

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)
- 136 Beaumont Street, Central City (Orams Marine)
- **8 Elliot Street and Darby Street Corner, Central City, (3 storey commercial building)**
- 115-139 Greys Avenue, Central City (Grey Avenue Flats)
- 27 High Street, Central City (Andrews and Clarke Building (Plaza Centre Ltd 1996))
- 30-32 Hobson Street, Central City (Liston House including sculpture)

- **68-70 Khyber Pass, Grafton (Saint David's Church)**
- 18 Kitchener Street, Central City (Stables / motor garage (Black Crow Café 1996))
- 22 Kitchener Street, Central City (Commercial Building (Sister 1996))
- 24 Kitchener Street, Central City (Kapai Corn Broom Company Building (Standard Issue - Retail 1996))
- 10 O'Connell Street, Central City (Royal Exchange Assurance (Soul Haircutting 1996))
- 59 Pitt Street, Newton (Commercial Building (Davis Furnishings 1996))
- 61 Pitt Street, Newton (Beggs Building)

- 112 Queen Street, Central City (Begg's Building (Stevens 1996))
- 166 Queen Street, Central City (Warwick Building)
- 214-220 Queen Street, Central City (AMP Society Building (including bronze screen and sculpture by David Barker))
- 224 Queen Street, Central City (Hallensteins Building)
- 371 Queen Street, Central City (Theosophical Society Building (The Club 1996))
- 23 Shortland Street and O'Connell Street corner, Central City, Barristers Chambers (associated retail use 1996)

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 (Stevens 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))

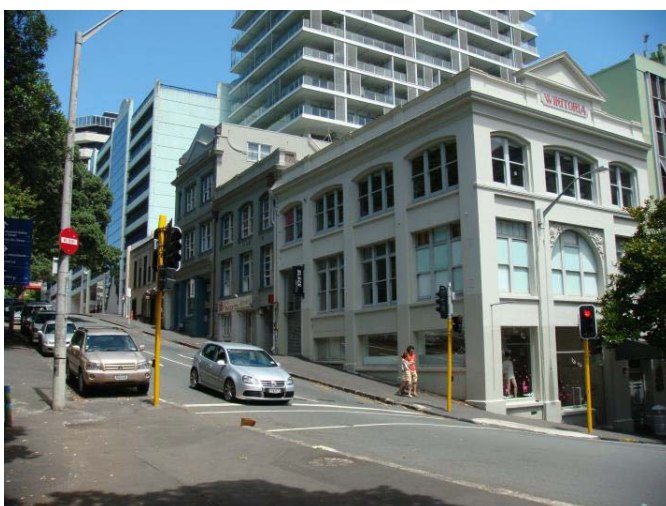
6444-140

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.



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 Coburg³ 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.”

³ 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 shinily 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)



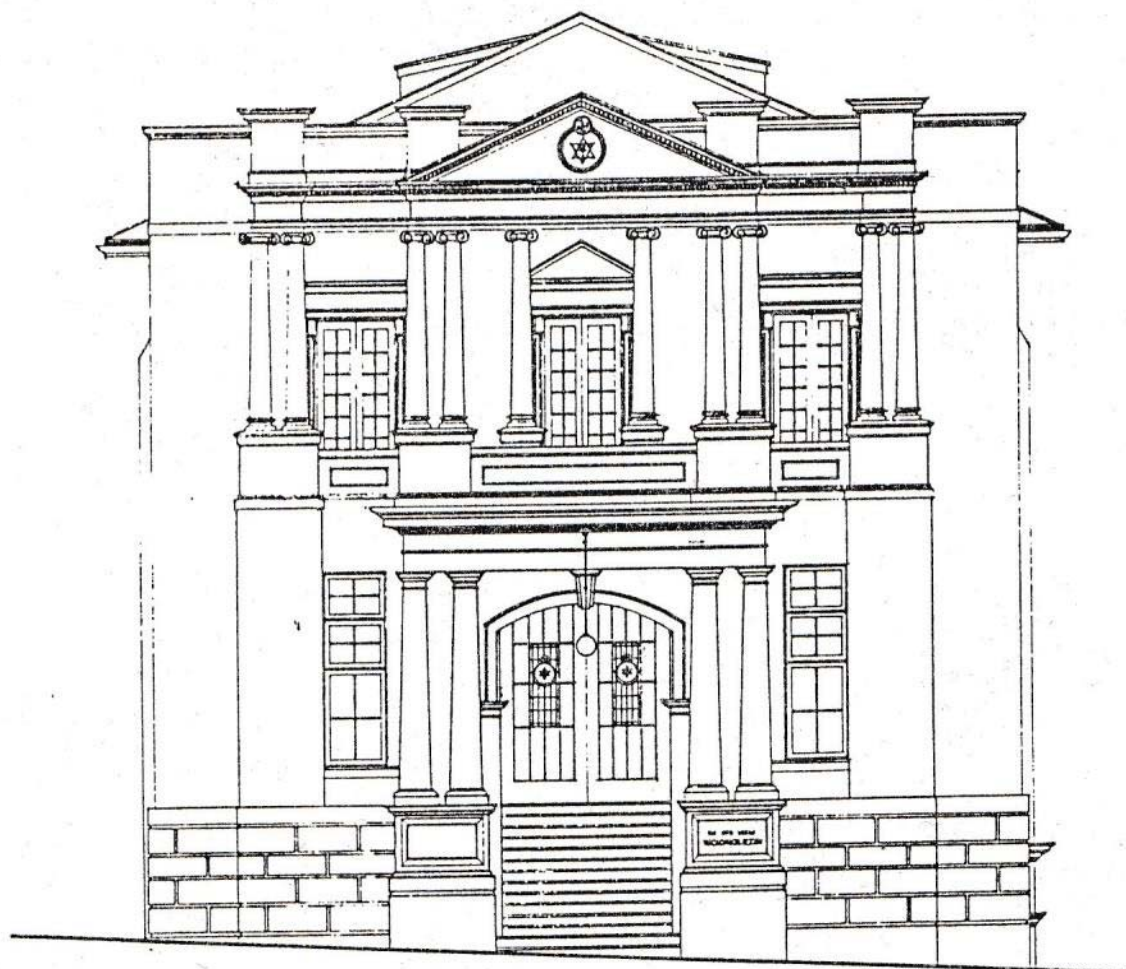
The appended information provided by the former Auckland City Council identifies this building as having significance in relation to its physical attributes. It recognised the building's significance in terms of its baroque influenced Edwardian design.

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.

End (of Appendix 1)