

D ARKELL BOTTLING STORE (FORMER)

29 St Benedicts Street, Newton



Figure 1: 29 St Benedicts Street, Newton (Auckland Council; March 2022)

INTRODUCTION

Purpose

This evaluation assesses the historic heritage values of 29 Benedicts Street, Newton. The purpose of this document is to evaluate the place against the Auckland Unitary Plan (Operative in Part) (**AUP**) and recommend, based on its known heritage values, whether the place meets the thresholds for inclusion in Schedule 14.1 Schedule of Historic Heritage of the AUP.

The Regional Policy Statement section of the AUP identifies the criteria and thresholds for historic heritage places and areas. The evaluation criteria are historical, social, Mana Whenua, knowledge, technology, physical attributes, aesthetic, and context¹. The thresholds are included in Policy B5.2.2(3), which states that places or areas may be included in the schedule if:

¹ Unitary Plan B5.2.2(1)

- (a) *the place has considerable or outstanding value in relation to one or more of the evaluation criteria in Policy B5.2.2 (1); and*
- (b) *the place has considerable or outstanding overall significance to the locality or greater geographic area.*

Background & constraints

Information on the history of the place and a physical description are sourced from Auckland Council Heritage Unit's property files and any other sources as noted. The information in the files is not exhaustive and additional research may yield new information about the place.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This evaluation does not include a structural evaluation or condition report.

A site visit was conducted on 5 March 2022 from the public realm.

IDENTIFICATION

Site address(es) and/or location	29 St Benedicts Street, Newton
Legal description(s)	Lot 15 DP 157, Lot 16 DP 157
AUP zone	Business - Mixed Use
AUP overlays	Special Character Area Overlay – Business Upper Symonds Street; Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay
New Zealand Heritage List / Rārangī Kōrero details	Upper Symonds Street Historic Area (No. 7367)
Archaeological site (Heritage New Zealand Pouhere Taonga Act [HNZPTA] 2014, Section 6)	Yes
Cultural Heritage Inventory (CHI) reference(s)	NA
New Zealand Archaeological Association (NZAA) site record number(s)	NA

Location



Figure 2: Location map for 29 St Benedicts Street, Newton (blue line) (Auckland Council Geo Maps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

History

Built in 1886 for Daniel Arkell, the building at 29 St Benedicts Street (then known as Gladstone Street²) was purpose built as a bottling factory. Daniel Arkell was born in Wiltshire England in 1853. According to ancestral records³ and an account from a well-known English brewing family, he was one of the sons of English brewer John Arkell who established the historic Arkell's Brewery in 1843 in Swindon, Wiltshire.⁴ The English brewery still operates today as a family business, having been passed down through generations of the Arkell family.

Daniel and his wife, Susannah, arrived in New Zealand in August 1877.⁵ Following in his father's footsteps, Daniel continued the family business of hotel keeping and brewing beer. There is a reference in the *Sydney Morning Herald* to a bottled beer industry that Daniel had set up briefly in Kent Street in Sydney, which was sold in June 1877.⁶ Daniel was listed as a hotelkeeper in Mercer in the 1878 Auckland Directory.⁷ He operated 'refreshment rooms', at the Mercer Railway Station.⁸ By 1883, the Arkells had moved to Auckland and in the Wise's Directory of that year Daniel Arkell is listed as a Brewer in Karangahape Road.⁹ During the 1880s, Daniel worked for brewer's Hancock and Company (Hancock and Co), holding licences for a few establishments in Auckland, and as proprietor of their bottling company.¹⁰ By 1888 he was also the manager of the Te Aroha Soda and Mineral Waters Company, a subsidiary of Hancock and Co.¹¹

² In November 1916, the name Gladstone Street was changed to St Benedicts Street. *New Zealand Herald*, 3 November 1916

³ www.ancestry.com.au accessed 8 March 2022

⁴ <https://www.arkells.com/history> accessed 8 March 2022

⁵ Wade, Jeanne, *The House on the Hill*.

⁶ *Sydney Morning Herald*, 21 June 1877.

⁷ Auckland Council Archives

⁸ *Waikato Times*, 25 December 1879

⁹ Wise's Directory, 1883-84.

¹⁰ *Auckland Star*, 1 March 1888; *Auckland Star*, 10 May 1889

¹¹ *Auckland Star*, 19 December 1888

In 1881, Daniel's brother, John Arkell, died while visiting Auckland. John had arrived in New Zealand in the early 1860s and, by 1863, John had begun his own brewing business, the White Star Brewery, in Dunedin.¹² John continued as a brewer and was linked to a number of partnerships with interests in hotels in Wellington and Whanganui.¹³ Before he died, he established a malthouse and grew hops in Nelson.¹⁴

Daniel left Hancock and Co in 1889.¹⁵ In the same year he advertised his own bottling company as the bottlers of Dunedin Prize Ale and Stout.¹⁶

Daniel bought Lot 16 on which D'Arkell's bottling store was constructed in October 1886.¹⁷ The Lot was situated between Gladstone Street and Randolph Street. He commissioned architect Robert Keals of R Keals and Sons to design the bottling store.¹⁸ The builder was Thomas Julian.¹⁹ Newspaper reports in 1886 indicate the building was built for Hancock and Co.²⁰ However, as Daniel was the proprietor of Hancock and Co at the time, he possibly operated the business under their name initially. The Certificate of Title clearly shows him as being the owner of the land. He continued to operate the bottling business in Gladstone Street for the next 20 years as part of a larger complex that he owned on the same site, known as the Gladstone Brewery.²¹ According to advertisements, the building that housed the brewery was located in Newton Road. It is not known when the brewery was built for Daniel Arkell, but he is titled as brewer and bottler in advertisements, with the address Newton Road and Gladstone Street, as early as 1891.²² Advertisements as early as 1893 indicate he was selling his own brew from the brewery.²³

The construction of the bottle store and brewery reflects an important development period in Auckland following a boom in the economy in the early 1880s, leading to commercial and industrial expansion in Newton. The area was beginning to look more established with the construction of more substantial buildings of brick and concrete replacing early timber structures.²⁴

In 1887, Daniel Arkell took the City Council to court contesting negligence when the gully the bottling store was built in was filled with clay discarded by the continued formation of Gladstone Street. As indicated in figure 3 below, the bottling store was deliberately built an appropriate distance away from the bank to allow for a retaining wall to be built. Before that occurred, the road works began and clay was discarded into the gully, lodging against the base of the building causing considerable structural damage. However, Daniel lost the case, and all repairs were at his own cost.²⁵

¹² *Otago daily Times*, 8 August 1864

¹³ *Timespanner, Two Brewers Named Arkell*, Lisa Truttman, 23 June 2011

¹⁴ *Nelson Evening Mail*, 20 February 1880; In 1887 Daniel was appointed as a trustee of his brother's estate as noted in the *Colonist*, 23 April 1887. It is possible he received part of his brother's estate enabling him to enlarge his brewery enterprise.

¹⁵ *Auckland Star*, 10 May 1889; *Auckland Star*, 2 August 1889

¹⁶ *Auckland Star*, 5 September 1889

¹⁷ CT NA26 292

¹⁸ *Auckland Star*, 18 July 1887

¹⁹ *Auckland Star*, 19 July 1887

²⁰ *New Zealand Herald*, 24 August 1886

²¹ *New Zealand Herald*, 26 July 1905; This probably incorporated a number of buildings associated with the brewery including the bottling store.

²² *Auckland Star*, 3 October 1891; This place was all but destroyed by fire in 1924, *New Zealand Herald*, 16 January 1924

²³ *Observer*, 18 October 1893

²⁴ *Character Heritage Study, Upper Symonds Street*, Salmond Reed Architects, 2004

²⁵ *Auckland Star*, 25 July 1887



Figure 3: The Bottling store in the late 19th or early 20th century. The sign on the window reads 'bottler of Dunedin prize ale and stout'. (Auckland Libraries Heritage Collections 4 -RIC96)

In 1894, R Keals and Sons were again employed to design a malthouse and storage building for Daniel Arkell.²⁶ This was to *'be situated to the rear of the bottling and packing department and forming a continuation of the brewery in Gladstone Street'*.²⁷ It is unclear if the 1894 malthouse actually forms part of the current building at 29 St Benedicts Street, or if it was a separate building that has since been demolished.

The name, Daniel Arkell, soon became well-known beyond the Auckland region as an article in the Thames Star reported: *'Mr Arkell has built up a splendid business in Auckland as a brewer, maltster, and bottler, and his brands are being extensively sold all over the colony. As he supplies a superior and most reliable article, he should meet with considerable success in the Thames and Up-country districts.'*²⁸

In 1901, two things happened. Firstly, Daniel Arkell stood as a candidate for Mayor of Auckland. Daniel is the only person to run for the office of Mayor of Auckland against the already nominated John Logan Campbell, forcing an election. Others had withdrawn from the race knowing that there was no contest. Campbell won in a landslide victory. In the same year, the Arkell's stately home, designed by Robert Keals, was built in the country on a large estate in Waikowhai overlooking the Manukau Harbour. This elaborate Italianate home, built on a ridge, still exists today²⁹, and clearly symbolised Daniel Arkell's success as a manufacturer and businessman in Auckland.

In the years to follow, the movement for prohibition was becoming increasingly popular, affecting the brewing industry and Daniel retired in 1909. According to advertisements, Herbert Arkell was managing the brewery by 1906.³⁰ In 1910, the Gladstone Street premises was leased to Max Lichtenstein of the well-known established firm of Lichtenstein and Arnoldson, Gum Merchants³¹ and the premises was sold to him in August 1912. It is understood Lichtenstein was operating Wilkie and Co, a mineral water company, from the former

²⁶ *Auckland Star*, 1 March 1894

²⁷ *New Zealand Herald*, 15 March 1894

²⁸ *Thames Star*, 25 June 1896

²⁹ Known as Arkell's Homestead, Schedule no.2589 on Schedule14.1

³⁰ *New Zealand Herald*, 14 November 1906; Herbert Arkell is believed to be Daniel's nephew, the son of his brother John Arkell.

³¹ CT NA26 292

Arkell bottling store around 1910. The address is given as Randolph Street, where the building could be accessed from the ground floor.³²

The former Arkell brewery building in Newton Road was leased by wine and spirit merchants Knock and Hyde from 1909. The new business in the former brewery was called 'Knock and Hyde' which caused much amusement for local school children who saw it as an invitation to do just that.³³

Susannah Arkell died in March 1912, followed by Daniel in December 1912.³⁴

Max Lichtenstein sold the former bottling store in 1915 to the Alva Mineral Water Company, who owned the building until 1957.³⁵ The building was then transferred to Iris Eveleen Nellie McLeod, who owned the building until 1974, then transferred to a company called Mitchell Holdings until the ownership was taken over by investor company directors Robin Theodorus Johannink and David Richard Colvin in 1986. In 1987, it was purchased by Bexley Developments. To date it is not known what the building was used for following the ownership of the Alva Mineral Water Company in 1957 until this time. Plans drawn up in 1989 indicate Bexley Developments intended to develop the land surrounding the former bottling factory to build new offices.³⁶ But it was not until 1990, when developers Murray Rose and Andrew Mark Krukziener took ownership of the place, that the former bottling store was redeveloped as apartments, with the alterations taking place in 1993.³⁷ A code of compliance was issued for these apartments in 1994,³⁸ which have successfully retained this adaptive reuse to this day. More units were added to the site in 1996.

Physical description

(Refer also to Appendix 1)

The building is a three-storey brick structure, typical of Victorian industrial designs. Being built in a gully, the top floor and front façade is level with St Benedicts Street, appearing as only one storey from the street. The full three-storeys are clearly visible from the side and the rear of the building, that can be entered from Randolph Street. Rectangular in shape, the building has a parapet extending around three sides of the corrugated steel hipped gabled roof. The brick is exposed with some plaster rendering to the parapets and the front façade. The front (eastern) elevation's parapet is embellished with a classical moulded scotia with dentils below.

Alterations

A 1993 addition of a long box dormer in the roofline facing north is tucked behind the parapet and is only visible from the northern elevation. Most of the original double hung sash windows have been retained on all of the walls, while later added French doors are evident on the north wall replacing earlier windows. Casement windows have also been added to the south and west walls. The second-floor windows on the west wall have been lengthened. Balconies have been added to the north wall and on the south wall are external stairs from each apartment. The chimneys have been removed, with the tallest being demolished as late as 1993.

One of the most notable changes is the front entry. In early images there is a bridge from the road, over the gully to the front entry. This gully has since been filled and the front of the building sits directly on the street boundary. There is now a small porch entry rather than the entry being flush with the front façade as shown in early images.

³² *Auckland Star*, 14 July, 1910; [https://commons.wikimedia.org/wiki/File: Bottle, aerated water \(AM 2014.24.22-5\).jpg](https://commons.wikimedia.org/wiki/File: Bottle, aerated water (AM 2014.24.22-5).jpg) accessed 17 March 2022

³³ *Observer*, 6 November 1909

³⁴ *Auckland Star*, 9 March 1912; *New Zealand Herald*, 18 December 1912; The former Gladstone Brewery buildings were now in the hands of the executors, William Henry Knock and Thomas Clifford Rowley Thatcher, an accountant.

³⁵ CT NA26 292;

³⁶ Auckland Council Property Files.

³⁷ *Ibid*

³⁸ *Ibid*

The area has a large number of commercial historic buildings mixed with some later commercial development. There is little remaining evidence of the earlier 19th century industrial character of this area. St Benedict's Street has some important historic buildings including the 1880s St Benedict's Church and Presbytery,³⁹ the former early 20th century St Benedict's convent, and the former Auckland Masonic Temple. There are other earlier buildings dating from late 19th and early 20th century scattered in the street, including residences and the former Catholic Apostolic Church (substantially altered). However later development tends to dominate the street.

Architect – Robert Keals (1848-1925)

Designed by Robert Keals of R Keals and Sons, the place appears to be one of the few surviving examples of his industrial designs. The practice was one of the few prominent architectural practices in Auckland in the late 1800s. Robert William Keals' father, Richard (1820-1885), arrived in Auckland in 1858, initially working as a builder until setting up his architectural firm in 1861. He renamed the firm R Keals and Sons in early 1875.⁴⁰ Robert arrived in Auckland with his father and worked on the Thames goldfields for a time before taking up his father's profession.⁴¹ Robert was an associate with the Victorian Institute of Architects in late 1874,⁴² having served as a pupil of Melbourne architect Lloyd Taylor, vice-president of the institute.⁴³ The father and son firm were as prolific as Richard Keals had been working alone, designing warehouses, residences and additions to hotels. From around 1884, Robert Keals worked with his brother Edwin while his father, in a poor state of health, was in England.⁴⁴ In late October 1885, Richard Keals died before he was able to return to New Zealand.⁴⁵ His son Robert continued the practice. Some of the best-known designs of the firm under Robert Keals' supervision were the substantial New Zealand Insurance (NZI) building in Queen Street (which no longer remains) and the 1889 rebuilding of the Windsor Castle Hotel to change its façade from Georgian to Victorian⁴⁶. Robert Keals also designed the impressive Italianate Arkell Homestead in Mount Roskill in 1902.

Before retiring to a farm at Papakura in the early 20th century, Robert Keals was appointed President of the Auckland Institute of Architects.⁴⁷ He died in September 1925.⁴⁸

SIGNIFICANCE CRITERIA

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 with an idea or early period of settlement within New Zealand, the region or locality.

The D Arkell Bottling Store (former) has considerable local and regional significance as a rare surviving remnant of Auckland's early industrial and brewery history. Brewing is one of New Zealand's oldest industries, established in response to strong local demand from the time of earliest European settlement. Along with its associated operations, brewing is closely linked to the development of the social behaviour of New Zealanders. Beer consumption formed the basis of a prime leisure activity, with hotels being built throughout Victorian New Zealand offering 'prized ale' from their associated brewery. The D Arkell Bottling

³⁹ Schedule no.1596

⁴⁰ *Auckland Star*, 22 January 1875

⁴¹ *Auckland Star*, 25 September 1925

⁴² *NZ Herald*, 16 December 1874

⁴³ *NZ Herald*, 19 November 1875

⁴⁴ *Christchurch Star*, 15 October 1884

⁴⁵ *NZ Herald*, 21 October 1885

⁴⁶ *New Zealand Herald*, 13 June 1889; *Auckland Star* 6 August 1889; *New Zealand Herald*- 8 August 1889

⁴⁷ *Auckland Star*, 25 September 1925

⁴⁸ *Ibid*

Store (former) is an important contributor in that there are no other known early remaining buildings in Auckland that provide tangible evidence of the industry's 19th century history.

On a local level, the place also reflects an early period of settlement in the development of Newton. The construction of the bottling store in the mid-1880s reflects the commercial and industrial expansion in the area following a boom in the Auckland economy.

The bottling store has local and regional value for its close association with one of Auckland's early successful independent brewers, maltsters and bottlers, Daniel Arkell. Heralding from an eminent English brewing family, still operating in Wiltshire, Daniel Arkell first established himself in Auckland as proprietor of Hancock and Co's bottling department in the early 1880s. He successfully ran his own Gladstone Brewery in Newton for at least twenty years before retiring in 1909.

The D Arkell Bottling Store (former) has **considerable local and regional** historical values.

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 place represents important aspects of a collective memory for its identity as a former bottling store, the memories of which should not be forgotten. Local interest in the building has led to the place being the subject of a children's book *Barkell and Mr Arkell*⁴⁹ which includes drawings of the building as seen from Randolph Street. In more recent years the place has been converted into apartments and as such it is often the subject of newspaper articles, because of its history, when apartments come up for sale within the building.

The D Arkell Bottling Store (former) has **moderate local** social values.

Mana Whenua

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

The D Arkell Bottling Store (former) is not identified in the AUP Schedule 12 Sites or Places of Significance to Mana Whenua (**Schedule 12**). This place has been evaluated primarily for its built heritage values.

Council has a process for assessing sites and places of significance to Mana Whenua. The first step in this process is for iwi to nominate sites. If a site or place is evaluated as significant to Mana Whenua against the factors set in the AUP, it will be considered for inclusion in Schedule 12 and/or, if it has additional values, Schedule 14. No nomination has been received by iwi for this place for its inclusion in Schedule 12.

From what we currently understand about this place, it is located within the extent of a large cultural landscape of value to Mana Whenua, although a formal nomination for this landscape has not been received at this time. The D Arkell Bottling Store (former) specifically is unlikely to have value to Mana Whenua in accordance with the factors or criteria set out in the AUP. However, this is not to say that the place does not have value to Mana Whenua or that the site or landscape may not be nominated by iwi at a future time.

Mana Whenua are required to be consulted during the preparation of any future plan change to consider the addition of this place to the AUP. If / when Mana Whenua values are identified this evaluation will be amended.

The D Arkell Bottling Store (former) has **no known** Mana Whenua value.

⁴⁹ Gabriel, E and Howcroft, L J, *Barkell and Mr Arkell*, Mahi Books, 2017

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 D Arkell Bottling Store (former) is typical of a 19th century purpose-built industrial building with its simple rectangular form and brick construction providing knowledge of the area's industrial past. However, as the building has since been adapted as apartments, there is little opportunity to view the interior of the building to understand how the place was originally used. The place's industrial past as a former bottling store is probably best expressed through on or off-site interpretation. Heritage talks from the street, outside the building, would be a valuable way to convey the history of the former bottling store.

The D Arkell Bottling Store (former) is considered to have **moderate local** knowledge value.

Technology

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

As a rare surviving example of a brewery associated bottling department, the place is an excellent illustration of its type. However, of double brick construction on bluestone foundations, the place is not unusual, structurally, for an industrial building of this time so does not demonstrate any particular technical accomplishment or innovation.

The D Arkell Bottling Store (former) has **little local** technology value.

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 bottling store has considerable local value as a surviving example of a late 19th century industrial building, and as a good example of the industrial work of a significant Auckland architectural practice, R Keals and Sons. The practice had initially been run by Richard Keals and was one of the most prominent and earliest architectural firms in Auckland. The firm was well known for the design of many 19th century hotels in Auckland and beyond. The architect for the firm at this time, Robert Keals was responsible for the design of other buildings associated with Arkell's brewery, that have since disappeared. He also designed Arkell's family 'country' residence in Mt Roskill, which is one of Auckland's remaining stately Italianate homes. The 1889 rebuilding of the Windsor Castle Hotel in Parnell, transforming it from a Georgian hotel to a Victorian pub, is also accredited to Robert Keals.⁵⁰

The bottling store has considerable local and regional value as an excellent intact and rare surviving example of a brewery-associated building in Auckland. While some alterations have taken place to the exterior, the building is clearly legible today as that photographed in the late 19th or early 20th century. Although the roofline has been altered with the addition of an eyebrow dormer this is not so obvious when viewing the building from the front. The most notable alterations, when comparing with early images, is the front entrance following the filling of the gully between the building and the street and the removal of the chimneys.

The D Arkell Bottling Store (former) has **considerable local** physical attributes value.

Aesthetic

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

The D Arkell Bottling Store (former) has a distinct presence in an area that has more recently been intensely developed. The design of the building reflects its early industrial past exemplifying a past aesthetic taste. Situated on the street boundary of St Benedicts Street, the simple plaster rendered façade is enriched with

⁵⁰ *New Zealand Herald*, 13 June 1889; *Auckland Star* 6 August 1889; *New Zealand Herald*- 8 August 1889

Classical elements around the parapet providing some grandeur to an otherwise very plain building. From Randolph Street at the rear, the view of the tall three storey brick building is visually impressive and clearly demonstrates an early industrial building type which is now uncommon in the area. The aged brick has a particular aesthetic quality with a natural patina only displayed in timeworn materials. The visual interest of the building is in abrupt contrast to the refined detail and formality of the front façade and to the honest exposed brick that can be seen on the sides of the building and from Randolph Street.

The D Arkell Bottling Store (former) has **moderate local** aesthetic value.

Context

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

The D Arkell Bottling Store (former) was once part of a complex of buildings built for D Arkell, that included a brewery on Newton Road and a malthouse. These buildings have since been demolished leaving the former bottling store as a tangible reminder of what was once a thriving industry and a significant component of Newton's historical landscape. Once an area of thriving industries, Newton has retained very little to demonstrate this early history. The Winstone stables in Stable Lane form part of this early industrial context and collectively these building provide a small coherent group of a former urban setting.

However, substantial development in Newton has changed the landscape considerably, with office blocks and apartment buildings now dominating the streets. Because of this, the historic context of the place is almost illegible.

The D Arkell Bottling Store (former) has **moderate local** context value.

STATEMENT OF SIGNIFICANCE

Built in 1886, the D Arkell Bottling Store (former) is located at 29 St Benedict's Street, Newton. Situated in a gully between St Benedicts Street and Randolph Street, the building is a purpose-built bottling store which was once part of a larger complex, that included a brewery in Newton Road, known as the Gladstone Brewery, and a malthouse. The place has historical value for its association with Daniel Arkell who operated the Newton business for a least twenty years before retiring in 1909. Coming from a distinguished brewing family in Wiltshire, Daniel arrived in New Zealand after a short stint in the bottling industry in Sydney. Well acquainted with the hospitality industry, he set up tea rooms in Mercer for train travellers, providing a bar service with the meals. Arriving in Auckland in 1882, he was soon managing the bottling department of well-established brewers, Hancock and Co. Following the opening of the bottling store, he ventured out on his own providing his own brew as well as bottling brews and mineral waters from other companies. The place is a tangible reminder of what was once a thriving industry in Auckland. There are no known remaining structures from the 19th century brewing industry in Auckland, making this building particularly significant as a unique example.

Designed by notable Victorian architects R Keals and Sons, the place is one of the few remaining examples of their work and is an excellent and relatively intact example of 19th century industrial architecture. Although the building is a simple design, it displays visually appealing features that make it stand out in a comparatively contemporary landscape. The classical detailing on the front façade, and the time-worn bricks that are demonstrated on the other exterior walls are striking characteristics of the building.

TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Geographic Context
A- Historical	Considerable	Local and regional
B- Social	Moderate	Local
C- Mana Whenua	No known	NA
D- Knowledge	Moderate	Local
E- Technology	Little	Local
F- Physical Attributes	Considerable	Local
G- Aesthetic	Moderate	Local
H- Context	Moderate	Local

CATEGORY RECOMMENDATION

The D Arkell Bottling Store (former) meets the thresholds in the AUP for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

ID	Place name and/or description	Verified location	Verified legal description	Category	Primary features	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Maori interest or significance
xxxx	<u>D</u> ArkellBottling Store (former)	<u>29 St</u> Benedicts Street, Newton	<u>Lot 15 DP</u> <u>157</u> <u>Lot 16 DP</u> <u>157</u>	<u>B</u>	<u>Building</u>	<u>A,F</u>	<u>Refer to</u> <u>planning</u> <u>maps</u>	<u>Interior of</u> <u>building(s)</u>		

Planning maps

- The identified extent of place is the area that is integral to the function, meaning and relationships of the place.
- The extent in this case is limited to only part of the CT of the building and the footpath directly in front of the structure.
- The extent excludes later development on the site.
- The building is situated on the property boundary edge with no set back. It is appropriate and necessary for the footpath and kerb within the road reserve to be included as part of the area as part of the heritage management of this building.

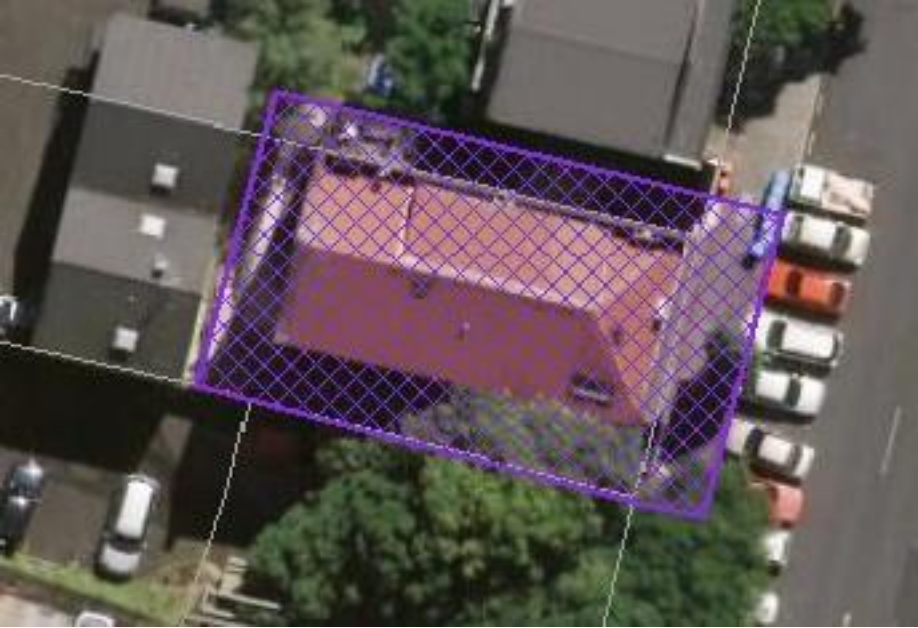


Figure 4: Proposed Extent of Place for the D Arkell Bottling Store (former) (purple hatching) (Auckland Council GeoMaps)

Evaluator

Megan Walker, Historic Heritage Specialist
March 2022

Peer Reviewer

Carolyn O'Neil, Heritage Consultant on behalf of Auckland Council
30 March 2022

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
3 May 2022

Appendix 1



Figure 5: The southern side and the western (rear) view of the bottling store in the late 19th or early 20th century, showing access from Randolph Street. (Auckland Libraries Heritage Collections 4 -RIC97)



Figure 6: The rear of the building today (Auckland Council, March 2022)



Figure 7: The front elevation (Auckland Council, March 2022)



Figure 8: Looking at the southern side of the building from St Benedicts Street. (Auckland Council, March 2022)



Figure 9: View showing rooftop dormer. (Auckland Council, March 2022)