the McKenzies Building', p.3, [c. 28 Oct 1993], (copy held Heritage New Zealand, Auckland, file BDG 433); BPM B/1929/512 - BUILDING CONSENT plan - O/UNKNOWN/03331 (Sections and Floor Plans, approved 8 Aug 1912), Property File 126-128 Queen Street, Auckland Council.

Queen Street furniture outlet, were damaged by fire in 1914.<sup>19</sup> In 1961, the building changed hands becoming part of the Queen Street branch of McKenzies, a nationwide department store chain, and later the Plaza Shopping Centre.<sup>20</sup> It currently (2015) houses specialist retail tenancies.

#### Further Reading

*New Zealand Herald*: 4 Mar 1885, p.4; 12 Mar 1885, p.4; 4 Jul 1885, p.4.

*Auckland Star*, 24 June 1886, p.3.

Photograph: Looking north from the corner of Chancery Street showing High Street: 10 May 1919 (Sir George Grey Special Collections, Auckland Libraries, 4-1802).

Other Names	Andrews and Clark Building (1912-1982) McKenzies Plaza Building Coombes Arcade  (NZAA R11/1709 - Subsurface remains from nineteenth-century shops / hotels)
Key Physical Dates	1840s: Construction - Timber building (?) 1858: Demolition - Fire Pre 1882: Construction - Brick buildings 1885: Construction: Two-storey building High Street, possibly incorporating elements of earlier brick structure. 1912: Modifications - Conversion of basement to showroom <sup>21</sup> 1914: Modification: Fire damage to interior Unknown: Modification - Upper-roof slates replaced with corrugated asbestos 1994-5: Modifications: - Including, new stairs and re-roofing of Atrium section. <sup>22</sup> Various: Modifications - partition walls; ground floor shop front
Uses	Trade - Shop Trade- Department Store (Former) Trade - Restaurant/café/tearooms (Former) Trade - Office building/Offices (Former)

<sup>19</sup> AS, 26 Mar 1912, p.6; NZH: 12 May 1914, p.8; 1 Sep 1914, p.4; *Cleave's Auckland Directory*: 1930, p.139.


<sup>20</sup> CT NA131/201; Auckland City Council, City Heritage Walks: Downtown, Midtown, Uptown, Auckland, [2005?], (Midtown, Item 16); Plaza Mall Refurbishment, April 1994 (plans held HNZTP, Auckland file BDG433).

<sup>21</sup> BPM B/1929/512 - BUILDING CONSENT plan - O/UNKNOWN/03331 (Sections and Floor Plans, approved 8 Aug 1912), Property File 126-128 Queen Street, Auckland Council.

<sup>22</sup> BCO B/19953804428 – BUILDING CONSENT plan – Building Consent (Hobson), Property File 126-128 Queen Street, Auckland Council.

	<p>Trade - Plaza/Mall (Former)</p> <p>Trade - Shopping/retail complex (Former)</p> <p>Manufacturing - Factory/workshop (Former)</p>
Protection Measures	<p>NOT Listed, Auckland Council District Plan - Central Area Section - Operative 2004 (updated 11 Feb 2013)</p> <p>NOT Listed, Auckland Council Proposed Unitary Plan (notified 30 Sep 2013) District Plan Listing/Reserve/Covenant or other status; supply details.</p>
Recommendation	<p><b>Technical change required:</b></p> <p>Board Paper reference: (BCC HP 286/1981).</p> <p><i>Change Name:</i> Coombes' Arcade (Former).</p> <p><i>Change Address:</i> 25-27 High Street, AUCKLAND</p> <p><i>Add Legal Description:</i> Pt DP 1014 (CT NA2021/66), North Auckland Land District.</p> <p><i>Clarify Extent:</i> Extent includes part of the land described as Pt DP 1014 (CT NA2021/66), North Auckland Land District, and the building known as Coombes' Arcade (Former) thereon.</p>

**Attachments**  
**Technical Change Request**

<h2 style="color: #800000;">List Entry Record</h2> <p>List Number: 560                      Site Reference: P355</p>		<p><b>HERITAGE NEW ZEALAND</b>  <b>POUHERE TAONGA</b></p>
--	--	---



<b>Name:</b>	Building		
<b>Other Names:</b>	<b>Name</b>	<b>Year From</b>	<b>Year To</b>
	McKenzies Coffee Lounge, Plaza Building		
<b>Location:</b>	25-27 High Street, AUCKLAND		
<b>List Entry Legal Description:</b>	Pt DP 1014, Pt Allot 41 Sec 4 City of Auckland, North Auckland Land District		
<b>Local Authority:</b>	Auckland Council (Auckland City Council)		
<b>Summary:</b>			
<b>List Entry Status:</b>	Listed		
<b>List Entry Type:</b>	Historic Place Category 2		
<b>List Number:</b>	560		
<b>Date Entered:</b>	26 November 1981		
<b>Extent of List Entry:</b>			
<b>Chattels</b>			
<b>District Plan Listing:</b>	District Plan	NOT listed in Auckland District Plan (Central Area) Operative (in part) 19 January 2005	
<b>Maori Interest:</b>	Unknown		
<b>Heritage NZ Office:</b>	Mid-Northern Office		
<b>Other Information:</b>	Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.		
<b>General Nature of Wahi Tapu:</b>			
<b>Section 66(1) Assessment:</b>	Section 23(1)	Registered under previous legislation (HPA 1980)	
	Section 23(2)	Registered under previous legislation (HPA 1980).	
<b>Section 66(3) Detail:</b>			
<b>Statement of Wahi Tapu:</b>			

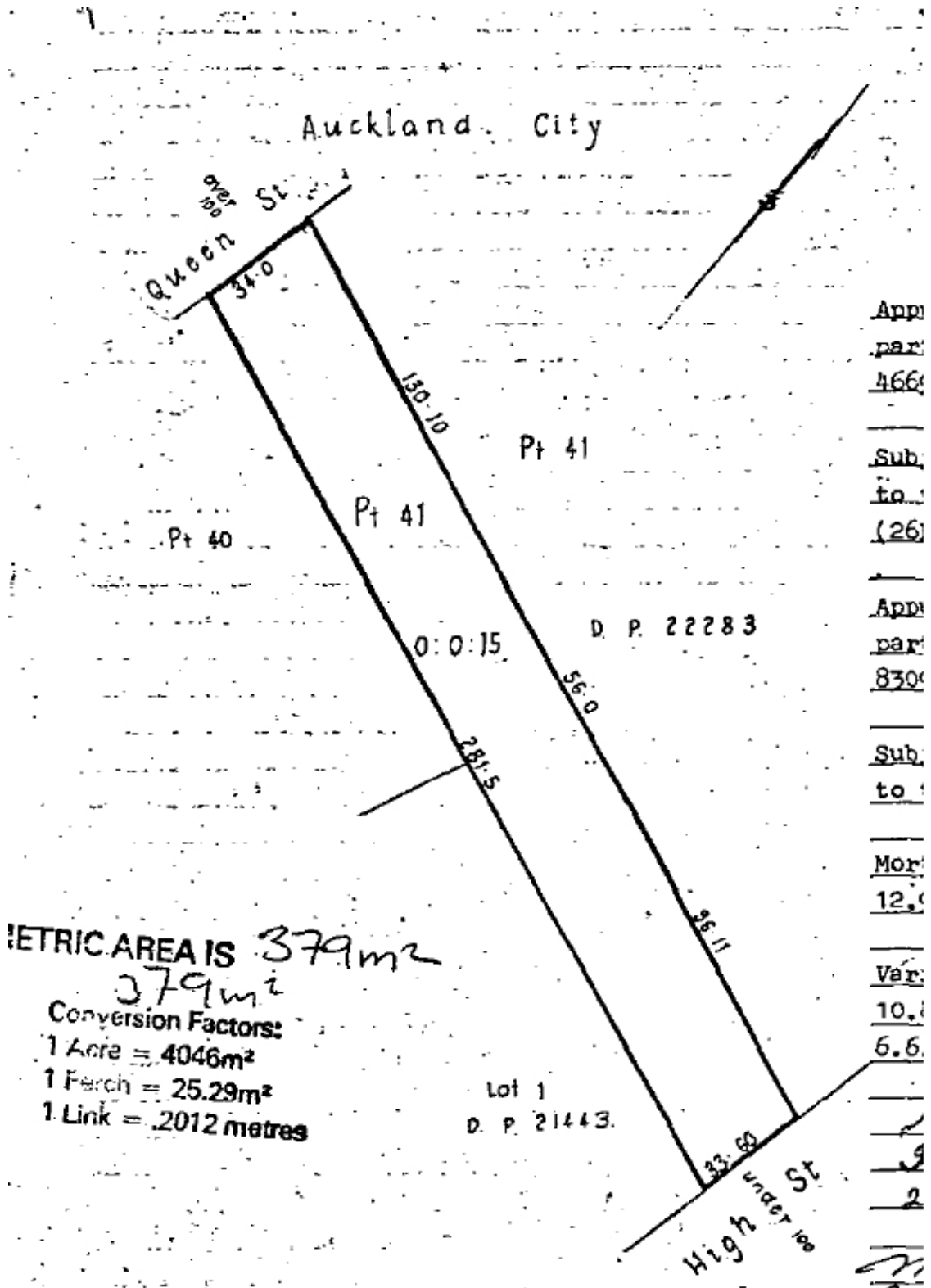


BD Minute Board Paper reference: (BCC HP 286/1981)

Building,  
23 High St, Auckland.

Current Identifier: CT NA2021/66, North Auckland Land District

	<b>COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952</b>	
<b>Search Copy</b>		
<b>Identifier</b> <b>Land Registration District</b> <b>Date Issued</b>	<b>NA2021/66</b> <b>North Auckland</b> 26 January 1962	
<b>Prior References</b> NA131/201		
<b>Estate</b>	Fee Simple	
<b>Area</b>	379 square metres more or less	
<b>Legal Description</b>	Part Deposited Plan 1014	
<b>Proprietors</b>		
Izard Investments Limited		
<b>Interests</b>		
<p>Appurtenant hereto is a party wall right created by Deed 46697 (26D/663)  Subject to a party wall right over part created by Deed 46697 (26D/663)  Appurtenant hereto is a party wall right created by Transfer 83097  Subject to a party wall right over part created by Transfer 83097  881291.1 CERTIFICATE PURSUANT TO SECTION 643 LOCAL GOVERNMENT ACT 1974 (AFFECTS CST NA603/59 AND NA660/25) - 3.6.1981 AT 2.25 PM  C614222.6 Mortgage to Bank of New Zealand - 16.6.1994 at 2.50 pm  C933737.1 Encumbrance to The Auckland City Council - 13.12.1995 at 2.52 pm  C933737.2 Memorandum of Priority making Mortgage C933737.1 a first mortgage and C614222.6 a second mortgage - 13.12.1995 at 2.52 pm</p>		
<b>Transaction Id</b>	4JJ90037	<i>Search Copy Dated 15/03/13 6:19 pm, Page 1 of 1</i>
<b>Client Reference</b>	jmckensh011	<i>Registrar-Only</i>



Proof of Address: 25-27 High Street, AUCKLAND



Coombes' Arcade (Former), Joan McKenzie, Heritage New Zealand, 16 May 2015

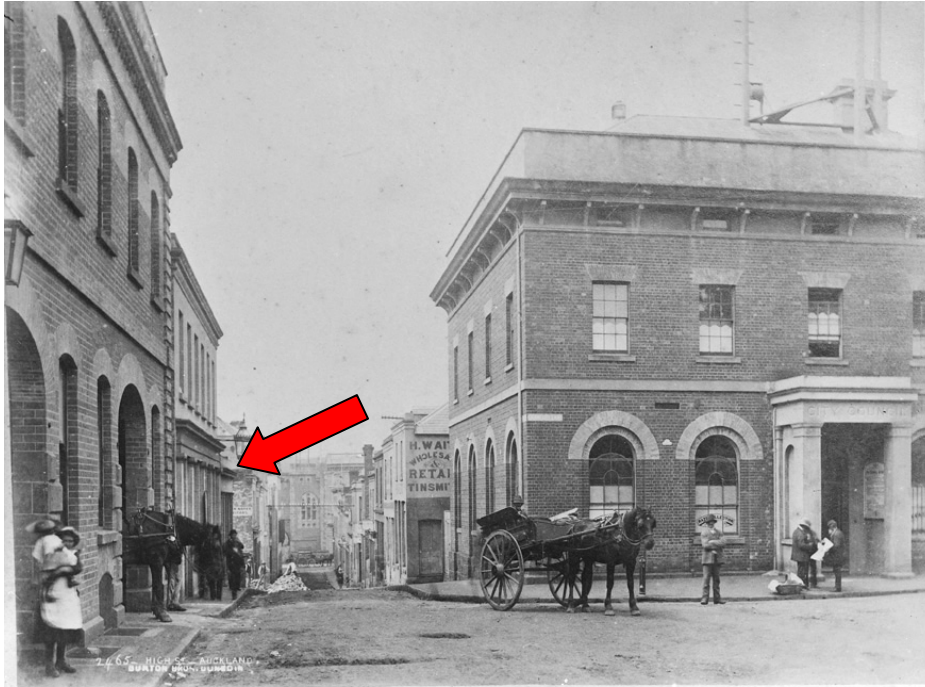
## Map of Extent



Map of Extent: Extent includes part of the land described as Pt DP 1014 (CT NA2021/66), North Auckland Land District (outlined in red), and the buildings and structures known as Coombes' Arcade (Former) thereon.

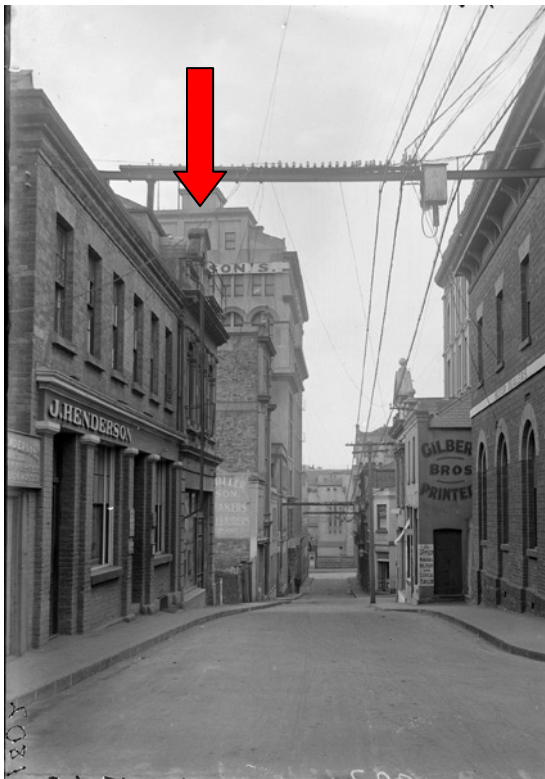
(Google Earth, 21 May 2012)

## Images



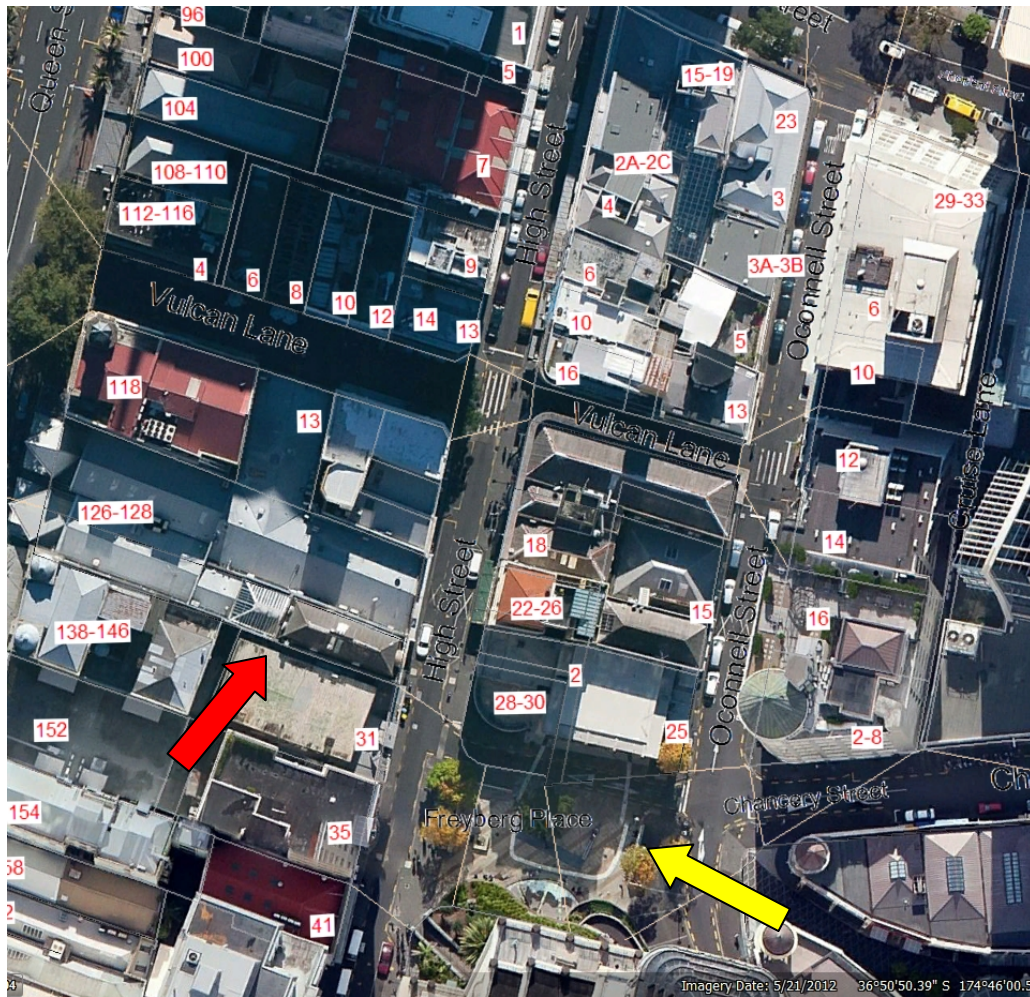
Coombes' Arcade (Former): Looking north to Shortland Street, arrow indicating likely single-storey structure, elements of which may have been incorporated in the subsequent 1885 building, 1880s.

(Sir George Grey Special Collections, Auckland Libraries, 4-723).



Coombes' Arcade (Former): Looking north to Shortland Street, illustrating the largely surviving nineteenth-century character and urban scale of High Street in 1919.

(Sir George Grey Special Collections, Auckland Libraries, 4-1802).



Coombes' Arcade (Former): Occupying eastern portion of Queen Street site, showing proximity to Vulcan Lane Historic Area to the north and Fryberg Square (yellow arrow). (Google Earth, 21 May 2012)

Name(s) **Andrews and Clarke Building ( Plaza Centre Ltd.1996 )**

Address **High Street 027, City**

Unique ACC Identity Number **Hobson/C 0618**

A Scope # **Italianate**

B Construction

C Age **c.1900**

D Architect/Designer /Originator **Not known**

E Design **Elaborate design and detailing gives presence to this small building**

F Interior

G Personnel **France andrews & Leonard Clark were well known Auckland 'Art Furniture' manufacturers.**

H Events **Location of early Pigeon Post (see ACC Hist. Plaques manual)**

I Social Context **No known associations**

J Continuity **Important element in High Street streetscape**

K Physical Context (setting) **None**

L Landmark Quality **Memorable building in the predict**

M Group Significance Scheduled items **48**

N Location **On original site**

O Intactness

Recommendation

Schedule: yes/no **N**

Category **Interior**

Surrounds **Surrounds Def:**

Interior Def:

Surrounds Def:

Form **4**

Materials **4**

Design **4**

Interior **4**

Surrounds **4**

**TOTAL 38**

Evaluated by: IG Date: 2000 Jan Reviewed by: Team Review date: 2000 Feb Heritage Manager: George Farrant



LISTED BUILDINGS/PLACES/OBJECTS

HISTORY CHECKLIST:

Researchers Name: N CAMP #183

Research Date: 12-12-94

Name of Building: PLAZA CENTRE  
 Address: 27 HIGH STREET  
 Location/Ward: CITY  
 Architect: NOT KNOWN  
 Major Contractor or Builder: \_\_\_\_\_  
 Engineer: \_\_\_\_\_  
 Present Owner: \_\_\_\_\_  
 Address of Owner: \_\_\_\_\_  
 Tenant: \_\_\_\_\_

Year of Construction: c 1920  estimated  researched  known  
 Year of Demolition: N/A  estimated  researched  known  
 Original Use: COMMERCIAL  
 Allocated or other uses: NONE KNOWN  
 State of building: GOOD

Site:  original  moved

PERSON

Associated with the life or activities of a person, group, organisation or institution that has made a significant contribution to the community, region or nation:

FRANK ANDREWS + LEONARD CLARK WERE WELL KNOWN AUCKLAND 'ART FURNITURE' MANUFACTURERS.

EVENT:

Associated with an event that has made a significant contribution to the community, region or nation:

\_\_\_\_\_

CONTEXT

Associated with, and effectively illustrative of broad patterns of cultural, social, political, military, economic or industrial history:

ALSO KNOWN AS THE MCKENZIE BUILDING THIS WAS ORIGINALLY CALLED THE COOMBS ARCADE. IT WAS BOUGHT BY ANDREWS + CLARK, FURNITURE MANUFACTURERS, IN 1912. IN 1959,

SOURCE

JOHN MCKENZIE, INCORPORATED AND DEMOLISHED THIS BUILDING INTO HIS DEPARTMENT STORE.

NZHP Classification Form.

E5

Name(s)		Liston House, including sculpture		Unique ACC Identity Number		0887	
Address		Hobson Street 030-032, City		Hobson/C			
A Style	Modernist eclectic	40	20	10	5	0	+5
B Construction	Concrete frame and slabs Brick veneer and glass Infill	U	E	S	M	N	
C Age	1960-61	32	16	8	4	0	+0
D Architect/Designer /Originator	GUMMER, FORD, HOADLEY BUDGE & GUMMER (influence of young designers)	U	E	S	M	N	
E Design	Mixed materials, fixed sun shading. Transition linkage to St.Patrick's precinct	40	20	10	5	0	+0
F Interior	Typical of the period	before 1839	1840-59	1860-79	1880-1913	1914+	
G Personnel	No known associations	24	12	6	3	0	+3
H Events	No known events	U	E	S	M	N	
I Social Context	City centre for Roman Catholic community	32	16	8	4	0	+4
J Continuity		U	E	S	M	N	
K Physical Context (setting)		24	12	6	3	0	+0
L Landmark Quality		U	E	S	M	N	
M Group Significance Scheduled Items		24	12	6	3	0	+0
N Location	On original site	48	24	12	6	3	+0
O Infiltration	No longer church offices, Sculpture removed						
Recommendation		Form	E	S	M	N	+4
Schedule: yes/no	Category	Interior	Design	Interior	Surrounds		+4
N							+2
TOTAL							30

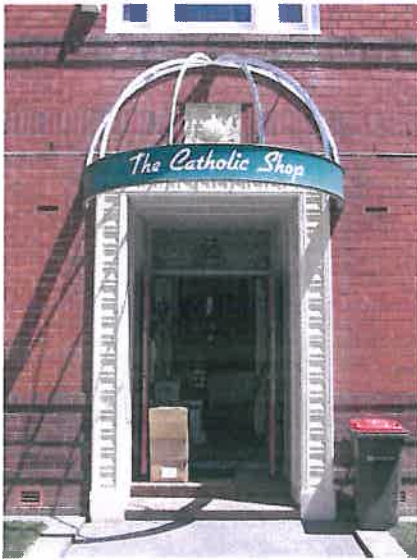
Evaluated by: IG Date: 1998 Oct Reviewed by: Team Review date: 2000 Feb Heritage Manager: George Farrant



<p><b>IDENTIFICATION</b></p> <p><b>City @ Risk ID Numbers (Form# / Place#)</b> <i>(Administrative use only):</i></p> <p>_____ / _____</p> <p><b>Item Name:</b></p> <p>_____</p> <p><b>Item Street Address:</b></p> <p>30 Hobson Street and St Patrick's Square AUCKLAND</p> <p><b>Legal Description:</b></p> <p>Pt DP 20041 (CT NA457/206), North Auckland Land District</p> <p>_____</p>	<p><b>Geographic Location (complete as many as possible):</b></p> <p><b>GPS Used? (Yes/no):</b> No _____</p> <p><b>Easting:</b> _____</p> <p><b>Northing:</b> _____</p> <p><b>GPS Accuracy:</b> _____</p> <p><b>Coordinate System:</b> _____</p> <p><b>Datum (NZ Geodetic 1949 preferred):</b></p> <p>_____</p> <p><b>Google Earth .kml file name:</b></p> <p>_____</p>
<p><b>MAIN PHOTOGRAPH</b></p> <p>View from St Patrick's Square, looking northwest</p> <p>(Martin Jones, NZHPT, 10 November 2009)</p>	
<p style="text-align: center;"><b>HISTORICAL DESCRIPTION <i>(include sources)</i></b></p> <p>Considered to be part of the site of Ngā Wharau ā Tako - "Tako's reed huts". The name of an old village on the ridge between Queen St and Hobson St, near the foreshore probably near the site of the Star Hotel, because the track to the creek now Queen St [see Tarapounamu], led down where Swanson St is now situated. [N42 c 282605] [Simmons, D. Maori Auckland. The Bush Press. Auckland. 1987]. The village was "well famed for its hospitality" [Nepia, E. Queen Street Gully. Landmarks in Maori Days. Auckland Star. October 10, 1931].</p> <p>The site was occupied by a single storey timber structure in 1908 (ACC -14 – D12, 'Map D12 – July 1918'). This was still on the site in 1926 (LINZ, DP 20041). In 1961 Liston House was constructed on the Hobson street side to the design of Gummer, Ford, Hoadley, Budge and Gummer.</p> <p>Housed the Catholic Press?.</p>	

**CURRENT PHYSICAL DESCRIPTION**  
*(include the date of any visit)*

Date of visit: 10 November 2009.



Doorway to St Patrick's Square



Detail above doorway



Fanlight above doorway



Wyndham Street frontage

**EXISTING HERITAGE RECOGNITION:**

**NZHPT Register:** None

**ACC Schedule:** None

**Other ACC listing:** None

**ARC Schedule:** \_\_\_\_\_

**ARC Cultural Heritage Inventory:** \_\_\_\_\_

**NZAA Recording Scheme:** \_\_\_\_\_

**Other:** Part of Residential Precinct. Maximum floor area ratio development intensity of 13:1. No specified height limit other than various viewshafts.

**SUBMITTER**

**Name of Submitter:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Mobile:** \_\_\_\_\_

**Date: :** \_\_\_\_\_

**ADMINISTRATION (NZHPT ONLY)**

**NZHPT file numbers:** \_\_\_\_\_

**NZHPT review (initials & date):** \_\_\_\_\_

**Data entry (initials & date):** \_\_\_\_\_

**Follow up action:**

Further consideration should be given to recording this area in the NZAA Site Recording Scheme.

\_\_\_\_\_

**POTENTIAL SIGNIFICANCE**

*(in terms of one or more of the following criteria: Aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, traditional)*

**Archaeological**

Site of St Patrick's rectory [presbytery?] possible archaeological material.

The area described in this template is considered to have archaeological potential as it may encompass:

- a pre-1900 standing structure which is considered an archaeological site, and is protected under the *Historic Places Act 1993*
- a pre-1900 standing structure and sub-surface material which is considered an archaeological site, and is protected under the *Historic Places Act 1993*.
- pre-1900 sub-surface material which is considered an archaeological site, and is protected under the *Historic Places Act 1993*
- post-1900 material of archaeological value

Archaeological potential ought to be further assessed should there be any proposed activity involving the demolition/relocation of any standing structures mentioned above, or affecting in-ground material on the property or in the near vicinity.

**Architectural**

Liston House was designed by the firm Gummer, Ford, Hoadley, Budge and Gummer in 1961 to accommodate various organisations and facilities connected with St Patrick's Cathedral and the Diocese. Gummer and Ford had worked on various alterations to the Cathedral, of which this contribution can be seen as a continuation of that involvement. The architectural practice of Gummer and Ford is highly acclaimed, and it is perhaps significant that this building comes at the end of William Gummer and Reginald Ford's involvement in the practice, as the building is completed in the year of their retirement (Barrie and Gatley, 'Gummer and Ford 1 – Public Buildings', Block Architecture Guide Itinerary n. 7).

The building is interesting architecturally for the manner in which it adds to and incorporates the stripped classical brick building with traditional punched fenestration which faces inwardly to St Patrick's Square. The Liston House addition is by contrast a modernist, light and glassy addition on the Hobson street side.

**Cultural/historical/traditional**

Significant as a former Māori settlement site

**Historical**

Strong connections with the Catholic Church, which has been associated with the site since the 1840s.

**POTENTIAL RISK**

A3

# EVALUATION SHEET

## AUCKLAND CITY - HERITAGE OBJECT, FEATURE, OR PLACE

Name(s)	Liston House including sculpture		
Address	30 - 32 Hobson Street	City	
Unique ACC Identity Number	0887		

PHYSICAL CHARACTERISTICS							TOTALS	
A	Style	Modernist eclectic	40	20	10	5	0	5
			U	E	S	M	N	
B	Construction	Concrete frame and slabs Brick veneer and glass infill	30	15	8	4	0	0
			U	E	S	M	N	
C	Age	1960-61	20	10	5	2	0	0
			before 1839	1840-59	1860-79	1880-1913	1914 +	
D	Architect/ Designer/Originator	GUMMER, FORD, HOADLEY BUDGE & GUMMER (influence of young designers)	16	8	4	2	0	2
			U	E	S	M	N	
E	Design	Mixed materials, fixed sun shading. Transition linkage to St Patricks precinct	16	8	4	2	0	2
			U	E	S	M	N	
F	Interior	Typical of the period	8	4	2	1	0	0
			U	E	S	M	N	
HISTORY: PEOPLE/EVENTS/ASSOCIATIONS								
G	Personnel	No known associations	50	25	10	0	0	0
			E	S	M	N		
H	Events	No known events	45	20	10	0	0	0
			E	S	M	N		
I	Social Context	City centre for Roman Catholic community	40	20	10	0	10	10
			E	S	M	N		
ENVIRONMENT								
J	Continuity	Physical Context (setting)	5	3	2	0	0	0
			E	S	M	N		
L	Landmark Quality	Member of St Patricks RC buildings precinct	10	5	3	2	0	0
			U	E	S	M	N	
M	Group Significance	Member of St Patricks RC buildings precinct	16	8	4	2	0	0
			E	S	M	D	N	
INTEGRITY								
N	Site	On original site	10	5	0	-5	10	10
			E	S	M	L		
O	Changes:	No longer church offices Sculpture removed	E	S	M	N		
			Form	4	2	1	0	
			Materials	4	2	1	0	4
			Design	4	2	1	0	2
			Interior	4	2	1	0	1
			Surround	4	2	1	0	2
<b>TOTAL</b>							<b>42</b>	

Evaluated by: I.Grant Date: Oct '98

Reviewed by: George Farrant 15-Feb-99

Signature: 

Comments: \_\_\_\_\_

### BACKGROUND REPORT

Recommendation			
Schedule: yes/no	Category	Interior	Surrounds
No			

AUCKLAND CITY COUNCIL  
LISTED BUILDINGS/PLACES/OBJECTS  
HISTORY CHECKLIST

Researchers Name: N. Campbell #183  
 Research Date: 19-5-98

Name of Building: Liston House  
 Address: 30-32 Hobson Street  
 Location/Ward: Auckland  
 Architect: Gummer, Ford, Hoodley Budge & Gummer  
 Major Contractor or Builder: Cubitt Webb Ltd  
 Engineer: \_\_\_\_\_  
 Present Owner: \_\_\_\_\_  
 Address of Owner: \_\_\_\_\_  
 Tenant: \_\_\_\_\_

Year of Construction: 1960/61  Estimated  Researched  Known

Year of Demolition: n/a  Estimated  Researched  Known

Original Use: ROMAN CATHOLIC CENTRE

Allocated or other uses: NONE KNOWN

State of building: GOOD

Site:  Original  Moved

PERSON

Associated with the life or activities of a person, group, organisation or institute that has made a significant contribution to the community, region or nation:

EVENT

Associated with an event that has made a significant contribution to the community, region or nation:

CONTEXT

Associated with, and effectively illustrative of broad patterns of cultural, social, political, military, economic or industrial history:

This building is the most recent structure constructed for the Roman Catholic Church in the Hobson/Wyndham Street precinct. Erected in 1960/61, it was designed in the late 1950s. It remains essentially intact.

SOURCE

NB Bronze sculpture of 'Mary' by Lyndon Smith in courtyard facing St. Patrick's Square \* p.72.

Home • Building July 1961, pp 70-73  
NZHRP (Modern Buildings Group Report)



modern **buildings** groupname LISTON HOUSEaddress 30-32 HOBSON STREET AUCKLAND.designer GUMMER, FORD, HOADLEY BUDGE & GUMMER (ARCH)  
PRIOR HOADLEYstatement of significance THIS IS A KEY EXAMPLE OF THE LATE  
ARCHITECTURAL  
WORK OF THIS PROMINENT AUCKLAND PRACTISE & DEM-  
ONSTRATES THE INFLUENCE OF THE YOUNGER PARTNERS  
ON THE ARCHITECTURAL PHILOSOPHY OF THE FIRM.THIS IS AN EXCELLENT EXAMPLE OF SIMPLE MATERIAL  
BEING BOUGHT TOGETHER IN A VERY SIMPLE COM-  
POSITION TO PRODUCE A DRAMA OF LIGHT &  
VOLUME BY THE REDUCTION OF THE BUILDING'S  
ELEMENTS TO ~~THEIR~~ SIMPLE FORMS.references HOME & BUILDING JULY 1961 : 70 - 73N.B. THIS BUILDING IS STILL VERY MUCH IN ITS ORIGINAL  
CONDITION & FOR THIS REASON MAKES IT VERY IMPORTANT.

item no.

B.P. 05

significance rating

date of design

c 1958/59

date of construction

1960/61



## ***Zealandia Building / Liston House***

### ***Historical narrative***

The site forms a significant component within the St Patrick's Cathedral complex, which was founded by Bishop Jean-Baptiste Pompallier in the early 1840s. The *Zealandia* site contained wooden buildings, possibly including a hall, in 1866-7.<sup>1</sup> By 1908, it was occupied by a double-storey timber structure, which may have been remodelled or rebuilt in c.1914-15.<sup>2</sup> In 1932 the noted Bishop of Auckland, James Michael Liston, moved the editorial offices of the Catholic publication, the *Month*, from accommodation in Queen Street to the building.<sup>3</sup> Liston was arguably Auckland's greatest Catholic bishop, dominating Catholic religious affairs in the region for more than 40 years.<sup>4</sup>

The timber structure became offices for the *Month's* replacement, the fortnightly newspaper *Zealandia*, after Liston founded the latter in 1934.<sup>5</sup> *Zealandia* was for many years 'Liston's mouthpiece', and from 1937 was published weekly.<sup>6</sup> From the latter part of the nineteenth century, Australasian Catholic bishops had become concerned at perceived bias within the established media and possible harm from popular literature, fuelling the development of a Catholic Press.<sup>7</sup> *Zealandia* also formed part of Liston's broader desire to raise Catholic self-confidence in the midst of a non-Catholic society, and to lift the intellectual and academic status of the Catholic community. His strategy included publication of a monthly *Schools Journal* (1932-66) and the *Catholic Review* (1945-9); as well as the establishment of an Auckland Catholic Library and a Catholic Study Association (both founded in 1938). *Zealandia* can be considered the most durable and successful of these creations.<sup>8</sup>

From its early years, *Zealandia* was the most widely circulated Catholic newspaper in the country, being to some extent the North Island counterpart to the *New Zealand Tablet*, published from Dunedin.<sup>9</sup> Aspiring to be a national Catholic weekly, *Zealandia* was said to have been read by approximately a third of New Zealand's Catholic population by 1959.<sup>10</sup> During the second half of its existence, 'successive editors of *Zealandia* rejoiced in its being the most widely-bought Christian publication in the country'.<sup>11</sup> Although during the course of its 55-year history its main focus was on

<sup>1</sup> Best, Simon, 'St Patrick's Cathedral and Precinct, Wyndham Street, Auckland, Allotments 32-35 Section 18: Initial Archaeological Assessment', June 2003, pp.6, 8-9 & 14

<sup>2</sup> ACC -14 – D12, 'Map D12 – July 1918'; Truttman, Lisa, 'Liston House, 30 Hobson Street/ 2 St Patricks Square', 2012, p.1. The building is also shown on a plan surveyed in 1926: DP 20041, LINZ.

<sup>3</sup> Reid, Nicholas Evan, *The Bishop's Paper: a History of the Catholic Press of the Diocese of Auckland*, Orewa, c.2000, p.56

<sup>4</sup> Sweetman, Rory, 'Liston, James Michael - Liston, James Michael', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 30-Oct-2012 URL: <http://www.TeAra.govt.nz/en/biographies/4111/liston-james-michael>

<sup>5</sup> Reid c.2000, p.55; *Leighton's Auckland Provincial Directory*, mid- and late-1930s

<sup>6</sup> Reid c.2000, pp.55-6 & 84

<sup>7</sup> Jackson H.R., *Churches and People in Australia and New Zealand, 1860-1930*, Wellington, 1987, p.101; Reid, Nicholas, *James Michael Liston: A Life*, Wellington, 2006, p.119

<sup>8</sup> Reid c.2000, pp.83-4; Reid 2006, pp.207-10

<sup>9</sup> Reid c.2000, pp. 62-3

<sup>10</sup> Reid, c.2000, p.61-3 & 106

<sup>11</sup> Reid c.2000, p.180.

Catholic religious matters, the newspaper also occasionally published material by well-known New Zealand writers such as James K. Baxter.<sup>12</sup>

The *Zealandia* offices were redesigned in 1938 by the architect George Edmund Tole.<sup>13</sup> Redesign encompassed a two-storey brick addition, which both doubled the footprint and formed a new front for the earlier structure.<sup>14</sup> The visual appearance of the Art-Deco-influenced structure can be seen to sympathise with the brick materials employed for the adjoining Presbytery, while reflecting the modernity of its newspaper function. Tole had previously created modifications to the building in 1932, when *The Month* took occupation, evidently converting what had been the rear entrance into a more imposing front doorway facing the Cathedral.<sup>15</sup> He was a significant Auckland-based architect who, as part of the partnership Tole and Massey, was awarded an NZIA gold medal for St Michael's Roman Catholic Church in Remuera in 1933.<sup>16</sup>

Tole's redesign occurred in the same year that celebrations were held to mark the centenary of Catholicism in New Zealand.<sup>17</sup> The long-term editor of *Zealandia* (and formerly *The Month*), Peter McKeefry, played an important role in organising the celebrations and later went on to be archbishop of Wellington and the first cardinal in New Zealand.<sup>18</sup> Construction work on the addition appears to have been underway in January 1939, when an advertisement was placed for bricklayers.<sup>19</sup> The addition was evidently complete by early April 1939, when a floor in the building was opened and blessed by Bishop Liston as club rooms for the Auckland Catholic Seamen's Institute.<sup>20</sup> The rooms were also to be made available to the St Patrick's Boys Club. Furnishings 'in modern style' were provided with the assistance of a donation from art union funds by the first Labour government.<sup>21</sup>

The Catholic Seaman's Mission was also known as the Apostleship of the Sea.<sup>22</sup> It had been claimed in the 1930s that half of the world's seafarers were Catholic.<sup>23</sup> Founded in 1922 as an international organisation,<sup>24</sup> the Apostleship provided assistance to off-duty seamen through entertainment, meals and other services. During 1941, seamen in Auckland made a recorded 6569 visits to this institute, reflecting the city's function as a major port, and more particularly its role as a maritime hub during the Second World War (1939-45).<sup>25</sup> In 1943, it was reported that 'the Apostleship of the

<sup>12</sup> Reid c.2000, pp.55-7, 80 & 96. One of the editors of *Zealandia*, Father John Weir, also edited a volume of Baxter's collected poems for Oxford University Press: Reid c.2000, p.130

<sup>13</sup> Matthews and Matthews Architects Ltd., '30 Hobson Street, Auckland Central, Heritage Assessment', Final Revision October 2012, p.4

<sup>14</sup> Matthews and Matthews, p.4: this provides evidence that Tole designed the brick element in two stages, with one storey in June 1938 and an additional storey in December 1938. Reid c.2000, p.56

<sup>15</sup> Matthews and Matthews, p.4

<sup>16</sup> Walker, Charles (ed.), *Exquisite Apart: 100 Years of Architecture in New Zealand*, Auckland, 2005, p.236

<sup>17</sup> *Auckland Star* (AS), 22 Feb 1938, p.10

<sup>18</sup> Van der Krogt, Christopher, 'McKeefry, Peter Thomas Bertram', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 19-Nov-2013

URL: <http://www.TeAra.govt.nz/en/biographies/5m18/mckeefry-peter-thomas-bertram> [accessed 3 Dec 2013]

<sup>19</sup> AS, 6 Jan 1939, p.1

<sup>20</sup> AS, 10 Apr 1939, p.3

<sup>21</sup> *ibid.*

<sup>22</sup> AS, 11 May 1939, p.12

<sup>23</sup> *Evening Post*, 30 Apr 1934, p.11

<sup>24</sup> AS, 27 Dec 1934, p.9

<sup>25</sup> AS, 23 Jun 1942, p.2

Sea, an international Catholic organisation for the welfare of men of the Royal Navy and the Merchant Navy' would move to alternative quarters after 'carrying on its activities in restricted quarters in the Zealandia newspaper building, St Patrick's Square, for over four years'.<sup>26</sup>

In 1960-1, the timber part of the *Zealandia* Building was replaced by the construction of Liston House to a design by Gummer, Ford, Hoadley, Budge and Gummer. Liston House was erected to accommodate various organisations and facilities connected with St Patrick's Cathedral and the Diocese of Auckland. Gummer and Ford had worked on various alterations to the Cathedral, and this contribution can be seen as a continuation of that involvement. The architectural practice of Gummer and Ford is highly acclaimed, and it is perhaps significant that this building comes at the end of William Gummer and Reginald Ford's involvement in the practice, as the building is completed in the year of their retirement.<sup>27</sup> The enlarged building was opened by Bishop Liston in April 1961.<sup>28</sup>

The *Zealandia* offices moved to a different storey after the 1939 building was incorporated as part of the new Liston House.<sup>29</sup> A description at the time states that: 'In the new building the middle floor, with an entrance to St Patrick's Square, is used as the offices of Zealandia and house a small reference library and staff rooms. The lower floor with its entrance to Hobson Street, is the headquarters of the Catholic Women's League and the upper floor incorporates a large hall for social functions, the diocesan offices, the organization of the Catholic Youth Movement, etc.'<sup>30</sup>

*Zealandia's* operations became fully computerized in 1986, removing the need to rely on outside typesetters.<sup>31</sup> The newspaper continued to operate from the structure until the publication's demise in 1989.<sup>32</sup> The latter reflected the national trend for declining readership as other media such as television increasingly assumed greater importance. Other major, long-running religious publications ceased production in the 1970s-1990s, notably the *Anglican Church and People* (formerly the *Church Gazette*, *Church Chronicle* and *Waiapu Church Gazette*; 1975); the *Presbyterian Outlook* (formerly *Christian Outlook*; 1986); and the *New Zealand Tablet* (1996). For a brief period in May-August 1989 *Zealandia's* successor, the monthly *New Zealandia*, was edited from the *Zealandia* Building / Liston House before its offices were moved to the Auckland Diocesan Centre in Ponsonby.<sup>33</sup>

<sup>26</sup> AS, 8 May 1943, p.6

<sup>27</sup> Barrie and Gatley, 'Gummer and Ford 1 – Public Buildings', *Block Architecture Guide Itinerary* n. 7

<sup>28</sup> Information from a foundation stone within the 1960-1 building


<sup>29</sup> Reid c.2000, p.55

<sup>30</sup> *Home & Building*, July 1961, p.72

<sup>31</sup> Reid c.2000, p.100

<sup>32</sup> Reid c.2000, p.133

<sup>33</sup> Reid c.2000, p.156

<p><b>IDENTIFICATION</b></p> <p><b>City @ Risk ID Numbers (Form# / Place#)</b> (Administrative use only): _____ / _____</p> <p><b>Item Name:</b></p> <p><b>Item Street Address:</b>  30 Hobson Street and St Patrick’s Square AUCKLAND</p> <p><b>Legal Description:</b>  Pt DP 20041 (CT NA457/206), North Auckland Land District _____</p>	<p><b>Geographic Location (complete as many as possible):</b></p> <p><b>GPS Used? (Yes/no):</b> No _____</p> <p><b>Easting:</b> _____</p> <p><b>Northing:</b> _____</p> <p><b>GPS Accuracy:</b> _____</p> <p><b>Coordinate System:</b> _____</p> <p><b>Datum (NZ Geodetic 1949 preferred):</b> _____</p> <p><b>Google Earth .kml file name:</b> _____</p>
<p><b>MAIN PHOTOGRAPH</b></p> <p>View from St Patrick’s Square, looking northwest  (Martin Jones, NZHPT, 10 November 2009)</p>	
<p><b>HISTORICAL DESCRIPTION (include sources)</b></p> <p>Considered to be part of the site of Ngā Wharau ā Tako - “Tako’s reed huts”. The name of an old village on the ridge between Queen St and Hobson St, near the foreshore probably near the site of the Star Hotel, because the track to the creek now Queen St [see Tarapounamu], led down where Swanson St is now situated. [N42 c 282605]” [Simmons, D. Maori Auckland. The Bush Press. Auckland. 1987]. The village was “well famed for its hospitality” [Nepia, E. Queen Street Gully. Landmarks in Maori Days. Auckland Star. October 10, 1931].</p> <p>The site was occupied by a single storey timber structure in 1908 (ACC -14 – D12, ‘Map D12 – July 1918’). This was still on the site in 1926 (LINZ, DP 20041). In 1961 Liston House was constructed on the Hobson street side to the design of Gummer, Ford, Hoadley, Budge and Gummer.</p> <p>Housed the Catholic Press?.</p>	

**CURRENT PHYSICAL DESCRIPTION**  
*(include the date of any visit)*

#183

Date of visit: 10 November 2009.



Doorway to St Patrick's Square



Detail above doorway



Fanlight above doorway



Wyndham Street frontage

**POTENTIAL SIGNIFICANCE**

(in terms of one or more of the following criteria: *Aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, traditional*)

**Archaeological**

Site of St Patrick's rectory [presbytery?] possible archaeological material.

The area described in this template is considered to have archaeological potential as it may encompass:

- a pre-1900 standing structure which is considered an archaeological site, and is protected under the *Historic Places Act 1993*
- a pre-1900 standing structure and sub-surface material which is considered an archaeological site, and is protected under the *Historic Places Act 1993*.
- pre-1900 sub-surface material which is considered an archaeological site, and is protected under the *Historic Places Act 1993*
- post-1900 material of archaeological value

Archaeological potential ought to be further assessed should there be any proposed activity involving the demolition/relocation of any standing structures mentioned above, or affecting in-ground material on the property or in the near vicinity.

**Architectural**

Liston House was designed by the firm Gummer, Ford, Hoadley, Budge and Gummer in 1961 to accommodate various organisations and facilities connected with St Patrick's Cathedral and the Diocese. Gummer and Ford had worked on various alterations to the Cathedral, of which this contribution can be seen as a continuation of that involvement. The architectural practice of Gummer and Ford is highly acclaimed, and it is perhaps significant that this building comes at the end of William Gummer and Reginald Ford's involvement in the practice, as the building is completed in the year of their retirement (Barrie and Gatley, 'Gummer and Ford 1 – Public Buildings', *Block Architecture Guide Itinerary* n. 7).

The building is interesting architecturally for the manner in which it adds to and incorporates the stripped classical brick building with traditional punched fenestration which faces inwardly to St Patrick's Square. The Liston House addition is by contrast a modernist, light and glassy addition on the Hobson street side.

**Cultural/historical/traditional**

Significant as a former Māori settlement site

**Historical**

Strong connections with the Catholic Church, which has been associated with the site since the 1840s.

**POTENTIAL RISK**

**EXISTING HERITAGE RECOGNITION:**

**NZHPT Register:** None

**ACC Schedule:** None

**Other ACC listing:** None

**ARC Schedule:** \_\_\_\_\_

**ARC Cultural Heritage Inventory:** \_\_\_\_\_

**NZAA Recording Scheme:** \_\_\_\_\_

**Other:** Part of Residential Precinct. Maximum floor area ratio development intensity of 13:1. No specified height limit other than various viewshafts.

**SUBMITTER**

**Name of Submitter:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Mobile:** \_\_\_\_\_

**Date: :** \_\_\_\_\_

**ADMINISTRATION (NZHPT ONLY)**

**NZHPT file numbers:** \_\_\_\_\_

**NZHPT review (initials & date):** \_\_\_\_\_

**Data entry (initials & date):** \_\_\_\_\_

**Follow up action:**

Further consideration should be given to recording this area in the NZAA Site Recording Scheme.

\_\_\_\_\_





## 30 Hobson Street, Auckland Central Heritage Assessment

Final Revision October 2012

prepared by

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## 1. Purpose

The purpose of this document is to consider the place located at 30 Hobson Street (also identified as 2 St Patrick's Square) against the draft criteria for evaluation of historic heritage to be contained in the Auckland Council Proposed Unitary Plan.

The document has been prepared by Matthews & Matthews Architects Ltd on the specific instructions of our client, Auckland Council. It is solely for the client's use for the purpose it is intended in accordance with the agreed scope of work.

## 2. Identification

<b>Site address</b>	30 Hobson Street (also known as 2 St Patrick's Square).
<b>Legal description</b>	PT Land on DP 20041
<b>NZTM reference</b>	NZTM:-Easting: 1757168.99 / Northing: 5920753.15;WGS84:- Longitude: 174.762793 / Latitude: -36.846071
<b>Ownership</b>	Roman Catholic Bishop Diocese of Auckland  Private Bag 47904 Ponsonby Auckland 1144
<b>District plan</b>	Auckland City Council District Plan- Central Area section.
<b>Zoning</b>	Strategic Management Area 1 (SMA 1).
<b>Existing scheduled item(s)</b>	Nearby St Patrick's Cathedral scheduled. Category A, interior and surrounds included in scheduling.  Nearby St Patrick's Catholic Presbytery scheduled. Category B, interior and surrounds included in scheduling.
<b>Additional controls</b>	Residential precinct.
<b>NZHPT registration details</b>	Site- 30 Hobson Street <i>Reference no. n/a</i> <i>Category n/a</i> <i>Date of registration n/a</i>  Building next door at 43 Hobson Street is registered. Category: I Reference no: 2645 Date of registration: 15 December 2006  St Patrick's cathedral Reference no. 97 Category I

	Date of registration September 1984
<b>Pre-1900 site (HPA Section 2a(i) and 2b)</b>	
<b>CHI reference</b>	No Cultural Heritage Inventory number for 2 St Patrick's Square.  CHI # for 43 Wyndham Street= 2737
<b>NZAA site record number</b>	No NZAA site record Number.

### 3. Constraints

This evaluation is based on the information available at the time of assessment. Due to the timeframe presented, research for the evaluation was undertaken to an extent that enables the site to be evaluated against the criteria, but is not exhaustive and additional research may yield new information.

A site visit was conducted in March 2012 to view the exterior of the building, visible from the public realm in Hobson Street and St Patrick's Square. An interior inspection was made in September 2012.

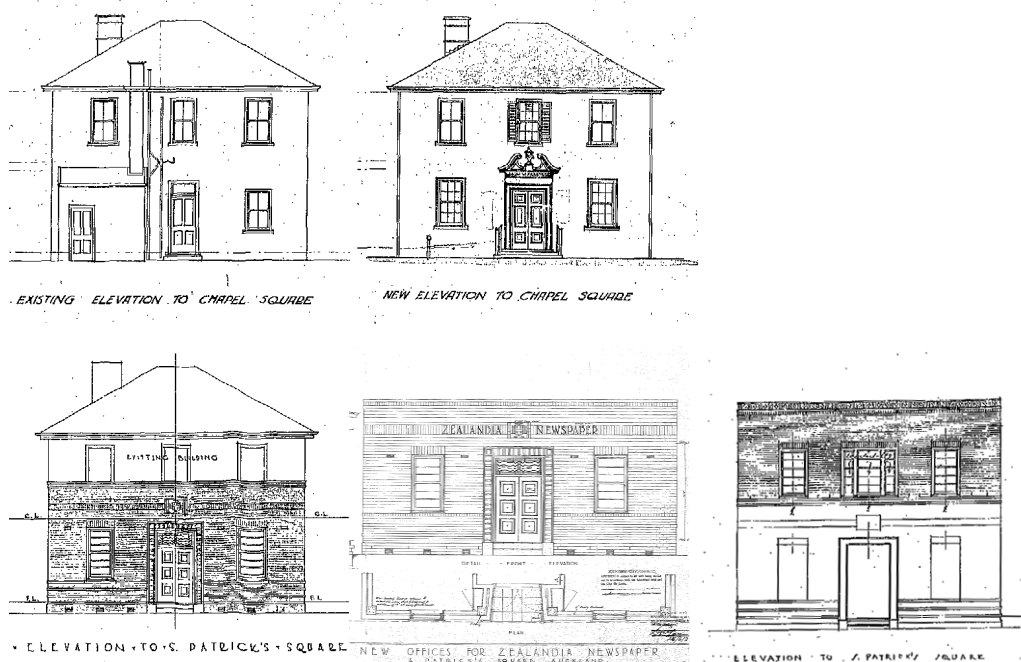
This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to tangata whenua. This evaluation does not include a structural evaluation or condition report; any comments on the structural integrity or the condition of the building are based on visual inspection only.

### 4. Historical summary

Liston House, the building at 30 Hobson Street comprises two portions. The smaller portion is a two storey brick building on the east side which projects toward the Cathedral Square. It was built in 1938 to a design by architect George Tole. Architects Gummer Ford Hoadley Budge and Gummer designed the larger post-war international style addition to this, to house the Catholic Social Centre and hall, built in 1960. This part of the building is of three storeys fronting Hobson Street. It connects through to the earlier 1938 building on its east side facing St Patrick's Square.

Prior to the construction of Liston House, there had been an earlier wooden two-storey house on the site. The house had been built on the Hobson Street side of the site in about 1915-1916 for the parish, for the use of the administrator of St Patrick's Cathedral.<sup>1</sup> The original architect for this building is not known, but alterations were made to it in 1932. These alterations retained the original Georgian proportions of the house but were detailed in the Edwardian Baroque revival style by architect, George Edmund Tole, for Dr LT Buxton.<sup>2</sup>

In June 1938 George Tole was again commissioned by the Catholic Diocese to make an addition to the building which comprised a single storey extension to the 1914-1915 house. This addition doubled the footprint of the older building, and projected forward into the space in front of St Patrick's Cathedral. In December of 1938, Tole designed a further addition to the building adding a second floor to the June addition, see *Figure 1*. These thumbnail drawings illustrate the changes to the elevation facing St Patrick's Square including those in 1932; June 1938; and December 1938.



*Figure 1: At top: Elevations showing the original house as existing and George Tole's drawing in 1932 to alter it. Below: Alterations for the new offices of the Zealandia Newspaper in 1938 which included a single level addition first, followed by the addition of a second story. AC Property File. Refer to copies of drawings contained in the appendices.*

The 1938 part of Liston House, projecting towards the Cathedral, was occupied by the offices of *Zealandia*, the Catholic newspaper.<sup>3</sup>

The 1960 portion of Liston House, aligned with Hobson Street, was designed by the well-known architectural firm of Gummer, Ford, Hoadley, Budge and Gummer. It incorporated the brick 1938 Tole-designed building, which appears to have influenced the use of red brick. The earlier wooden house dating from 1915-1916 was demolished to make way for the new 1960 portion.

## 5. Physical description



Figure 2: Left, view of the George Tole designed portion, facing St Patrick's Cathedral Square. Right, Hobson Street elevation of the 1960s portion designed by Gummer Ford Hoadley Budge and Gummer.

### Site context

The building can generally be described as L-shaped, with the long three level 1960 wing aligned with Hobson Street and the two storey 1938 wing projecting towards St Patrick's Square to the east.

### Description

The 1938 portion is two storeys and is built of red brick with timber window joinery. Its design by George Edmund Tole was transitional, with modern and historicist influences. Tole's design seems to reflect the Georgian proportions of the much earlier timber building on the site, but the carefully controlled detailing of the entrance, set within the surrounding unornamented brickwork, articulated with horizontal bands, was in a modern idiom. The elevation is symmetrically arranged with a deeply recessed entrance featuring Art Deco influenced leadlight top-lights above panelled timber doors. The frame around the entrance features plastered bands and the reveal incorporates a series of subtle steps in plasterwork.

Timber framed double hung windows to either side are divided into horizontally proportioned panes. The upper level features a tripartite central window with single windows to either side matching those on the ground floor. Subtle detailing in the brickwork is used to create a base and band below the upper floor windows. The top of the brick wall is capped by a plastered band, featuring the same banded detail as the frame around the entrance.

The 1960 portion designed by Gummer Ford Hoadley Budge and Gummer employed asymmetrically balanced rectilinear shapes in a Post-War International style building. Their design incorporated red brick in the base, ground floor walls and the vertically proportioned wall to the south side of the three-storey Hobson Street elevation. The use of red brick and unpainted reinforced concrete achieves a relationship with both the adjacent brick Presbytery and the 1930s Tole portion. The facade is divided into eight bays, with a solid brick bay at the south end. (A coat of arms that was mounted on the brick wall facing Hobson Street no longer remains, refer photo in Appendix 2). Light-weight curtain wall elements with blue spandrel panels are set within projecting reinforced concrete frames, giving depth to the facade.<sup>4</sup>

This sense of depth is accentuated by detail including light steel posts and decorative steel balustrades at ground and second floors. The concrete frame steps down around the end bay to the north and two bays to the south, giving the facade an asymmetrical rhythm. This frame is supported on curved and tapered concrete pilotti at ground level. The main entrance from Hobson Street is located adjacent to the south brick bay and sheltered by a cantilevered canopy. A brick base accommodates the fall in street level north down Hobson Street.

The north elevation is exposed reinforced concrete without windows. The south elevation, facing towards the Presbytery is clad in red brick work with aluminium framed windows. The east elevation, facing St Patricks Square features a solid brick bay to the north, with the same curtain wall design to the majority of this elevation. The use of brick provides a strong relationship with the 1930s Tole designed portion.

### **Interior**

The ground floor interior of the 1930s part retains original features including evidence of its original layout, timber window and door joinery, timber floor and plaster ceilings and cornice mouldings. The upper floor has been refurbished but retains original window joinery.

The interior of the 1960s portion retains original detailing, particularly to the stair and entrance lobbies and the main hall. The entrance lobbies retain original bronze-framed glazed doors, with abstracted cross-form door handles in bronze. Original cantilevered canopies project over both the Hobson Street and St Patricks Square entrances. The stairs retain zig-zag steel balustrades. The hall is a well-lit space with large areas of glazing facing Hobson Street and a white-tiled lightwell set below the level of St Patrick's Square. The hall has white painted reinforced concrete beams and exposed underside of the concrete floor above. The stage at the northern end of the space is asymmetrically placed and framed with vertical timber panelling.

### **Modifications**

The building appears to be largely intact retaining the 1930s and 1960s components. On the upper levels office partitioning has been added over time in some areas. Minor internal alterations were made to offices on the second floor in 1977.<sup>5</sup> Permit records show further internal alterations on part of three floors in 2006-2008.<sup>6</sup> Lower ceilings have been added in many areas beneath the original reinforced concrete ceilings. Original steel framed window joinery remains. Original ceilings (exposed original concrete structure and beams) can be seen in some parts. Original toilet areas remain with mosaic tiled floors, in pink for the female toilets and blue for the male toilets.

The building may need to be assessed by a structural engineer to determine its seismic strength in terms of today's standards.

### **Summary of Key Features**

- Building exterior including both 1960s and 1930s parts, Features of the interior of the 1960s including main hall, entrance and stair lobbies.

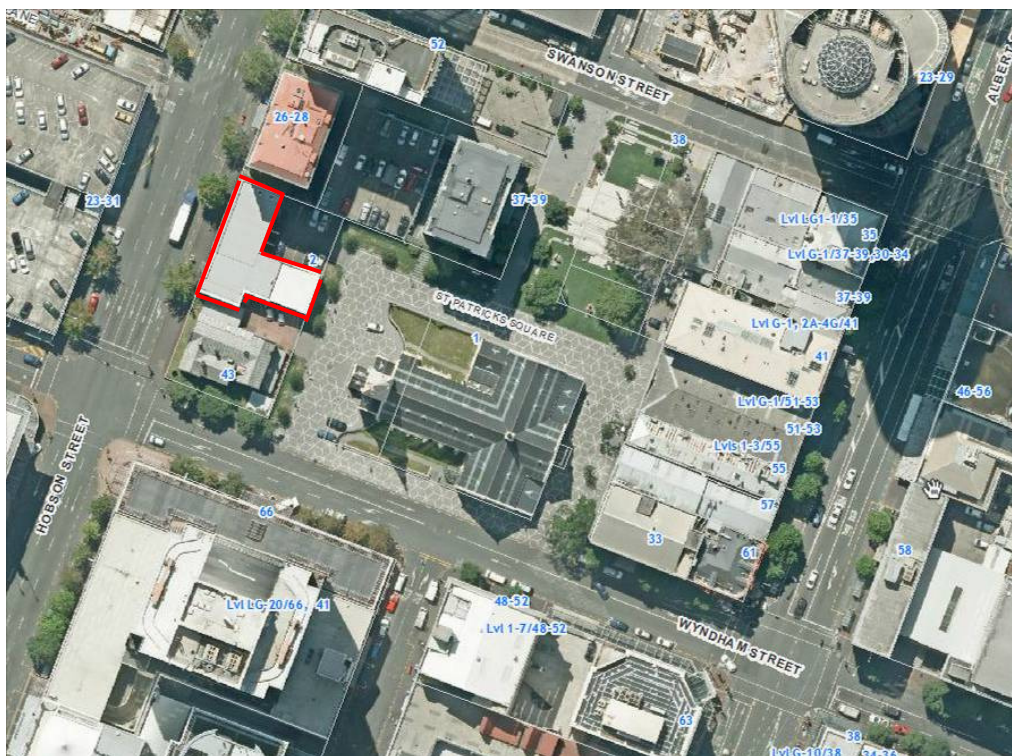


Figure 3: 2012 Aerial view. 30 Hobson Street (also known as 2 St Patrick's Square) outlined in red. This shows the building in its urban context next to St Patrick's Cathedral and the Square and its Hobson Street frontage. Source: Auckland Council Website.



Figure 4: 2012 Aerial view. 30 Hobson Street (also known as 2 St Patrick's Square) outlined in red. Source: Auckland Council Website.

## 6. 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 building at 30 Hobson Street is considered to be of considerable significance for its historic values, associated with the history and development of the Catholic Church in Auckland.

Liston House is significant for its association with Rev JM Liston, the Roman Catholic Bishop of Auckland, after whom the building was named. The building was officially opened by him on 16 April 1961.<sup>7</sup> It is also significant for its associations with the Catholic publication, *Zealandia*. Born in 1881, James Michael Liston became Auckland's seventh Roman Catholic Bishop in December 1929 and remained so for the next 41 years. Liston is credited with transforming the Catholic periodical, *the Month*, into a fortnightly newspaper, *Zealandia*. It was published weekly for 55 years, from 10 May 1934 until 23 April 1989, and focused on Catholic religious and community matters.

Bishop Liston supported initiatives to improve the formation of priests, members of religious orders, and Catholic teachers and nurses. Under his leadership Loreto Hall was established in 1950 for the training of lay and religious teachers: by 1970 there were 118 schools, with 23,000 pupils in his diocese while 80 new parishes had been established. He is recognised for the personal interest he took in planning and financing convents, churches, monasteries, schools, hospitals, orphanages, homes for the aged, retreat and rest houses. Liston stepped down from office in April 1970 at the age of 88. He died, aged 95, at the Mater Hospital on 8 July 1976.<sup>8</sup>

### (b) Social

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

The building is considered to be a moderate significance for its social values. The Catholic Social Centre within Liston House, with its hall, has been a valuable inner city venue for over fifty years and is a part of the St Patrick's Cathedral precinct. The building also housed the offices of *Zealandia*, the influential Catholic newspaper.



**(c) Tangata whenua**

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

Tangata Whenua values have not been assessed.

**(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 potential of the place to provide knowledge or to contribute to an understanding of the cultural or natural history of New Zealand is addressed by assessment under other criteria.

**(e) Technological**

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

The building is considered to be of moderate local significance as a good representative example of commercial construction for its period of construction. The 1960 portion of the building demonstrates the use of light-weight glass curtain wall structure supported within a concrete frame and juxtaposed with brick veneer panels.

**(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 building is considered to be of considerable local significance as an example of the work of the architectural firm Gummer, Ford, Hoadley, Budge and Gummer, who designed the 1960s portion. It is considered to be of some significance as an example of the architectural commissions undertaken by George Tole for the Catholic Church in the 1930s.

Gummer, Ford, Hoadley, Budge and Gummer was a well known, established architectural firm in Auckland by the 1960s. The practice was responsible for numerous notable buildings in Auckland including: Auckland University's Maclaurin Chapel; ANZ banks in Symonds Street, St Heliers, Newmarket, Papatoetoe, Henderson and Papakura; State insurance offices in Otahuhu and Rotorua; and NZ Insurance Co offices in Rotorua and Whangarei.<sup>9</sup> Gummer & Ford are described as New Zealand's most prominent architectural practice in the late 1920 and the 1930s, responsible for the design of nationally significant buildings such as the Auckland Railway Station (1927-30) and the Dominion Museum and National Art Gallery in Wellington (1929-36).<sup>10</sup> The building contributes to an understanding of the range of work undertaken by the practice. (Refer to further information about Gummer & Ford architects in the appendices.)

The building is considered to be of considerable significance in terms of its design as a good representative example of a 1960s building designed using a modernist style, incorporating expressed structure and curtain wall detailing. It contributes to an understanding of developments in Gummer & Ford's interest in modernism, evident in other Auckland buildings from the 1930s onwards including the 1935 Dingwall Building in Queen Street and the building at 33 Wyndham Street.

The building is also significant as an example of the work of architect George Tole (1896-1972) who designed the 1938 portion as the offices for the *Zealandia*. Tole was a significant architect in the Auckland region and, together with Horace Massey, gained an NZIA Gold Medal in 1933 for the design of St Michael's Church, Remuera.<sup>11</sup> (Refer to further information about architect George Tole in the appendices.)

### **(g) Aesthetic**

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



*Figure 5: Elevation to Hobson Street and detail at right of ground floor level.*

The building is considered to be of considerable local significance for its design, particularly the 1960 portion designed by Gummer, Ford, Hoadley, Budge and Gummer. Notable features in the design of the building include its modernist asymmetrical massing, expressed structural frame, curtain walling and light weight panels with large areas of glass, large plain brick wall surfaces contrasted with the light weight adjacent structure and a cantilevered concrete entrance portico. The light weight panels also demonstrate a bold use of colour. Comparatively few post World War II buildings are recognised in the Auckland District Plan (Central Area). Other examples built in the 1960s that have been scheduled include the Canterbury Arcade Building designed in 1965 by architect Peter Beaven and built in 1967 (Item 0047) and Ellen Melville Pioneer Women's Hall design by City Architect TK Donner and built in 1961-62( Item 054).

The 1930s portion designed by Tole is also considered to be of some significance for its design, demonstrating Tole's tradition of Georgian design

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with modern influences including the flattened detailing to the brickwork and Art Deco influenced entrance and top-light

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

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

The building is considered to be of considerable local value for its contribution to the surrounding streetscape and St Patrick's Square. Liston House forms part of the St Patrick's Cathedral precinct which includes the recently restored, and earthquake strengthened, Cathedral and the Catholic Presbytery both of which are Category I heritage buildings. The precinct is distinctive for retaining a comparatively low scale of development and a number of scheduled and unscheduled historic buildings. The retention of this scale makes an important contribution to the significance of St Patrick's Cathedral, the spire of which retains its prominence and value as a landmark.

Liston House occupies a significant location on St Patrick's Square, defining the west side of the square on the Hobson Street side. Together with the adjacent buildings Liston House forms an important defining edge to St Patrick's Square. From Hobson Street the building is compatible in scale with the adjacent Presbytery and this scale also ensures that the Cathedral's spire is visible. The use of brickwork visually connects the building with the Presbytery even though they are very different in architectural style.

The Cathedral precinct has become a significant urban space and public amenity in the inner city. In the early 1970s a park was added to the northern terraces below the cathedral and a pedestrian mall was created. In 2009 an upgrade of St Patrick's Square was undertaken. The square is a significant area of built and natural landscaped open space between midtown and the waterfront. The scale and character of buildings around the square, including Liston House, make an important contribution to its urban qualities.

## **7. Statement of significance**

The building at 30 Hobson Street is considered to be of *considerable local significance* for its association with the historic development of facilities and functions close to St Patrick's Cathedral, including the Catholic Social Centre and hall, built in 1960 as well as the headquarters of the Zealandia periodical. It is named after Bishop Liston, one of Auckland's longest serving Catholic Bishops.

It is significant as an example of the work of architects Gummer Ford Hoadley Budge and Gummer. The part of the building aligned with Hobson Street is of considerable local value for its modernist architectural design incorporating an asymmetrical arrangement of light-weight curtain wall within an expressed reinforced concrete frame and brick clad panels and base. It is of some significance as an example of the range of work carried out by architect George Tole for the Catholic Church in the 1930s.

The building is considered to be of considerable value for the contribution it makes to the surrounding streetscape and St Patrick's Square. It defines the western side of St Patrick's Square and contributes to the character of the Square due to its scale and use of materials which relate to the adjacent Presbytery. Its three storey scale to Hobson Street is compatible with the Presbytery and enables views towards the spire of the Cathedral.

## 8. Extent of the place for scheduling

The extent of scheduling would apply to the entire building, Liston House, located on PT DP 20041 and the surrounding context which is integral to the significance of Liston House, the Catholic Presbytery and St Patrick's Cathedral. The extent of scheduled site surrounds should extend to the edge of the footpath along Hobson Street and Wyndham Street to control activity in front of the main elevations of this significant complex of buildings. Specified parts of the interior including the entrance lobbies and stairwells and the main Hall at ground level from Hobson Street are recommended for inclusion in the scheduling of the place.

St Patrick's Cathedral is scheduled in Category A including the exterior and interior and site surrounds. The Catholic Presbytery is scheduled in Category B, including the exterior, interior and site surrounds. Unless specified in Schedule 1, scheduled site surrounds include all of the land within the title boundary. The site surrounding the building at 2 Hobson Street would therefore appear to already be identified as part of the scheduled site surrounds for St Patrick's Cathedral and the Presbytery. The identified extent of the place for scheduling is the area that is integral to the function, meaning and relationships of the place.

### Diagram defining the extent of place.



## 9. Recommendations

Based on the preceding evaluation it is considered that the building at 30 Hobson Street meets the threshold for scheduling as a Historic Heritage Place: Category B. It is considered to be of *considerable significance* in relation to the following values: (a) Historical, (f) Physical attributes, (g) Aesthetic, and (h) Context, and overall is assessed as being of considerable local value. Section 8 above describes the extent of the place recommended for scheduling. Specified parts of the interior including the entrance lobbies and stairwells and the main Hall at ground level from Hobson Street are recommended for inclusion in the scheduling of the place.

Category	Heritage Values	Extent of place	Interior Protected
B	(a), (f), (g), (h)	Refer to diagram in Section 8	Yes (Specified features)

**Author:** J Matthews, Matthews & Matthews Architects Ltd.

**Date:** 18 October 2012

## SOURCES

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NZHPT website *Dingwall Building*  
<http://www.historic.org.nz/TheRegister/RegisterSearch/RegisterResults.aspx?RID=4584>

NZHPT website *Gummer and Ford.*  
<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=92>

NZHPT On Horace Massey  
<http://www.historic.org.nz/corporate/registersearch/ProfessionalBio/Professional.aspx?ID=137>

NZHPT Registration Record 118, St Michael's Catholic Church, Remuera.

Truttman L, *Historical Background 2 St Patricks Square (Liston House)* written by Lisa J Truttman 24 January 2012, attached in Appendix 1.

## Appendices

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## Appendix 1 Historical Background

### Liston House, 30 Hobson Street/ 2 St Patricks Square

*Research Summary prepared by Lisa J Truttman  
24 January 2012*

The site of St Patrick's Square lies close to Freeman's Bay to the west (called Wai Kokota, or 'the place where cockles could be harvested'),<sup>12</sup> with Swanson Street apparently where a Maori track called Te Tarapounamu led up the ridge towards a pa site. Post 1840, what was to become Chapel Street (later Federal Street) from the harbour to Wyndham Street appears to have only been intended as a service lane within the Wyndham-Albert-Customs-Hobson block, ending in a T-shaped right-of-way.<sup>13</sup> This came to be known as Section 18 of the City of Auckland for land registration purposes.

Felton Mathew's plan of five lots along the northern frontage of Wyndham Street on that block was changed that year when it was apparently resurveyed. The lots were divided up into: Lots 32 and 33 fronting Hobson Street; Lots 1 and 2 fronting Albert Street; and Lots 34 and 35, which came to be the site of the cathedral in the middle. A road is clearly visible on the allotment maps for the City of Auckland from this time which would come to be called Chapel Street, leading from the harbour straight up to the cathedral site, where it then squared around that site, becoming two entrances off Wyndham Street,<sup>14</sup> before continuing south.

The change to the layout of this area of Section 18 must have been made after May 1841, when Bishop Pompallier of the Roman Catholic Church wrote to Governor Hobson asking for a grant of "a sufficient space of land for a church, dwelling house and for Roman Catholic public" in the new capital. Hobson's reply was that land for a chapel would be granted to him along Wyndham Street.<sup>15</sup> Section 33, the corner site facing Hobson Street, had been purchased by Bishop Pompallier in 1855,<sup>16</sup> while Bishop Lenihan purchased part of Section 32 in 1851,<sup>17</sup> and the rest in 1900.<sup>18</sup>

As at 1851, on the parish's quarter-acre section in the middle of what was now known as Chapel Square, there was the stone church, presbytery, boy's school, teacher's house, girl's school, orphanage and convent.<sup>19</sup> The parish built the Presbytery on the Hobson Street corner with Wyndham Street in 1888.<sup>20</sup>

The 20<sup>th</sup> century brought with it marked change to the area around the cathedral and the square. Chapel Street became known as Federal Street from 1906,<sup>21</sup> while Chapel Square itself became St Patrick's Square from September 1932.<sup>22</sup>

While there were wooden structures on the Hobson Street site from at least 1866-1867,<sup>23</sup> around 1915-1916 the parish arranged to have a two-storey wooden house built,<sup>24</sup> for the use of the administrator of St Patrick's Cathedral. The original architect for this building is not known, but an eastern extension toward St Patricks Square in 1932 was designed by architect George Tole.<sup>25</sup> The 1959 design for the Catholic Social Centre (Liston House) incorporated this 1932 extension, while the 1915/1916 structure was demolished.<sup>26</sup> The extension, built in brick, became the offices for the Catholic newspaper *Zealandia*.<sup>27</sup>



The Social Centre was constructed in 1960 with concrete foundations and floors, concrete and brick veneer walls, and wooden and Allstrip roof.<sup>28</sup> It was designed by the architectural firm of Gummer, Ford, Hoadley, Budge and Gummer, who also designed the Auckland University's MacLarin Chapel, ANZ banks in Symonds Street, St Heliers, Newmarket, Papatoetoe, Henderson and Papakura, State insurance offices in Otahuhu and Rotorua, and NZ Insurance Co offices in Rotorua and Whangarei.<sup>29</sup>

"In the new building the middle floor, with an entrance to St Patrick's Square, is used as the offices of Zealandia and house a small reference library and staff rooms. The lower floor with its entrance to Hobson Street, is the headquarters of the Catholic Women's League and the upper floor incorporates a large hall for social functions, the diocesan offices, the organization of the Catholic Youth Movement, etc."<sup>30</sup>

The £63,000 centre was opened on 16 April 1961 by the Roman Catholic Bishop of Auckland, the Most Rev J M Liston,<sup>31</sup> after whom it had been named the previous November.<sup>32</sup>

Offices were altered and extended on the second floor in 1977,<sup>33</sup> there were more proposed alterations on part of three floors in 2006-2008.<sup>34</sup>

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## Appendix 2: Supplementary Research

### Architect – George Tole

George Tole was born in Auckland in 1898 and was educated at Sacred Heart College, Kings College and Auckland University. He trained as an architect with the practice of Arnold and Abbot.

Prior to forming a partnership with Massey in 1928, Tole had practised on his own undertaking numerous commissions for the Catholic Church. This work included the design of the Wellington St Patrick's Church, the Catholic Church in Otahuhu and St Joseph's Church in Grey Lynn, now demolished.

During the period of his partnership with Massey, Tole was also responsible for a number of new and remodelled theatres including the State Theatre in Onehunga, Kings Theatre in Gisborne, Princes Theatre in Dominion Road, the Roxy in Queen Street and remodelling of the Regal Theatre in Three Lamps, Ponsonby.

The partnership between Tole and Massey dissolved in 1935 and Tole continued in private practice. During 1938 and 1939 he was busy on a number of projects for the Catholic community including St Francis of Assisi Convent in Thames, the Carmelite Monastery in Mt Roskill, the Home of Compassion in Herne Bay, the Dominican Convent in Northcote and the Franciscan Monastery and Retreat in Hillsborough. Later projects in his career included Papakura Hotel in 1956, Sunnybrae Motel and the Poenamo Motor Inn in the 1960s. Tole was described as 'probably the best architect in his field of Classical Georgian.'<sup>1</sup> Where he shone was in his great knowledge of Georgian detail.<sup>2</sup> Tole died in 1972.<sup>2</sup>

### Architects - Gummer and Ford

The building at 2 St Patrick's Square (also known as 30 Hobson Street) is significant as an example of the work of the well-known architectural firm of Gummer, Ford, Hoadley, Budge and Gummer, continuing the work of Gummer and Ford, who were one of the most distinguished practices in New Zealand in the early twentieth century. They designed the State Insurance building in Wellington built in the 1940s along with the National War Memorial in Wellington. Gummer Ford Hoadley Budge and Gummer also designed the NZI offices in Rotorua as well as numerous branches of the ANZ in Auckland, Liston House, the MacLauren Chapel in Auckland, Mangere War Memorial Hall, the children's wing at the Leyes Institute Library in Ponsonby, and the Hall of Memories at the National War Memorial in Wellington built in the 1960s.

Gummer and Ford are described as "arguably New Zealand's most prominent architectural practice in the late 1920 and the 1930s, designing nationally significant buildings such as the Auckland Railway Station (1927-30) and the Dominion Museum and National Art Gallery in Wellington (1929-36)."<sup>35</sup>

William Henry Gummer and Charles Reginald Ford established their Auckland practice in 1923 and were responsible for the design of some of the most significant commercial and public buildings in Auckland around that time.

William Gummer (1884-1966) trained with architect WA Holman in Auckland before travelling overseas between 1908 and 1911. During this period he worked for Edwin Lutyens in London and briefly in Daniel Burnham's office in Chicago. Following his

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<sup>1</sup> Obituary George Tole, Auckland Star 28.9.1972.

<sup>2</sup> File T647e, Sheppard Collection, Architecture Library, University of Auckland.

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return to New Zealand in 1913 he joined the practice of Hoggard & Prouse, where he worked until setting up practice with Charles Ford.<sup>36</sup>

Charles Reginald Ford (1880-1972) was born in England. He served in the Royal Navy and was the youngest member of Scott's 1901-1904 Antarctic expedition. Afterwards he went with Scott on a lecture tour of England. He travelled to Canada and Australia, where he commenced architectural studies. He returned to New Zealand, living in Christchurch and working as a real estate agent for a period. In 1919 he was a partner in the firm of Ford & Talboys at Wanganui. In 1922 he left to travel to America and returned to Auckland to set up practise with William Gummer in 1923.<sup>37</sup>

The practise was involved in numerous architectural competitions during the 1920s including that for the Auckland Railway Station. Other significant commercial and public buildings included the New Zealand Guardian Trust Building in Queen St designed by Gummer in 1918, the Dilworth Building in Queen Street, built in 1925, Wellington's National Art Gallery and Museum, the Winter Gardens at the Auckland Domain, as well as numerous war memorials throughout the country. Both the Auckland Railway Station and Remuera Library were awarded gold medals by the New Zealand Institute of Architects. The practice was also responsible for the design of the new Grey Lynn Library, which opened in 1924.<sup>38</sup>

Architect Gordon Wilson was one of the early employees and became a partner by 1928. Wilson played a significant role in some of Gummer and Fords larger Wellington projects including the National Art Gallery and Museum (1936), The National War Memorial Carillon (1931-32), and the Central Library (1935-40).<sup>39</sup>

Best known for their use of classical architectural languages in the design of many of the public buildings they designed, Gummer and Ford's commercial designs from the late 1930s are important for demonstrating their increasing interest in modernism, apparent in the reduction of ornament, use of large expanses of glazing and reinforced concrete construction.<sup>40</sup> Examples include the Dingwall Building in Queen Street (designed 1934), the building at 33 Wyndham Street (designed 1937), and the State Fire Insurance Building in Wellington (designed 1938-9).

Gummer & Ford had a significant interest in seismic design. Charles Reginald Ford had been a member of the Concrete Institute in London from 1919 and was made a fellow after it became the Institute of Structural Engineers. In 1926 he wrote a book entitled *Earthquakes and Building Construction* which was one of the earliest semi-technical publications to discuss earthquake risk to life and buildings. In 1931 Ford made a photographic record of the devastation caused by the Hawkes Bay earthquake and subsequently served on the New Zealand Standards Institute subcommittees dealing with building code revision<sup>41</sup>. Buildings such as the Dingwall Building in Auckland's Queen Street and that at 33 Wyndham Street are examples of how these structural concepts were utilised in the design of reinforced concrete multi-storey buildings, implementing new earthquake resisting measures introduced after the 1931 Napier earthquake.

Star 15-11-60

## Name chosen for centre

The new Catholic centre being built in Hobson Street is to be called Liston House in honour of Archbishop Liston, Catholic Bishop of Auckland.

The new centre, costing £52,273, should be finished by the contracted date—March next year.

The three-floored building will house Zealandia, the Catholic newspaper, the Catholic library, Catholic youth movement offices, the Catholic Women's League and the diocesan office. There will also be two large halls.

W24 17/4/61

# Archbishop Opens Church Centre

The Roman Catholic Bishop of Auckland, the Most Rev. J. M. Liston, yesterday blessed and opened Liston House, the £63,000 Roman Catholic centre for the Auckland diocese.

The congregation at the opening filled the main hall on the ground floor of the three-storey building in St. Patrick's Square.

Archbishop Liston first blessed a plaque at the St. Patrick's Square entrance recording that he opened the building in the 41st year of his episcopate.

Then he moved to the hall on the ground floor, where he blessed the building and three crosses, one of which will be placed on each floor.

In a short address, Archbishop Liston said the occasion was historic.

The ground the centre

built on was connected with the beginning of the Roman Catholic Church in New Zealand, he said.

He hoped the things which came from it would be worthy of the magnificent things which had been done for God and the country on "the sacred site" in the past.

He hoped all would make full use of the building.

The auxiliary bishop, the Most Rev. R. J. Delargey, congratulated Bishop Liston and the diocese on acquiring a wonderful centre.

Home and Building 1 July 1961

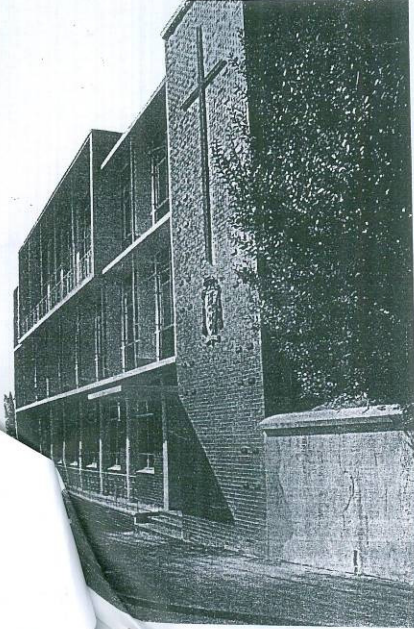
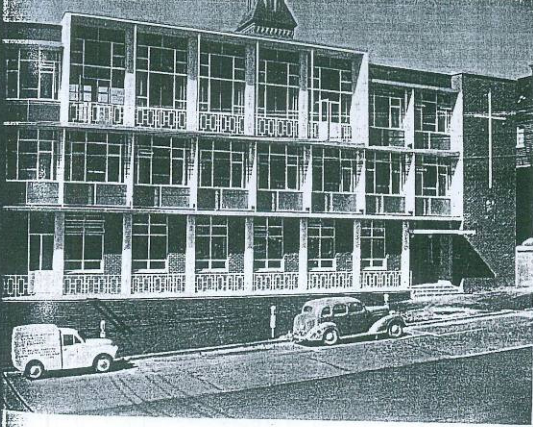
HOME & BUILDING-70

1st July, 1961

1st July, 1961

HOME & BUILDING-71

# LISTON HOUSE Auckland Roman Catholic Centre

ARCHITECTS: GUMMER, FORD, HOADLEY, BUDGE & GUMMER  
 CONTRACTOR: CUBITT WELLS LTD.

This Roman Catholic Centre built recently in Auckland is on the site of an old wooden building opposite St. Patrick's Cathedral and facing Hobson Street. The land was originally granted to the Catholic community by Sir George Grey. The new building, together with the Presbytery and the Cathedral itself, make a pleasant group of

1st July, 1961

1st July, 1961

HOME & BUILDING-73



buildings surrounding St. Patrick's Square.

In designing the new building the architects had to incorporate the existing brick building, the public house of *Zealandia*. In the building the middle floor, with entrance to St. Patrick's Square, used as the offices of *Zealandia* house a small reference library staff rooms. The lower floor its entrance to Hobson Street the headquarters of the Catholic Women's League and the upper floor incorporates a large hall for social functions, the diocesan office of the organization of the Catholic Youth Movement, etc.

Hard wearing, maintenance materials have been used throughout. Metal windows, glazed anti-sun glass on the sunny have been featured with blue panels facing Hobson Street.

Architects:  
GUMMER, FORD, HOADLEY BUDGE & GUMMER

General Contractors:  
CUBITT WELLS LIMITED



## CRITTALL METAL WINDOWS (N.Z.) LIMITED

AUCKLAND • WELLINGTON • CHRISTCHURCH • DUNEDIN

craftsmanship in brick . . .



The dignity and grace of Liston House is enhanced by the brickwork faithfully executed by

### RAY FAIRWEATHER LTD.

6 HEAPHY STREET, AUCKLAND, S.W.3. — — PHONE 888-581

yard facing St. Patrick's Square  
 sculpture by Lyndon Smith.

Hall on upper floor





Photo August 1998, Auckland Council Files. Note coat of arms that was mounted on the brick wall facing Hobson Street no longer remains

## Appendix 3 Certificates of Title

### NA 457.206a



#### COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy

R.W. Kitchin  
Registrar-General  
of Land

**Identifier** NA457/206  
**Land Registration District** North Auckland  
**Date Issued** 24 May 1927

**Prior References**  
NA22/149 NA502/225

**Estate** Fee Simple  
**Area** 645 square metres more or less  
**Legal Description** Part Deposited Plan 20041

**Original Proprietors**  
The Roman Catholic Bishop of the Diocese of Auckland

**Interests**

Transaction Id 32533968  
Client Reference etruttman001

Historical Search Copy Dated 15/12/11 6:31 pm, Page 1 of 1




NA 457.206b

**REGISTER**  
NEW ZEALAND.

Lead and Deeds—  
Book B.

Vol. 22, Folio 149 & 50/225  
Transfer No. \_\_\_\_\_  
Application No. \_\_\_\_\_  
Order for M/G No. 0.8500

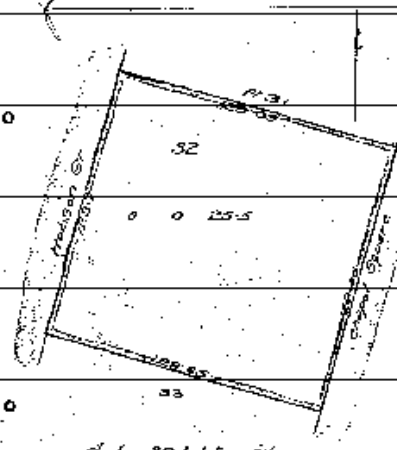


Register—Book  
Vol. 457, Page 206

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.**


This Certificate, dated the twentieth day of May, one thousand nine hundred and eighty, was issued under the hand and seal of the District Land Registrar of the Land Registerable District of AUCKLAND by HENRY WILLIAM CLARY as Special Deputee Registrar of the District of Auckland.

In and to the effect of the said Certificate, and of the conditions, restrictions, and covenants therein contained, and of the interests therein written or entered hereon, notice also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the Parliament of New Zealand in the land hereinbefore described, as the same is defined by the plan hereinafter referred to, together with a plan of the land, and a copy of the same, is hereby given: All that parcel of land containing seven sections, eight and five tenths of a perch, more or less, situated in the City of Auckland being Sections 32 of Block 25 of the Town of Auckland and being part of the land of a plan deposited in the Land Registry Office at Auckland on the 20th 1904.



32  
0 0 25.5  
33

Block - 30 Lots 1 to 14  
Auckland

  
*H. W. Clary*  
Deputee Land Registrar.

No. 20715 — Examination 18-48  
Done at Auckland this 20th day of May 1904  
20th April 1904-1904 of Clerk.

— Land Reg. Off.

THIS REPRODUCTION ON A REDUCED SCALE  
SHOULD BE USED AS A GUIDE ONLY TO THE  
ORIGINAL REGISTER FOR THE PURPOSES OF  
SECTION 124A LAND TRANSFER ACT 1952.


*L. G. Sturman*  
D.L.R.

METRIC AREA IS 645 m<sup>2</sup>  
645 m<sup>2</sup>

NA 502.225

**NEW ZEALAND**

Land Transfer (Consolidation)  
 Registration of Titles  
 Act 1982: 1 A. 117  
 2 A. 122C  
 Deeds Index: 2 A. 215, 336 and 400  
 Apparatus No. 825<sup>5</sup>



288  
 28/3/04  
 Registrar-General  
 125 York Street  
 Auckland  
 1010  
 504 225

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**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.**  
LIMITED AS TO TITLE AND PARENTS.

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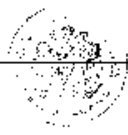
This Certificate describes eleven days of December one thousand nine hundred and twelve (County of Waikato)  
 under the land and of the District Land Registrar of the Land Register of the District of AUCKLAND Manukau

HENRY WILLIAM DILLARD as Honourable Charles Bishop of the Law Office of Auckland

---

as shown in plan 1 of single subject and the extent, restrictions and conditions, limitations and interests shown in the plan and under a date  
 as shown in plan 1, and subject also to any existing charges, restrictions, conditions and interests under the provisions of any Act of the General Assembly  
 of New Zealand, in the land hereunder described, as the same are limited by the plan hereunder referred to, and as the same are limited  
thirty-five pounds ten shillings and sixpence of a parcel here and  
one hundred and two pounds of a parcel here and being part of allotments thirty-one (31) and thirty-two (32) of  
Section Eighteen (18) of the Town of Auckland.

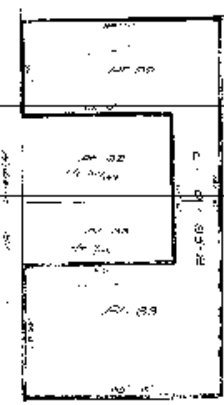
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*[Signature]*  
 District Land Registrar.

*[Date]*

*[Signature]*

---



18  
 31  
 32

---

**CANCELLED.**

NA 22.149

NEW ZEALAND  
GOVERNMENT OF NEW ZEALAND  
GOVERNMENT OF AUCKLAND

1863

19th Nov 1863

*James M. Lewis*

*The Hon. Secy of the Public Dept.*

*Wellington*

*Dear Sir*

*I have the honor to acknowledge the receipt of your letter of the 11th inst. in relation to the above named property and in reply to inform you that the same is now in the possession of the Public Department and will be retained until the same is disposed of. I am, Sir, very respectfully,  
Yours,  
J. M. Lewis*

*The Hon. Secy of the Public Dept.*

*Wellington*

*James M. Lewis*

*Wellington*

*19th Nov 1863*

*1863*

## Appendix 4 Photos



*Elevation to Hobson Street*



*Left; View north down Hobson Street, past the Presbytery towards 30 Hobson Street.  
At right, view of the ground floor level and base of 30 Hobson Street.*



*View to St Patrick's Square elevation.*



*Left: Detail of curtain wall and expressed concrete frame, St Patrick's Square elevation.  
Right: detail of stepped frame to entry and the lead-light top light with 'Z' for Zealandia, whose offices were located in this building .*



*North elevation of 1938 portion.*



*View towards 1938 portion from Wyndham Street*



*View towards 1938 portion, in context of St Patricks Cathedral.*



*View past north side of St Patrick's Cathedral towards Liston House.*

Liston House: Interior 1960-61 part



*Main Hall, view to stage at north end*



*Kitchen servery*

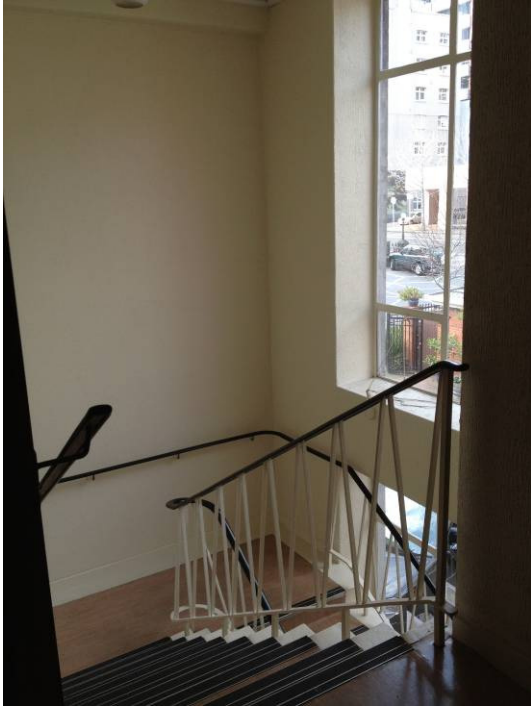


*View to entry, southern end*





South west stairwell



South west stairwell



Stair and lobby from Hobson Street



Entrance doors, Hobson Street



*Entrance from St Patrick's Square*



*Foundation Stone, entrance from St Patricks Square*



*Offices ground level, from St Patrick's Square*





*Offices ground level, from St Patrick's Square*



*Southern stair way and lobby southern Pink mosaic tiled floor and cleaners sink, first floor.*

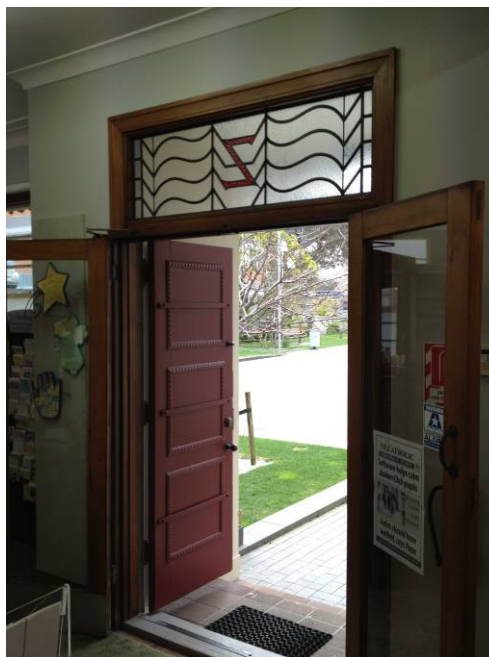
Liston House: Interior 1930s portion



Upper level views



Ground Floor views



Ground Floor views

# Appendix 5 Copies of Architectural Drawings

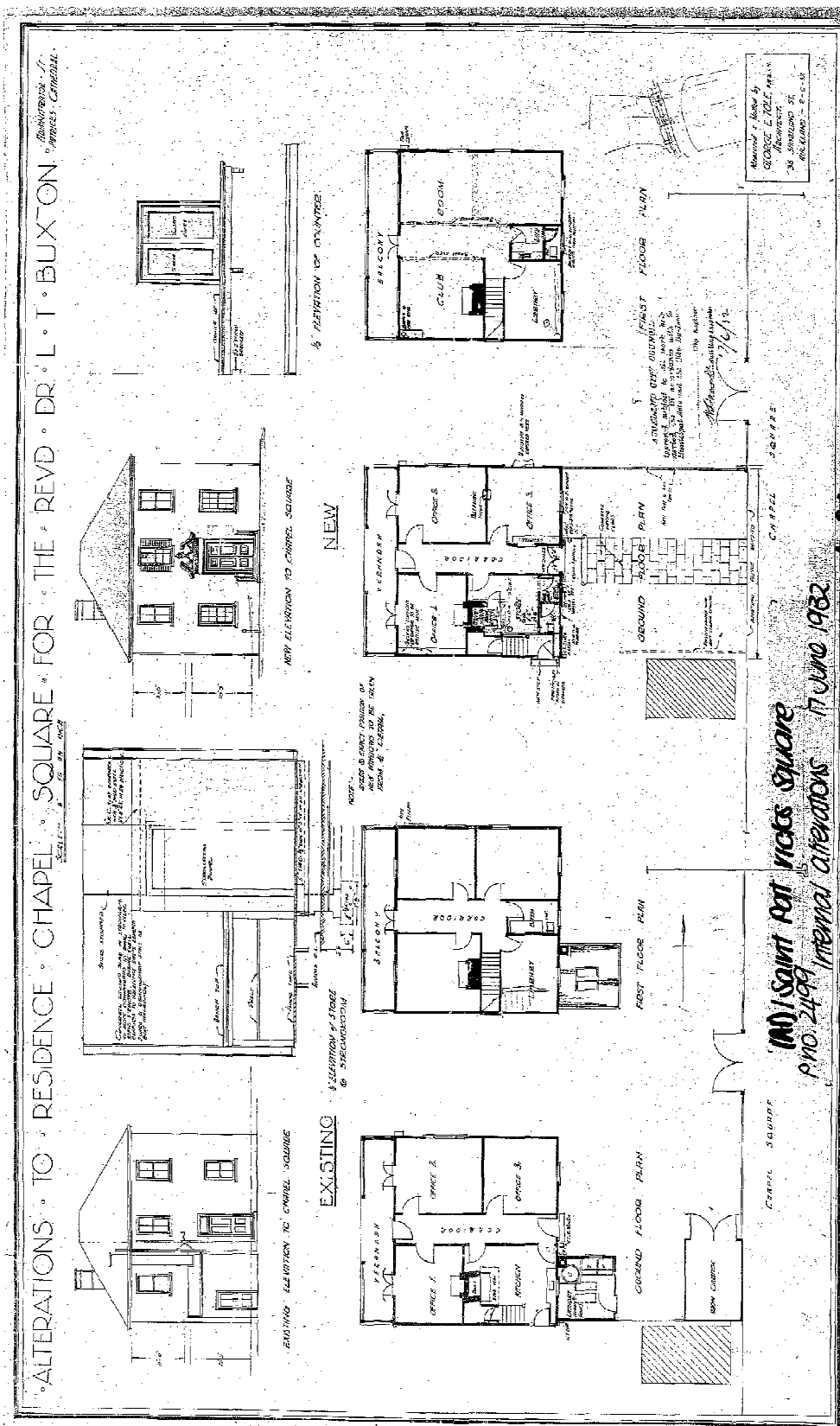


Figure 2: 1932 Architectural drawing by GE Tole to alter the existing building at 30 Hobson Street. Source: Auckland Council Property file for St Patrick's Square.

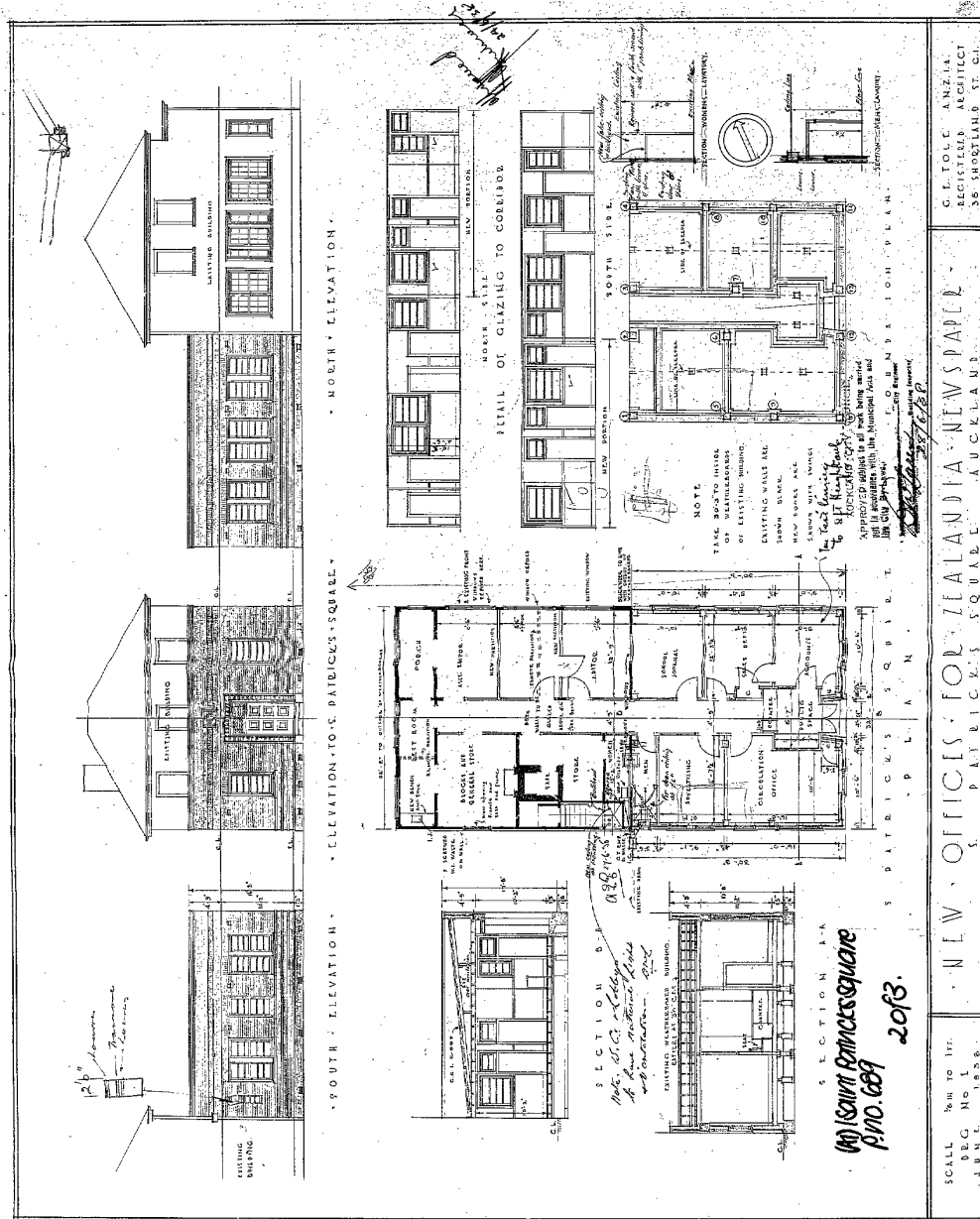


Figure 3: 1938 drawing by G E Tole for the design of an extension to the building he had designed an alteration for in 1932. Source: Auckland Council Property file for St Patrick's Square.

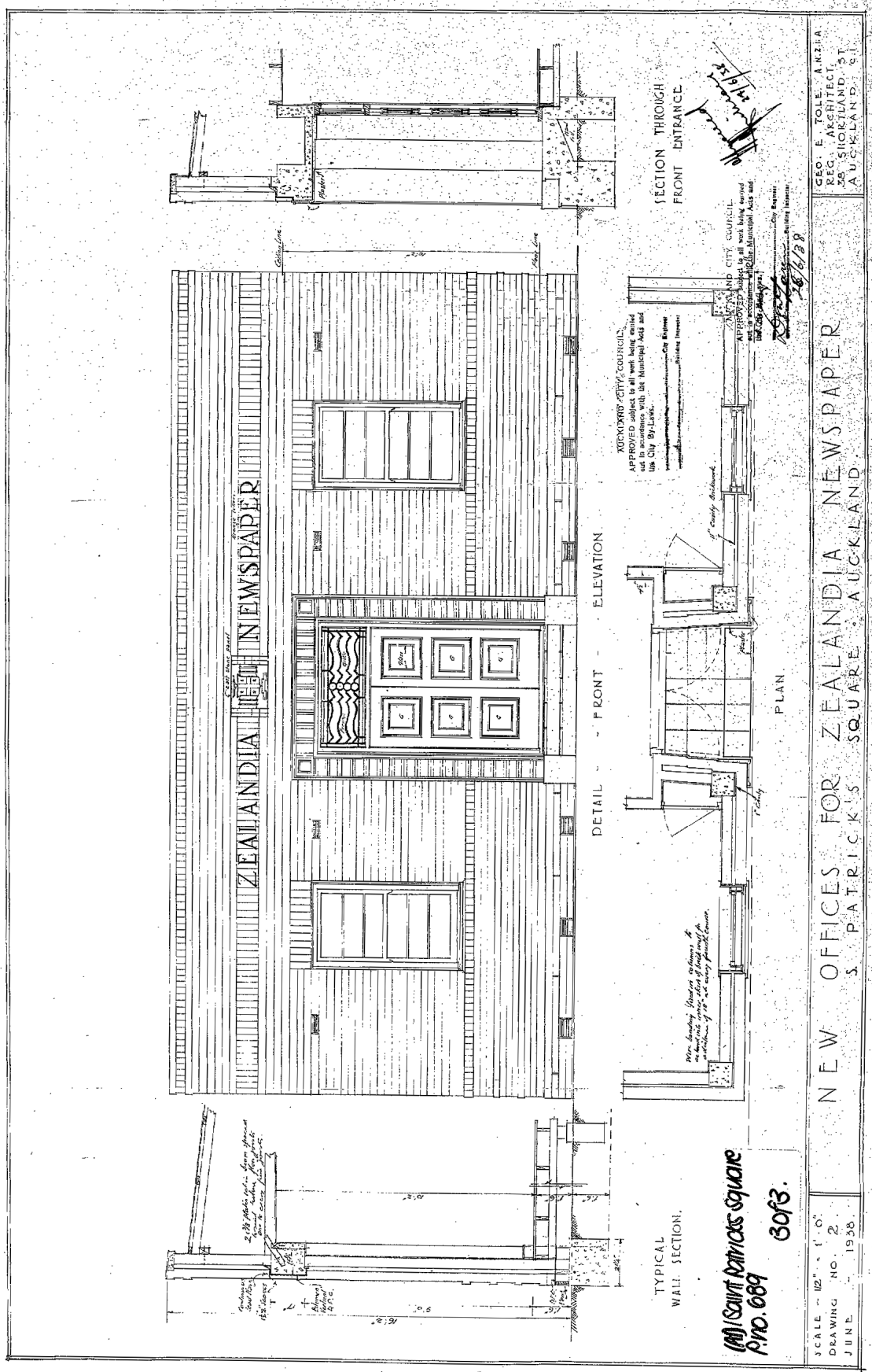


Figure 4: Detail drawing of the elevation facing St Patrick's Square designed in 1938 by GE Tole. Source: Auckland Council Property file for St Patrick's Square.

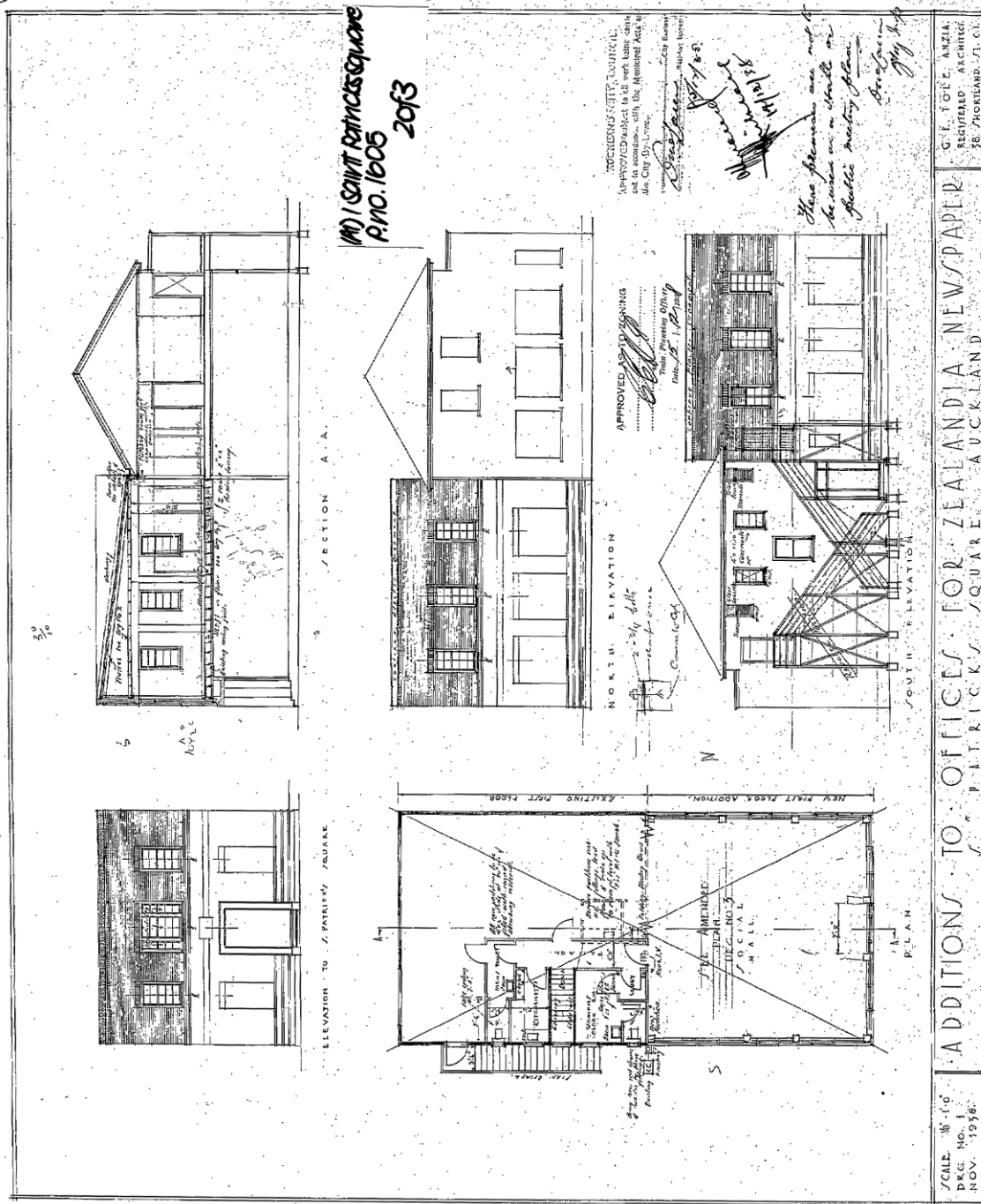


Figure 5: Drawing of the December 1938 addition to the June 1938 building extension, designed by GE Tole. Source: Auckland Council Property file for St Patrick's Square.



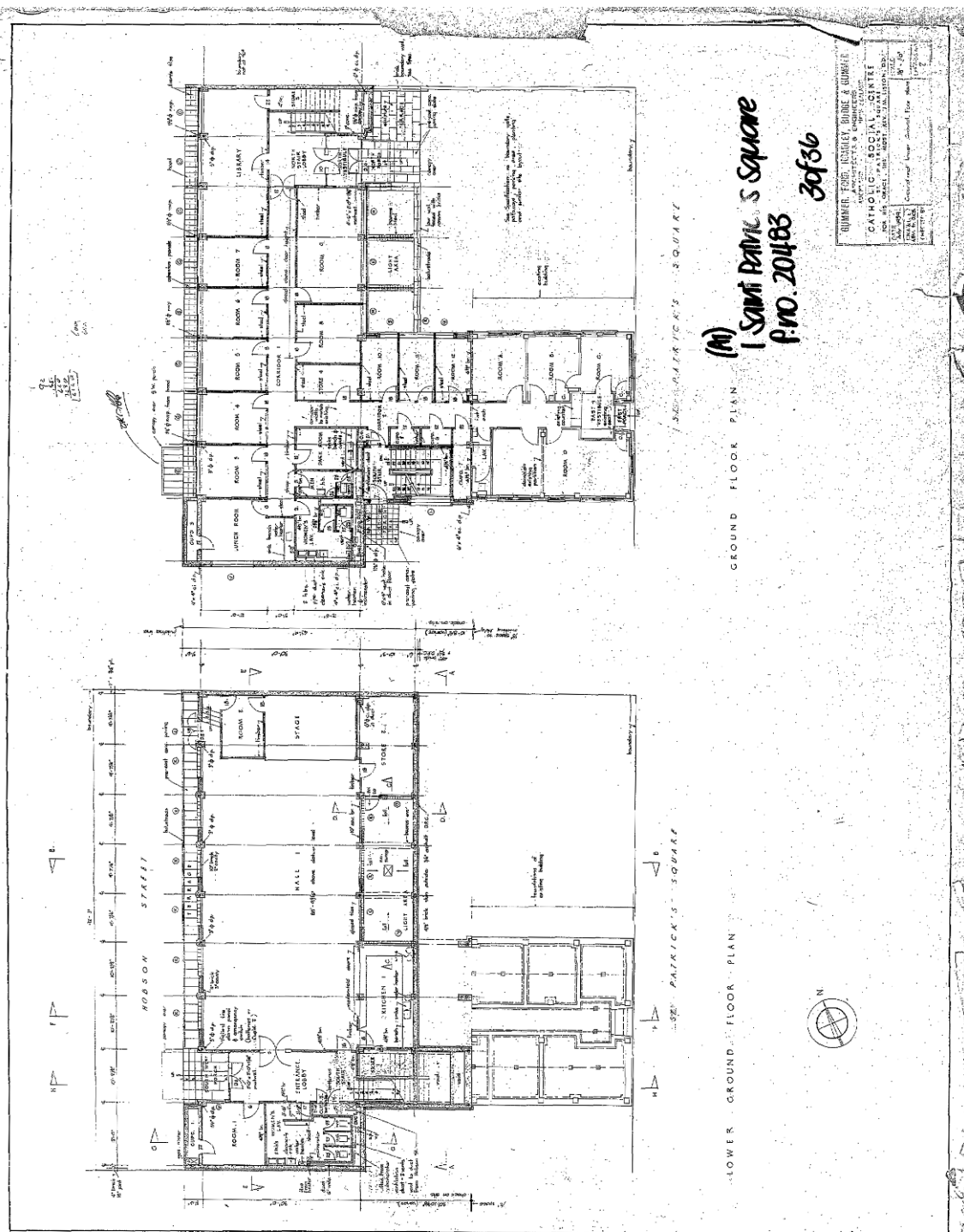


Figure 6: Plans for Liston House, lower ground and ground floor, designed in 1959 by Gummer Ford Hoadley Budge and Gummer. Source: Auckland Council Property file for St Patrick's Square.

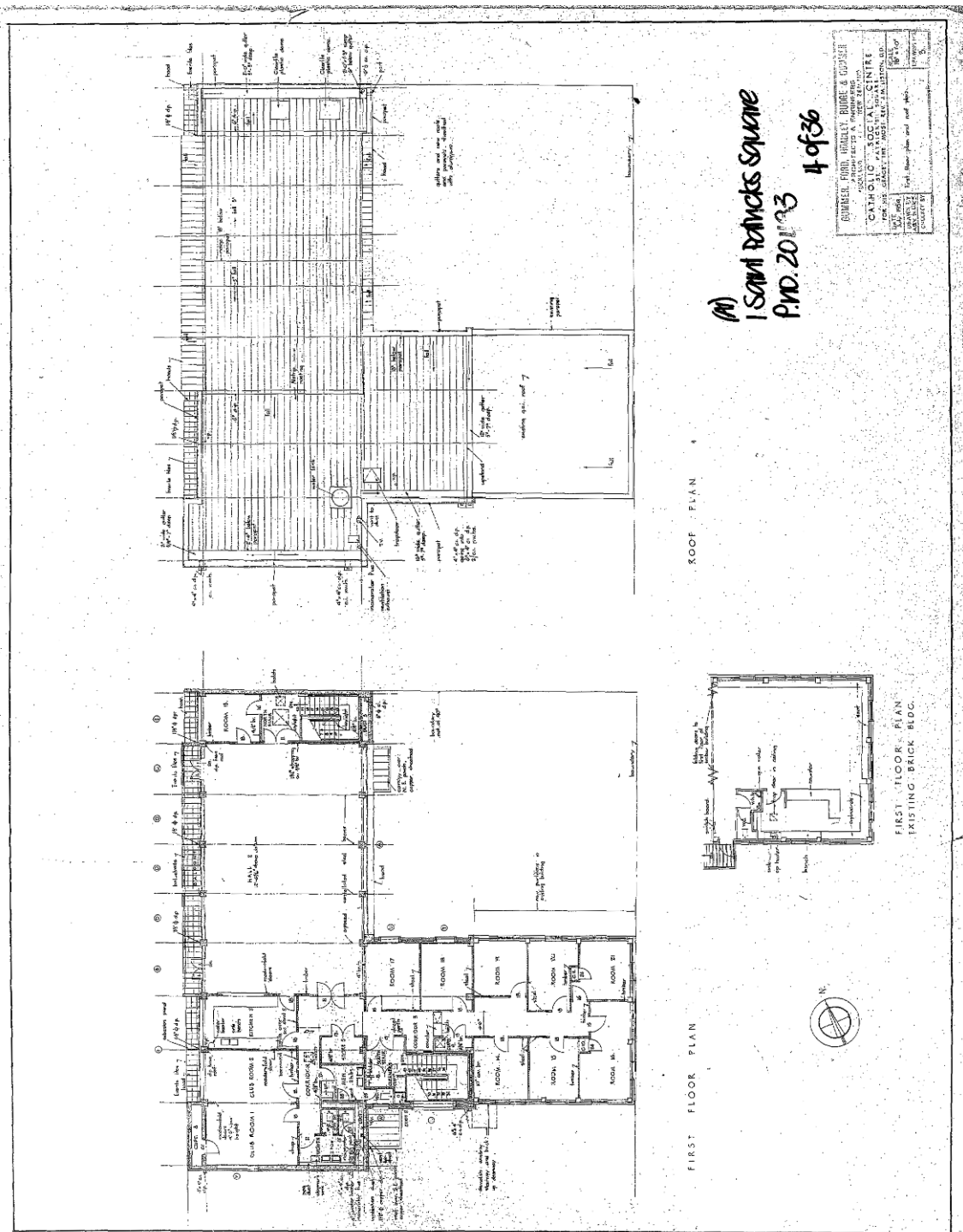


Figure 7: Plans, 1<sup>st</sup> floor and roof plan, for Liston House, designed in 1959 by Gummer Ford Hoadley Budge and Gummer. Source: Auckland Council Property file for St Patrick's Square.

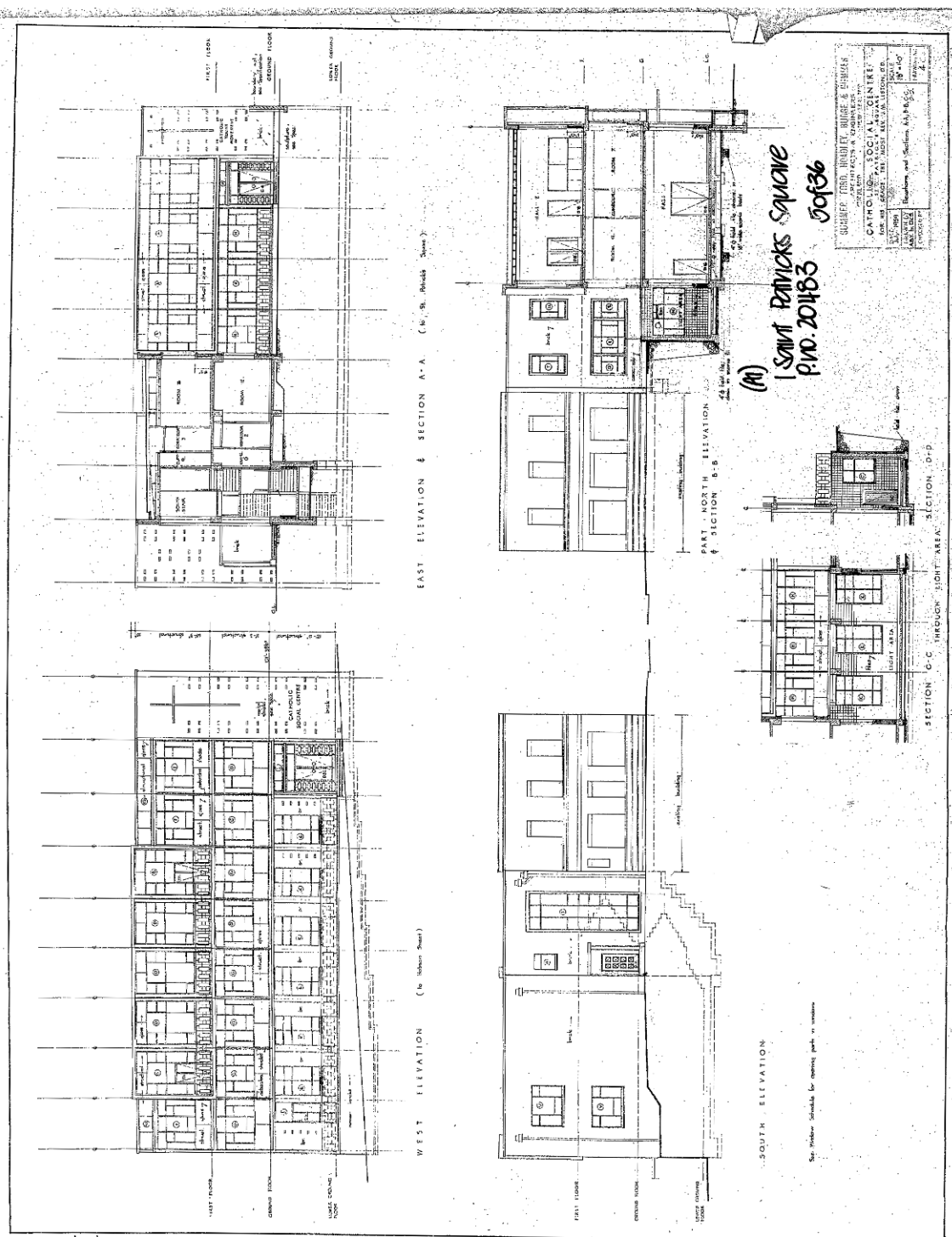


Figure 8: Elevations for Liston House, designed in 1959 by Gummer Ford Hoadley Budge and Gummer. Source: Auckland Council Property file for St Patrick's Square.

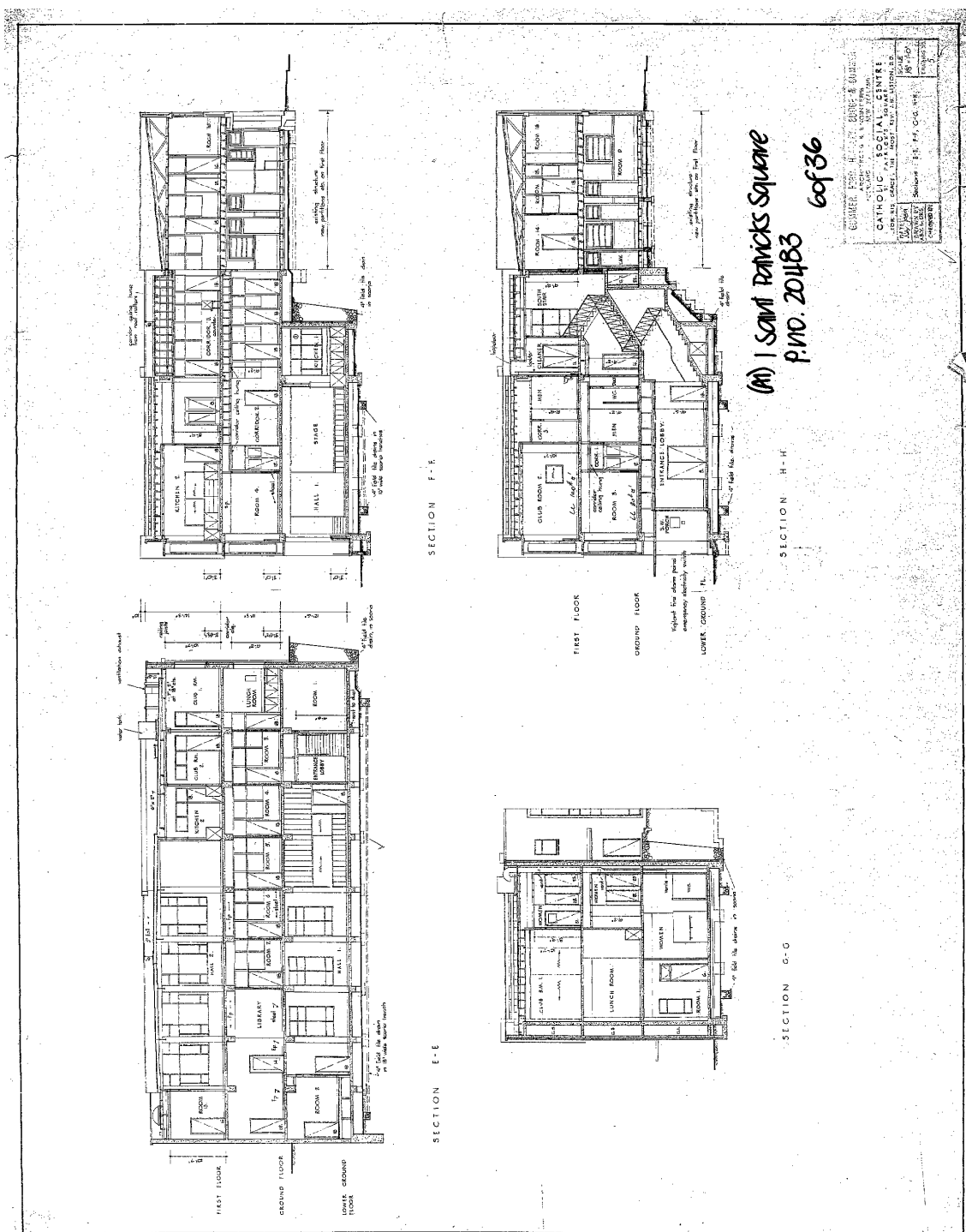


Figure 9: Sections for Liston House, designed in 1959 by Gummer Ford Hoadley Budge and Gummer. Source: Auckland Council Property file for St Patrick's Square.

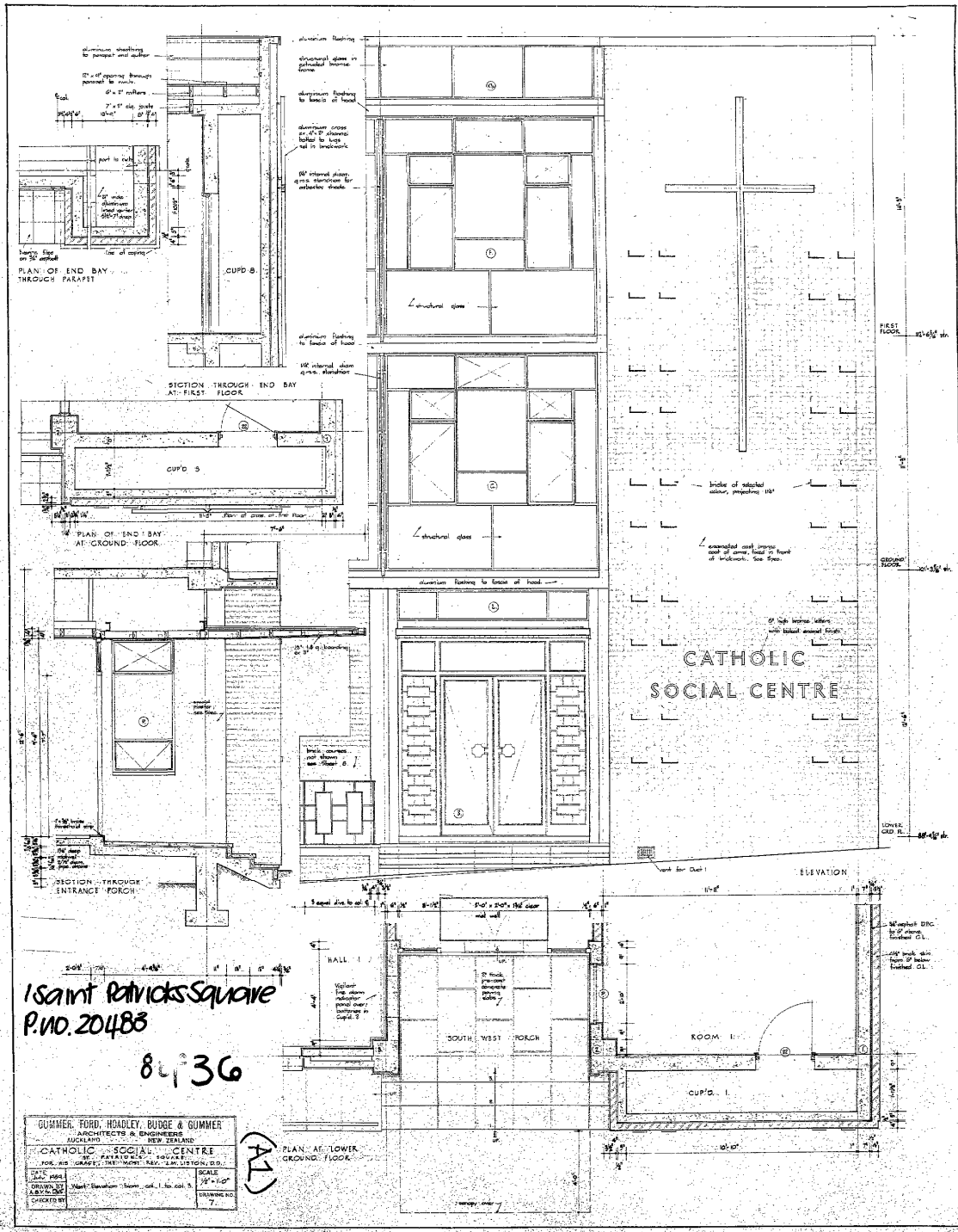


Figure 10: Detail drawings for Liston House, designed in 1959 by Gummer Ford Hoadley Budge and Gummer. Source: Auckland Council Property file for St Patrick's Square.

# Appendix 6 Part 1908 Map of the City of Auckland



## END NOTES

- <sup>1</sup> Valuation field sheets file, ACC 213/70d, Auckland Council Archives; City of Auckland plan, 1908-1919, ACC 014 D12, Auckland Council Archives.
- <sup>2</sup> ACC Property File for St Patrick's Cathedral {A8FDB580-B803-422E-B72B-59318202CED8}\_images.
- <sup>3</sup> "Liston House – Auckland's Roman Catholic Centre", *Home & Building*, 1 July 1961, p. 72.
- <sup>4</sup> Sheet 2 of 36, Permit No. 20483, Auckland Council property file.
- <sup>5</sup> Permit No. 23514, Auckland Council property file.
- <sup>6</sup> BLD 20080253801, Auckland Council property file.
- <sup>7</sup> "Archbishop Opens Church Centre", *NZ herald* 17 April 1961.
- <sup>8</sup> Rory Sweetman. 'Liston, James Michael - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10, sighted March 2012.
- <sup>9</sup> File ref. G974j, Shepherd Collection, School of Architecture, University of Auckland.
- <sup>10</sup> NZHPT Registration Records.
- <sup>11</sup> NZHPT Register Number 7695.
- <sup>12</sup> *Auckland's Original Shoreline*, Heritage Walks booklet, Auckland City, 2005, p. 10.
- <sup>13</sup> See Felton Mathew's plan of Auckland, 1841, NZ Map 4611, Sir George Grey Special Collections, Auckland Libraries.
- <sup>14</sup> Map of Section 18, City of Auckland, LINZ records
- <sup>15</sup> E. R. Simmons, *In Cruce Salus, A History of the Diocese of Auckland 1848-1980*, p. 31.
- <sup>16</sup> DI 2A.1230, 4A.402, 4A.335 LINZ records.
- <sup>17</sup> DI 4A.336.
- <sup>18</sup> DI 1A.201, 4A.336.
- <sup>19</sup> Salmond Reed Architects, *St Patrick's Cathedral – Conservation Plan*, prepared for the Parish of Saint Patrick's Cathedral, 1998, p. 5.
- <sup>20</sup> Website for St Patrick's Catholic Cathedral, <http://www.stpatricks.org.nz/History/CathedralHistory>. Sighted 24 January 2012.
- <sup>21</sup> Auckland City Street Names database, Auckland Council Libraries.
- <sup>22</sup> Ibid.
- <sup>23</sup> See "City of Auckland" map, John Vercoe and E Harding, 1866-1867, NZ Map 18, Sir George Grey Special Collections, Auckland Libraries.
- <sup>24</sup> Valuation field sheets file, ACC 213/70d, Auckland Council Archives; City of Auckland plan, 1908-1919, ACC 014 D12, Auckland Council Archives.
- <sup>25</sup> Permit No. 2499, Auckland Council property file.
- <sup>26</sup> Sheet 2 of 36, Permit No. 20483, Auckland Council property file.
- <sup>27</sup> "Liston House – Auckland's Roman Catholic Centre", *Home & Building*, 1 July 1961, p. 72.
- <sup>28</sup> Building application form, Permit No. 20483, 12 February 1960, Auckland Council property file.
- <sup>29</sup> File ref. G974j, Shepherd Collection, School of Architecture, University of Auckland.
- <sup>30</sup> *Home & Building*, July 1961, p. 72.
- <sup>31</sup> "Archbishop Opens Church Centre", *NZ herald* 17 April 1961.
- <sup>32</sup> "Name chosen for centre". *Auckland Star*, 15 November 1960.
- <sup>33</sup> Permit No. 23514, Auckland Council property file.
- <sup>34</sup> BLD 20080253801, Auckland Council property file.
- <sup>35</sup> Gatley J, *Long Live the Modern*, 2008, p20
- <sup>36</sup> Shaw, P, *New Zealand Architecture from Polynesian Beginnings to 1990*, 1991, pp. 111-112.
- <sup>37</sup> Ibid.
- <sup>38</sup> Shaw, P, *New Zealand Architecture from Polynesian Beginnings to 1990*, 1991, page 112.
- <sup>39</sup> Wilson, J, Ed., *Zeal and Crusade, the Modern Movement in Wellington*, 1996, page 10.
- <sup>40</sup> Gatley J, *Long Live the Modern*, 2008, p20.
- <sup>41</sup> Peter Lowe. 'Ford, Charles Reginald - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10, sighted March 2012.

**Research Summary  
70 Khyber Pass, Grafton  
(St David's Presbyterian Church)**

This is the second church built on the site, originating from a project started in 1924 with noted architect Daniel B Patterson appointed to design the new building. The contractor was C W Ravenhall. <sup>1</sup> It was dubbed the Soldiers Memorial Church, with the foundation stone laid on Anzac Day 1927 by Duncan McPherson, <sup>2</sup> and dedicated nearly six months later. In 1928 the Northern Depot NZ Engineers erected a tablet in memory of comrades who fell in World War I, which was unveiled at the church on 3 June 1928. <sup>3</sup>

Commemorative windows unveiled after World War II on 6 November 1949 commemorated not only early office bearers and members of the congregation, but also those who gave their lives in both World Wars. <sup>4</sup>

D. B. Patterson is well-known for his designs for branches of the Auckland Savings Bank, and fire stations in the Auckland Metropolitan Board's area. Another ecclesiastical design of his was that for St Peter's Anglican Church at Onehunga (1930).

The St David's congregation date back to 1864, when the Session of St Andrews resolved to start a preaching station at the junction of Symonds Street and Khyber Pass. <sup>5</sup> The first St David's Church was designed by Edward Bartley in 1879, and erected the following year. <sup>6</sup> This church was shifted to the site of the present church building in 1902. <sup>7</sup>

A new chancel was added to the current building in 1937, to the design of another noted architect, Horace L Massey. <sup>8</sup> Partitions were added to create additional toilet facilities in 1959, <sup>9</sup> and additions were made to the church's basement, including new chapel and bible class rooms, in 1969. <sup>10</sup>

**Lisa J Truttman  
19 May 2008**

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<sup>1</sup> W M Ryburn, *The Story of St David's Presbyterian Church, Auckland*, 1964, p. 61

<sup>2</sup> *ibid*, p. 62

<sup>3</sup> *ibid*, p. 63

<sup>4</sup> *ibid*, p. 64

<sup>5</sup> *ibid*, p. 2

<sup>6</sup> *ibid*, pp. 10-13

<sup>7</sup> *ibid*, p. 30

<sup>8</sup> Plan no. 11105, ACE site file

<sup>9</sup> Plan no. 17824, ACE site file

<sup>10</sup> Plan no. 538, ACE site file



Historic Heritage Assessment  
**ST DAVID'S MEMORIAL CHURCH**  
70 Khyber Pass Road, Grafton, Auckland



View of St David's Memorial Church in Khyber Pass Road 24 Oct 1927, Image: Sir George Grey Special Collections, Auckland Libraries, 4-1540

Prepared by Graeme Burgess + Lilli Knight

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**BURGESS  
& TREEP  
ARCHITECTS**

AUGUST 2015



Interior of St David's Presbyterian Church, Image: Friends of St David's Trust

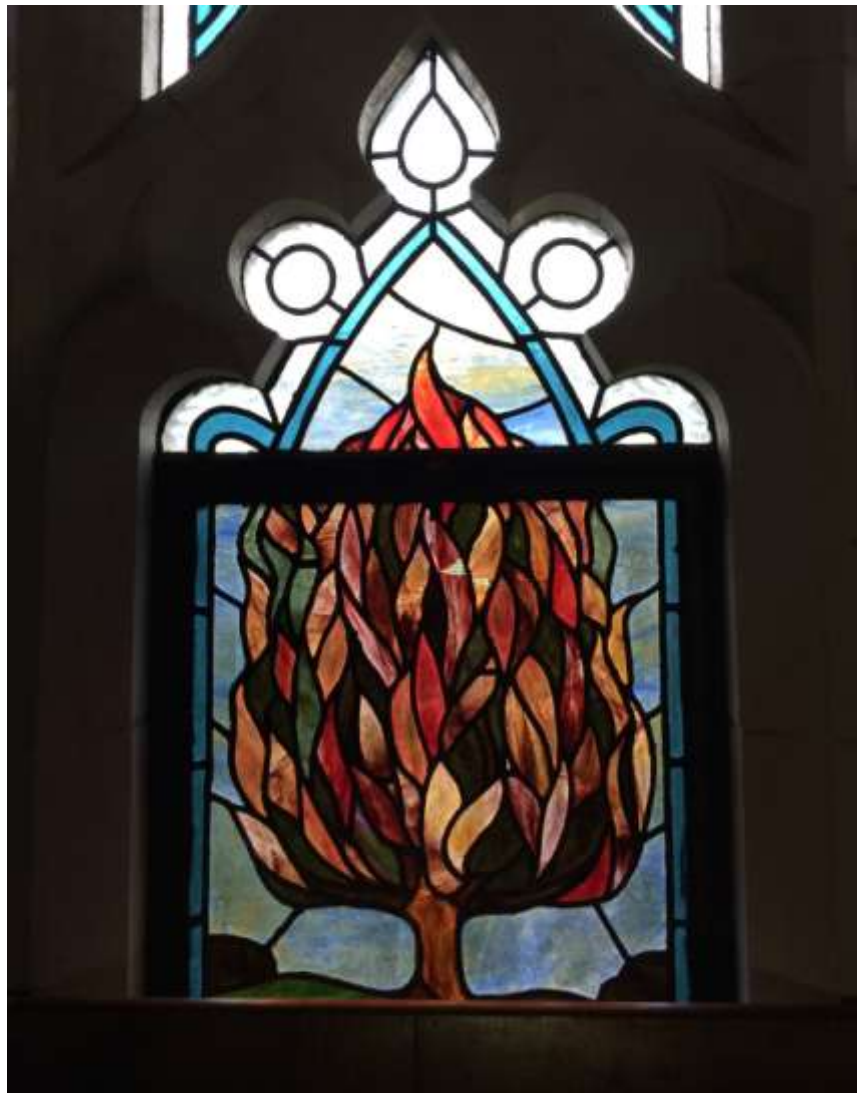
## Acknowledgements

This report has been made possible by the Friends of St Davids Trust with the support of the Ted Manson Foundation.

We are very grateful for the support and assistance given to us by Paul Baragwanath and Lorraine Wilson. Both Lorraine and Paul have provided us with material from their own libraries and have assisted with historical research.

The staff of the Auckland University Architecture School Library were most helpful; the library holds copies of Daniel B. Patterson's drawings of the building as well as many other examples of his work. We are, as always, indebted to the staff of the Auckland Public Library and Papers Past, who have been creating their on-line archives of historical images and other information that is a gold mine for researchers.

**Graeme Burgess + Lilli Knight**



Stained glass window, Presbyterian Flame, St David's, Image: Friends of St David's Trust

## Table of Contents

- 1.0 Introduction/Purpose
- 2.0 Historical Overview
- 3.0 Site + Context
- 4.0 Physical Description
- 5.0 Assessment of Heritage Significance
- 6.0 Assessment against 'Historic Heritage' Criteria for Scheduling In the PUAP
- 7.0 Bibliography

## Appendices

- Appendix 1 ICOMOS Charter
- Appendix 2 Heritage New Zealand- Upper Symonds Street Historic Area
- Appendix 3 Symonds St Special Character Statement- Antony Matthews
- Appendix 4 Site Visit Photographs
- Appendix 5 Interior Features
- Appendix 6 Examples of War Memorial Churches in New Zealand
- Appendix 7 Daniel Boys Patterson Works
- Appendix 8 New Zealand Herald - Description of the Church When First Built
- Appendix 9 Letter of Support from Heritage New Zealand
- Appendix 10 Letter of Support from the NZ Institute of Architects
- Appendix 11 Letter of Support from the Hon Nikki Kaye – MP for Auckland Central
- Appendix 12 Letter of Support from the Hon Maggie Barry ONZM – Minister for Arts, Culture and Heritage



Image: Friends of St David's

## 1.0 Introduction/Purpose

The purpose of this document is to gather evidence regarding the St David's Presbyterian Church building at 70 Khyber Pass Road, Grafton Auckland in order to assess the place against the Auckland Council criteria for evaluation of historic heritage.

In this report we have used the conservation plan methodology to guide the process. We have visited the property and have surveyed the exterior of the building. We have gathered archival information relating to the church and persons associated with the church. Our assessments have been made on the basis of this information.

This document has been prepared by Graeme Burgess and Lilli Knight of Burgess & Treep Architects Ltd for the Friends of St David's Charitable Trust.



Image: Auckland Council GIS 2010 Aerial Photograph

## 1.1 CONSTRAINTS

The evaluation does not address the structural integrity of the church building. Any comments on the structural integrity or the condition of the building are based on visual inspection only.

The church building was closed to the public at the beginning of the year. As a consequence we were not able to inspect the interior. Our assessment of the interior is based on photographs and the video of the interior made for the Friends of St David's.

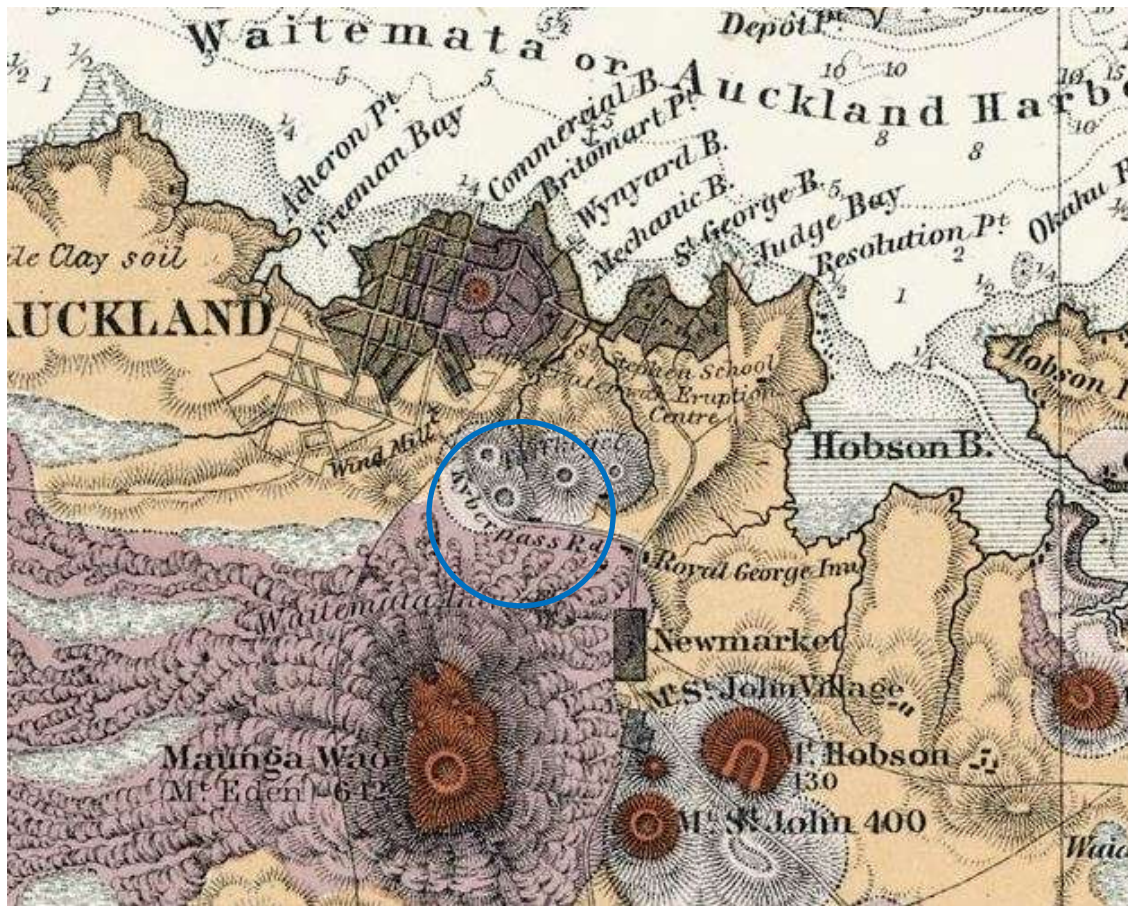
The evaluation is based on the availability of information provided or able to be sourced at this time.

The importance of the place to mana whenua has not been directly assessed.

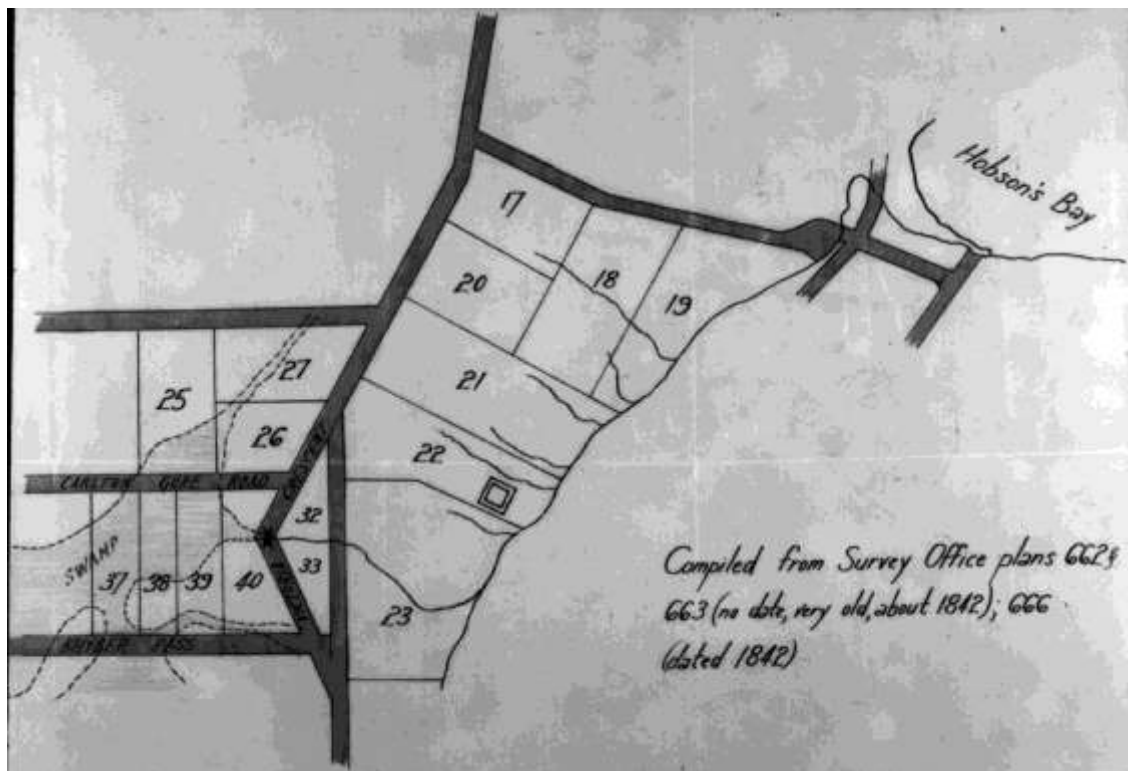
An assessment of archaeological values has not been undertaken.

## 1.2 IDENTIFICATION

<b>Site Address</b>	70 Khyber Pass Road, Grafton, Auckland
<b>Legal Description and Certificate of Title Identifier</b>	PT LAND ON DP 4288  PT ALLOT 7 SEC 3 AUCK SUBS  CT-1328/24, CT-769/33
<b>Ownership</b>	Presbyterian Church Property Trustees
<b>District Plan</b>	Auckland Council District Plan: Isthmus Section  Proposed Unitary Auckland Plan: Operative Section
<b>Zoning</b>	District Plan: Business Activity - Mixed Use PUAP: Business - Mixed Use
<b>Existing Operative Scheduled item(s)</b>	Site not scheduled at present. No scheduled items
<b>Additional Controls</b>	Additional Height Controls - 20.5m / 5 storeys Air Quality Transport Corridor Separation City Centre Fringe Office High Land Transport Route Noise Parking - City Centre Fringe Area Special Character - Business Upper Symonds Street Volcanic View shafts and Height Sensitive Areas - Extent of Volcanic View shafts
<b>Heritage New Zealand Registration Details</b>	Not individually registered by the NZHPT but recognised as part of the 'Upper Symonds Street Historic Area' List Number: 7367



This map was published by the German geologist Ferdinand Hochstetter in 1865–66, in English and German versions. He and artist–surveyor Charles Heaphy spent January 1859 examining the geology of the Auckland area. Hochstetter recognised that many of the volcanic features were similar to those he had seen in the Eifel district of Germany. The cones and lava flows show up very clearly – many have now been quarried away for use in aggregate, Image: Alexander Turnbull Library Reference: - q830caq/1859-60/Acc. 6150/Plate 3



Showing a map of part of Newmarket with the swamp area in the vicinity of Khyber Pass Road and Carlton Gore Road, Hobson Bridge at the apex of Victoria (now Davis) Crescent, 1842, Image: Sir George Grey Special Collections, Auckland Libraries, 4-1113

## 2.0 Historical Overview

### 2.1 MAORI OCCUPATION OF THE AREA

Tāmaki Herenga Waka –‘Tāmaki -where waka are tied to’, is an ancient name for the Auckland Isthmus. The narrow piece of land between the Pacific Ocean and Tasman Sea was known well by the Polynesian navigators who settled Aotearoa around a thousand years ago. Waka arriving from the Pacific Islands with new seed stocks and migrants sought the narrowest part of the isthmus at Otāhuhu, a mere 800m portage between the two oceans. With excellent gardening soils, fish stocks and natural fortifications – the volcanic cones, the area known as Tāmaki soon became heavily populated by Maori.

Maori had their food production organised into gardening and fishing circuits themselves dictated by soils, fish stocks and the native calendar (maramataka). There were many fishing stations supported by gardens throughout the Isthmus. These satellite-fishing stations supported the main camps that by the 15<sup>th</sup> century included the volcanic Pa throughout Tāmaki.

Through the leadership of Hua Kaiwaka in the 16th century, the various tribes of the Tāmaki Isthmus were united under the confederation known as Te Waiohua. Under his reign, Tāmaki saw an unprecedented period of peace and prosperity that led to saying; ‘Te pai me te whai rawa o Tamaki’; ‘The wealth and luxury of Tamaki’. The Hauraki confederation of tribes had periodic incursions onto the Isthmus as well as fishing stations in the Waitemata.

Ngati Whatua domiciled in the north-west, attacked Te Waiohua in the mid-17th century eventually settling on the central isthmus.<sup>1</sup> Tradition tells that Maungawhau (Mt Eden) in early times was the home of Ngati Kahua, a sub tribe of Wai-o-Hua. People of the Tainui canoe became dominant and many families of these parts trace their lineage to them.

After warfare in the 17<sup>th</sup> and 18<sup>th</sup> centuries Ngati Whatua from the Kaipara defeated the Wai-o-Hua in a great battle near Mt Albert (Owairaka) and settled in the area.

Musket raids in the 1820’s by the Nga Puhi from the North ended in peace in 1828. This was concluded on a site of an old Pa, Pukekaroa, the central scoria cone in The Domain, now marked by a Palisade to commemorate the one time residence by the Waikato (Tainui) Chef, Te Wherewhero.

In 1840, Ngati Whatua chiefs signed the deed of purchase for the sale of what is now central Auckland (Tamaki-makaurau) to the Crown.<sup>2</sup>

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<sup>1</sup><http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/Councilstrategies/Documents/ponsonbyroadmasterplanmaoriheritagereport.pdf>

<sup>2</sup> <http://www.grafton.org.nz/grafton-residents-association-auckland-new-zealand/our-community/our-present/grafton-historic-walk/>





Pencil Drawing of Khyber Pass Road by William Eastwood 1863, Image: Sir George Grey Special Collections, Auckland Libraries



Showing a colour ink and wash drawing of a woman entering the arched gateway of a cottage in Khyber Pass Road, Auckland. With a long picket fence to either side, 1863, Image: Sir George Grey Special Collections, Auckland Libraries, 3-137-16

## 2.2 EARLY EUROPEAN SETTLEMENT

European settlement began in Grafton in the early 1840's with a Crown Grant to European settlers of an area bounded by Grafton Road, Park Road and Khyber Pass Road. The area was named "Grafton" in honour of Governor Fitzroy's grandfather, the 3<sup>rd</sup> Duke of Grafton, a supporter of the Evangelical Movement.

The early residents of Grafton were prosperous people. Walter Brodie built Carlton Gore – home to Hugh Carlton, then to the Lawry family (demolished in 1957), Huntly House was one of the many Stone family residences and Outhwaite Park memorialises the Outhwaite family. There was a significant military presence in the area including Captain Beckham, General Sir Trevor Chute and Major von Tempsky. More modest housing appeared in the 1850's and 1860's when worker's cottages were built on the newly formed Seafield View Road.

A map drawn by Rev John Kinder in 1857 shows that the subdivision was fully built by this time and valuation records from the 1880's reveal the wide range of occupations of the people residing there. This was the beginning of the diversification of Grafton.<sup>3</sup>

Khyber Pass Road, the site of the present St David's Church, was a very early thoroughfare, formed in the later part of 1843 and referred to at the time as 'a new eastern highway out of town'. It was one of the first primitive coach roads in Auckland, cut through a spur of Mount Eden. Its path is reputed to follow a traditional Maori foot track.

Kyber Pass (as it was spelt in the early years) became an important military road. Men of the 58<sup>th</sup> Regiment were put to work to complete the road works; they opened Khyber Pass for wheeled traffic by blasting spurs of Rock with gunpowder, then levelling the surface with rock – hammer, spade and pickaxe.<sup>4</sup>

It is thought that Khyber Pass Road was named to acknowledge the service of the military road builders of the 58th Regiment. Another view is that the road was named to commemorate a battle in the pass during the Afghanistan war. Lord Auckland led the British forces in the withdrawal through the Khyber Pass to Kabul. He was Governor-General of India in 1836-37. Some thought that the construction site at Newmarket resembled the narrow passageway of the Pass.<sup>5</sup>

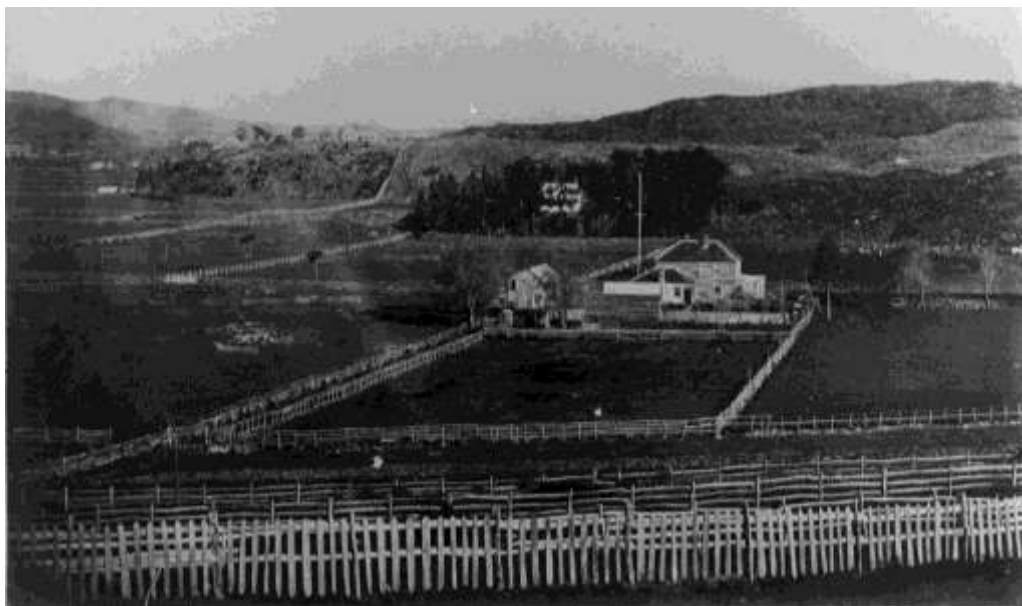
Symonds Street, the site of the first St David's Church, was named after Captain William Cornwallis Symonds (1810–41), an officer of the 96th Regiment of Foot of the British Army. He came to New Zealand in the early 1830s as agent of the Waitemata and Manukau Land Company. He was instrumental in the founding of Auckland and in the signing of the Treaty of Waitangi.

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<sup>3</sup> <http://www.grafton.org.nz/grafton-residents-association-auckland-new-zealand/our-community/our-present/grafton-historic-walk/>

<sup>4</sup> Logan Campbells Auckland, Pg. 118

<sup>5</sup> <http://muse.aucklandmuseum.com/databases/Streets/69.detail>



Panoramic view looking south west over Newmarket from Auckland Domain showing Carlton Gore Road, (foreground), Khyber Pass Road, (left to right), Junction Hotel, (extreme left), Mount Hobson, (left background) and the Captain Cook Hotel or brewery (centre) July 1863, Image: Sir George Grey Special Collections, Auckland Libraries, 4-828



Looking east showing Newmarket with Remuera and Mount Hobson (centre distance), Carlton Gore Road (foreground) and Khyber Pass Road beyond, 1860s, Image: Sir George Grey Special Collections, Auckland Libraries, 4-831



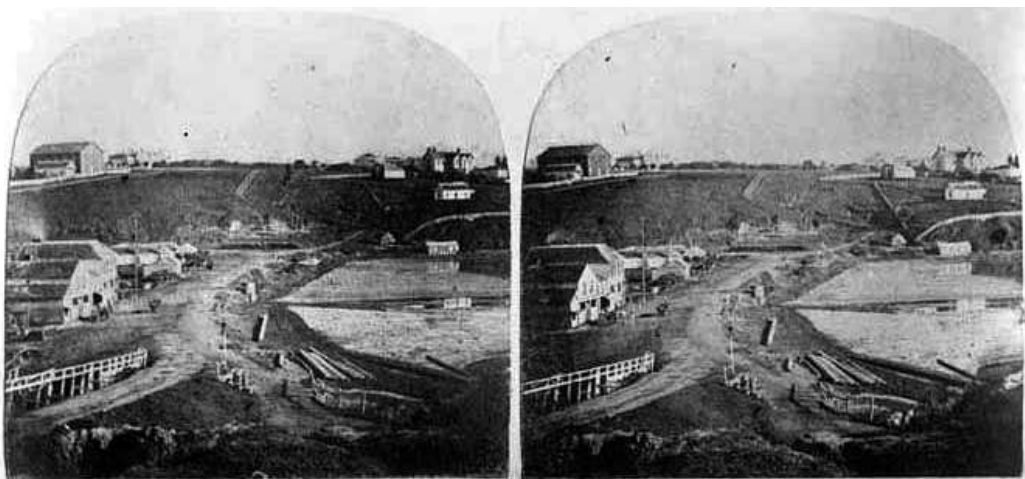
Panoramic view looking south west over Newmarket showing Mount Eden, Carlton Gore Road (foreground), and glimpses of Khyber Pass Road (centre) Jul 1863 Sir George Grey Special Collections, Auckland Libraries, 4-829



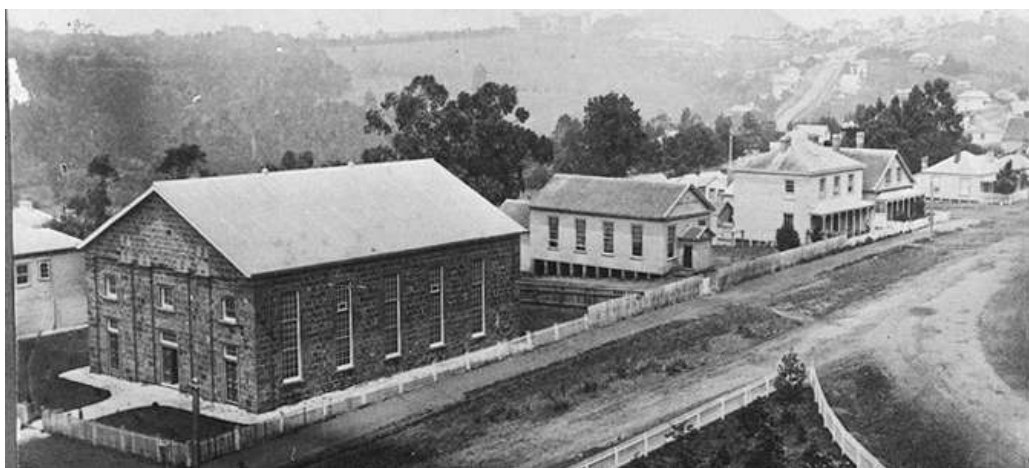
Looking down Khyber Pass from Symonds Street showing the Indian Contingent of the Imperial Troops wheeling into Khyber Pass with the Queens Hotel on left, Edward Qualtrough, grocer, on right, and Holy Sepulchre Church, 16 February 1901, Image: Sir George Grey Special Collections, Auckland Libraries, 4-991'



Carlton Gore & Khyber Pass Gardens. A view of the gardens showing the large open area of land before any major development, c.1860s, Image: Auckland War Memorial Museum Call number DU436.1233



Looking west from Selwyn (later Augustus) Terrace, Mechanics Bay with logs on foreshore (right); The Strand (left foreground to centre rear) with the Swan Inn and Maori Hostel; St Andrews Church (on ridge upper left); Government House (upper left); Parliament Building (on ridge upper right) 1850s Image: Sir George Grey Special Collections, Auckland Libraries, 4-RIC144



Showing the east side of Symonds St with St Andrews Church, Symonds Street High School, Auckland Public Hospital (centre distance), Auckland Domain (left distance) Mt Eden (centre right distance) and Grafton Rd (far right distance) 1870s, Image: Sir George Grey Special Collections, Auckland Libraries, 4-205



Pen drawing by Alexander Boyd Stuart of the first preaching station at St David's Church, Symonds Street which opened in 1864, Image: Sir George Grey Special Collections, Auckland Libraries, 4-1536

### 2.3 THE PRESBYTERIAN CHURCH IN AUCKLAND

The history of the Presbyterian Church of New Zealand began with the arrival of the Rev. John Macfarlane of the Established Church of Scotland at Port Nicholson, Wellington, on February 20<sup>th</sup> in 1840. Macfarlane officiated at the opening of the first Scots Church (now St. Andrew's, Wellington) in New Zealand on Sunday, 7 January 1844.

When the first two immigrant ships, the Jane Gifford and the Duchess of Argyle, arrived at Auckland in October 1842 Auckland was barely established, and there was no Presbyterian Church building. After a few months the Rev. W. Comrie began to hold the first Presbyterian services in the Supreme Court House.

Five years later it was resolved to request Dr Thomas Chalmers, the leader of the Free Church, to select a minister for the Auckland congregation. The Rev. G. A. Panton was sent to Auckland and St. Andrew's Church opened on Symonds Street, on the corner of Alten Road, at the top of Constitution Hill, in 1849. Panton's ministry at St Andrews was very brief and he was succeeded by the Rev. David Bruce, who became a leader in church extension work throughout the North Island from 1862.<sup>6</sup>

By 1864, the population of Auckland was 12,423. The 'Presbytery of Auckland' came into existence in 1865. At that time there were four charges: St Andrews (Symonds Street), Otahuhu, Papakura (which included Wairoa and Opahake) and Mahurangi. Onehunga became a charge in 1860, St James' in 1862, and St David's in 1864.

St David's on Symonds Street was initially established as a 'preaching station at the junction of Symonds Street and Khyber Pass Road' (the site running right through to Dundonald Street) in 1864. By this time St Andrews Church (Symonds Street est. 1849) was no longer able to meet the needs of the expanding city and rapidly increasing population. The minister of St Andrews, David Bruce, saw the position proposed for the new church as a strategic one as it was seen that the town of Auckland was extending in that direction. Bruce commenced preaching sporadically at the new location with the intent to find a permanent minister to take over in time.<sup>7</sup>

The Rev. Dr. Wallis, formerly a missionary at Demerara, began to preach at the Symonds Street preaching station in October 1865, and gathered a good sized congregation. Regular services were held in a 'school room' that had been erected, earlier in 1861<sup>8</sup> and it seemed that the future of the church was assured. The new church was appropriately named St David's as the venture had been the result of the work of Reverend David Bruce. Bruce had arrived in New Zealand in 1853 had helped 'not only to put the congregation on a sure footing but to extend the influence of the Presbyterian Church in the wider Auckland region and far beyond.'<sup>9</sup>

Trouble arose In September 1868, when Dr. Wallis, having withdrawn from the jurisdiction of the Presbytery, apparently not content with the work at St David's, rented the Temperance Hall in Newton and established an independent congregation there. The school room in Upper Symonds Street was consequently closed and over the next 10 years internal struggles within the church saw the building fall into a serious state of disrepair and the building was consequentially deserted. It wasn't until a meeting on February 5<sup>th</sup> 1878 that it was decided that the school room should be put into a 'thorough state of repair'.

<sup>6</sup> <http://www.teara.govt.nz/en/1966/presbyterian-church>

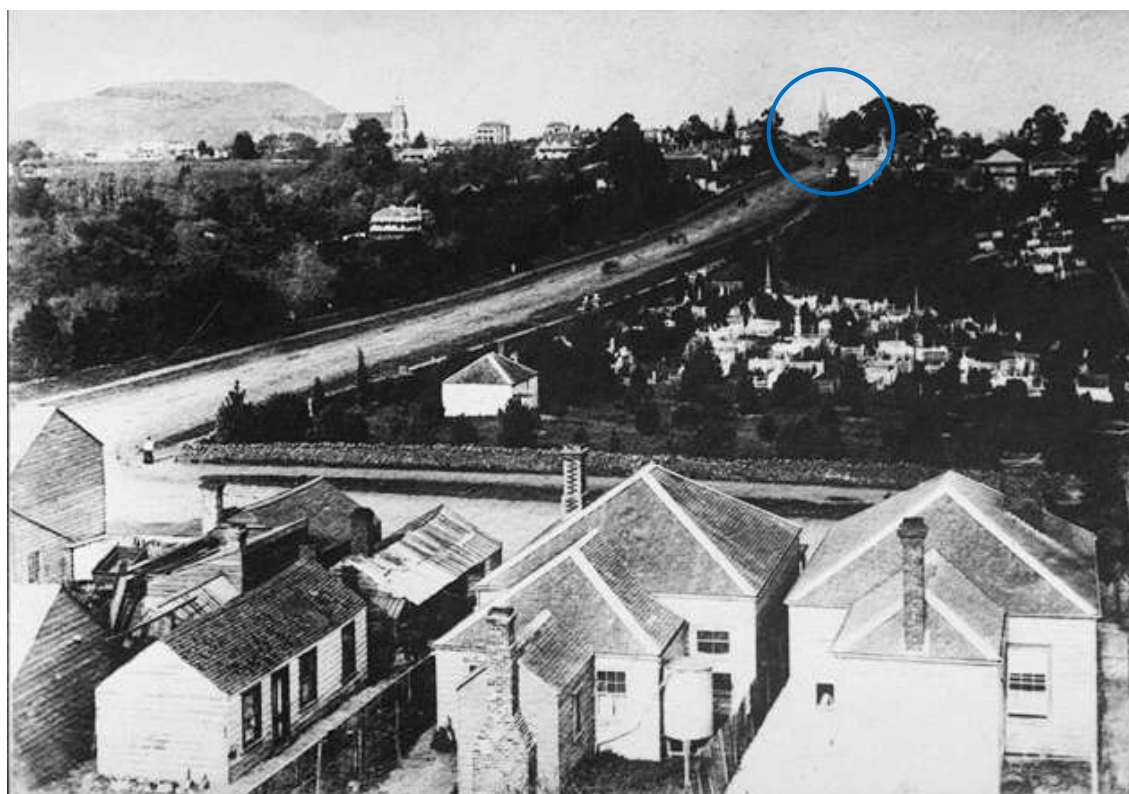
<sup>7</sup> The Story of St David's Presbyterian Church, Pg.3

<sup>8</sup> <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d1-d23-d38.html>

<sup>9</sup> <http://www.standrewschurch.org.nz/history/>



A drawing looking south along Symonds Street showing the Robertson Brothers grocers shop, (left), St Davids Church and the Edinburgh Castle Hotel on the corner of Newton Road (right) 1880. Image: Sir George Grey Special Collections, Auckland Libraries, 4-1537'



Looking south from Partington's Mill, showing corner of Symonds St and Karangahape Rd (foreground left), Grafton Cemetery (centre right) and the Church of the Holy Sepulchre, Khyber Pass (left distance) and houses in the area, 1880s, Image: Sir George Grey Special Collections, Auckland Libraries, 4-200

The Gas Company was asked to lay gas, new internal fittings were to be installed, the roof re shingled and new seats obtained.<sup>10</sup> On the 10th of March, 1878, after the much needed renovation was completed, the schoolhouse was re-opened for regular church services.

A few weeks later, on the 3rd of April, the mission was formed by the Presbytery into a regular charge, under the designation of St. David's and a new minister, the Rev. A. M. McCallum, of the Free Church of Scotland, undertook the services.

By 1879 St David's was on a sound footing, and it was decided to build a new church with a seating capacity to accommodate for the rapidly increasing size of the congregation.<sup>11</sup> Edward Bartley, a prominent Auckland architect at the time, was selected as the architect for the design of a new, much larger church building for St David's.

Edward Bartley was born in Jersey in 1839. He emigrated to New Zealand with his elder brother Robert, also an architect, in 1854. He had trained as a carpenter and joiner, under his father, an architect and builder, and gained work in the field as soon as he arrived in the colony. In 1872, he went into a partnership and formed Matthews & Bartley Builders. Bartley moved to the North Shore in 1872, later building his own home in Victoria Road, Devonport. Here he was active in local politics and soon became a prominent Devonport resident.

Bartley's interest in architecture grew and he took on more architectural work in favour of building. He was at one time vice-president of the Auckland Institute of Architects and was also Diocesan Architect for the Church of England.

During his long career he served as architect to the Auckland Savings Bank and to the Auckland Hospital & Charitable Aid Board. By the time he was asked to supervise the construction of St Matthew's in the City in 1901, he had already designed more than 20 churches for various denominations including Holy Trinity Church in Devonport, and St David's on Symonds Street. He was also involved in the construction of many residential and commercial buildings around Auckland.<sup>12</sup>

Amongst Bartley's most notable works were his ecclesiastical buildings including St John's Church, Ponsonby (1881), Holy Trinity Church, Devonport, and the Synagogue, Princess Street (1884). He was also responsible for the Opera House (1884) the Auckland Savings Bank, Queen Street (1884) and the Blind Institute Building in Parnell.<sup>13</sup>

After Bartley's competition entry for St Sepulchre's on Khyber Pass was placed third, he completed a successful design for St David's Presbyterian Church in 1879.

The proposed church was to be erected on the allotment fronting Symonds Street, in front of the existing school room building. (Next to the Edinburgh Castle)

The site was a commanding one, situated on the highest part of Symonds St, on the same level as the Khyber Pass reservoir. The main building was 71 feet long and 37 ½ feet wide. A 44 foot high tower extended beyond the main building, facing the street. This was finished with an octagonal spire and wrought iron finial standing a further 47 feet high.<sup>14</sup>

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<sup>10</sup> The Story of St David's Presbyterian Church, Pg.6

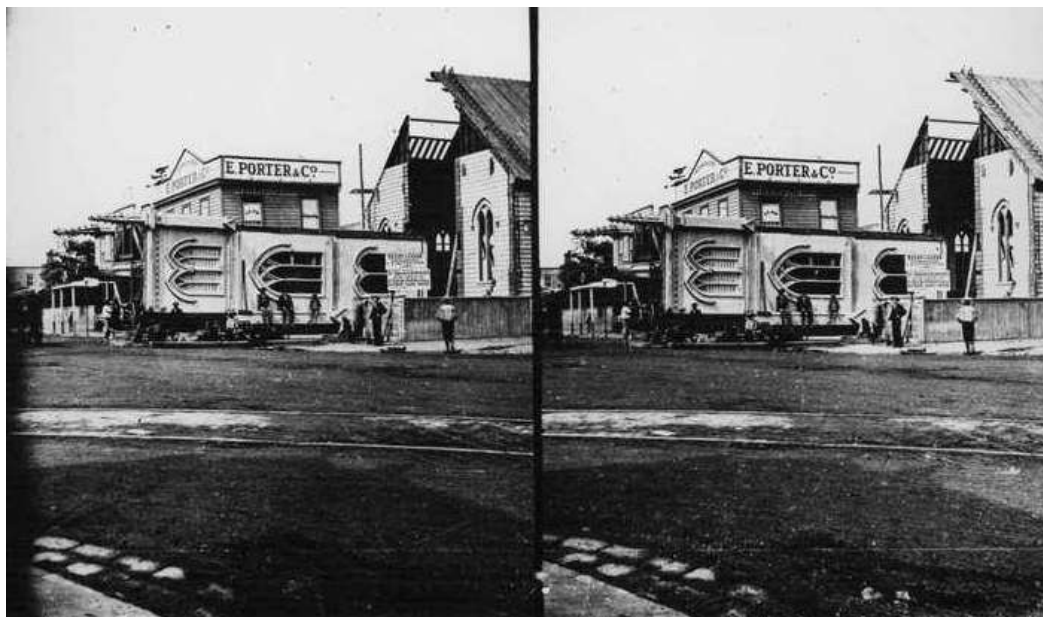
<sup>11</sup> Auckland Star, Volume LVII, Issue 298, 16 December 1926, Page 10

<sup>12</sup> [http://www.writerscentre.org.nz/sh\\_architect.php](http://www.writerscentre.org.nz/sh_architect.php)

<sup>13</sup> <http://www.heritage.org.nz/the-list/details/578>

<sup>14</sup> <http://localhistorybartley.blogspot.co.nz/2015/01/the-original-st-davids-presbyterian.html>





Demolition of St. David's Church for removal to Khyber Pass, 1902, Image: Auckland War Memorial Museum, Call number DU436.1215 S98, DU436.1215 S98 env3



Re-erecting the tower on old St David's Church, Khyber Pass, shortly after its removal from Symonds Street, 27 September 1902, Image: Sir George Grey Special Collections, Auckland Libraries, NZG-19020927-808-1

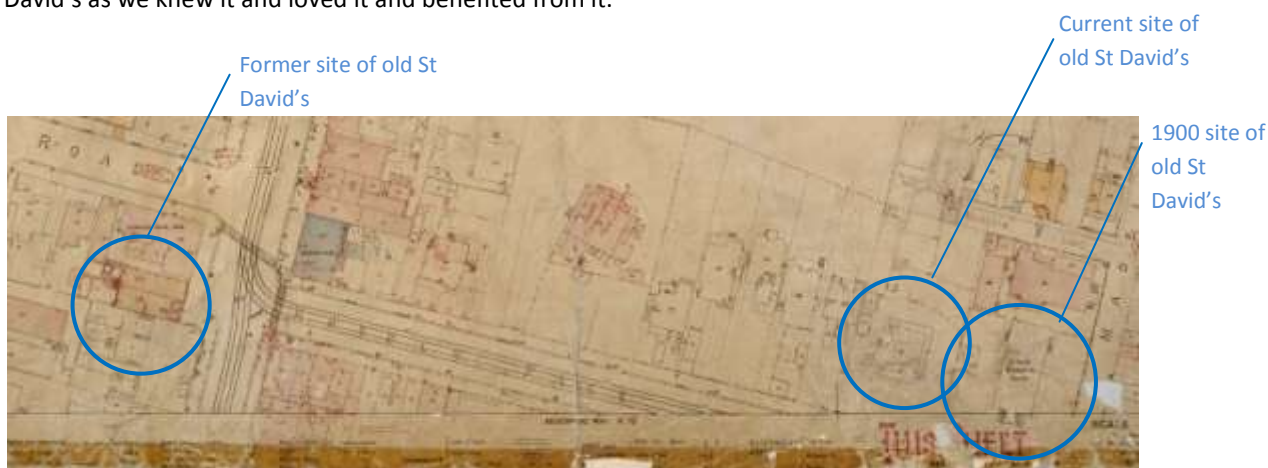
For the plain roof interior Bartley specified a contrast of totara brackets and kauri principals resting on carved trusses, all to be varnished, with the boarding of the roof picked out in white paint. The rostrum continued the Gothic theme in the panelling of native timbers below turned balusters, with Gothic arches between. The main entrance was from the tower. The side and back of the building were of weatherboard, with the front and tower in rusticated board. The church was designed to seat about 500 people, at a cost of £1350 and was completed on time in November 1880.<sup>15</sup>

St David's was opened on the second Sunday of that month in 1880. In the Auckland Star (Nov 1880) the impressive new building was described as 'a new church, on the most commanding site occupied by any of the city churches' The first minister was the Rev. Thomas Mackenzie Fraser, M.A., formerly of the High Church, Geelong, and one of the Theological Tutors of the Presbyterian Church of Victoria. He was inducted on the 18th of August, 1881.

9 years after the construction of the new church, In July 1900, Mr J Robertson was appointed by the managers to investigate the question of a new site for St David's. It was ascertained that a site owned by a Mrs Heyland, described as having a frontage of 117 feet to Khyber Pass Road, and with a depth of 199 feet, could be obtained by the church for 15 pounds per foot. By the 1<sup>st</sup> of October it was decided that the Khyber Pass Road site should be bought by the church and that the Symonds Street property on which the current St David's sat be sold for 1720 pounds.<sup>16</sup>

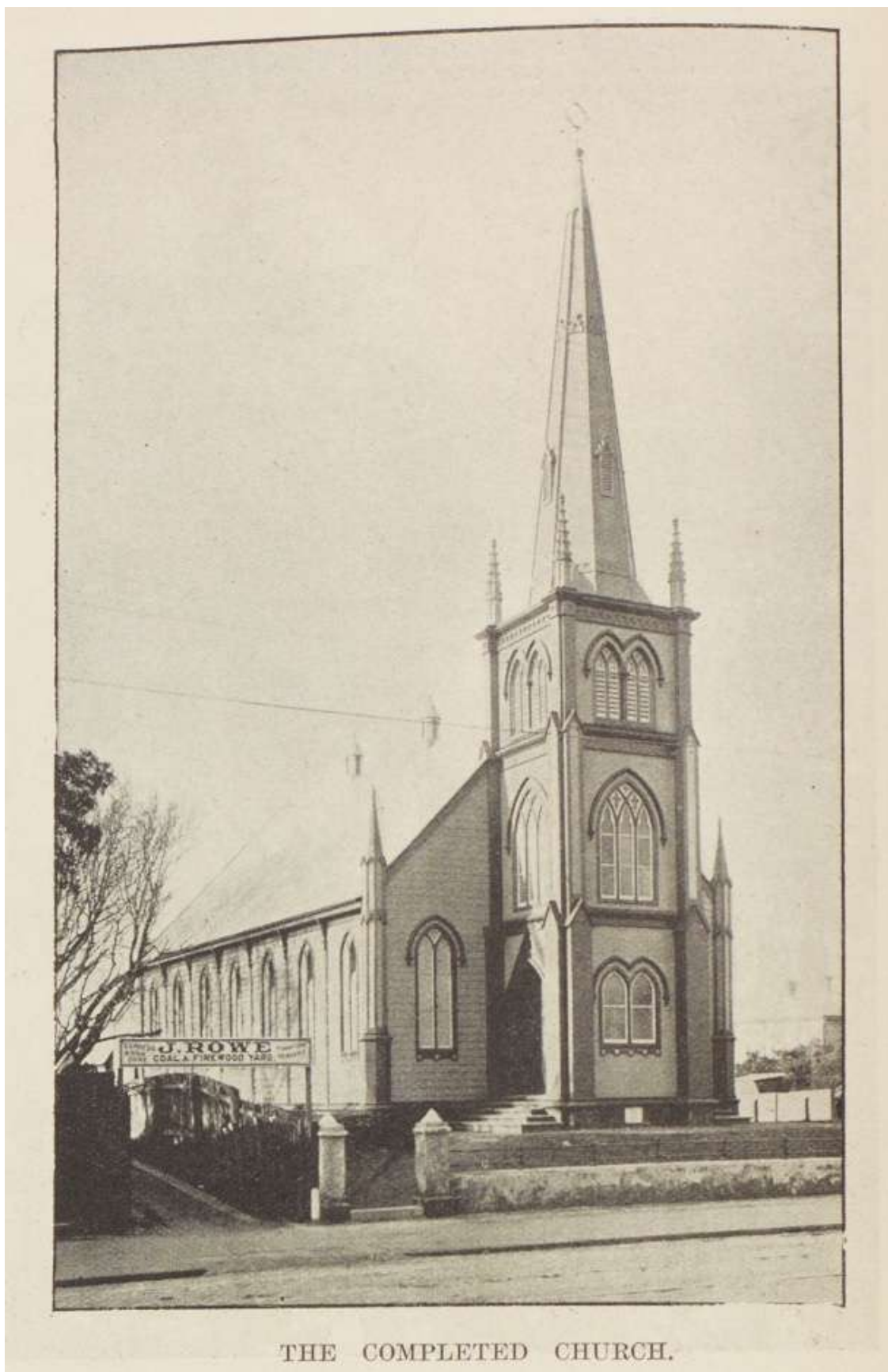
The decision to move the timber church building to a new site down the road gained a great amount of public interest as, up until this point, no building of this size had been moved in Auckland. The building was successfully transported to and re erected on its new site by the beginning of 1902. Rededication took place on February 6<sup>th</sup> 1902.

The Very Rev. J.M. McKenzie stressed the central place the church held in the lives of the young people connected with it shortly after it was moved to its new prominent position on Khyber Pass in 1902. "How large a place St David's filled in our lives! We grew up in the church in a very real sense. Apart from school and work, all our interests tended to centre there. It was not just a spiritual home and the centre of worship, it was also our social centre, our recreational centre and our friendship centred there too. Classes and clubs, picnics and socials, gymnasium and debating, all were there in the life of St David's as we knew it and loved it and benefited from it."



<sup>15</sup> <http://localhistorybartley.blogspot.co.nz/2015/01/the-original-st-davids-presbyterian.html>

<sup>16</sup> The Story of St David's Presbyterian Church, Pg. 29



THE COMPLETED CHURCH.

Showing old St David's Church, Khyber Pass, shortly after its removal from Symonds Street, 27 September 1902, Image: 'Sir George Grey Special Collections, Auckland Libraries, NZG-19020927-808-2



Interior of the old St David's Presbyterian Church, formerly on the corner of Symonds Street and Newton Road, and now part of the present St David's Church complex in Khyber Pass Road, Image: Sir George Grey Special Collections, Auckland Libraries, 4-547H



George Croft, the prominent Auckland organ builder in the first half of this century, was an amateur photographer. He kept a photographic record of many of the instruments he built. 1920s Croft Organ (divided organ) St David's Presbyterian Church, Khyber Pass, Image: Sir George Grey Special Collections, Auckland Libraries, 4-547H

## 2.4 ST DAVID'S & WORLD WAR 1

In 1915 the number of parishioners was 439 and it was reported that 'in spite of the calls occasioned by the war (First World War) the general revenue was the largest in the History of St David's.'<sup>17</sup>

By the middle of 1915 the session reported that 19 men and 3 women from the church had joined the forces. Of these, 2 had died and one was reported missing. A roll of honour had been placed in the church porch on which was entered the names of those enlisting and memorial services were held for those who had given their lives. As the war continued new names were continually being added to the Roll Honour. By the end of the war 103 men connected with St David's had joined the forces and 6 women were serving as nurses. Of these 17 had given their lives.<sup>18</sup> In 1916 a new manse was erected in Grafton Road to the design of prominent Auckland architect Daniel B Patterson.<sup>19</sup>

## 2.5 HISTORY OF THE CURRENT CHURCH BUILDING

"The cost of the new site was £1894:9:3d. The cost of the removal of the buildings and enlargement of the hall, including the amount needed to liquidate the old debt, was £1403:6:7d. To meet these two amounts £1720 had been received from the sale of the old site. A sum of £200 was left on the mortgage to Mrs Heyland.

£1118 pounds was provided mainly by members of the congregation by means of non-interest debentures. This was reduced to £1068 as 10 of the debentures were placed on the memorial stone as a donation. The remainder of the money required was to be raised by means of sales of work or other legitimate means, with the object of securing that the indebtedness of the church would not be increased beyond the debentures and the mortgage of £200. A sinking fund for the purpose of paying off the debentures by weekly payments, donations and so on, made up of contributions of three pence a week and upwards from about 130 members of the congregation, was opened on 1<sup>st</sup> October 1901."

The position at the beginning of 1903 was that a first payment had been made to the debenture holders of one fifth of the amount loaned and £40 had been paid off the mortgage. Thus there was a total indebtedness of £1012 and, in fact, there was a considerable amount in hand in the sinking fund. The success of the sinking fund plan meant that other revenue producing efforts such as sales of work, lectures, concerts and so on, could be used for the ordinary revenues of the church.

Mr and Mrs Fleming, by way of a thank offering for the termination of the war announced that they would give 900 to liquidate the existing debt on the manse and a further sum of 1000 as the nucleus of a fund for the building of a new church. In addition to their previous gift they offered to subsidise 1pound for 1 pound all contributions by the congregation up to 2000 pounds. Another member offered to subsidise a further 1000 on the same basis. The congregation responded well to the appeal for funds with the result that 7186:9:1d was promised before the close of the financial year in 1920.<sup>20</sup>

In 1919 the Reverend D.C. Herron was appointed as minister of St David's. Herron was New Zealand born and a product of St Andrew's in Dunedin. He was a graduate of Otago University and the winner of a Military Cross as the chaplain with the Second Otago Regiment. He was described by the church's historian in 1926 as 'a strong man who has taken hold of St David's with a masterly grip.'<sup>21</sup>

Although the possibility of erecting a new church building on the site had been presented years earlier, and been met with enthusiasm, the war had made it impossible to transform the idea into a reality. It

<sup>17</sup> The Story of St David's Presbyterian Church, Pg. 46

<sup>18</sup> The Story of St David's Presbyterian Church, Pg. 47

<sup>19</sup> Auckland Star, Volume XLVII, Issue 234, 30 September 1916, Page 9

<sup>20</sup> Pg 29 - 30 The story of St David's

<sup>21</sup> Auckland Star, Volume LVII, Issue 298, 16 December 1926, Page 10

wasn't until 1919 that the conviction took shape that a new church building was in fact a necessity. Sunday school attendance had been growing and it had reached a stage where the groups had been forced to meet in sections because of the cramped accommodation. It was decided that the old church building would be used as the Sunday school and that a 'new and more adequate building would be constructed to meet the needs of the congregation'.

It was agreed that year that the new church was to be a memorial in perpetuity to those who had fought in the First World War.<sup>22</sup>

"From the commencement the thought was kept prominent that the church should be a soldier's memorial, erected to keep the faith and courage and sacrifice to the uttermost of the lads who once worshipped with the congregation, and to express thanks to God for them and for the deliverance won for the nation by them and their fellows."<sup>23</sup>

St David's continued to grow and advance during the period of ministry of the Rev. D. C. Herron. A man described as 'whose natural gifts were supplemented by his war experience'.<sup>24</sup> Membership of St David's had increased from 454 when Herron began his ministry to 602 in 1929. The establishment of a branch of St David's at Virginia Avenue in Newton was an important development during this decade. On July 4<sup>th</sup> 1920 a Sunday school was started in a dilapidated band hall at the foot of Virginia Avenue and in December of the following year another new bible school was opened on the corner of Suffolk Street and Virginia Avenue.

In February 1924 the church paid 3500 pounds for the purchase at auction of the additional, adjoining property on Khyber Pass on which the old St David's now stands.

On May 4<sup>th</sup> 1924, a congregational meeting, on the advice of the Building Committee, took the important step of appointing Mr D B Patterson as architect for the proposed new church. Patterson was an obvious choice as he already had an association with St David's; he had designed the church manse on Grafton Road eight years earlier. The question of the exact location of the proposed new church building absorbed much thought at the congregational meeting and two competing proposals were fully discussed by the board and the architect. It was eventually decided that the new church would be built on the original St David's section (where the building currently stands) and that the existing church buildings would be removed to the adjoining site which had been purchased earlier that year in February.

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<sup>22</sup> The Story of St David's Presbyterian Church, Pg. 60

<sup>23</sup> The Story of St David's Presbyterian Church, Pg. 60

<sup>24</sup> The Story of St David's Presbyterian Church, Pg. 65



**PROPOSED NEW BUILDING FOR ST. DAVID'S PRESBYTERIAN CHURCH.**  
 Perspective drawing by the architect, Mr. Daniel B. Patterson, of the church which it is proposed to erect on the site of the present wooden building in Khyber Pass.

Image: The New Zealand Herald, Volume LXII, Issue 19190, 2 December 1925, Page 15

The New Zealand Herald published the following detailed account on the 2<sup>nd</sup> of December 1925;

Proposals for the erection of a new Presbyterian church for St David's congregation, to replace the existing wooden building at the top of Khyber Pass, will be submitted for the approval of the congregation at a meeting this evening. The board of managers suggests the construction of a handsome Gothic Structure, of the perpendicular period, on the site of the present church. The materials will be brick and reinforced concrete, with facings of stone.

If the scheme is approved, there should be completed in about 12 months a church that should fulfil for many years to come the needs of a thickly populated area that has long out grown the limited facilities provided by the out of date wooden building at present in use. It will give the

district a structure of sufficient size to satisfy the requirements and natural pride if the supporter of the church, and at the same time offer sufficient architectural interest to justify its erection on so magnificent a site.

Draft plans of the proposed new church, prepared by Mr Daniel B Patterson, architect, reveal several features of interest. Prominent among these is the square gothic tower, surmounted by battlements and faced with buttresses at the angles and louvers in the window openings. While removed from undue severity by reason of this exterior mural decoration, the tower lends a striking air of solidarity to the church that is not attained by the tall spire of the present wooden building.<sup>25</sup>

The new church will have seating accommodation for about 560 worshippers, with provision for a gallery to hold another 100 or 150. The side rows of seats will be placed diagonally inward to face the pulpit, so no portion of the congregation will be under the necessity of turning their heads to seek a view of the minister. The choir seats will be arranged in a semi circle round the communion table in front of the pulpit.

Care in planning the building is going to do much to shut out the street noises which at present are a source of no little annoyance. Instead of one main entrance to the building, as at present, the plans show two main doors at the sides. These will give entrance to the vestibule and cloakrooms for ladies and men, and their arrangement will interpose no less than three walls between the street and the interior of the building. It is thus hoped to reduce to a minimum the clatter and rumble of passing trams.

The comfort of worshippers is considered in several directions, not the least being the provisions of a hot air heating system throughout the building. Artificial heating of churches is a practice so far unknown to Auckland but its adoption would unquestionably be appreciated on chill winter mornings and evenings, and an extension of the innovation to other churches would probably be welcomed.

Another new departure will be a sloping floor, to give those seated in the rear of the church a clear view of the pulpit and choir. The slope will be about 2 in. in a foot.

A basement will provide accommodation for six bible classrooms, a small hall and cloakrooms and a gymnasium. On the church level will be large rooms for the office-bearers, the vestry and a room for the choir, accommodating about 50 persons. Access to the gallery is provided by a stairway inside the tower.

Before the new church can be erected, it will be necessary to remove the present church and Sunday school buildings, and the intention is to transfer them a short distance to the west, where they will occupy a permanent site on the adjoining section. This section, on which an old wooden house at present stands, was purchased by the congregation about two years ago. The residence will be removed, and the wooden church and Sunday school will take its place and both do service as the Sunday school. The building at present used as Bible class hall will be removed from the rear of the church to the site of St David's subsidiary Sunday school in Virginia Avenue.

If the proposals are endorsed by the congregation this evening, specifications will be prepared and tenders will be called for. Work on the scheme in that case should commence in three or four months.<sup>26</sup>

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<sup>25</sup> New Zealand Herald, Volume LXII, Issue 19190, 2 December 1925, Page 12

<sup>26</sup> New Zealand Herald, Volume LXII, Issue 19190, 2 December 1925, Page 12



At the end of 1926, in the course of preparation for the building of the new church, the large bible class hall was removed from the Khyber Pass site and added onto the existing Sunday school building in Virginia Avenue. 1927 began as a complicated year for the church. There were many difficulties connected with the removal and re establishment of the old church buildings and the waiting for the completion of the new church along with financial depression caused stress within the congregation.

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**T O B U I L D E R S.**  
**ST. DAVID'S CHURCH, KHYBER PASS**  
**ROAD (BRICK AND CONCRETE).**

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The time for receiving Tenders for the above has been extended to MONDAY. May 31.

DANIEL B. PATTERSON,  
 Architect.

23. Shortland St., Auckland.

**E**LLIOTT Woodworker, the Electric Car-  
 penter, £99. — Macneill, Maxwell's  
 Bldgs., Hobson St., cor. Moore St.

Image: New Zealand Herald, Volume LXIII, Issue 19335, 24 May 1926, Page 16

The foundation stone of the Soldiers Memorial Church was laid on Anzac Day 1927. In the presence of a gathering of about 1000 people, the foundation stone was laid by Mr Duncan Macpherson who was a member of the original session elected in 1884. A procession headed by Mr John Flemming and Mr James Robertson led the congregation from within the old building to the site of the new church where the foundation stone was laid "To the glory of God and in proud memory of the St David's men who for the permanent peace of the world gave their lives in the Great War 1914 - 1918."<sup>27</sup>

The dedication and opening ceremony took place nearly six months later and it was reported to be so well attended that people were turned away, unable to get into the crowded new building.

"We believe and trust that for many years, this will be the Presbyterian Cathedral of Auckland, and that in it, in the spirit of sacrifice it commemorates, momentous decisions will be made for the advancement of the Kingdom of Jesus Christ" said the Rev. D. C. Herron, minister of St David's, when calling upon the Rev G. H. M Neur, Moderator of the Presbyterian Church of New Zealand to dedicate the building.<sup>28</sup>

On November 14<sup>th</sup> 1929 the Building Committee were able to tell the congregation that due to 10 years of fundraising and donations from the congregation, all expenses had been met and that the church was clear of all debt. The total expenditure of the redevelopment of the site had amounted to 25 652 pounds. 'This had included not only the money spent on the actual building of the new church, but the renovation of the buildings at Virginia Avenue, the removal and renovation of the old church and

<sup>27</sup> The Story of St David's Presbyterian Church, Pg. 62

<sup>28</sup> Evening Post, Volume CIV, Issue 91, 14 October 1927, Page 10

Sunday School, the provisions of a caretakers house and the additional and very valuable section that had been bought.<sup>29</sup>



Showing the old and new St David's Church in Khyber Pass Road, 1927, Image: Sir George Grey Special Collections, Auckland Libraries, 4-1539'

There were a number of problems that arose after the building was opened. The brickwork was apparently in an unsatisfactory state and continual dampness had affected the inside walls of the lower rooms. The church was extremely cold during the winter months. The electric lighting system had been affected by the damp, and by 1935 the steel window sashes were already in urgent need of repair. The older church buildings needed painting and minor repairs. There was also the desire to remodel the chancel at the north end of the church.

These alterations were carried out at the same time as the repair work. The Chancel modifications were designed by prominent architect Horace Massey. The rededication of the building took place on November 11<sup>th</sup> 1937. The bible class rooms were lined the following year. The repair works were successful.



Looking west from the corner of Nugent Street and Khyber Pass Road showing the western corner of Grafton Road, with the Newmestic Laundry, Madeira Buildings and St David's Church, 1929, Image: Sir George Grey Special Collections, Auckland Libraries, 4-1839

<sup>29</sup> The Story of St David's Presbyterian Church, Pg. 63



A view of the south and west elevations of St David's Church in Khyber Pass Road 24 Oct 1927 'Sir George Grey Special Collections, Auckland Libraries, 4-1540'



A view of St David's Church from Madeira Place, with Madeira Lane on the right 1927 'Sir George Grey Special Collections, Auckland Libraries, 4-1541'



Looking east from the roof of the Astor Hotel on the corner of Symonds Street and Khyber Pass Road across Grafton, showing Grafton Road (left to right across upper centre partly obscured), Madeira Place (left to right across centre partly obscured), houses (foreground) fronting on to Karangahape Road, and St David's Church (right), edge of the Auckland Museum (far left) 20 August 1931, Image: Sir George Grey Special Collections, Auckland Libraries, 4-5173



Looking north from Khyber Pass Road to Madeira Place showing part of St David's Church, left, and a home cookery on the corner, 1929, Image: Sir George Grey Special Collections, Auckland Libraries, 4-1838



Looking east down Khyber Pass Road showing St David's Church (centre left), cars, 1929, Image: Sir George Grey Special Collections, Auckland Libraries, 4-1837



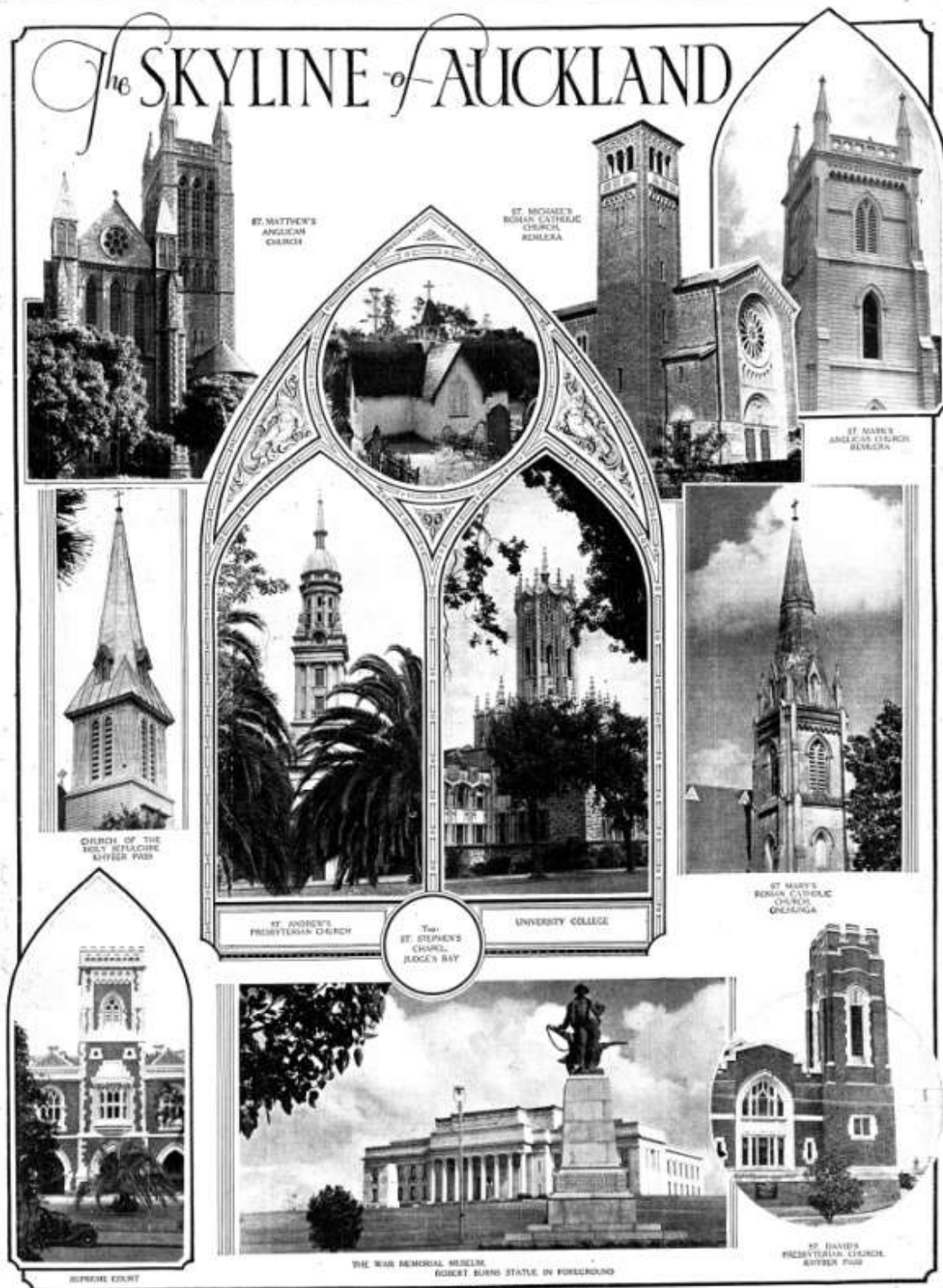
Showing the interior view of St Davids Church in Khyber Pass Road, from the front of the ground floor, 1927, Image: Sir George Grey Special Collections, Auckland Libraries, 4-1544



Interior view of St David's Church in Khyber Pass Road, 1927, Image: Sir George Grey Special Collections, Auckland Libraries

THE NEW ZEALAND HERALD THURSDAY, DECEMBER 24, 1908

11





Auckland Church Jubilee – Seventieth anniversary of St David's' Khyber Pass Image: Friends of St David's Trust

## 2.6 ST DAVIDS & WORLD WAR 2

The congregation of St David's continued to grow and by 1935 the roll was up to 660. By 1939 the roll had increased to 752. By the end of 1939, 12 from St David's parishioners were serving with the armed forces. During the 1940s many more were to join. Through the St David's Women's Club (established under the leadership of Ellen Melville, prominent feminist and politician) and the Men's Club, parcels were regularly sent to those on active service overseas and members of the congregation were making regular monetary gifts to enable this to be done.

By June 1941, 60 people associated with St David's congregation had gone overseas on active service. Of these three had been killed and four reported missing.<sup>30</sup> By the middle of 1942 that number was up to 140. By the middle of 1944 the number from St David's serving reached 190. Improvements were made to the Sunday school hall in order that it might be used at certain times as a clubroom for service men and women.

## 2.7 ST DAVID'S POST WAR

After the war, in 1946, the congregation began to consider the matter of a suitable war memorial for the church and a representative committee was set up to consider an appropriate memorial. It was decided a commemorative tablet with the names inscribed of those who served in the war, would be put up in the church. The tablet was unveiled in an impressive service conducted by The Rev S. C. Read on Remembrance Sunday, November 9<sup>th</sup> 1947.

<sup>30</sup> The Story of St David's Presbyterian Church, Pg. 84

In 1947 it was decided by the congregation, to sell the church property in Virginia Avenue and in co operation with the Presbytery, to apply the proceeds to church extension work in one of the new suburban housing areas of Auckland City.

After the retirement of Reverend Black, the Very Rev. O.T Baragwanath took charge of St David's. He was the grandson of the Rev. T. McKenzie Fraser, who had served the congregation there from 1881 to 1885. At this time the church had an association to the 'New Life Movement' and the activities connected to the St David's were many and varied; the women's sewing guild, the bible classes, the Sunday school, choir, scouts and wolf cubs, the girls life brigade, operatic and dramatic club, indoor bowling club, badminton & table tennis club...etc

Consideration was given to selling the old church building at this time but it was decided that in view of the recent renewed and extended activities of the various organisations using the building, it not be sold. A report was received that year showing that the main part of the building remained structurally sound.

In 1959 renovations were carried out to the manse kitchen, improvements were made in the kitchen facilities in the Sunday school and alterations were made to the seating in the gallery of the church.

1961 a considerable amount of repair work was done to the roof and the tower of the church. A new sound amplifier system, wiring and speakers were also installed in the church. It was decided in a congregational meeting in July 1961 to sell the Grafton Road manse and to take up an option on a section in Rockwood Place with the object of building a new manse. This was completed in June 1962. The congregation also adopted a scheme for a new Christian Education building and for modernising the old church building which was then to become the main church hall. By 1962 the congregation were beginning to realise that they were going to have to face the problem of enlarging the church. The session in their 1962 report lay emphasis on this and it pointed out how many occasions, especially at communion services, the seating accommodation was insufficient.<sup>31</sup>

In 1962 preparations were being made to celebrate the centenary of St David's and a Centennial memorial Committee was set up. In addition to the provision of extensive new buildings for Sunday School and other youth work it was decided that two stained glass windows, one to commemorate former ministers and one in recognition of missionary work at home and overseas should be added to the church.<sup>32</sup>

A history of St David's was also commissioned that year and the organ was to be renovated and improved. Of the building schemes stage 1 was completed in 1962 and stages 2 and 3, the new Christian Education building and the re modelling of the bible class hall and rooms, were being prepared.

It was reported that the Sunday school had benefited by the completion of the first stage of the centenary scheme - the modernisation of the old church with the additions of the Sunday school classrooms along the Khyber Pass side and a lounge and kitchen on the harbour side the reconditioned hall was re dedicated in September 1962.<sup>33</sup>

The Very Rev. Baragwanath was attributed to 'contributing greatly to making St David's a 'city set on a hill' the centre of Presbyterianism in Auckland with an influence in the whole city.'<sup>34</sup>

<sup>31</sup> The Story of St David's Presbyterian Church, Pg. 109

<sup>32</sup> The Story of St David's Presbyterian Church, Pg. 110

<sup>33</sup> The Story of St David's Presbyterian Church, Pg. 111

<sup>34</sup> The Story of St David's Presbyterian Church, Pg. 112





Showing St David's and the Art of Remembrance installation, Image: Friends of St David's Trust

## 2.8 THE ART OF REMEMBRANCE

This year, 2015, as part of the international response to the centenary of the First World War, the Friends of St David's Trust, created a memorial art work that dressed the tower and street frontages of St David's with brass quatrefoils, decorated by internationally acclaimed artist Max Gimblett ONZM, each representing a New Zealander who served in the First World War.

The installation was officially unveiled on the eve of Anzac Day 2015 by the Hon Nikki Kaye, MP, with the blessing of Ngati Whatua o Orakei, the support of the Congregation of St David's, Auckland Council, representation by the New Zealand Defence Force, the New Zealand Sappers' Association, and the New Zealand public. It hung as a public memorial for three months, and was closed by Ngati Whatua o Orakei, and Councillor Mike Lee, with representation from the New Zealand Defence Force, the RSA, and the New Zealand Sappers Association, in the presence of the Auckland public, on 23 July 2015.

Corporal Willie Apiata, holder of the New Zealand Victoria Cross, attended the closing ceremony and presented artworks to distinguished guests. The Apiata – Bassett presentation marked the closure of Remembrance on St David's.

The installation was inspired by the installation of a field of poppies at the Tower of London, as a memorial to those who had served in the WW1.



Corporal Willie Apiata, New Zealand's only current VC, presents Mark Bramwell, grandson of the late Lieutenant Colonel Cyril Bassett, New Zealand's only Gallipoli VC, and first VC of WWI, with a Max Gimblett ONZM, Remembrance artwork. Image courtesy Jeff Smith.



**ANNUAL CHURCH PARADE OF THE ROYAL ENGINEERS.**  
Royal Engineers of the New Zealand Expeditionary Forces entering St. David's Church, Khyber Pass, yesterday morning, when their annual memorial church parade was held.

Sapper's parade 1932, Image: Friends of St David's



RNZE march up the ramps of St David's: Sappers' Memorial Service, 2014, Image: Friends of St David's

## 2.9 THE CORPS OF ROYAL NEW ZEALAND ENGINEERS – THE SAPPERS

St David's has a long association with the New Zealand Army Corps of Royal New Zealand Engineers. The Sappers have held regular Anzac Day services at St David's since the 1920s. There are a number of memorials within the church dedicated to the sappers and to other servicemen and women.

The new St David's church was built as a memorial church and has continued to serve that function up until the present day, most recently as part of the 'Art of Remembrance' project that covered the tower and front section of the church in brass quatrefoils in honour of those who gave their lives in WW1. This project, created by the Friends of St David's Trust, was linked internationally to other commemorative projects in the United Kingdom. Willie Apiata, holder of the New Zealand Victoria Cross, attended the closing ceremony and gave out artworks to patrons of the project.

The following is a brief history of two New Zealand Sappers who we were associated with St David's and who were both recipients of the Victoria Cross.<sup>35</sup>

**Cyril Royston Guyton Bassett VC (1892 – 1983)** was the first and only New Zealander to be awarded the Victoria Cross in the Gallipoli Campaign of the First World War.



Bassett eating a meal in the trenches, 1917, Image: Friends of St David's

Born in Auckland, Bassett was a bank worker when the First World War began. A member of New Zealand's Territorial Force, he volunteered for service abroad with the New Zealand Expeditionary Force (NZEF) and was posted to the New Zealand Divisional Signal Company as a sapper in the Corps of the New Zealand Engineers. He saw action on the opening day of the Gallipoli Campaign, and it was during the Battle of Chunuk Bair that he performed the actions that led to his award of the VC. Medically evacuated due to sickness shortly after the battle, he later served on the Western Front and finished the war as a second lieutenant.

<sup>35</sup> <http://www.saintdavidfriends.org.nz/heritage/>

The citation for Bassett's Victoria Cross read as follows:

*No. 4/515 Corporal Cyril Royston Guyton Bassett, New Zealand Divisional Signal Company. For most conspicuous bravery and devotion to duty on the Chunuk Bair ridge in the Gallipoli Peninsula on 7th August, 1915. After the New Zealand Infantry Brigade had attacked and established itself on the ridge, Corporal Bassett, in full daylight and under a continuous and heavy fire, succeeded in laying a telephone line from the old position to the new one on Chunuk Bair. He has subsequently been brought to notice for further excellent and most gallant work connected with the repair of telephone lines by day and night under heavy fire.*<sup>36</sup>

In 1926 Bassett was **married at St David's Church, Khyber Pass, Auckland**. He returned to the banking profession but was recalled to active duty during the Second World War. He served on the Home Front and by the time he was taken off active duty in December 1943, he had been promoted to the rank of lieutenant colonel and was commander of signals in the Northern Military District. When he retired from his banking career he became a justice of the peace in Devonport. He died in 1983 at the age of 91.



Sister Daphne Commons in England, ca 1916-1918, Samuel Forsyth VC (1891-1918) Images: Friends of St David's

**Samuel Forsyth VC (1891-1918)** was a non-commissioned officer in the New Zealand Military Forces who served with the New Zealand Expeditionary Force during the First World War. He participated in the Gallipoli Campaign and later on the Western Front. He was a posthumous recipient of the Victoria Cross.

Born in Wellington Forsyth worked as a gold amalgamator and volunteered in the Sailor's Friend Society and served as a Territorial. He enlisted in the New Zealand Expeditionary Force with the Field Engineers. He served in the Gallipoli Campaign and was evacuated twice. Forsyth was on temporary attachment to 2nd Battalion, Auckland Infantry Regiment during the early stages of the Hundred Days Offensive. He

<sup>36</sup> The London Gazette, No. 29238, 15 October 1915

was on probation for a commission in his own unit and his attachment to the battalion was in order to gain front line experience.

On 24 August 1918, the battalion was tasked with the capture of the village of Grevillers. On reaching the outskirts of the village, German machine gun fire prevented any further forward movement. Forsyth, scouting ahead of his platoon, then performed the actions which led to his posthumous award of the Victoria Cross.

## 2.10 THE NEW ZEALAND NURSING SERVICE

St David's has a strong historical relationship with the Auckland Nurses whose service in both wars is commemorated on the Roll of Honour. Daphne Rowena Commons (image, pg.36), a parishioner of St David's, was one of the first fifty NZ nurses to serve in WW1. She was awarded the 1914-1915 Star, British War Medal (1914-1920) and Victory Medal with Oak Leaf for WW1 services to nursing. Sadly her younger brother Kenneth was killed in action at Gallipoli (second battle of Krithia May 1915). The letters to her family and diary she wrote during WW1 are kept in The Alexander Turnbull Library collections (National Library of New Zealand)

## 2.11 THE ARCHITECT – DANIEL PATTERSON

Prominent Auckland architect Daniel Boys Patterson was born in Southampton in 1879. He trained and worked as an architect in England and later immigrated with his wife Elsie and their daughter, to New Zealand in 1910. Their son, also known as Daniel Boys Patterson, was born in New Zealand that year.

Their younger son, Howard Boys Patterson was like his father an architect. Soon after the outbreak of World War II he joined the Royal Engineers in England. He was killed in action in Eritrea in November 1940, aged 24.<sup>1</sup>

In 1910 he had an office in the Premier buildings on Queen Street. Paterson senior became a member of the New Zealand Institute of architects in 1914. By 1915 he was working out of the Ellison Chambers on Queen Street, a building which he designed and was constructed the previous year. Patterson's then moved to the office at 23 Shortland Street which he worked out of for many years.

By the 1930s, Patterson was one of Auckland's most prestigious architects, designing commercial buildings, churches as well as many buildings for the ASB Bank. He was appointed as architect to the Auckland Savings bank in 1919 and held the post until his death in 1962.

The architectural climate in Auckland in the late 1920s continued to be dominated by the teachings of the Paris based Ecole des Beaux-Arts, despite the emergence of new forces in international architecture. Patterson designed many of his buildings in accordance with the neo classical style particularly the bank buildings, where he applied to each building similar, or in some cases identical arrangements of formal elements to create an undeniably common appearance.<sup>37</sup>

Throughout his career he also became the Architect to the Diocesan Trust Board and for the St John's College Trust Board

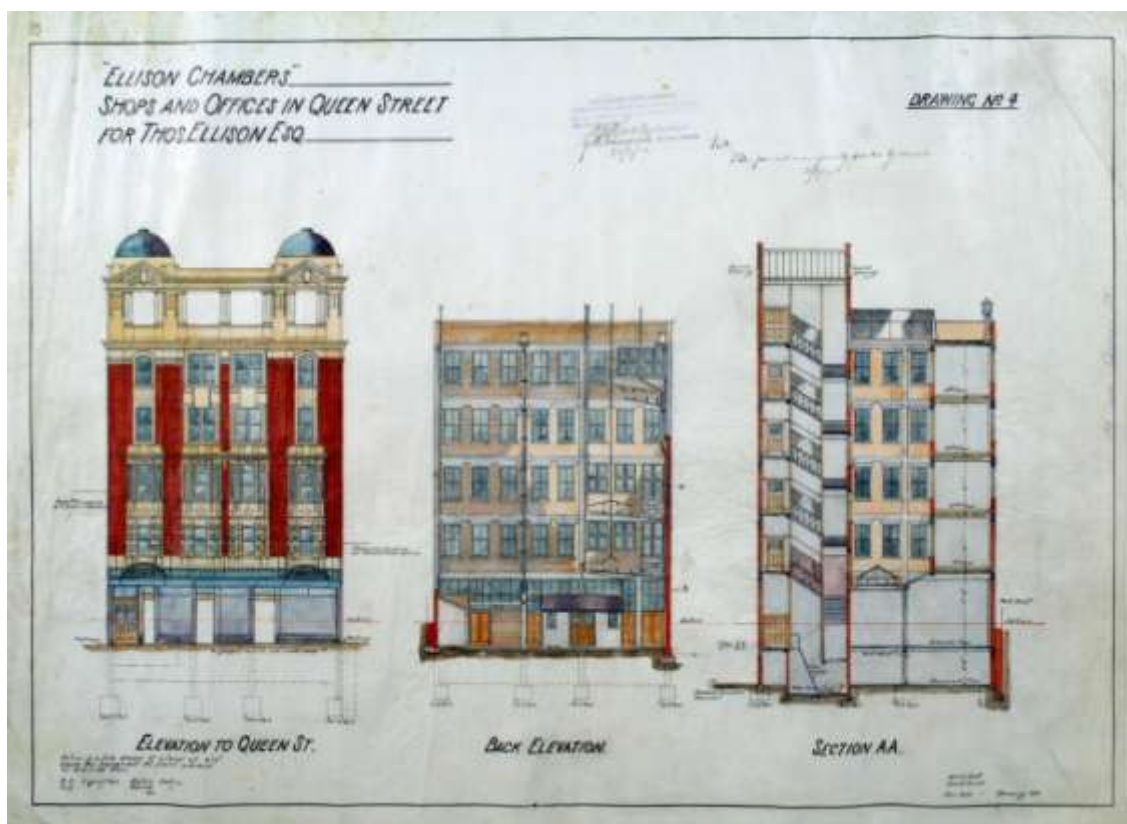
Later as the senior partner in the firm of Patterson, Lewis and Sutcliffe he oversaw the expansion of the ASB branches into suburban Auckland. He was a member of the board of governors of the Diocesan High School, a Council Member of the Sailor's Home and had served as a District Grand Master of the English Constitution of the Masonic Lodge in Auckland.

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<sup>37</sup> Douglas Llyod Jenkins

The firm of Patterson Lewis and Sutcliffe continued to design numerous branches of the Auckland Savings Bank in the 1950s and 60s including at Remuera and Takapuna, as well as Holy Family Home for the Aged, Hastings in 1957.

Patterson died on 3 May 1962 aged 82 years.<sup>38</sup>



Daniel B Patterson's drawings of the Ellison Chambers, 138-144 Queen Street 1914, Listed Historic Place Category 2, Image: Remuera Heritage

A selection of prominent buildings designed by DB Patterson includes:

Ellison Chambers Queen Street (1914); Additions to St Mary's Convent, Ponsonby, Auckland (1916); Patterson Wing at St John's College (1918); Roman Catholic School and Convent, Avondale (1922); Fire Station, Ponsonby, Auckland (1923); Gifford's Building on the corner of High Street and Vulcan Lane, Auckland City (1924); Church, Te Aroha (1925); Mt Albert Borough Council Offices (1926); St David's Church, Khyber Pass, Auckland (1927); St Stephens College, Bombay (1930); Auckland Savings Bank, Jervois Road, Auckland (1931); St David's Presbyterian Church Khyber Pass, Auckland (1931); The Commercial Hotel in Victoria Street, Hamilton (1938)

## 2.12 THE CONTRACTOR

The contractor for St David's was listed as Mr Charles .W. Ravenhall. In 1927 he was the vice president of the Auckland Master Builders Association. The company Charles W Ravenhall Limited, builders and contractors, was registered as a new company in 1932.<sup>39</sup> Other works carried out by this contractor were; The Remuera Power Station, Minto Road, Remuera (1930), The Christian Science Church, Symonds Street (1933), Fire Station, Ellerslie (1933), Methodist Theological College Building, corner

<sup>38</sup> NZ Herald, May 1962, Obituary. Historic Places, May 1995, pp.16-18, 'Corporate Image', article by Douglas Lloyd Jenkins.

<sup>39</sup> Auckland Star, Volume LXIII, Issue 181, 2 August 1932, Page 4

Grafton and Carlton Gore Road (1927) Point Chevalier Substation (1930), 1YA Studio, Broadcasting station (1934), Brixton Road School, Mt Eden (1926).

## 2.13 LATER CHANGES

The chancel was modified in 1937 to the design of renowned architect Horace Massey.

Horace Massey was President of the NZIA by 1941. He was a prominent architect responsible for the Cintra Flats, Whittaker place (1935), Cinema Beautiful, a Spanish mission theatre on Jervois Rd (demolished)

In 1969, the room at the northern end of the lower floor was transformed into a chapel with the addition of a suspended, fluted ceiling and entrance portico.

## 2.14 SIGNIFICANT PEOPLE + ORGANISATION ASSOCIATED WITH ST DAVID'S

**SIR TOM SKINNER** - Head of the Trade Union Movement

**SIR HENRY COOPER** - Headmaster Auckland Boys' Grammar School and Chancellor of the University of Auckland

**SIR DOUGLAS ROBB** - Distinguished surgeon, inventor of the blue baby operation, former President of the British Medical Association and Chancellor of the University of Auckland. A.R.D Fairburn's poem, 'To a Friend in the Wilderness' was dedicated to him

**LORD AND LADY BALLANTRAE** - Major, later Brigadier Fergusson, former Governor General; commanded successive Chindit units behind enemy lines in Burma and distinguished author of "Beyond the Chindwin" and "The Wild Green Earth".

Lady Ballantrae was Laura Fergusson, who together with Lady Mary Caughey, founded the Trust that bears her name, and the first facility in New Zealand to cater to the residential needs of the disabled community.

**ELLEN MELVILLE** - The first woman in NZ to practice law independently, first woman councillor in NZ, first president of the Auckland National Council of Women, "The Pioneer Women's and Ellen Melville Memorial Hall" opened in her honour in Freyburg Place in 1962.

**JAMES ROBERTSON** - A former session clerk, passed away. Robertson had been connected with St David's for many years, he served in Sunday School, Bible Class and Choir, in the board of managers and as an elder. He played an important part in the founding of St Cuthbert's College and was chairman on the board of governors at that college for 25 years.

**LADY MARY CAUGHEY**

**THE WINSTONE FAMILY**

**THE FLETCHER FAMILY**

**DAVID HAMILTON** - Composer and music educator, who wrote a number of pieces for the St David's choir.

**MAX GIMBLETT** - ONZM, artist

**MINISTERS OF ST DAVIDS**

1879 - 1881	<b>Rev T W Dunn</b>
1881 - 1885	<b>Rev T McKenzie Fraser</b> MA
1887 - 1899	<b>Rev R Scott West</b>
1899 - 1910	<b>Rev W Gray Dixon</b> MA
1912 - 1919	<b>Rev J M Saunders</b> MA
1919 - 1930	<b>Rev D C Herron</b> MC, MA
1931 - 1958	<b>Rev W Bower Black</b> LLB
1953 - 1978	<b>Very Rev O T Baragwanath</b> OBE, MiD, ED, BA
1977 - 1988	<b>Rev Dr W Scott McPheat</b> MA, BD, Mth, PhD
1987 - 1989	<b>Rev David G Brown</b> BtH Assistant minister
1989 - 2000	<b>Rev Dr Graeme R Ferguson</b> MA, BD, PhD
1993 - 2000	<b>Rev Margaret Anne Low</b> Bsc, BDS, BD, LTh Assistant minister
2001 - Current	<b>Rev Douglas A Lendrum</b> BTh

**EDUCATION**

St David's has had long associations with leading educational institutions including;

**ST CUTHBERT'S COLLEGE** St David's was used by St Cuthbert's College up until c. 1995 when a chapel was built on the school grounds.

**AUCKLAND BOYS' GRAMMAR SCHOOL**

**THE UNIVERSITY OF AUCKLAND**

**SCOTTISH HERITAGE**

St David's represents the contribution of Presbyterianism, the Scottish Church, to the growth of New Zealand society for over 175 years.