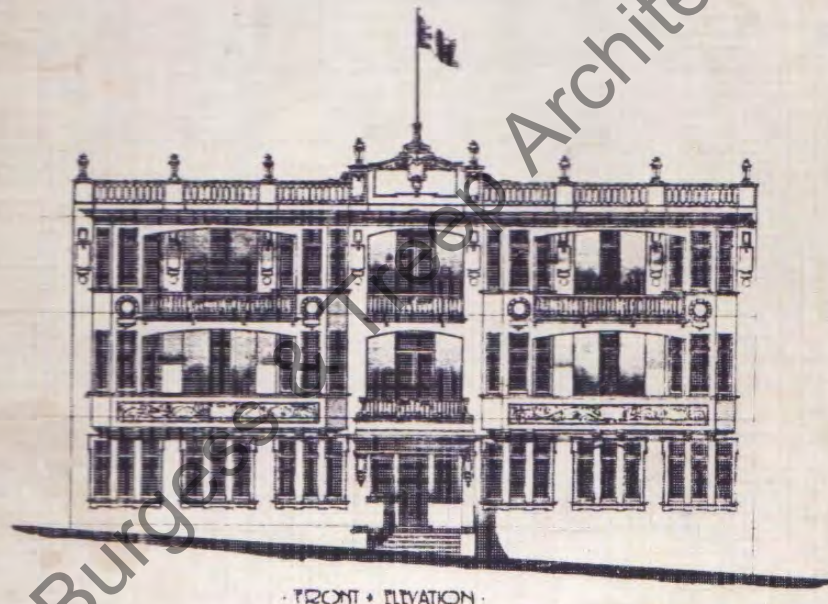


MIDDLE COURTVILLE

9 PARLIAMENT STREET
AUCKLAND CITY



CONSERVATION REPORT

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A: INTRODUCTION

Owner of Building: Courtville Apartments Ltd
Represented by Daren Day (Director-Manager)

Architects: Graeme Burgess and Kim Sinclair

Even before the Courtville Association successfully bid for the Courtville Buildings, it was obvious that more than maintenance was necessary to protect the building fabric. The Association recognised the need for a Conservation Plan to guide continuing management of the buildings.

A change to the ownership could result in possible renovation work unsympathetic to the buildings. In addition past changes to the fabric (both through decay and alteration) needed restoration and reconstruction.

The Association's aims included the continuing use of the buildings as domestic accommodation and conservation of the fabric in recognition of the cultural significance of the Courtville Buildings.

The Courtville Association wrote to the Director of the New Zealand Historic Places Trust in 1989, requesting financial assistance for the preparation of a Conservation Report. In September a meeting was held between the Association and the Auckland Regional Officer of New Zealand Historic Places Trust to discuss the future of the Courtville Buildings.

The Courtville Association became Courtville Apartments Ltd. and in September 1989 it purchased the three Courtville Buildings, including Middle Courtville. The company then assumed responsibility for the conservation of the buildings as well as their day-to-day management.

In February 1990 a preliminary estimate of costs for the preparation of a Heritage List and report on the fabric of the buildings was given by Graeme Burgess in response to a request from the New Zealand Historic Places Trust to Courtville Apartments Ltd.

By this time a decision had been made by the directors of Courtville Apartments Ltd to proceed with the obtaining of unit titles for the Middle Courtville building. This building was chosen as it could most easily be altered to satisfy Auckland City Council Fire & Egress and structural requirements (Appendix G16).

In April 1990 a meeting was held between the owner, the architect and Mark Scott of the Auckland City Council Building Inspectors. On inspection of the building a number of alterations were suggested, particularly to the lobbies.

In June 1990 the New Zealand Historic Places Trust Regional Officer (David Reynolds) met the architect (Graeme Burgess) and owners representative (Daren Day). There was general discussion about the owner's intentions with regard to alterations to meet council requirements. The owner stressed the urgency of the need to obtain Unit Titles in order to sell individual flats to realise capital. It was agreed that in those circumstances at least a Heritage List should be prepared immediately.

Following this meeting Courtville Apartments Ltd received notice from the New Zealand Historic Places Trust that funds had been set aside for a report to be prepared.

Immediately the owners instructed the architects to survey the fabric of Middle Courtville and prepare a Heritage List for the building. A conservation policy statement was to be prepared if possible within the budget. The report was to be made using the methods and guidelines defined in the Burra Charter (Appendix G3).

After work had begun in August 1990 the architect confirmed these instructions in a letter to the owner.

B: SCOPE OF CONSERVATION REPORT

B1 (a) BURRA CHARTER

This report has been prepared in accordance with the guidelines given by the Burra Charter. (The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance). Terminology follows Burra Charter Article 1(Appendix G3)

B1 (B) AOTEAROA CHARTER

During the preparation of this report the Aotearoa Charter was brought to our attention. Its' terminology is similar to the Burra Charter. As the Aotearoa Charter is still in draft form we have chosen to complete this report within the guidelines of the Burra Charter. However, we support the future use of the Aotearoa Charter and have included it as Appendix G4.

B2 REPORT ON CULTURAL SIGNIFICANCE OF PLACE

Research based on the information package prepared by the Courtville Association updated to include the recent history of the building.

B3 SURVEY OF BUILDING FABRIC

The recording of all existing elements and spaces of the building and notes on their physical condition. A written description with key drawings and associated photographs.

B4 ASSESSMENT OF SURVEY DATA

The Heritage Value of elements, spaces and zones was based on the following criteria for assessment:

- a. physical condition
- b. demonstrative ability
- c. aesthetic quality
- d. associational links

Refer section D2.

B5 CONSTRAINTS

This report was prepared within a limited budget with attendant time constraints.

B6 TOPICS FOR FURTHER RESEARCH

The following areas require further research:

a) Cultural Significance

Social research including the recording of personal recollections of people associated with the building throughout its history.

b) Building Fabric

- (i) Complete measured drawings (including details) of the existing fabric of the building.
- (ii) Documentation of the original built form of the building.
- (ii) Research into the original internal decorative finishes, and means of restoration where applicable.
- (iii) Recording of the decorative plaster work by means of moulds.
- (iv) Survey of the buildings existing services including plumbing, drainage, electrical, telephone etc.
- (v) Further research into the structure of the building and its foundations.

as it is bounded on one side by a mixture of high density residential accommodation of high architectural quality, and on the other side by a building complex of historic significance (the Supreme Court), linked by a road lined with large plane trees. The entire Courtville group of buildings is of vital importance to maintaining the character of this most urbane of Auckland streets.

Similarly, the Courtville buildings are significant to the area because of their high visibility from the other important buildings nearby. The vista of the city from St Andrews Church and from the Supreme Court is dominated by Courtville in the foreground. From Old Government House the only historic built element visible through the trees to the north is the Courtville dome. This is important in reinforcing the idea of continuity with the past, connecting Old Government House with its historic city context. In short, Courtville is itself an important urban landmark.

The special nature of this entire precinct must be considered as a whole, and the conservation of the Courtville buildings considered in the light of their distinctive contribution to the architectural, historical and social qualities of the whole area. Such historic pockets of Auckland city need active protection in the face of modern development if we are not to lose all variety and character in the inner city.

Already the area has suffered change. The loss of Radnor Flats (the twin to Middle Courtville) and the recent construction of a multi-storey office tower totally destroys the scale and special character of the site. The historic nature of the northern side of Waterloo Quadrant has been further eroded by the demolition of Arundel Hotel. In Parliament Street the recent additions to the Supreme Court have all but overwhelmed the old building, and partially covered the site of the first Parliament building in Auckland.

C3 THE COURTVILLE BUILDINGS

The three Courtville buildings consist of the 'Little Courtville', 'Middle Courtville', and 'Corner Courtville'. They contain 33 flats. The Courtville buildings have been providing comfortable inner-city rental accommodation since c. 1880, 1914 and 1919. They are described below.

- a) **Little Courtville (the Courtville Annex)**
CT 102/83 NZHPT Classification C

7 Parliament Street (formerly Eden) Street.

This building, originally called 'Braemer', was built by a Mr Wrightson in the late 1880s. It was a private dwelling until around 1917, when it was annexed by the Courtville development, and converted into flats. The building was owned by the Jacob Ziman family from 1903 to 1915. During these years it was described as a "...spacious Edwardian home, having six bedrooms, separate dining and drawing rooms, a study, kitchen and two pantries..."

Since 1989 it has been owned by Courtville Apartments Ltd. The building is now divided into five flats with shared bathrooms. It is built of rendered brickwork, with 125 and 225 millimetre thick external walls. The gabled roof is clad with clay tiles.

- b) **Middle Courtville**
CT 228/17 NZHPT Classification B; protection notice

9 Parliament (formerly Eden) Street.

This building was designed by the architect A. Sinclair O'Connor in 1914. It was the first block of self-contained apartments in Auckland. Originally the twelve luxury apartments were fully furnished and serviced. The builder was Messrs. Fletcher Bros. Ltd. The original clients were Ernest H. Potter and William W. Stanton (Courtville Securities Ltd.). The buildings were finished by 1915. In 1989 the building was bought by Courtville Apartments Ltd (a tenant group) from the previous owner, the Department of Justice.

Middle Courtville was described at the time of construction as "... comprising 13 flats thoroughly up-to-date. The foundations were put in of sufficient strength to carry two additional stories..." Originally Sinclair O'Connor designed three Arts-and-Crafts-style town houses for the site. These had the bay windows and balconies of the final apartment house design but had steep-pitched tile roofs with dormer windows.

A scheme was also prepared for a private hotel, The Elite, of four stories and a more classical style. This design shared the bay balcony structure common to all three designs.

The building is three-storied, containing two, two-bedroom apartments, 10 one-bedroom apartments and a basement with a small flat. Original plans show that all the flats were to have shared bathrooms, but in the event only flats 3 and 4 were so constructed. The building is constructed of reinforced concrete, both exterior and interior walls, solid plastered. The floors and flat roof are also reinforced concrete. The building's principal facade with its shallow bay windows and deep balconies faces onto Parliament Street. This facade is enlivened by some fine decorative plasterwork and fancy cast iron. The windows feature stained-glass fanlights. The lobbies were remodelled in Deco style in 1939. Middle Courtville is generally appointed in a similar manner to the Corner Courtville.

c)

Corner Courtville

CT 228/20

NZHT Classification B; protection notice

corner of Waterloo Quadrant and Parliament (formerly Eden) Street.

This building was designed by the architect A. Sinclair O'Connor in 1919. It was originally built as 15 self-contained residential apartments. The builder was Messrs. Fletcher Bros. Ltd. The original clients were Ernest H. Potter and William W. Stanton (Courtville Securities Ltd.). In 1972 it was sold to Mr Topper. In 1974 the building was requisitioned by the Justice Department to provide land for a Supreme Court development. In 1989 it was purchased by 'Courtville Apartments Ltd', a tenants group.

The building consists of five storeys, and a basement containing storage and clothes washing facilities. It has an electric lift, the first installed in a residential

building in Auckland. The 15 apartments range in size from 38.5 to 79.4 square metres. There are ten two-bedroom and five one-bedroom apartments. Most have electric stoves and electric water heating. Some flats are supplied with gas. The building is soundly constructed with reinforced concrete floors and load-bearing brick walls and is in a good state of repair. The foundation piers are sunk to an average depth of six metres below the basement. The external walls are of rendered brickwork. The basement and ground floor walls are 550 millimetres thick, decreasing to 350 millimetres by the fourth floor. The internal walls are of plastered brickwork, 140 millimetres thick.

The bathrooms have English glazed ceramic wall tiles up to 2.7 metres high. The floors are reinforced concrete slabs overlaid with matai floorboards, except for the bathrooms and balconies which are smooth plastered. The flat roof is a 125 millimetre thick reinforced concrete slab, covered with asphalt. The apartments have rimu skirtings, dados and picture rails, doors, 'fire-places', and kitchen fittings. The open stairwell is notable for the Art Deco plywood panelling to the ground and first floors.

According to Stout, "in 1977 the Auckland City Council checked the reinforcing of the building by knocking great bites out of the building's face. The corbels under the parapet were 'bitten' off for safety's sake. After exposing enough structural steel to satisfy requirements they then left it exposed to start rusting."

Corner Courtville is a unique example of an Edwardian apartment building, in largely original condition. The building is sited on a street corner, in a historically significant area of Auckland. It makes excellent use of a difficult corner site. Architecturally it is important for the skilled treatment of the corner entrance; in particular the corner elevation, topped with the dome. The street elevations are skilfully designed, the projecting bay windows contrasting with the receding balconies. The facades are noteworthy for the quality of the plasterwork ornamentation, especially the large cornice, and the entrance portico.

C4 BUILDINGS ADJACENT TO COURTVILLE

- a) Radnor (demolished)
CT 466/28

Waterloo Quadrant

This building was designed by the architect A. Sinclair O'Connor in 1914. Originally built as a private hotel for its owner Mrs G.H. McDonald, Radnor's developers were William Stanton and Ernest Potter. The builder was James Fletcher. Radnor was a sister building to Middle Courtville, sharing a similar design of principal facade. Radnor was bought from its four-owner residents in 1974 by the Justice Department. It was demolished in 1978. The site was zoned Residential H by the Auckland City Council. The land was sold to a private buyer in 1986. A multi-storey office block was built on the site in 1988.

- b) Westminster Court
5 Parliament (formerly Eden) Street.

Originally called Courtville Residential Flats, this building was designed by the architect A. Sinclair O'Connor in 1934. The owners of this seven-storey residential tower were, once again, Ernest H. Potter and William W. Stanton (as Courtville Ltd). It was built by Fletcher Construction Company Ltd. An advertising pamphlet from around 1939 described the buildings : "...The Courtville group of buildings are situated in delightful historic surroundings, with Government House and its beautiful grounds on the south, and overlooking old St. Andrews and the Supreme Court. Courtville is modern in design and construction. Each flat is skilfully arranged and provides a beautiful home with a minimum expenditure of energy, and at a moderate cost. Safe from the risk of fire.

Set in beautiful surroundings. Provides ideal home conditions. Picturesque, historic. One minute from the nearest tram stop. Five minutes from the Railway Station, and five minutes from Queen Street.

Albert Park, Free Library, the University, and Queen Street theatres are scarcely more than a stone's throw distant. In close proximity to Carlaw Park Football Ground, Auckland Bowling Club, Stanley Street Tennis Courts, and Railway Station."

The building is now in private ownership. It has been extensively renovated, and the individual apartments were strata-titled in 1985.

c) **Windsor Towers**

Corner of Eden Crescent and Parliament (formerly Eden) Street

This building, originally called 'Alverstone' was designed by the architect A. Sinclair O'Connor in 1926. The six-storey building is mixed apartments and offices. It is in private ownership.

d) **St. Andrews Church**

Corner of Symonds Street and Alten Road.

New Zealand Historic Places Trust listed building Classification A.

Auckland City Council registered building, category C1.

Nave designed by Walter Robertson in 1847, tower and portico added by Matthew Henderson in 1882.

e) **The Supreme Court**

Corner of Anzac Avenue and Waterloo Quadrant

New Zealand Historic Places Trust listed building Classification A

Auckland City Council registered building, Category C1.

Designed by Edward Rumsey in 1865.

The Law Library was added by the Government Architect in 1936 and demolished in 1989.

f) **Old Government House**

12 Princes Street.

Auckland City Council registered building, category C1.

In the grounds of the University, facing onto Waterloo Quadrant. Designed by William Mason in 1856. Historic Places Trust listed building, classification A.

- g) **University Old Arts Building**
22 Princes Street.
New Zealand Historic Places Trust listed building Classification A
Auckland City Council registered building, category C1.

Designed by Roy A. Lippincot in 1921.

- f) **The Princes Street Merchant Houses:**
21, 23, 27, 29, 31 Princes Street
New Zealand Historic Places Trust listed building Classification C
Auckland City Council registered group of buildings, category C1

Built in the late 1870s and the early 1880s.

- g) **Bella Vista**
Waterloo Quadrant

The David Nathan Family Home. Built in the 1860s, now known as Newman Hall.

- h) **Northern Club**
Corner of Princes Street and Waterloo Quadrant.
New Zealand Historic Places Trust listed building Classification A
Auckland City Council registered building, category C1.

Designed by James Wrigley in 1867.

- i) **Old Jewish Synagogue**
Corner of Princes Street and Bowen Avenue
New Zealand Historic Places Trust listed building Classification B
Auckland City Council registered building, category C1.

Designed by Edward Bartley in 1884

Now retrofitted as National Bank.

THE ORIGINAL OWNERS OF COURTVILLE

William Walter Stanton 1872 – 1944
Ernest Herbert Potter 1866 – 1951

William Stanton and Ernest Potter were prominent Auckland business men and early building developers.

The china and cutlery merchants Boyle and Tanfield opened their shop at 242 Queen Street in 1861. In 1895 the shop was bought by Potter, and by 1912 Stanton was not only the shop's manager but also a shareholder.

The shop, known since 1895 as Tanfield Potter & Co., is now Queen Street's oldest surviving merchant. The business moved to the current Queen Street address in 1929. The shop is now managed by Potter's grandson Rowland Potter.

Porter and Stanton's business association dated from around 1912. Companies in which the partners were associated included (dates approximate):

Tanfield Potter & Co.	1912
Courtville Securities Ltd.	1914
Civic House Ltd.	1928
Courtville Ltd.	1935

The long-term relationship of the two men was complex — Potter was a public figure heavily involved in local government, while Stanton appears to have managed their various enterprises.

William Stanton's parents came out from England on the *Lancashire Witch* in 1865. William was born in 1872 in Alten Road in central Auckland. The death of his father at the early age of 46 obliged Stanton to work to provide for his family; for the rest of his life, hard work and devotion to his family characterised his behaviour.

In 1898 Stanton married Elizabeth Jane McIntosh (born 1873 in Arch Hill, died 6 October 1966). The couple produced six children, Ivy, Rhena, William Laurence (Laurie), Edna, Vida and John Rowland (Jack). The family home was at 47 Pleasant Street, Onehunga. In 1928 a new five double bedroom, rimu-panelled bungalow was built to Sinclair O'Connor's design. The house (since demolished) stood in 5 acre

grounds, and had garages, stables, a tennis court (in which a small aeroplane once landed) and extensive gardens.



William Stanton and his wife Minnie

Mayfair S. O'Connor
Eder tee Brooklyn
O'Connor went to USA to
study 'mushroom Constr.'

In Middle Courtville 1st Potter
wife suggested the single
Potter's daughter 'sundried'

Boo Scrub Phillip

Cook + Co.

Star Waters a shop
next door fully finished
then let it. Got in
double for subletting

Burgess & Treep Architects

In Jack Stanton's recollection his father was "short and stout and always in a hurry. He liked jokes and loved flowers." Every morning he would awake at 5 o'clock, take a cup of tea to the children, and sit on the verandah until dawn. Then he would tend to his flower garden until it was time to take the tram to work. He would first go to Courtville to collect rents and meet with Miss Annie Clements, the manageress. From 10am to 5pm he worked in the china shop.

William Stanton was a close friend of Arthur Sinclair O'Connor. In later years they lunched together daily, either at Cookes Restaurant or John Courts. They often lunched with their friend and solicitor George Saunders, of the firm Jackson Russell. Years later Stanton arranged a flat in Courtville for Saunders whose health had deteriorated. After William Stanton's death on 12 December 1944 the friendship was maintained by his son Jack (by then a director of Courtville Securities), who would visit Saunders every Friday, both for company and to discuss business.

Jack Stanton recalls being taken as a child from Onchunga to the Courtville site by gig and Euclid the pony, and paid 6d to cut thistles while his father cut firewood.

After leaving Grammar School Jack became a 'chinaman' at Tanfield Potter & Co. At this time all the routine maintenance on the Courtville Buildings was done by Jack and his brother Laurie who was a carpenter.

Courtville Securities was William Stanton's particular interest. Other than a daily meeting with Potter to discuss their business interests the day-to-day running of Courtville was entirely in his hands. For many years Stanton had an able assistant in the formidable person of the Manageress Miss Annie Clements, who lived in Flat 22 in the corner building. Clements was responsible for the letting of the flats and the daily running of the buildings, including the direction of four cleaners. Jack Stanton describes her as "...a grand woman, always smartly dressed, very strict but fair ... altogether a superior manageress who kept the place spotless."

Ernest Potter was born in Hamilton in 1866, one of nine sons. He and two of his brothers are featured in the *New Zealand Who's Who* of 1931 — Colonel Harold Rowland Potter was commandant of Trentham Military Camp and Vivian Harold Potter was a member of Parliament.

Ernest Potter was very active in civic life, in addition to being a director of the family business and being involved in a speculative partnership with Stanton. His association with local government dated from 1906. Potter was a member of the Mount Eden Borough Council from its formation, and mayor of Mount Eden from 1923–31. He was a member of the Auckland Electric Power Board from its inception, a member of the Auckland Hospital Board for 32 years, a member of the Transport Board, Chairman of the provisional committee of the Provincial Water Board, life member and past president of the Auckland Swimming Association, and life member of the Auckland Sailor's Home. His attempt to enter Parliament as Reform candidate for Mount Roskill was, however, unsuccessful.



Ernest Potter

In the recollection of his and Stanton's sons Potter was *always* at meetings. However, every Saturday night he took his sons to the Astor Cinema, and on Sundays he took his family to the Mount Eden Congregational Church in Valley Road.

Potter was an early advocate of a municipal council to deal with all services, leaving local bodies to manage local matters. While mayor of Mount Eden he directed an extensive sewerage and stormwater drainage program, and upgraded the roads until they were the best in Auckland.

Ernest Potter was married twice. His first marriage produced four children, Phillip, Wilfred, Ralph, and a daughter, before the death of his wife in childbirth. His second marriage produced one child, Noel, who subsequently became a doctor. Of all the children Phillip Potter was the one who became most involved in the business, and on William Stanton's retirement he took over the management of the shop and Courtville. Phillip Potter was also the first mayor of Mount Roskill. Wilfred's son Rowland now manages Tanfield Potter & Co.

According to his niece Mrs Ollie Fahey, Potter was a kind and generous man who somehow found time for his children despite his extensive commitments. A life-long supporter of public transport, Potter was reputed to have a reserved seat on the tram he took to work each day. Late in life he bought a Ford Prefect, but never drove it.

Potter and Stanton speculated in building development for almost three decades. Their projects ranged from single houses to land subdivisions, but they specialised in multistorey inner-city housing. The inter-war period saw great changes in the nature of New Zealand society. According to researcher Peter Shaw, increased demand for office workers and a need to house single people led to the construction of apartments to provide dwellings close to the workplace. Potter and Stanton recognised the opportunity and were in the forefront of these developments. They were successful enough to remain in business throughout the depression; unlike modern developers, Stanton and Potter often retained ownership of their buildings and set up management companies to administer their properties.

Middle Courtville was one of their first developments. Having acquired the land by 1914 they commissioned Sinclair O'Connor to devise possible development

schemes. The initial plan was to build three terrace houses alongside "Little Courtville". This villa development was named Courtville by Ernest Potter's first wife, to reflect the proximity of the Supreme Court. A design for a four-storied hotel, *The Elite*, was also prepared. The apartment house as built was probably the result of Sinclair O'Connor's influence. He had recently returned from a trip to the United States where he had studied earthquake-resistant ferro-cement construction techniques. The apartment house as built was without precedent in Auckland — the design even allowed for the later addition of two extra storeys, although this option was not taken up. At the time the apartments were promoted as "thoroughly up-to-date".

Courtville Securities Limited was set up to handle the development. The first Courtville building ("Middle Courtville") was completed in 1915, furnished by the management company and fully let by 1916. Plans were then made for the corner Courtville block which was completed in 1919. At some stage a design for a 20-apartment building on the site of the Courtville annexe was considered, but this project did not go ahead.

In 1934 Sinclair O'Connor was asked to prepare a scheme for the site adjoining the annexe building. To raise the £25,000 required to realise O'Connor's plan, a new company, Courtville Limited, was set up and debentures raised.

It was from the first floor of building that the Stanger family watched the Prince of Wales arriving at Govt. house in 1920.

Arthur Sinclair O'Connor (A.N.Z.I.A.) 1884 – 1943

This comparatively little-known but influential figure of Auckland inter-war architecture was born in Fremantle, Australia. He arrived in New Zealand in 1908 and married Pauline Penzholtz in 1913. The couple lived in Gordon Road, Morningside. In 1920 they moved to Milford Road, Takapuna, and in 1921 moved to Victoria Avenue, Mount Eden. At the time of his death on 19 May 1943 Sinclair O'Connor lived at 1 Bellevue Road, Mount Eden. He was survived by his wife and three children, Harold, Mavis and Rona.

Ernest Potter's niece, Ollie Fahey, described Sinclair O'Connor as "a very presentable dark-haired, quietly-spoken gentleman." Other descriptions refer to him as "a tall, slim, quiet-spoken, definite sort of a bloke, dapper and refined," (J. Stout, no references given.)

Sinclair O'Connor evidently had a small practice consisting only of himself and a draughtsman. He originally practiced from the Safe-Deposit Buildings, 18–20 High Street, then Argus House, 24 High Street, and later from the 5th floor of Civic House, Queen Street.

Sinclair O'Connor appeared to specialise in inner-city residential, commercial and industrial buildings. He had a long association with Potter and Stanton, both as architect to their partnership and as a personal friend of William Stanton. He was a debenture holder in both Courtville Ltd and Tanfield Potter and Co. Buildings known to be designed by him for the partnership include Middle Courtville and Corner Courtville (for Courtville Securities Ltd.), Civic House, Tanfield Potter shop and Courtville Residential Flats, now known as Westminster Court (for Courtville Ltd).

Buildings designed for Mount Eden Borough whilst Ernest Potter was councillor include the Mount Eden Swimming Bath additions and the Mount Eden Borough Fire Station.

The Mount Eden Tea Kiosk was built while Potter was the Mayor of Mount Eden.

Buildings known to be by Sinclair O'Connor are:

Competition for Parliament Buildings, in partnership with A.M. Bartley	1911
Radnor Hotel, Waterloo Quadrant	1914
Middle Courtville, Parliament Street	1914
Corner Courtville, Corner Waterloo Quadrant and Parliament Street	1919
Orange Coronation Hall, Newton Road	1922
Gillet Motors Ltd, Albert Street	1923
Lido Picture Theatre (originally Regent), Epsom	1923
Mt. Eden Swimming Bath additions	1924
Factory, Khyber Pass	1924
Mt. Eden Borough Fire Brigade Station	1924
George Court's Building, Karangahape Road	1924
Universal Motor Co. Garage, corner Upper Symonds Street and Glenside Crescent	1925
Windsor Towers (originally Alverstone), corner Parliament Street and Eden Crescent	1926
W.R. Cooke and Son Ltd (seven storeys), Queen Street	1926
Eight shops for John Fuller and Son, Upper Symonds Street	1926
Mount Eden Tea Kiosk	1926
Melvorn's Building (eight storeys), High Street	1927
Kean's Building, Queen Street	1927
Spanish style five storey shops and offices, Fort Street	1927
Civic House, Queen Street	1928
Ferguson Building, Queen Street	1928
Tanfield Potter and Co. Shop, Queen Street	1928
Stormant and Co. Building, Kingsland	1929
The Ritz Restaurant, Queen Street	1930
Commercial Bank of Australia (remodelling), Queen Street	1930
Cadman's Garage, Cook Street	1931
Espano Apartments, Poynton Terrace, Meyers Park	1931
Church of England, Otahuhu	1931
Westminster Court (originally Courtville Residential Flats), Parliament Street	1934
Brooklyn Apartments, Eden Crescent	1936

THE BUILDERS

According to John Stackpole, Sinclair O'Connor was involved with Amalgamated Picture Theatres in Auckland, possibly supervising Ballantyne's design for the Regent Theatre.

Contract drawings for the construction of Middle Courville are dated June 1914, and letters concerning the construction of the building have the heading, "Messrs Fletcher Bros. Ltd." Porter and Searson and Sinclair O'Connor had a long and evidently satisfactory relationship with Fletcher Bros. The firm also built the former Courville building (contract drawings were signed by John Fletcher), and in 1924-1929 the Courville Building, now known as Westminster Court. It is not known whether they tendered for the job or were appointed.

Born in Fortinabock, Scotland in 1868, the first James (or James) Fletcher arrived in Dunedin in 1888. There he became a partner in partnership with his brother-in-law, Albert Morris. By 1911 Fletcher was joined by his elder brother William, a stonecrafter. Since Morris had left by this time, the partnership was called Fletcher Brothers.

In 1914 Fletcher Brothers started building operations in Auckland, winning a very large contract for the city of Middle Courville. It thought so he was of Fletcher Brothers' early and job.

By 1918 another brother, John, had joined the partnership which became a private limited liability company. In 1919 Fletcher was well positioned to take advantage of the boom building and became the Fletcher Construction Co. Ltd., registered company. In 1940 Fletcher Holdings Ltd. was formed and the company had fully developed.

Since Fletcher was knighted later in his career, it was his a James. The parent company is now Fletcher Challenge Ltd.

Fletcher Brothers.

Contract drawings for the construction of Middle Courtville are dated June 1914, and letters concerning the construction of the building have the letterhead "Messrs Fletcher Bros. Ltd.". Potter and Stanton and Sinclair O'Connor had a long and evidently satisfactory relationship with Fletcher Bros. The firm also built the Corner Courtville building (contract drawings were signed by John Fletcher), and in 1934–1939 the Courtville Building, now known as Westminster Court. It is not known whether they tendered for the jobs or were appointed.

Born in Kirkintilloch, Scotland in 1908, the first James (later Sir James) Fletcher arrived in Dunedin in 1908. Here he became a builder, in partnership with an Englishman, Albert Morris. By 1911 Fletcher was joined by his elder brother William, a stonemason. Since Morris had left by this time, the partnership was called Fletcher Brothers.

In 1914 Fletcher Brothers started building operations in Auckland, winning a very large contract for the city markets. Middle Courtville is thought to be one of Fletcher Brothers' earliest Auckland jobs.

By 1916 another brother, John, had joined the partnership which became a private limited liability company. In 1919 Fletchers was well positioned to take advantage of the boom in building, and became the Fletcher Construction Co. Ltd., a public company. By 1940 Fletcher Holdings Ltd. was formed and the company had fully diversified.

James Fletcher was knighted later in his career, as was his son James. The parent company is now Fletcher Challenge Ltd.

As already mentioned, the building was originally built to provide comfortable housing for office workers. The concept of apartment living was new to New Zealand, and it was unusual for people to rent accommodation. At the time of construction it was usual for single people without their own homes to board. This remained the norm until the growth of flatting in the middle 1960s. Courtville provided a new option for individuals and couples who wished to have independence but could not afford, or chose not to, own their own homes.

Early records (Auckland Provincial Record, Wise's Auckland Directory) show a dynamic population of mainly single people. Throughout the early period the majority of tenants were women. In 1919 nine out of fifteen apartments were occupied by married (presumably widowed) women. In 1935 eleven of the twelve recorded occupancies (Auckland Provincial Record) were women. The given occupations (mainly recorded for men) suggest that Courtville was home to educated middle-class people involved in business, office work or civil service. Many of those who lived in the building at this time may still be alive, but in the course of this research none have yet been traced.

Mrs Elvie McGregor (née Dreidrich) has been living in flat 7, Middle Courtville since 7 July 1944. Her husband, W. R. (Roy) McGregor, was professor of zoology at the University of Auckland. They met through their involvement in the 1946–1948 campaign to save the Waipoua Forest. Professor McGregor was the spokesman for this campaign. He moved into Courtville after the couple married in 1955 and lived there until his death in 1977. The McGregors maintained their involvement in conservation issues, particularly the effort to preserve Northland's forest, and their flat in Courtville served as a campaign headquarters. Conservation issues occupied much of Professor McGregor's time from his retirement in 1960 until the deterioration of his health in 1975. He also made a great contribution to the then Biology Department of the University of Auckland. He was heavily involved in the building of Lippincott's Zoology Building (1933). The museum included in this building was named the McGregor museum in his honour, and much of the material displayed in it was collected by him.

When Elvie McGregor first moved into Courtville the area was "a hive of humanity", with boarding houses up and down Symonds Street and throughout the area now occupied by the university. Elvie ran a small shorthand-typing business from her

home — home businesses were not approved by the building managers, but low-key ones such as this must have been as common throughout the building's history as they are today. Flatting was still rare and most Aucklanders were, through ignorance, somewhat suspicious of those who led this bohemian life. A reported joke was, "Are you married or do you live in Courtville?" The innuendo behind such remarks was in striking contrast to Elvie's recollection of the "Potter Regime", as she calls it.

In 1944 Miss Annie Clements was still the manageress, but Ernest Potter's eldest son Phillip was the administrator of Courtville Securities Limited. Elvie recalls him as "the soul of propriety". He would not tolerate subletting, or even unexpected overnight guests. These were times of "a better standard — but a far narrower one." No washing was permitted on the lines on Sundays. Laurie Hunter, a conciliator for the Labour Party, lost his flat in the early 1960s when the contraption he had set up on his balcony as a TV aerial was spotted and not immediately removed.

The inhabitants during the later "Potter Years" were still a relatively stable group of professionals and older single women. The sale of the buildings to Mr Hargreave's Topper Buildings Limited and the subsequent requisition by the Justice Department changed the way in which the apartments were managed, and rent reviews and demolition threats saw continuing upheaval in the Courtville population from 1972 through to the present day. Many younger people, particularly students, moved in and the older tenants were unsettled by lack of secure tenure, or found rent increases beyond their means. Rents had always been very reasonable, although combined with strict management policies. The Griffins family had in Auckland home in the large Courtville Building; Jean Batten's father lived for many years in the annexe (he practiced as a dentist in Shortland Street); Mrs Reid, owner of Morutapu, lived in the large Courtville building; and various high court judges, including Judge Sinclair, lived in the Courtville buildings. Eileen Biernacka, a former owner of of Arundel, moved to Courtville after selling it to Sir Ernest Davies. After the death of his wife she became his companion at official functions.

It may be hoped that the insecure period of the building's life is now over. Elvie McGregor is now in possession of the flat she has lived in for over 45 years, and some former tenants have become the present owners.

In 1972 the Courtville Buildings were sold to Mr Hargreaves of Topper Buildings Ltd. In 1974 the Department of Justice bought Corner Courtville, Middle Courtville, Little Courtville and Radnor, intending to use the site for extensions to the high court. The buildings continued to be let as flats pending demolition. Day-to-day management was handled by the Public Trustee. The large building known as Courtville Residential Flats was retained by Hargreaves and later sold to Mainzeal for redevelopment as Westminster Court.

In 1977 the Radnor flats were demolished, and this action inspired the City Community Committee led by Linda Daly-Peoples and Kevin Williams to form a Save Courtville Committee. This Committee organised a petition to the Council, published posters and held a fund-raising street festival. This media campaign culminated in a press conference in 1979 at which the then Minister of Justice, Hon. Jim McLay gave his support to the committee. An application was subsequently lodged by the City Community Committee to the Auckland City Council Planning Committee requesting that the "Court Use" designation be removed from the zoning ordinances. This was granted, thus removing the immediate threat to the building.

The Courtville Buildings were inspected for classification by the Buildings Classification Committee of the New Zealand Historic Places Trust in August 1985, and further research was undertaken for a formal proposal for classification to be prepared.

On 15 May 1986 Courtville was declared to be surplus to the Department of Justice's needs and the Department of Lands and Survey, later to become the Land Corporation, was instructed to dispose of the properties. The tenants learned of this from a newspaper report. It appeared certain that the buildings would be sold at auction to commercial developers. If the Courtville site was to be sold on the open market there appeared to be no way the buildings could escape demolition.

The Courtville Association (later Incorporated) was formed by the tenants as the vehicle to prevent the destruction of these architecturally, historically and socially important buildings.

As the result of lobbying the Trust became aware of the uncertain future surrounding the buildings and made the classification process a priority. Formal notification of the proposed classification was given to owners and occupiers in October 1986.

In November 1986 the tenants were assured by Mr Goff, then Minister of Housing, that the tenants had a preferential option to purchase before the buildings were offered on the open market.

The two larger buildings in the Courtville complex were classified B under section 35 (1) (b) of the New Zealand Historic Places Act 1980, on 19 March 1987.

In August of 1987 the buildings' existing Auckland City Council zoning of Residential H was changed to Residential 9 B in the proposed City of Auckland District Scheme 1987. The change restricts the use of the site to residential.

The two larger Courtville buildings became subject to a Protection Notice under section 36 of the New Zealand Historic Places Act 1980 (with the consent of the then Minister of Conservation Helen Clark) on the 29 September 1987.

In August 1987 Landcorp advertised its intention to sell the Courtville buildings by public auction in October 1987.

The Courtville Association sought legal advice and proceeded with an injunction to prevent the auction. The Association was successful in this action. The Crown was faced with a substantive court hearing, and decided to negotiate an out-of-court settlement. This was to be the sale of Courtville at current market value to the tenants.

At this stage a committee of the Courtville Association was formed entitled the Courtville Purchasing Group. Its members were comprised of 16 tenancies, all committed to buying the buildings. Three independent valuations were obtained.

The Association's solicitor commenced negotiations in November 1987. By September 1989 agreement was reached and the purchasing group was successful in buying the three buildings from the Department of Justice.

The Courtville Purchasing Group of the Courtville Association Inc. became Courtville Apartments Ltd on 24 May 1989. This company includes 15 tenants, with six resident directors (including the manager).

D1 PHYSICAL CONDITION

Middle Courtville is a three-storey building on an earlier basement. The external bearing walls, internal partitions, roof and floor slabs are all reinforced concrete. Refer to original drawings (Appendix G17) and engineer reports (Appendix G18). No seismic strengthening is required at this time except for basement walls to be noted (Appendix G17).

The building is in generally good condition apart from some minor defects, which in part, are poor past maintenance.

Refer to Section 12 for discussion of proposed improvements.

Problems identified in the external building fabric include:

i) Roof

The roof was originally finished with bituminous paper and has been replaced with a metal roof using similar materials (most recently 1990). It is evidenced by water staining and damage to plaster ceilings on second floor that water ingress is still a problem. The original roof parapets have been removed.

Damage to the south wall in particular has spalling concrete revealing reinforcement. Sheet metal cladding to northeast corner of parapet requires replacement.

ii) Concrete Spalling

Concrete spalling was noticed in other areas, eg Flood on W 10, and balconies.

iii) Water Damage

Water damage was visible around W 11 of flat 8.

D: SURVEY OF FABRIC AND ASSESSMENT OF SIGNIFICANCE

D1 PHYSICAL CONDITION

Middle Courtville is a three-storey building on an entire basement. The load bearing walls, internal partitions, roof and floor slabs are all reinforced concrete. Refer to original drawings, (Appendix G7) and engineers reports (Appendix G17). No seismic strengthening is required at this time except for basement walls as noted (Appendix G17).

The building is in generally good condition apart from some problem areas, caused in part by poor past maintenance.

Refer to Section E2 for discussion of proposed conservation.

a) Problems identified in the external building fabric include:

i) Roof

The roof was originally surfaced with bituminous fabric and has been repaired and re-roofed a number of times using similar systems (most recently 1990). As evidenced by water staining and damage to plaster ceilings of second floor flats, water ingress has been and will continue to be a problem. The original roof top pergola has been removed.

ii) Parapet

The parapet to the south wall in particular has spalling concrete revealing rusty reinforcement. Sheet metal cladding to northeast corner of parapet requires investigation.

iii) Concrete Spalling

Concrete spalling was noticed in other areas, eg Hood to W.10, roof balustrade.

iv) Water Damage

Water damage was visible around W.13 of flat 8.

v) Cracking

Some surface cracking was noticed in solid plaster to floors and ceilings of balconies.

vi) Plasterwork

Some decorative plasterwork is applied to the wall surface. Evidence of detachment was found (e.g. Tree Motif to balustrade spandrel of flat 5). Some weathering damage is general to decorative raised plaster work.

vii) Damp

Evidence of damp, possibly from internal sources of water vapour, were widespread in bathroom and to a lesser degree in kitchens. This is particularly bad in south facing flats. Damp appears a urgent problem, in the west wall of bedroom in flat 1.

viii) Tiles

The entrance steps have broken nosing tiles.

ix) Unsympathetic repairs

Some plasterwork repairing and painting was done in 1985. Paint is generally out of character (both type and colour). Repairs to spalled concrete could be future problem areas.

x) Paint

The acrylic paint coat to east, north and west walls is probably impervious to water vapour, hence trapping moisture within walls.

xi) Basement

Basement walls, beams, columns and pilasters show massive spalling of concrete revealing rusting steel reinforcement. Original concreting practice appears to have been sub-standard.

xii) Exterior timber joinery

Exterior timber joinery is in good condition given the age of the building. Architectural hardware to doors and windows is generally original, but in poor state of repair.

xiii) Wrought iron work

Wrought iron work (railings and flagpole support) is in a poor state of repair. Some railing work is missing.

xiv) Services

Services have undergone constant change (removal and replacement) and both plumbing and drainage and electrical require major upgrading for the continuing compatible use of the building.

b) Problems identified within the building include:

i) Intrusive Alterations

Bathroom remodelling to flats 3 and 4 including part of the east wing of the ground floor lobby.

ii) Services

Intrusive elements include exposed P.V.C. pipework, plastic conduit, electrical distribution board, fire hose reels etc.

iii) Paintwork

Non-original paintwork to lobbies, stairs and landing walls. In 1985 acrylic paint was applied over the striped Stone-Cote of the original deco scheme. (Refer to Appendix G9 for specifications for 1939 renovations.)

iv) Lights

The deco light fittings, switches and power points and non-original light fittings to lobbies are in a poor state of repair.

v) Doors

Non-original door to roof space. Non-original fire egress doors to balconies.

vi) Hardware

Architectural hardware generally mismatched, original hardware often in poor condition.

vii) Penetrations

Where redundant services have been removed and wall penetrations have been poorly repaired — typically within kitchens.

Assessment takes into account actual physical condition of the element and its state of repair.

4)

Demonstrative Ability

This is concerned with importance of Middle Chamber as historical evidence and the physical survival of that evidence in the Building Block.

Rated — 'high', 'significant' or 'low'

5)

Aesthetic Quality

This is concerned with the form of the element, the materials, colours, textures of elements and the relationship between them.

Rated — 'high', 'significant' or 'low'

6)

Associational Links

This is concerned with elements which are not necessarily attached to any surviving or discoverable evidence.

Rated — 'significant' or 'not significant' (N/S).

4.2

Assigned Heritage Value

The assigned conservation requirements for any element, space or area may be assessed from the table of heritage values below:—

Heritage Value 4 — Element of exceptional significance.

Conservation requirements: any activity which affects elements or spaces with a heritage value of 4 should be confined to maintenance, preservation, restoration and reconstruction.

(Para Chapter 10.1.1 to 10.1.3, 11 to 13).

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D2 CRITERIA FOR ASSESSMENT

a) **Physical Condition**

Assessment takes into account actual physical condition of the element and its state of repair.

b) **Demonstrative Ability**

This is concerned with importance of Middle Courtville as historical evidence and the physical survival of that evidence in the building fabric.

Rated — 'high', 'significant' or 'low'

c) **Aesthetic Quality**

This is concerned with the form of the element, or space. The materials, scale, colours, textures of elements and the relationships between them.

Rated — 'high', 'significant' or 'low'

d) **Associational Links**

This is concerned with social significance, not necessarily attested to by any surviving or discoverable physical evidence.

Rated — 'significant' or 'insignificant'. Refer (D5).

e) **Assessed Heritage Value**

The appropriate conservation requirements for any element, space or zone may be ascertained from the table of heritage values below:—

i) Heritage Value 4 — Element of exceptional significance.

Conservation requirements: any activity which affects elements or spaces with a heritage value of 4 should be confined to maintenance, preservation, restoration and reconstruction.

(Burra Charter articles 1.5 to 1.8, 11 to 19).

ii) Heritage Value 3 — Element of Considerable Significance

Conservation requirements: any activity which affects elements or spaces with a heritage value of 3 should be confined to maintenance, preservation, restoration, and reconstruction. Some adaptation of elements may be acceptable.

(Burra Charter articles 1.5 to 1.10, 11 to 22).

iii) Heritage Value 2 — Element of Some Significance

Conservation Requirements: similar to Heritage Value 3. However, actions involving the reduction of significance or removal of the element may be acceptable where it:

- recovers the overall cultural significance of the place (eg Article 16)
- is necessary to the proper adaption to the space which is feasible and compatible. Before removing the element should be recorded in detail (Article 23)
Where multiple elements are removed, consideration should be given to retaining a representative sample.

iv) Heritage Value 1 — Elements of Slight Significance

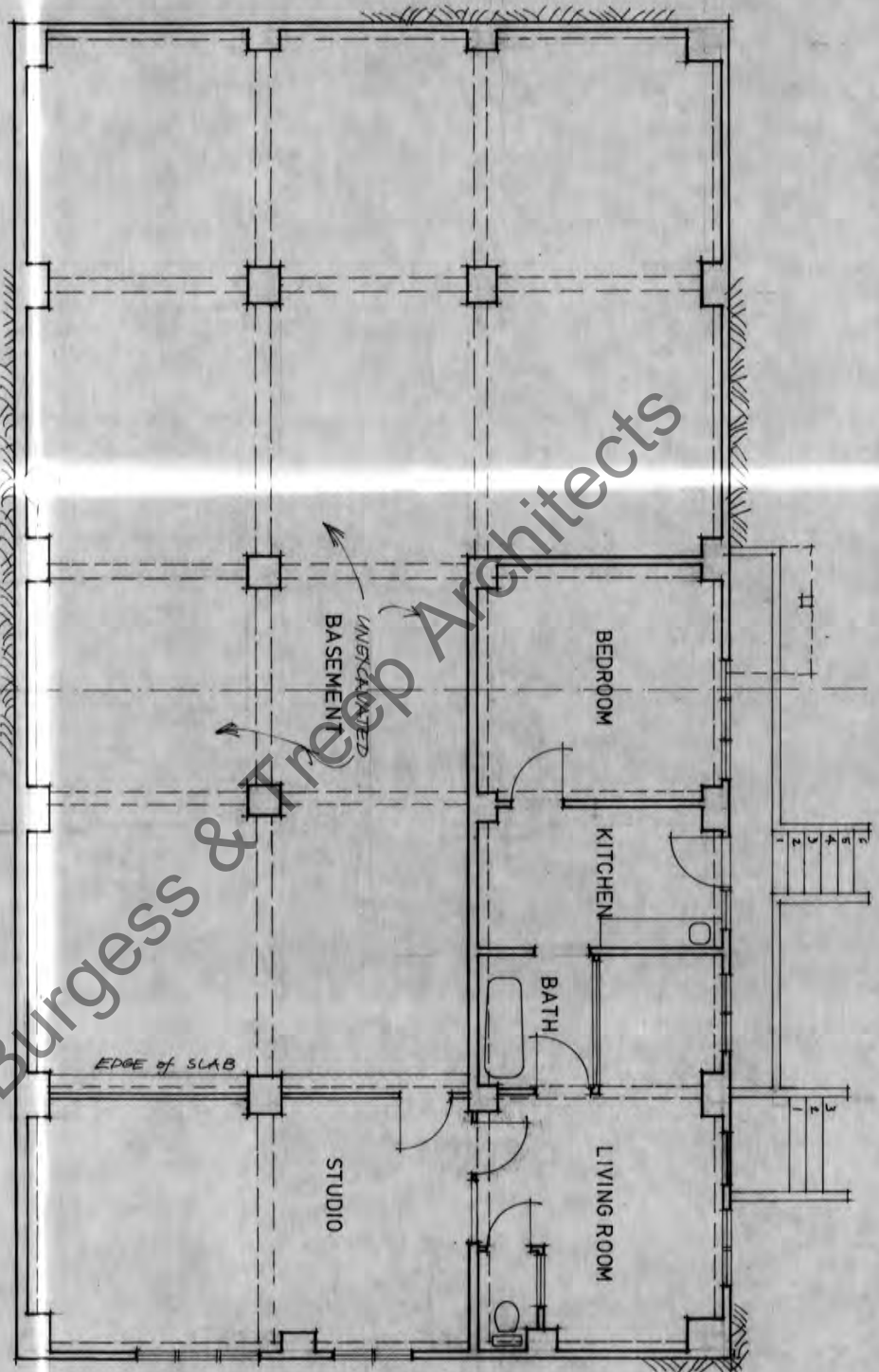
Elements are of slight significance or do not intrude on the space in a way that reduces significance. Both retention and removal are acceptable options.

v) Heritage Value Negative — Intrusive Elements

Elements so designated reduce the overall significance of the space, and should be removed, converted to a compatible form, or replaced in a way which helps recover significance.

f) Context

All elements composing the fabric must be assessed with regard to their context. While a component element may not in itself rate highly with regard to demonstrative ability or aesthetic quality, it may nevertheless be an integral part of a larger, more significant element, for example the picture rails form part of a typical wall type, bounding a particular space. Thus individual elements within a space may be assessed as more or less significant than the space within which they occur.



0 1 2 3 4 5

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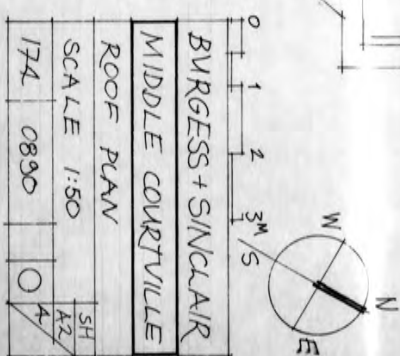
MIDDLE COURTYARD

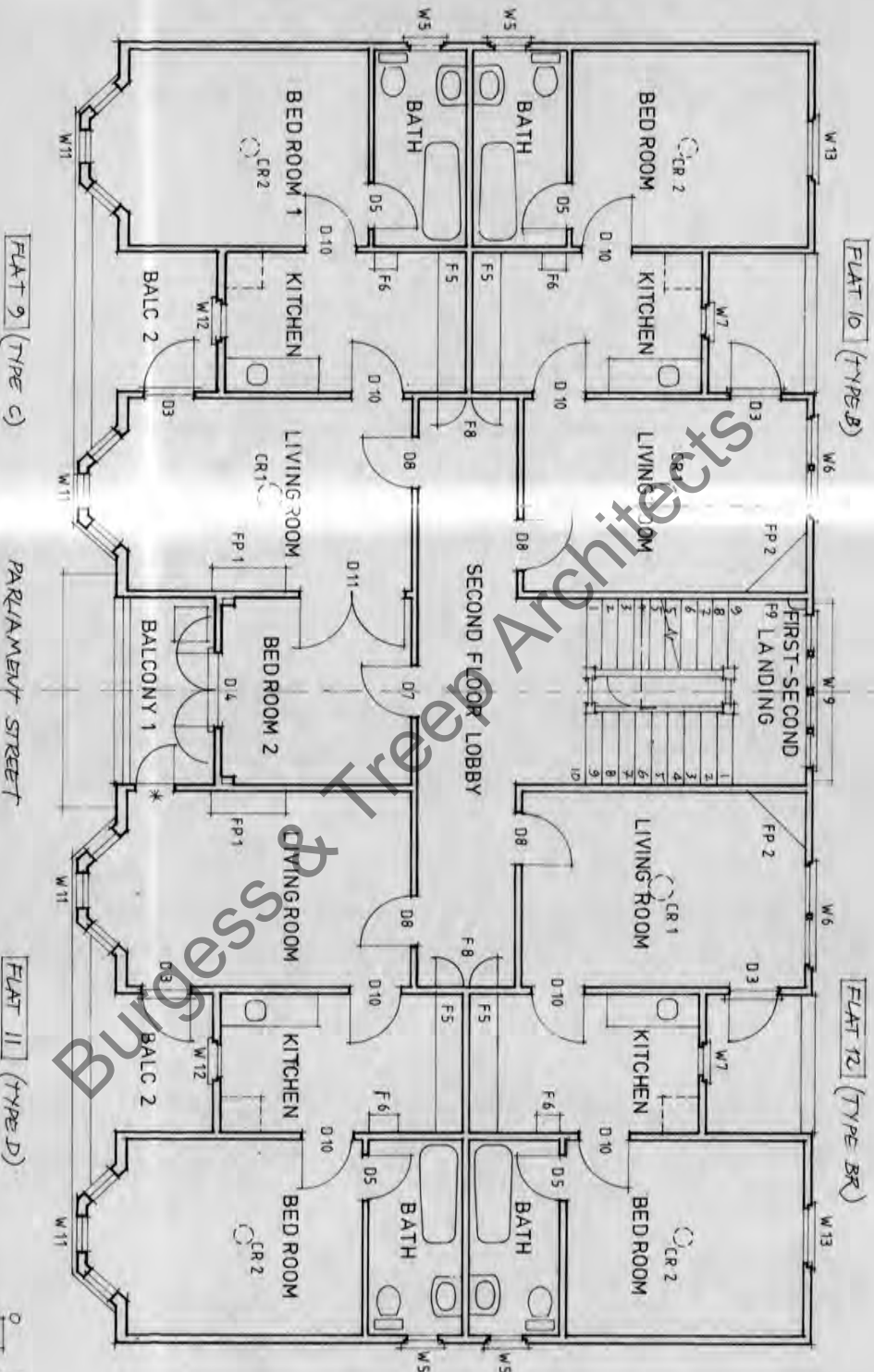
BASEMENT PLAN

SCALE 1:50

174 0890

0 5





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MIDDLE COURTYARD

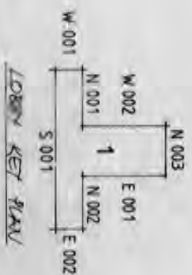
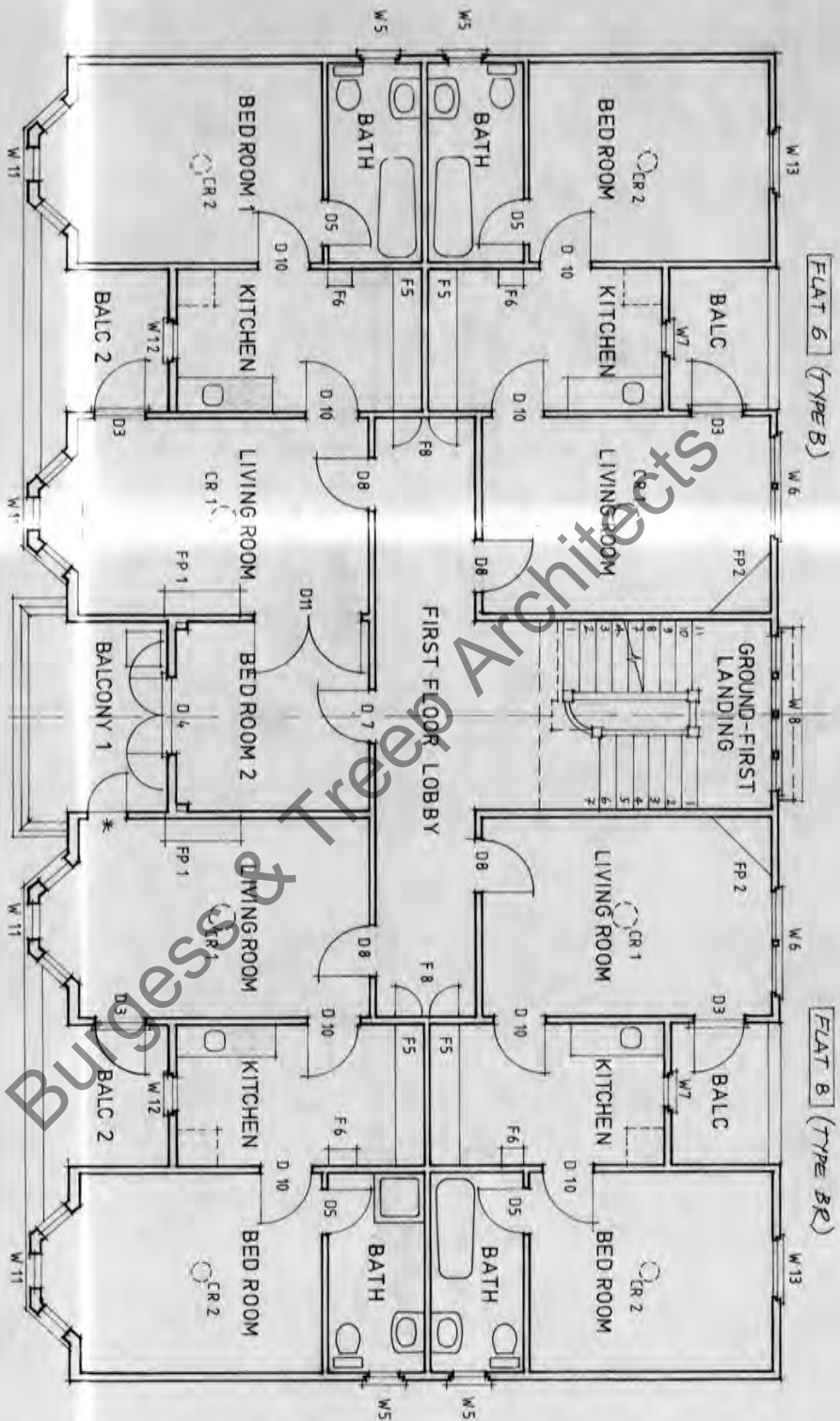
SECOND FLOOR PLAN

SCALE 1:50

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0 1 2 3m

W N E S



FLAT 5 (TYPE C)

FLAT 6 (TYPE B)

FLAT 8 (TYPE BR)

FLAT 7 (TYPE D)

PARLIAMENT STREET

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MIDDLE COURTYARD
FIRST FLOOR PLAN

SCALE 1:50

174 0890



D3 DESCRIPTION OF ELEMENTS & ASSESSMENT OF SIGNIFICANCE

In the following table, DA = Demonstrative Ability; AQ = Aesthetic Quality; HV = Heritage Value. Refer to Section D2.

	DA	AQ	HV
Ceiling Intersection:			
CI a) Small plastered cove	L	L	3
CI b) Square stopped plaster	L	L	3
CI c) Decorative plaster cornice to lobby. Three rectangular steps to ceiling, square stop to fluted cornice below, finish small fillet to wall	H	S	4
CI d) Decorative plaster cornice to living rooms	H	S	3
Picture Rail:			
PR a) Dark stained and varnished timber, single bevel, concealed rebate to top edge	S	L	3
Wall Finishes:			
WF a) Paint or wallpaper over plaster	S	L	2
WF b) Paint on solid plaster, traces of original deco painted stripes visible under recent painting (refer to 1939 specification for renovation).	H	S	4
WF c) Unpainted solid plaster over masonry	S	L	2
WF d) Unpainted solid plaster inscribed with ashlar pattern	S	S	4
WF e) Non-original timber framed walls and linings	—	—	neg
WF f) Deco timber wainscot to ground floor lobby and up stairs to, but not including first floor lobby. Dado rail of 1/4 R above fluted timber moulding, all ebonised finish, flat chromium strip, varnished timber fillet set back from face of dark stained and varnished feature plywood panels (figured grain run vertical). Concave throating between panels in lighter coloured timber.	H	S	3
Architraves:			
A a) Wide single bevelled timber, typically dark stained and varnished	S	S	3

A b)	Deco arch. Narrow timber filler, same timber and finish and lines with fillet in deco wainscotting (WF f)	H	S	3
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Skirtings:

S a)	Wide timber single bevelled, typically dark stained and varnished	S	S	3
S b)	Deco timber skirting, dark stained and varnished. Top edge stepped in three veneers (diff timber from wainscot). Top edge detail returns down to floor at doorways and bottom of stair	H	S	3
S c)	Painted square stopped solid plaster skirting to stairs and landings	S	L	3
S d)	Painted small coved solid plaster	L	L	2
S e)	Medium width timber, single bevel, typically dark stained and varnished	S	S	3
S f)	Solid plastered square stopped (typically unpainted)	L	S	2

External Corners and Pilasters

EC a)	Ground floor lobby. PR a) mitred, square stopped plaster above and below, stopped corner bead with raked termination at top and bottom, WF f) dado rail mitred, radius filler to panel corner, S b) mitred.	H	S	3
EC b)	First and second floor lobbies. CI a) mitred; PR a) mitred, square stopped plaster above and below stopped corner bead with raked termination at top and bottom, S a) mitred.	H	S	3
EC c)	Pilasters to ground floor lobby. S 002/W 001, S 002/E 002 CI c) mitred, no picture rail, pencil round to external plaster corner WF f) Dado rail mitred and radiused fillet to external corner of panels, S b) mitred	H	S	3

Floor Finishes:

FF a)	Mosaic tiles	H	H	4
FF b)	Timber tongue and groove floorboards over concrete subfloor	S	S	3
FF c)	Painted solid plaster floors to bathrooms	S	S	2
FF d)	Solid plaster floors to balconies laid to falls, typically painted	S	S	2
FF e)	Painted solid plaster floor (typically to stair landings)	S	S	2
FF f)	solid plastered concrete	L	L	1

Ceiling Finishes:

CF a)	Painted plaster to internal spaces	S	S	3
CF b)	Solid plaster to external spaces (typically unpainted)	S	S	3

Fireplaces:

FP1	Wall Fireplace	H	H	4
	Feature fireplace with timber mantle and surround, breastwork in glazed coloured tiles including two moulded polychromatic tiles (varies). Fire place originally contained flued gas heaters. Glazed tile hearth flush with timber floorboards.			
FP 2	Corner Fireplace	H	H	4
	Similar to FP 1 except for plan position			

Ceiling Roses:

CR1	Neo Classical, wreathed ornament	S	S	4
CR 2	Art Nouveau	S	S	4

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Deco Wall Lights:

Ground floor lobby	H	S	4
Chromed bronze frame on galvanized steel back-plate sand-blasted glass panels to match deco windows			

Fitting Schedule

F 1	Cupboard by lobby back door Four lockers under windows. Wide solid timber painted shelf over. Plywood veneered panel doors, timber and finish similar to wainscot, deco handles, gilt numbers, small single bevelled skirting below	H	L	2
F 2	Lockers by lobby back door. Eight lockers similar to F 1	H	L	2
F 3	Electrical mains board. Non-original rimu coreboard cupboard over position of orig power board			N
F 4	Letter box. Timber veneered carcase, wall mounted, 15 cubby holes, dark stained and varnished, doors have letter slots, bevelled clear glass panels and gilt numbers	S	S	3
F 5	Kitchen cupboards. Considerable variation was evident but original appearance was probably as flat 1. Timber cornice moulding dark stained and varnished, vertical tongue and groove back panelling, four cupboards above bench level, two glazed, two panelled. Two cupboards below, and three hopper bins with two drawers over; eg. flat 11 as per flat 1 handed Flat 3 half fitting Flat 2 no hoppers, no drawers Flat 10 L.H.S. Remodelled Flat 12 match lined doors to R.H.S.	S	L	2
F 6	Electrical distribution board. Timber box with glazed door to distribution board in kitchens	S	L	1
F 7	Bell push board by front door, in portico. 12 electrical bell pushes on kauri board with profiled edges	H	S	3
F 8	Service delivery cupboards Two cupboards. Single bevel timber architraves, centre architrave wide double bevelled, key-hole to each door, no furniture. Plywood veneer over original panelled doors.	H	L	3

F9	Timber shelf to first/second floor landing. Timber shelf, radiused corner on plan. Radiused timber bracket with fretwork to match broad balusters. All dark stained and varnished. Adjacent to W9	S	L	2
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Door schedule:

D1	Front door to Lobby. Exterior, inward opening, glazed timber door. Internally veneered to match deco timber panelling (wainscot a), glazing to match W1; externally painted, three panels with bolecion mouldings. Fanlight above, glazed deco sandblasted horizontal striped pattern. Architrave b). Hardware non-original. 910 x 2115	H	S	4
D2	Back door to Lobby Exterior, inward opening, glazed panelled timber door. Top panel 9 light obscure glazed, ogee pattern glazing bars. Wide lock rail, two muntins. Three sunk lower panels, Quarter round bead to interior, bolecion moulding to exterior. Furniture non-original. Bull-nosed totara sill with steel weather bar Architrave a). 810 x 1975	S	S	3
D3	Door to balcony of flats. Exterior, outward opening, glazed panelled kauri door similar to D2. Turned hardwood knob. Architrave a). 800 x 2000	S	S	4
D4	French doors to centre balcony South wall (flats 5,9). Exterior, outward opening, glazed panelled timber doors. Top panel 6 light clear glazed, ogee pattern glazing bars. Sunk bottom panel. Narrow stile parliament hinges, brass pendant handles, three brass tower bolts. Fan light over, sash top hung, glazed with stained glass. Flat steel weather bar, painted timber sill, Architrave a). 1216 x 2005	S	H	4
D5	Door to bathrooms. Similar to flat interior doors (D10) Finish: typically painted to bathroom side. Architrave a). 755 x 1975	S	S	3
D6	Door to roof. Non-original; framed and ledged, obscure glazed top panel. Painted timber sill. Architrave a).	-	-	neg
D7	Door to lobby, flats 5, 9 Interior panelled timber door, open in to flat. Plywood veneer to lobby side. Stained glass top panel with Georgian wired glass. No numbers. Architrave a). 810 x 2025	S	S	3

D8	Doors of flats giving to lobby. Interior panelled timber door, open in to flat. Plywood veneer to lobby side. Single upper sunk panel, quarter round beaded. Wide lock rail. One muntin, two lower sunk panels. Art nouveau brass furniture typical oval back plate and oval knob, all in brass. Architrave a). Number white painted, centred on head of architrave. 810 x 2025	S	S	S
D9	Doors of ground floor flats giving to lobby. (flats 1,2,3,4,) similar to D8 except furniture is typically rectangular deco chrome plated back plate, and black prismatic bakelite knob. Number to flats is painted on door, centred at top. Sans serif number in gold paint with black outline. Plywood veneer finished to match wainscot. Interior face of door similar to D8 except flat 1 has deco furniture. Generally to flat interior architrave a), to lobby architrave b) 810 x 2025	H	S	3
D10	Typical flat interior door. Timber panelled door, single upper sunk panel. Wide lock rail. One muntin, two lower sunk panels. Finish typically dark stained and varnished. Furniture typically oval brass backplate and various knobs/levers. Architrave a). 810 x 2025	S	S	3
D11	Flat interior french doors (flats 5, 9). Glazed 10 light painted timber doors. Non-original Architrave a). 1740 x 2000	L	L	1
D12	Door to cupboard under stairs, ground floor lobby. Timber panelled door, open out. Plywood veneered exterior face. Architrave a). 460 x 1540	S	S	2

Window Schedule:

W1	Main entrance to lobby. Two off, handed, one side of D1. Fixed fanlights over obscure glazed with deco sand blasted horizontal striped pattern. Casement sash below, similar glazing. Original sill modified to match deco detailing. Lower register architrave b), upper register painted architrave.	S	S	4
W2	Beside back door to lobby. Two light timber window, one opening casement. Deco glazing as W 1. Single bevel architrave, dark stained and varnished. Bullnosed sill and single bevel sub-sill moulding, architrave a).	S	S	3
W3	Living room and bedroom windows. South wall, ground floor. Three light timber window, fanlights over double-hung windows. Glazing to fanlights leadlighted stained glass, centre sash top hung, outward opening. Double hung sashes clear glazed. Architrave a), mitred around each frame. Bullnosed sill board continuous across all frames, single bevel sub-sill board.	H	S	4
W4	Kitchen Window. South wall, ground floor. Two light timber windows, fanlights over double-hung windows. Generally similar to W3. Architrave a)	H	S	4
W5	Bathroom Windows Double hung, obscure glazed timber window. Frame packed into room, painted architrave a), typical sills.	S	L	2
W6	Living room windows North Wall of #11 flats. Two-light timber windows, double hung. Architrave a) and typical sill.	S	L	3
W7	Kitchen windows, north wall Timber double-hung window. Architrave a) and typical sill. External reveal plain plastered, solid plaster	S	L	3
W8	Ground/first floor landing Four light timber window, outer pair of sashes fixed, inner pair casement hung. Deco glazing to outer pair, inner sashes clear reglazed. Hardware non-original. Architrave a) above wainscot WF f); below architrave b)	S	S	3
W9	First/Second floor landing As W8 except glazing. Inner pair deco, outer pair obscure lead lights. Architrave a), sill bullnose, with single bevel sub sill board	S	S	3
W10	Second floor/roof landing As W8, 9 except glazing. Original stained glass to all sashes. Note this window different proportions to W8, 9. Typical architrave and sill, all timber work painted white.	S	H	4

W11	Bay windows to living rooms and bedrooms South wall. Stained glass fanlights over double-hungs, similar to W3 except frames arranged to form bay window, Architrave a), typical sill	H	S	4
W12	Kitchen windows South wall, double hung timber window, stained glass fanlights similar to W3, architrave a), typical sill	H	S	4
W13	Windows to bedrooms of all flats North wall, double hung timber windows, architrave a), typical sill	S	L	3

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D4 DESCRIPTION OF SPACES & ASSESSMENT OF SIGNIFICANCE

Refer to plan for key to walls.

a) GROUND FLOOR LOBBY — heritage value 3

Ceiling CF a)

Floor FF b)

Walls:

N 001: CI a), PR a), WF b), WF f), S b), D 9, Deco wall light, EC a. (Wall N 001 intersection with W 001).

N 002: CI b), WF a), W 2, F 1, D 2.

N 003: WF f) Deco dado rail returns over doorway on timber spandrel, S b). Pencil rounded arrisses to timber facing of end of nib wall.

N 004: Similar to wall N 001 handed. Deco light switch with rectangular chromium plate with bevelled edges and black bakelite toggle switch.

E 001: F 2.

E 002: CI b) under stair landing, CI c), PR a) runs into raking soffit of stair, WF b), Note that beam across east wing of lobby has shallow recess across face. WF f), S b) EC a). Wall E 002 intersects with N 004 and S 001. Detail EC c): wall E 002 intersects with S 002.

E 003: WF c) non-original, PR a).

S 001: Similar to N 001, F 3, F 4.

S 002: CI c), PR a), WF b), WF f), S b), D 1, W 1, EC c) x2.

S 003: Similar to N 001.

S 004: D 12,

W 001: CI c) Note corner returns across face of beam under landing, CI b) under soffit of stair and stair landings, PR a) returns vertically to soffit of beam supporting landing. WF b) Stripes follow rake of stair, Note beam to west wing of lobby similar to E 002. WF f), wainscot follows rake of stair, S b), S c).

Wall W 001 intersects with N 001 and S 003 details EC a). Wall W 001 intersects with S 002 detail EC c), Deco double light switch.

W 002: CI a), PR a), WF b), W f f), S b),

W 003: CI b), WF b), S a).

W 004: Side of stair including balustrade. Deco wainscot (sim. WF f) and S b) over existing timber balustrade. No dado rail, but fillet follows rake of stair. Original newell post encased in timber veneer with cap to match dado. All dark stained and varnished.

b) FIRST FLOOR LOBBY (ground/first floor landing) — heritage value 3

Ceiling CF a)

Floor FF e), FF b)

Walls:

N 001: CI a), WF b), PR a), S a), D 8, EC b).

N 002: Similar N 001.

N 003: Wall to landing. C i b), WF b), WF f) no chromium strip to right hand side of W 8, S c), W 8.

E 001: CI b), PR a) runs into raking soffit of stair, WF f) no chromium strip, dado rakes with stair then changes to horizontal and stops at landing. S c), S a), EC b).

E 002: CI a), PR a), WF b), S a), F 8.

S 001: CI a), PR a), WF b), S a), D 7, D 8, D 8.

W 001: Similar to E 002.

W 002: CI b) to stairway and landing, CI a) to lobby, returns across beam supporting landing, PR a) returns vertically to underside of landing beam, WF b) stripes rake with stair, S a) stops at base of stair and bevel returns to vertical. S c) to stairs and landing, F 9.

c) SECOND FLOOR LOBBY (First/second floor landing) — heritage value 3

Ceiling CF a)

Floor FF c), FF b)

Walls:

N 001: CI a), WF b), PR a), S a), D 8, EC b).

N 002: Similar N 001.

N 003: CI b), WF b), S c), W 9, F 9 (at intersection with W 002).

E 001: CI b), WF b), S c), EC b).

E 002: CI a), PR a), WF b), S a), F 8.

S 001: CI a), PR a), WF b), S a), D 7, D 8, D 8.

W 001: Similar to E 002.

W 002: CI b) to stairway and landing, CI a) to lobby, returns across beam supporting landing, PR a) returns vertically to underside of landing beam, WF b) stripes rake with stair, S a) stops at base of stair and bevel returns to vertical. S c) to stairs and landing. Some cracking of plaster evident.

Note: all doors on this lobby have oval brass backplates.

d) ROOF LOBBY — heritage value 3

Ceiling CF a) curved soffit.

Floor FF c).

Walls:

N 001: CI b), WF b), S c), W 10.

E 001: CI b), WF b), S c).

S 001: CI b), WF a), S c), D 6.

c) STAIRCASE — heritage value 3

Straight staircase, carpet runner over painted plaster steps, bottom step curtailed, second step swelled, curved string.

Newells: built up, decorative timber, let into plaster steps.

Balustrade: profiled timber handrail, major and minor flat timber balusters, fretwork decoration to major balusters, profiled timber bottom rail.

f) FLAT TYPOLOGY

Middle Courtville contains two double bedroom, ten single bedroom and one basement flat.

Most internal architectural features are common to all flats, however differences in layout occur giving rise to the following flat types:

Flat type A: flat 1.

Flat type AR: flat 3.

Flat type B: flats, 2, 6, 10.

Flat type BR: flats 4 (has atypical bathroom), 8, 12.

Flat type C: flats 5, 9.

Flat type D: flats 7, 11.

Basement flat: flat 15.

g) FLAT TYPE A:

LIVING ROOM:

Heritage value: 3

Ceiling: CF a), CR 1,

Floor: FF b),

Walls: CI d), PR a), WF a), S a),

Features: N: D 8

E: FP 1

S: W 3

W: D 10

KITCHEN:

Heritage value: 2

Ceiling: CF a) soffit steps down under balcony above.

Floor: FF b) flush white glazed brick pattern tiles under original position of stove.

Walls: CI a), WF a), S c).

Features: N: F 5,

E: D10 site of original bench unit

S: W 4, position of original stove vent, plastered over

W: F 6, D 10

BEDROOM:

Heritage value: 3

Ceiling: CF a), CR 2.

Floor: FF b).

Walls: CI a), PR a), WF a), S a).

Features: N: D 10

E: D 10

S: W 3

BATHROOM:

Heritage value: 2

Ceiling: CF a) exposed pipes

Floor: FF c)

Walls: CI a), WF a) square stopped to floor.

Features: N: claw foot cast iron bath, non-original hand basin, position of gas geyser

S: D 10

W: WC, W 5,

Note: bathroom fittings, except baths, are generally non-original.

h) FLAT TYPE AR:

LIVING ROOM:

Heritage value: 3

Similar to flat type A, handed.

KITCHEN:

Heritage value: 2

Similar to flat type A, handed.

South wall has original painted sheet metal stove hood and painted crimped metal duct.

BEDROOM:

Heritage value: 3

Similar to flat type A, handed.

North wall door has fanlight over.

BATHROOM:

Heritage value: 1

Unique plan, extant bathroom incorporates part of original lobby and part of original shared bathroom. Refer plan.

i) FLAT TYPE B:

LIVING ROOM:

Heritage value: 3

Ceiling, walls and floor similar to flat A.

Features: N: W 6, FP 2

E: FP 2

S: D 8

W: D 10, D 3.

Note: Ceilings to second floor flats generally cracked and water damaged.

Note: flat 10, D 10 missing between living/kitchen.

KITCHEN:

Heritage value: 2

Ceiling: CF a

Floor: similar to flat type A.

Walls: similar to flat type A.

Features: N: W 7, painted cast iron vent grille, some flats (eg 8) have stove hood and duct as per flat type AR.

E: position of original bench, D 9

S: F 5

W: F 7, D 10

BEDROOM: similar to flat type A.

Heritage value: 3

Features: N: W 6

E: D 10

S: D 10.

BATHROOM:

Heritage value: 2

similar to flat type A

BALCONY:

Heritage value: 3

Ceiling: CF b),

Floor: FF d),

Walls: CI b), WF c) square stopped to floor.

Features: N: arched opening, spandrel with wide plastered sill.

E: some pipework, D 3

S: W 7, cast iron grille

j) FLAT TYPE BR:

LIVING ROOM:

Heritage value: 3

similar to flat type B, handed.

KITCHEN:

Heritage value: 2

similar to flat type B, handed.

BEDROOM:

Heritage value: 3

similar to flat type B handed, flat 4 south wall door has fanlight over.

Flat 8 has extensive water damage around window.

BATHROOM:

Heritage value: 2

Similar to flat type B handed, flat 4 refer flat type AR, flat 12 has possible original hand basin and cistern.

BALCONY:

Heritage value: 3

Similar to flat type B handed.

k) FLAT TYPE C:

LIVING ROOM:

Heritage value: 3

Ceiling, walls and floor similar to flat type A.

Features: N: D 8

E: D 11, FP 1

S: W 11

W: D 10, D 3.

KITCHEN:

Heritage value: 2

Similar to flat type A, except ceiling has flush soffit, south-west corner has duct and hood (as flat type AR).

BEDROOM 1:

Heritage value: 3

Similar to flat type A, except south wall has W 11.

BATHROOM:

Heritage value: 2

Similar to flat type A.

BEDROOM 2:

Heritage value: 3

Ceiling: CF a),

Floor: FF b),

Walls: CI a), PR a), WF a), S a),

Features: N: D 7

S: D 4

W: D 11

SE and SW corners: painted sheet metal ducts.

BALCONY 1:

Heritage value: 4

Ceiling: CF b) Two holes in soffit of flat 9. Flat 5 has painted timber egress hatch from flat 9 above.

Floor: FF d) Painted timber egress hatch with ring pull to portico below.

Walls: CI b), WF d) square stopped to floor.

Features: N: D 4

E: (Flat 9 has some remnants of services) non-original painted flush door providing fire egress to flats 7 and 11.

S: Plastered concrete arch headed opening, inscribed with voussoir pattern, balustrade of painted timber rail on fancy cast iron balusters.

W: Painted steel egress ladder on wall.

Note area of balcony to flat 5 is larger than flat 9 — refer plan.

BALCONY 2:

Heritage value: 4

Ceiling, walls and floor similar to balcony 1.

Features: N — wall returns to bay have raised decorative plaster-work. W 4, hole for kitchen vent

E: D3

S: flat 5, solid plaster spandrel. flat 9, balustrade similar to balcony

1.

l) FLAT TYPE D:

LIVING ROOM: Heritage value: 3

Similar to flat type C, handed. No ceiling rose to flat 11.

KITCHEN: Heritage value: 2

similar to flat type C, handed.

BEDROOM: Heritage value: 3

similar to flat type C, handed.

BATHROOM: Heritage value: 2

similar to flat type C, handed. No bath (non-original shower) to flat 7.

BALCONY: Heritage value: 4

Flat 11 similar to balcony 2, flat type C. flat 7 solid plaster spandrel.

m) BASEMENT (including flat 15):

BEDROOM: Heritage value: 1

Ceiling: CF a)

Floor: FF f)

Walls: Painted plaster with a pilaster in each corner and beams over. CI a), S e).

N: three light painted timber horizontally pivoting windows.

Each sash has one horizontal glazing bar, A a).

E: Timber panelled door. Obscure glazed top panel, two lower sunk panels, A a)

KITCHEN: Heritage value: 1

Ceiling: CF a)

Floor: FF b),

Walls: CI b), WF a), S e),

N: Exterior timber door (similar D3) opens inwards, pivoting sidelight. A a).

E: Original kitchen fittings, sink unit and over cupboard. Painted tongue and grooved and veed vertical boards to doors, kauri benchtop with enamel basin. These units are different from those in other flats. Interior door to bathroom.

S: Distribution box.

W: Interior door to bedroom similar to bathroom door.

BATHROOM:**Heritage value: 1**

Note: this space partitioned off living room.

Ceiling: CF a), services abound.

Floor: FF c),

Walls: WF a),

N: Five light fixed obscure glazed borrowed light to living room in timber framed partition wall.

E: Typical interior door in timber framed partition.

Cast iron claw foot bath, pipes.

W: Typical interior door to kitchen.

LIVING ROOM:**Heritage value: 1**

Ceiling: Off-form concrete, wide rough-sawn board marks. Many services. Off-form concrete beam.

Floor: FF f),

Walls: off-form concrete with pilasters and beams.

N: 2 two-light pivoting painted timber windows.

Exterior timber door, no architraves to door and windows. Two pilasters, massive spalling of concrete beam over left hand side window revealing steel reinforcing.

E: Two pilasters, partition concealing water closet, typical interior door to water closet.

S: wide timber single panelled door to basement, with wide sliding leaf to left hand side. Framed partition to water closet with obscured glazed borrowed light to water closet.

W: Timber framed partition wall to bathroom and typical interior door to same, pilaster.

STUDIO:**Heritage value: 1**

Ceiling: off-form concrete with services.

Floor: FF f),

Walls: Off-form concrete with services. All concrete to exterior walls generally in poor condition, with extensive cracking, rust staining and spalled concrete revealing rusting steel reinforcement.

East wall: Four-light timber pivoting timber window to right hand side, three-light to left hand side of wall.

BASEMENT:**Heritage value: 1**

Unexcavated basement space with off-form concrete walls, ceiling, columns, pilasters and beams.

n) ROOF:

ROOF DECK:

Heritage value: 3

Silver painted bituminous fabric over concrete slab. Slab laid to slight fall. Two drains on north side, plenty of ponding evident. Evidence of water penetration, particularly around upstands. In the north-east corner are remnants of the original pergola. Twelve concrete nibs upstanding from roof deck.

PARAPETS:

Heritage value: varies — refer exterior

Painted plastered concrete parapets to north, east and west, with wide copings. The north-west corner has painted sheet-metal capping which projects down over spandrel.

The parapet to the north is divided into bays by piers. The stair penthouse (centred to the north) has painted plastered walls and a curved painted corrugated galvanised iron roof.

Plastered chimneys (venting the bathrooms) project above the copings on centre of both east and west parapets.

To the south side (Parliament Street) are unpainted decorative plaster balustrades with piers and profiled coping. Two painted galvanised vent pipes are symmetrically presented about the raised central feature pediment. The pediment bears a central timber flagpole supported by rusted wrought iron brackets. At east end of feature is a plastered chimney with copper cowl, venting the fireplaces.

On west side is a remnant of a similar chimney. Numerous plumbing vent pipes and TV aerials project up on the outside of the parapet.

o) NORTH FACADE:

Heritage value: 2

Three storey building with part basement and spandrel to roof, all painted plastered concrete. Arched openings to balconies, projecting plastered sills.

Conical painted metal rain water heads to overflows of balconies. Exposed terminal vent stacks, one cast iron, one uPVC; Two downpipes. Two painted steel fire egress ladders. Windows to stair landings, W 2, 8, 9, 10 have projecting hood mouldings. Ground floor hood is wider and has bevelled edge.

The double-hung windows to flats have solid plaster sills.

Concrete parapet to roof appears to have been modified either side of stair penthouse. External spouting to penthouse roof.

Concrete stair and landing adjoining D 2, painted steel handrail. Basement flat has concrete steps with steel handrails.

Painted timber doors and windows.

p) EAST FACADE:

Heritage value: 2

Three floors and part basement. Plastered concrete, horizontal damp-proofing sheets, painted over. Much exposed pipework. Six W 5 and windows to basement.

q) SOUTH FACADE (to Parliament Street):

Heritage value: 4

Three storied solid plastered concrete building. On plan three bays, the centre recessed, projecting bay windows at each side, with recessed balconies. From top to bottom: plastered reinforced concrete balustrade, colonnade between piers with profiled rail, three bays per side. Central feature, pedimented table with ornamental plaster work dated 1915, central timber flagpole with wrought iron supports. Projecting plaster cornice, stopped returns at sides of building. Generally wall surface has inscribed ashlar pattern. Painted timber double hung bay windows with fanlights, shallow plastered reveals.

Second Floor: either side of bay windows raised plasterwork motifs at spandrel level, on centre of bay raised plaster work wreath. shallow arched heads to balconies, cast iron balustrade to balconies, painted timber rail.

First Floor: raised lettering over central balcony "COURTVILLE".

Spandrel to side balconies solid decorative plaster work —repeating tree motif recessed within frame. Solid plaster sill to window continuous with sill of balcony spandrel. Underside of projecting side bays supported on ornamental solid plaster consoles. Centre balcony (balcony 1) has fancy iron balustrade with profiled timber handrail. Bay windows have recently painted 'facings' (1985).

Ground Floor: Central projecting portico, supported on two square columns with decorative plaster work. Cornice similar to principal cornice. Mosaic tilework to floor and steps, recessed mat well and name "COURTVILLE". Tiled skirting, copper over solid plaster doorstep.

Fire egress hatch in left hand side of soffit. Door bell panel (F 7) remnants on west wall. Egress ladder on west wall. South wall exterior of W 1, D 1.

Facings to W 3 raised decorative plasterwork, recently painted, also decorative plasterwork below windows, projecting solid plaster sills.

Painted fancy cast iron railing to street frontage, on plastered brick sub wall. Pier to tradesman's entrance matches pier on corner Courtville side.

r) WEST FACADE

Heritage value: 2

Three floors. Painted plastered concrete. Ashlar pattern from south wall returns short distance (also at east end wall).

Remnants visible of painted sign "Trade Entrance". Many exposed waste pipes. Six W 5.

Zone 4 -- of Exceptional Significance

Entire south facade of building (facing Parliament Street) including entrance to Entrance portico and balconies.

Zone 3 -- of Considerable Significance

- a) Lobby, staircase and landings.
- b) Roof space.
- c) Flat interiors (excluding basement flat and flat 1 and flat 2).
- d) Balconies on north wall.

Zone 2 -- of Area Significance

- a) North, East and West Facades of building.
- b) Kitchens and Bathrooms.

Adaption of these zones required original fabric to be retained where they take representative value. Original kitchen fittings should be retained.

Zone 1 -- of High Significance

- a) Basement flat and studio.
- b) Basement property.

On the basis of our research, the Middle Courtville building has significant *associational* value. It was the first apartment building built in Auckland; the owner, the architect and the builders were people of considerable standing in the community. Courtville has also been home to many people who have made significant contributions to New Zealand society.

This value on the building's social/historical significance over the entire building and must be taken into account in every part above.

D5 CONCLUSION

As a result of the survey and assessment of the building fabric, a hierarchy of significant spaces and elements has emerged. These can be categorised as follows:

Zone 4 — of Exceptional Significance:

Entire south facade of building (facing Parliament Street) including interior of Entrance portico and Balconies.

Zone 3 — of Considerable Significance:

- a) Lobbies, staircase and landings.
- b) Roof space
- c) Flat interiors (excluding basement flat and bathrooms and kitchens)
- d) Balconies to north wall.

Zone 2 — of Some Significance:

- a) North, East and West Facades of building.
- b) Kitchens and Bathrooms of flats.

Adaption of these rooms required original baths to be retained where they exist. A representative sample of original kitchen fittings should be retained.

Zone 1 — of Slight Significance:

- a) Basement flat and studio
- b) Basement proper.

On the basis of our research, the Middle Courtville building has significant *associational links*. It was the first apartment building built in Auckland; the owners, the architect and the builders were people of considerable standing in the community. Courtville has also been home to many people who have made significant contributions to New Zealand society.

This value on the building's Social/historical significance covers the entire building and must be taken into account in every zone above.

E: CONSERVATION POLICY

E1 EXTERNAL FACTORS

a) New Zealand Historic Places Trust Classification

Classification B under section 35 (1) (b) New Zealand Historic Places Act 1980.

"Those buildings which merit permanent preservation because of their very great historical significance or architectural quality." (See Appendix G5)

Protection notice under section 36, 37, 38 and 39 of the New Zealand Historic Places Act. No work can be undertaken without the permission of the Trust. Refer to Appendix G5.

b) Auckland City Council District Scheme

The building is not on the councils list of protected buildings. The protection notice will be noted on the District Scheme.

It is zoned Residential 9 which permits development of the site for residential purposes up to a maximum height of 49 metres.

c) Unit Titles

A registered surveyor has prepared a flats plan for this building and application to issue unit title has been lodged with the Land's Transfer Office and the Auckland City Council.

d) Auckland City Council Requirements

Upgrading is proposed to meet Auckland City Council Fire and Egress and Seismic Requirements in order to unit title.

A building permit has been issued for this upgrading— (See appendix G16).

e) Statutory requirements

Various statutory requirements apply in varying degrees. These include:

New Zealand Historic Places Trust — Protection notice

Auckland City Council Ordinances and Bylaws.

Relevant NZ standards — in particular:

NZS 1900 Chapter 3 1985 General Requirements

NZS 1900 Chapter 5 1988 Fire and Egress

NZS 4203: 1984 Structural Design

NZS 4205P 1973 Foundations

No.25 Electrical Wiring Regulations 1976

Drainage and Plumbing Regulation 1978

f) **Conservation issues**

The relevant local authorities and statutory bodies should have regard for conservation issues and take these into account when assessing applications relating to the Middle Courtville building.

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E2 STATEMENT OF POLICY

The Middle Courtville building has great cultural significance. The original owners were powerful influences on the development of Auckland city; they were both businessmen and public figures. Fletcher Construction, the builder of Courtville, has been associated with the erection of many buildings throughout New Zealand. Sinclair O'Connor, the architect, designed many commercial and public buildings at a time of great development for Auckland.

Over the years Courtville has provided a home for thousands of people. Its conservation must be assured. The hierarchy of significance of its elements and spaces has been established by this survey.

It is recommended that in accordance with various articles of the Burra Charter the conservation guideline within each Heritage Zone be the following:

Zone 4 Guideline — Spaces of exceptional significance.

Parliament Street facade of building, including balconies.

Any activity affecting the fabric of Zone 4 spaces and elements should be confined to maintenance, preservation, restoration and reconstruction as defined in the Burra Charter (Articles 1-5, 1-8 and 11-19). Decoration should be consistent with documentary and physical evidence as required under the provisions of Articles 23 & 24 of the Burra Charter.

Zone 3 Guideline — spaces of considerable significance.

Lobbies, roof space, flat interiors (excluding basement flat and kitchens and bathrooms), balconies to north wall.

Any activity affecting the fabric of Zone 3 spaces and elements should be confined to maintenance, preservation, restoration and reconstruction as defined in the Burra Charter (Articles 1-5, 1-10 and 11-22). Reconstruction is desirable if sufficient detailed information is available for the spaces or elements concerned. Elements of low heritage value may be adapted.

As the flat interiors are to be in private ownership a measure of personal adaptation must be tolerated. Surface finishes may be adapted. However owners must be encouraged to maintain original finishes where they exist.

It is recommended that the fabric (including decoration) of one flat (perhaps flat 1) should be reconstructed to its original condition..

Zone 2 Guideline — spaces of some significance

North, east and west facades, kitchens and bathrooms.

The principles of the Burra Charter should be followed as outlined in Zone 3 guideline above, however activity involving the adaptation or removal of an element may be acceptable where it:

- recovers the overall cultural significance of the place (Article 16)
- is necessary to the proper function of the proposed use of the space.

Any element should be recorded in detail (as per Article 23 Burra Charter)

Zone 1 Guideline — spaces of slight significance

Basement

Elements and spaces with a heritage value of 1 are of slight significance or do not intrude on the fabric in a way that reduces significance. Both retention or removal are acceptable options.

E3 CONSERVATION OF FABRIC

The problems we identified in our survey of the physical condition of the fabric of Middle Courtville have been listed in section *D1 Physical condition*, above.

All work should be done according to the principles, processes and practices for conservation as defined in the Burra Charter (Articles 2-29).

The following work is recommended:

a) Exterior:

i) Roof

The structural integrity of the roof slab should be investigated to identify cracking and to check the state of steel reinforcing. It should be repaired where necessary.

The roof membrane should be tested to ensure that it is fully waterproof with particular attention being given to laps of roof sheeting, upstands and penetrations. The removal of surface water requires attention.

The original roof top pergola should be reconstructed. Reconstruction to be based on photographic records.

ii) Parapets

Parapets require removal of accretions (eg flashing to north east corner, television aerials etc), repairs to reinforcing and concrete and waterproofing where appropriate. Unstable masonry chimneys should be reconstructed.

iii) Concrete spalling

Concrete spalling to exterior surfaces requires full repair work, including repair of exposed reinforcing steel and making good of plasterwork.

iv) Water damage

Water ingress to exterior walls requires investigation and remedy; W13 in flat 8 requires reconstruction.

v) Cracking

Surface cracking to solid plaster required making good. Balcony floors may require weather proofing.

vi) Plasterwork

Decorative plasterwork requires recording (ideally by taking moulds), restoration and reconstruction as required. Cleaning of plaster work must not be done using high pressure steam or high pressure water or using chemical agents. A mist spray of water and gentle brushing in accordance with best conservation practice should be used.

vii) Damp

Forced ventilation is required from kitchens and bathrooms.

viii) Tiles

Restore and reconstruct mosaic tilework to portico.

ix) Unsympathetic repairs

Remove non-original paintwork. Investigate repairs to plasterwork to establish quality.

x) Paint

Investigate paint system to exterior of plasterwork. Establish appropriateness. Remove if necessary and replace with a suitable surface coating (ie a system which will allow vapour within the wall to permeate to the outside but which will prevent water ingress).

xi) Basement

Waterproof exterior face of basement walls and install sub grade drainage. Urgent repair and strengthening to basement walls to be carried out in accordance with Engineer's report (refer AppendixG17).

xii) Exterior timber joinery

Exterior timber joinery requires general continuing maintenance and a small amount of reconstruction.

xiii) Cast iron

Cast iron work requires maintenance and restoration. Railings require reconstruction.

b) Interior work

i) Intrusive alterations

Full adaption and reconstruction of bathrooms to flats 3 and 4 based on floor layout above.

ii) Services

Services generally require major upgrading. Removal of intrusive non-original reticulated services is required. Exposed pipework to bathrooms should be reconstructed. Other new services should be concealed — behind existing timber trims, behind fittings, under timber floors or chased into plasterwork and made good. Experts in plumbing and drainage, electrical services and all other services should be employed as consultants.

iii) Paintwork

1939 Deco decorative finishes to lobbies, stairs and landings to be investigated and restored (refer to photo of original colour scheme for Corner Courtville, and to Appendix G9, specification for 1939 renovations).

Paintwork to exterior timber doors and painted metalwork should be restored to its original colour (dark green).

iv) Lights

Reconstruct deco lights, switches and power points for ground floor lobby. Reconstruct original/compatible Edwardian switches and powerpoints elsewhere. Provide compatible light fitting to lobbies.

v) Doors

Replace door to roof space with compatible door (eg Type D3).

Doors giving to lobbies flats 5 to 12 (D8) — remove plywood panel and restore to original condition.

Fire egress doors to balconies should be removed and walls reconstructed.

vi) Hardware

Deco furniture to be restored. Where elements are missing, reconstruct to match existing original.

Edwardian furniture — this varies. On each floor retain the predominant style; where items are missing, reconstruct to match.

vii) Penetrations

New forced ventilation should be adapted to existing remnants of vents and penetrations.

viii) Adaptions

Service cupboard to lobbies (F8). Fire regulations require this opening to be eliminated. Door and architraves should be retained. Ply veneer to panel doors should be removed and doors restored.

Doors of flats 5 and 9 giving to lobbies (D7). Fire and Egress regulations require these openings to be eliminated. This doorway should be recorded, the doors stored and the wall adapted (refer to Article 22 Burra Charter).

ix) Recording

Shelf F9 to stair landing should be recorded.

x) Reconstruction

French doors within flats (D11). Opening should be reconstructed to hang compatible French doors. Existing doors to be removed.

xi) Varnish finish to timberwork in lobbies

Dark stained and varnished finish to timberwork should be reconstructed where original finishes are to be removed for the application of anti-flame spread finishes.

xii) Floor coverings

Waterproof floor coverings are recommended for bathroom floors.

xiii) Windows

Windows to stair landings:

W8: If possible reglaze centre two sashes with Deco glass from W9 (or swap centre two sashes). Otherwise reconstruct Deco glazing.

W9: Reconstruction of stained glass work to centre two sashes.

W10: Preserve and record existing stained glass work.

xiv) Fibrous plasterwork

Flat 11 Living Room ceiling rose requires reconstruction.

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G: APPENDICES

G1 KEY PLANS OF BUILDING (following page 33)

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G2

PHOTOGRAPHIC RECORD OF THE BUILDING FABRIC

(bound separately)

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THE AUSTRALIA ICOMOS CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE (The Burra Charter)

This revised Charter was adopted on 20th February, 1981.

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (1964), and the Resolutions of the General Assembly of ICOMOS (Moscow 1978), the following Charter has been adopted by Australia ICOMOS.

Definitions

Article 1. For the purpose of this Charter:

1.1 *Place* means site, area, building or other work, group of buildings or other works together with pertinent contents and surroundings.

1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.

1.3 *Fabric* means all the physical material of the place.

1.4 *Conservation* means all the processes of looking after a place so as to retain its cultural significance. Includes maintenance and may according to circumstances include preservation, reconstruction and adaptation and will usually be a combination of more than one of these.

1.5 *Maintenance* intent the continuing protective care of the fabric, contents and use of a place, and is to be distinguished from repair which involves restoration or reconstruction and should be treated accordingly.

1.6 *Preservation* means maintaining the fabric of a place in its existing state, guarding deterioration.

1.7 *Restoration* means returning the EXISTING fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 *Reconstruction* means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either revision or conjectural reconstruction which are outside the scope of this Charter.

1.9 *Adaptation* means modifying a place to suit proposed compatible use.

1.10 *Compatible use* means a use which involves no change to the culturally significant fabric, changes which are reversible, and which do not require a minimal impact.

Explanatory Notes

These notes do not form part of the Charter and may be added to Australia ICOMOS.

Article 1.1
Place includes contents, ruins, archaeological sites and remains.

Article 1.2
The distinction referred to in Article 1.5, for example, is between:
maintenance — regular inspection and cleaning of fabric;
repair involving restoration — restoring of damaged fabric;
repair involving reconstruction — replacing damaged fabric.

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Appendix 1

THE AUSTRALIA ICOMOS CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE (The Burra Charter)

This revised Charter was adopted on 23rd February, 1981.

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of 5th General Assembly of ICOMOS (Moscow 1978), the following Charter has been adopted by Australia ICOMOS,

Definitions

Article 1. For the purpose of this Charter:

- 1.1 *Place* means site, area, building or other work, group of buildings or other works together with pertinent contents and surroundings.
- 1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- 1.3 *Fabric* means all the physical material of the *place*.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It includes *maintenance* and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.
- 1.5 *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either recreation or conjectural reconstruction which are outside the scope of this Charter.
- 1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.
- 1.10 *Compatible use* means a use which involves no change to the culturally significant *fabric*, changes which are substantially reversible, or changes which require a minimal impact.

Explanatory Notes

These notes do not form part of the Charter and may be added to by Australia ICOMOS.

Article 1.1

Place includes structures, ruins, archaeological sites and areas.

Article 1.5

The distinctions referred to in Article 1.5, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters
- repair involving restoration — returning of dislodged gutters to their place
- repair involving reconstruction — replacing decayed gutters.

Conservation Principles

Article 2. The aim of *conservation* is to retain or recover the *cultural significance* of a *place* and must include provision for its security, its *maintenance* and its future.

Article 3. *Conservation* is based on a respect for the existing *fabric* and should involve the least possible physical intervention. It should not distort the evidence provided by the *fabric*.

Article 4. *Conservation* should make use of all the disciplines which can contribute to the study and safeguarding of a *place*. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

Article 5. *Conservation* of a *place* should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one at the expense of others.

Article 6. The conservation policy appropriate to a *place* must first be determined by an understanding of its *cultural significance* and its physical condition.

Article 7. The conservation policy will determine which uses are compatible.

Article 8. *Conservation* requires the maintenance of an appropriate visual setting: e.g., form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the settings should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the *place* should be excluded.

Article 9. A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

Article 10. The removal of contents which form part of the *cultural significance* of the *place* is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

Conservation Processes

Preservation

Article 11. *Preservation* is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 12. *Preservation* is limited to the protection, *maintenance* and where necessary, the stabilisation of the existing *fabric* but without the distortion of its *cultural significance*.

Restoration

Article 13. *Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state recovers the *cultural significance* of the *place*.

Article 2

Conservation should not be undertaken unless adequate resources are available to ensure that the *fabric* is not left in a vulnerable state and that the *cultural significance* of the *place* is not impaired. However, it must be emphasised that the best *conservation* often involves the least work and can be inexpensive.

Article 3

The traces of additions, alterations and earlier treatments on the *fabric* of a *place* are evidence of its history and uses.

Conservation action should tend to assist rather than to impede their interpretation.

Article 8

New construction work, including infill and additions, may be acceptable provided:

it does not reduce or obscure the *cultural significance* of the *place* as in keeping with Article 8.

Article 9

Some structures were designed to be readily removeable or already have a history of previous moves, e.g. prefabricated dwellings and poppet-heads. Provided such a structure does not have a strong association with its present site its removal may be considered.

If any structure is moved it should be moved to an appropriate setting and given an appropriate use. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 11

Preservation protects *fabric* without obscuring the evidence of its construction and use.

The process should always be applied:

where the evidence of the *fabric* is of such significance that it must not be altered. This is an unusual case and likely to be appropriate for archaeological remains of national importance

where insufficient investigation has been carried out to permit *conservation* policy decisions to be taken in accord with Articles 23 to 25.

New construction may be carried out in association with *preservation* when its purpose is the physical protection of the *fabric* and when it is consistent with Article 8.

Article 12

Stabilization is a process which helps keep *fabric* intact and in a fixed position. When carried out as a part of *preservation* work it does not introduce new materials into the *fabric*. However, when necessary for the survival of the *fabric*, *stabilization* may be effected as part of a reconstruction process and new materials introduced. For example, grouting or the insertion of a reinforcing rod in a masonry wall.

Article 13

See explanatory note for Article 2.

Article 14. *Restoration* should reveal anew culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

Article 15. *Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

Article 16. The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

Reconstruction

Article 17. *Reconstruction* is appropriate where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it recovers the *cultural significance* of the *place* as a whole.

Article 18. *Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place*.

Article 19. *Reconstruction* is limited to the reproduction of *fabric* the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

Adaptation

Article 20. *Adaptation* is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance*.

Article 21. *Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

Article 22. *Fabric* of *cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

Conservation Practice

Article 23. Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any disturbance of the *place*.

Article 24. Study of a *place* by any disturbance of the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

Article 25. A written statement of conservation policy must be professionally prepared setting out the *cultural significance*, physical condition and proposed *conservation* process together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

Article 26. The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

Article 27. Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

Article 28. The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

Article 29. The items referred to in Article 10 and Article 22 should be professionally catalogued and protected.

Words in italics are defined in Article 1.

Aotearoa Charter

Preamble

Believing that New Zealand's archaeological and traditional sites, its historic areas and its historic buildings and structures are treasure and national heritage which

- have lasting value and can be enjoyed as cultural artifacts in their own right;
- can teach us about the past, about the culture, the life-styles and aspirations of those who came before us;
- provide variety and contrast in the modern world and a yardstick by which we can measure the achievements of today;
- provide visible evidence of the continuity between past and present society;
- deserve the best care we are capable of giving them, and they are passed on to the next generation with their essential characteristics of structure, form and material unimpaired;

and having regard for New Zealand's unique cultural and natural heritage and the International Charter for the Conservation and Restoration of Monuments and Sites (The Venice Charter 1964) and other international charters adopted by ICOMOS

ICOMOS New Zealand hereby resolves at its meeting on 31 October 1989 to adopt the following draft Charter for the period of one year.

Note 1: The articles in this Charter should not be interpreted separately but should be evaluated and understood as whole.

Note 2: ICOMOS New Zealand intends to formally adopt this charter by 31 October 1990 with any modification found in use to be necessary.

Article 1

Definitions

For the purpose of this Charter,

Place means a site, an archaeological site, an area, building or structures, or group of buildings or structures, with associated contents, collections and surroundings, that has cultural significance.

Fabric means any material of the place which has been modified in some way by human intervention.

Cultural significance means possessing historic, architectural, aesthetic, scientific, spiritual or social value.

Conservation means the processes of looking after a place to keep it from decay or loss while retaining its cultural significance. It includes processes of adaptation to achieve this object.

Preservation means stabilising the fabric of a place as found at a particular time and maintaining it with as little change or deterioration as possible.

Restoration means altering the fabric of a place to return it to the form it had at a particular date or period. Its accomplishment often requires the removal of work which is not 'of the period'. It is a process.

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Aotearoa Charter

Preamble

Believing that New Zealand's archaeological and traditional sites, its historic areas and its historic buildings and structures are taonga and national treasures which

- have lasting value and can be enjoyed as cultural artifacts in their own right;
- can teach us about the past, about the culture, the life-style and aspirations of those who came before us;
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Conservation means the processes of looking after a place to keep it from decay or loss while retaining its cultural significance. It includes processes of adaptation to achieve this object.

Preservation means stabilising the fabric of a place as found at a particular time and maintaining it with as little change or deterioration as possible.

Restoration means altering the fabric of a place to return it to the form it had at a particular date or period. Its accomplishment often requires the removal of work which is not 'of the period'. When restoration also involves the introduction of new materials, it becomes reconstruction.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished from restoration by the introduction of new materials into the fabric.

Adaptation means modifying a place to suit it to compatible new uses.

Compatible use means a use which involves no change, or minimal change, or substantially reversible change to the culturally significant fabric of the place.

Maintenance means the continuous protective care of the fabric, contents and setting of a place.

Conservation Principles Articles 2 - 7

Article 2 Setting

The setting of a place must be considered with the object itself. If the historical setting exists, this should be protected as the place itself; if the historical setting does not exist, one of compatible character that does not detract from the place should be the aim.

Article 3 Conservation

The conservation of a place must be preceded by -

- the recording of the place;
- the fullest possible research of the documentary records;
- a detailed examination of the place;
- the definition of the reasons for the cultural significance of the place;
- the preparation of a plan.

It should have recourse to all disciplines and sciences that can contribute to the conservation of the place.

Article 4 Intervention

The conservation of a place should involve the least possible alteration of the fabric commensurate with the aims of social usefulness and of long-term preservation. Traditional techniques should be used where possible. Modern techniques may be used where their efficacy has been shown by scientific data and proven by experience. If feasible, and where it does not compromise the long-term life of the building, processes should be reversible.

Article 5 Maintenance

It is essential to the conservation of a place that it be maintained regularly and according to a plan.

Article 6 **Use**

The conservation of a place is always facilitated by it serving a useful social purpose. Any departure from the original use of a place is acceptable provided that the alterations required to suit it to the new use are modest in scale, the minimum necessary, and do not detract from the cultural significance of the place.

Article 7 **Wairua**

Some places are imbued by Maori people with the wairua (the spirit) of ancestors. In some circumstances such places should be allowed to decay rather than be conserved.

Conservation Processes Articles 8 - 16

Article 8 **Repair**

Where a place has deteriorated through lack of maintenance or is damaged by some natural event, repair of the fabric is required. Repair should be to the same standards and with the same materials if available as the original work, and should be harmonious in colour, texture and form with the original. A technically higher standard of repair is justified where the life expectancy of the fabric is increased, where there is scientific evidence and experience to support such a claim, and where there is negligible alteration to the cultural significance of the place. Repairs should be discreetly identifiable.

Article 9 **Adaptation**

Adaptations must not diminish the cultural significance of the place. Additions and alterations to suit a place for a new use should be compatible with original fabric but should be sufficiently distinct that they can be read as new work and the contribution of the particular period. They must be discreetly identifiable as new work.

Article 10 **Strengthening**

All places should be assessed as to their potential risk from any natural event. Where a risk is determined to any place, a minimum level of strengthening appropriate to the risk should be implemented. The method chosen should be of proven efficacy and according to the principles outlined in this Charter. Emergency measures to minimise damage and loss of historic fabric should be planned if necessary.

Article 11 **Restoration**

Restoration of the fabric of a place must be based on all available authentic documentary and physical evidence; it must stop at the point where conjecture begins, and it must furthermore be allowed only if the cultural significance of the place is not diminished.

Article 12

Time

Patina and the layering of time is evident in all places. The work of all periods should be respected and maintained, except that the contribution of one period may be sacrificed for the benefit of another where this results in an enhancement of the cultural significance of the place.

Article 13

Relocation

Recognising that New Zealand has a long tradition of relocating buildings and that a move can constitute a valid part of the history of a place, it is accepted that relocation of a place can be valid where the site is not of central importance to its cultural significance, where relocation constitutes a last legitimate means of saving it from loss and where the new site is compatible.

Articles 14

Works of Art

Carving, painting, weaving, stained glass and other arts that may embellish a place must be considered integral with the place and on no account be separated from it. Specialist conservation advice must be sought before any work is carried out on such artifacts. Associated contents and collections must also be considered integral with the place and should be separated from it only if this is the sole means of ensuring the indefinite life of the objects of the place. In such a case, the objects should be professionally recorded and conserved.

Article 15

Recording

Any intervention in the fabric of a place must be preceded by complete documentation of the fabric. Repairs, adaptation and restoration should be fully recorded as the work proceeds and the records placed in a safe, publicly accessible archive. New materials should be date stamped.

Article 16

Preparedness

Where a place is considered to be at risk from some unavoidable natural event, all possible actions that can lessen that risk without affecting the cultural significance of the place should be taken. This includes the preparation of an emergency plan.

COURTVILLE BUILDINGS, AUCKLAND

PROTECTION NOTICE

- 1 Pursuant to Section 36 of the Historic Places Act 1980 the New Zealand Historic Places Trust hereby declares that the buildings situated at No 3 and No 7 Parliament Street, Auckland, and known as the Courtville Buildings Nos 1 and 2 (or Corner Courtville and Middle Courtville), together with their associated land included in the Schedule to this notice, are protected for the purposes of the Act and shall not be demolished, altered or extended except as provided herein.
- 2 The following conditions and restrictions shall apply in respect of the land and the preservation and protection of the buildings:
- (a) The essential elements of the buildings that are to be preserved are their entire structure, including all exterior and interior walls, the roofs and all remaining original interior fittings and spaces.
 - (b) This notice does not apply to any other buildings or structures situated on the land other than the buildings referred to in the Schedule hereto.
- 3 This notice may be cited as the Courtville Buildings, Auckland, Protection notice.
-

COURTVILLE BUILDINGS, AUCKLAND

PROTECTION NOTICE

- 1 Pursuant to Section 36 of the Historic Places Act 1980 the New Zealand Historic Places Trust hereby declares that the buildings situated at No 9 and No 7 Parliament Street, Auckland, and known as the Courtville Buildings Nos 1 and 2 (or Corner Courtville and Middle Courtville), together with their associated land described in the Schedule to this notice, are protected for the purposes of the Act and shall not be demolished, altered or extended except as provided herein.
- 2 The following conditions and restrictions shall apply in respect of the land and the preservation and protection of the buildings:
 - (a) The essential elements of the buildings that are to be preserved are their entire structure, including all exterior and interior walls, the roofs and all remaining original interior fittings and spaces.
 - (b) This notice does not apply to any other buildings or structures situated upon the land other than the buildings referred to in the Schedule hereto.
- 3 This notice may be cited as the Courtville Buildings, Auckland, Protection Notice.

SCHEDULE

Buildings: Courtville Buildings Nos 1 and 2 being buildings of five and three storeys respectively forming part of the Courtville Flats complex, Parliament Street, Auckland; also known by the postal address as Numbers 9 and 7 Parliament Street, Auckland, and also popularly referred to as "Corner Courtville" and "Middle Courtville".

Land: All those pieces of land situated in the City of Auckland described as follows:

415m² more or less being Lot 3 and Part Lot 1, DP 8842; formerly all Certificate of Title Volume 228, Folio 17 (Auckland Land Registry).

370m² more or less being Part Lot 1, DP 8842 and being Part Allotments 9 and 10, Section 7, City of Auckland; formerly all Certificate of Title, Volume 228, Folio 20 (Auckland Land Registry).

(All declared to be Crown land subject to the Land Act 1948 by notice in the New Zealand Gazette, 10 July 1986, No 106, page 2900.)

Dated at Wellington this 29th day of September 1987.

THE COMMON SEAL OF
THE NEW ZEALAND HISTORIC
PLACES TRUST was hereunder
affixed in the presence of:


Board Member


Board Member



PURSUANT to Section 36 of the Historic Places Act 1980, I hereby approve the Courtville Buildings, Auckland, Protection Notice.

(Statement Accompanying Protection Notice)

Dated at Wellington this

30th

day of September 1987.

The Notice

A. E. Clark

Minister of Conservation

The effect of the Protection Notice is that after it has been served on the owner and occupier of the land which the Courtville Buildings stand on, no person shall, without the consent of the Trust, carry out any works for demolition, alteration or extension of the buildings, except as provided by the Protection Notice, until the Protection Notice has been cancelled by the Trust or by the Planning Tribunal under the Town and Country Planning Act 1977 or the Minister of Works and Development following an order under section 119 of that Act.

The rights of the owner and occupier of the land subject to this Protection Notice, including rights of objection and appeal, are set out in sections 42 inclusive and section 53 of the Historic Places Act 1980, and in sections 1254 to 1258 inclusive of the Town and Country Planning Act 1977.

Any person who wilfully demolishes, alters or extends or causes to be demolished, altered or extended any building subject to a Protection Notice without the authority of the Trust, or any person or body authorised by the Trust in that behalf, or by the Planning Tribunal pursuant to section 53 of the Historic Places Act 1980, commits an offence under section 54 of that Act.

Reasons for the Protection Notice

- (a) The buildings have been classified by the Trust under section 35(1)(c) of the Historic Places Act 1980 as meriting permanent preservation because of their very great historical significance and architectural quality.

Burgess & Treep Architects

COURTVILLE BUILDINGS, AUCKLAND

PROTECTION NOTICE

(Statement Accompanying Protection Notice)

This statement is issued under Regulation 40A of the Town and Country Planning Regulations 1978 and accompanies the Courtville Buildings, Auckland, Protection Notice. It explains the notice and reasons for it. It does not form part of the notice, and is for explanatory purposes only.

1 The Notice

The Courtville Buildings, Auckland, Protection Notice has been issued by the New Zealand Historic Places Trust, and approved by the Minister of Conservation, under the provisions of section 36 of the Historic Places Act 1980. The particulars it contains are those required by section 37 of that Act.

The effect of the Protection Notice is that after it has been served on the owner and occupier of the land upon which the Courtville Buildings stand no person shall, without the consent of the Trust, carry out any works for demolition, alteration or extension of the buildings, except as provided by the Protection Notice, until the Protection Notice has been cancelled by the Trust, or revoked by the Planning Tribunal under the Town and Country Planning Act 1977 or the Minister of Works and Development following an inquiry under section 119 of that Act.

The rights of the owner and occupier of the land subject to this Protection Notice, including rights of objection and appeal, are set out in sections 38 to 42 inclusive and section 53 of the Historic Places Act 1980, and sections 125A to 125H inclusive of the Town and Country Planning Act 1977.

Any person who wilfully demolishes, alters or extends or causes to be demolished, altered or extended any building subject to a Protection Notice without the authority of the Trust, or any person or body authorised by the Trust in that behalf, or by the Planning Tribunal pursuant to section 38 of the Historic Places Act 1980, commits an offence under section 54 of that Act.

2 Reasons for the Protection Notice

- (a) The buildings have been classified by the Trust under section 35(1)(b) of the Historic Places Act 1980 as meriting permanent preservation because of their very great historical significance and architectural quality.

- (b) The buildings in their original condition as built provide a direct illustration of high-rise inner city flat dwelling in the early 1900s.

Middle Courtville was built in 1914 for Ernest Potter and William Stanton. Corner Courtville was built for the same partnership in 1919. Potter and Stanton were early Auckland developers and businessmen.

- (c) The Courtville buildings are an irreplaceable component in the streetscape and they enhance the other important buildings, such as the High Court, old Government House and St Andrew's Church in this most historic area of the city.
- (d) The architect was A Sinclair O'Connor, an Auckland architect of note who specialised in the design of inner city flats and commercial buildings. The buildings are the last remaining examples of this type of residential architecture by this architect.
- (e) The buildings have significant architectural features. Middle Courtville at No 7 Parliament Street is well proportioned and displays high quality detailing. The interplay between solids and voids on the facade gives the building considerable surface interest and is illustrative of the way in which the architect has designed the building to take into account the warm Auckland climate. The style of the building is an early and very competent example of transitional architecture, coming halfway between the opulence of Edwardian buildings and later, plainer international style architecture. The particular architectural features of Corner Courtville, No 9 Parliament Street, with its domed roof, splayed corner with dual frontage, entrance across the corner, original stairway and lift and its physical association with the immediate environs, serve to make it a landmark in this area of Auckland. The building is a very sophisticated architectural statement displaying restrained use of ornament, good proportioning and very unusual and innovative planning, aspects which combine to make the building architecturally unique.
- (f) The future of the buildings is uncertain. The buildings are being offered for auction and there is no guarantee that they will be purchased by an owner sympathetic to preservation.

(b) Those buildings which merit permanent preservation because of their very great historical significance or architectural quality;

(c) Those buildings which merit preservation because of their historical significance or architectural quality;

(d) Those buildings which merit recording because of their historical significance or architectural quality.

(2) The classification of any building may from time to time be varied or removed.

(3) Neither the Trust nor any committee of the Trust shall consider any proposal regarding the classification of a building under paragraph (a) or paragraph (b) of subsection (1) of this section, or the removal of a building from either of those classifications, unless the owner and occupier of the building have, at least 3 months previously, been notified of the proposal and given the opportunity to make representations thereon, and the representations, if any, shall be considered with that proposal.

(4) As soon as practicable after any classification has been confirmed, varied, or removed, the Trust shall notify the owner and occupier of the building in writing accordingly.

(5) The Trust shall hold a list of all classified buildings, and shall supply copies to all persons interested therein on payment of such fee (if any) as it sees fit.

36. Protection of certain buildings—(1) Where the Trust has classified a building under paragraph (a) or paragraph (b) of section 35 (1) of this Act as having such historical significance or architectural quality as to justify its permanent preservation, it may, at any time, with the approval of the Minister, issue a protection notice declaring that building and all or part of its associated land to be protected for the purposes of this Act.

(2) Every such protection notice shall be included in the appropriate district scheme in accordance with Part VIa of the Town and Country Planning Act 1977.

(3) Where the Trust considers that a protection notice is no longer necessary, it shall cancel the protection notice.

(4) Every protection notice shall continue in effect until such time as it is cancelled by the Trust or revoked pursuant to the Town and Country Planning Act 1977.

37. Content of protection notice—A protection notice issued by the Trust shall provide that the building subject to the notice shall not be demolished, altered, or extended, and shall specify—

(a) The legal description of the land that is subject to the protection notice; and

(b) Particulars of the building; and

(c) The conditions and restrictions that apply in respect of the land and the preservation and protection of the building.

38. Work contrary to protection notice prohibited—

(1) After any protection notice issued pursuant to section 36 of this Act has been served on the owner and occupier of the land under the Town and Country Planning Act 1977, no person shall, without the consent of the Trust, carry out any works for the demolition, alteration, or extension of the building subject to the protection notice, except as provided by the protection notice, until the protection notice has been cancelled by the Trust, or revoked by the Tribunal under the Town and Country Planning Act 1977 or the Minister of Works and Development following an inquiry under section 119 of that Act.

(2) The Trust may grant or refuse its consent, and, in granting consent, may impose such conditions, restrictions, and prohibitions as it thinks fit.

(3) Any body or person whose application for consent is refused or is granted subject to conditions, restrictions, or prohibitions may, within one month after advice of the decision, appeal to the Tribunal pursuant to the Town and Country Planning Act 1977 against the refusal of consent or against any of the conditions, restrictions, or prohibitions subject to which the consent was granted.

(4) In determining any such appeal the Tribunal may grant or refuse consent or confirm, modify, or revoke any such condition, restriction, prohibition, as the case may be.

39. Grants in respect of building subject to protection notice—(1) The Trust may, on such terms and conditions as it thinks fit, make grants or advances of money or render any other assistance to the owner of a building subject to a protection notice for the protection, maintenance, and preservation of that building.

ORIGINAL CERTIFICATE OF TITLE

Burgess & Treep Architects

MARINE LONG WALK

(L.T.-20)

(Form B)

Vol 24 Folio 54

Vol 24 Folio 252

Transferred N/13 and N/100

Application No.

Order for N/10 No.

Amalgamation

NEW ZEALAND.



Register Book

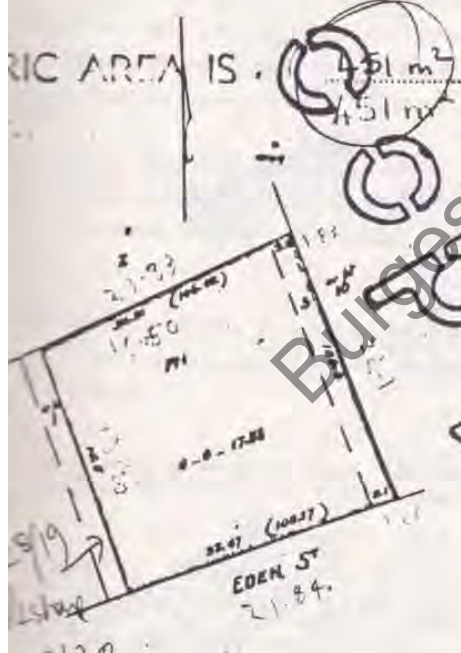
Vol 228 Folio 17

228/17

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

Certificate, dated the twenty-sixth day of August, one thousand nine hundred and fourteen
the hand and seal of the District Land Registrar of the Land Registration District of Auckland (Witness) that
Herbert Potter and William Walter Stanton both of Auckland
Freeland Oliver Merchant are seized as tenants in common in equal

of an estate in fee-simple (subject to such reservation, covenants, encumbrances, liens, and interests as are notified by memorial under written
and hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
in the land hereinafter described, as the same is designated by the plan hereon bordered green, be the several measurements
more or less, that is to say: All that parcel of land containing fourteen and eighty three one hundredth
of a perch more or less being lot 113 (three) and part of lot 111 (one) on the
as deposited in the Land Registry Office at Auckland under N/13 which
a parcel of land is portion of Lot 113 (one) and Lot 111 (one) of
the N/13 (seven) of the City of Auckland



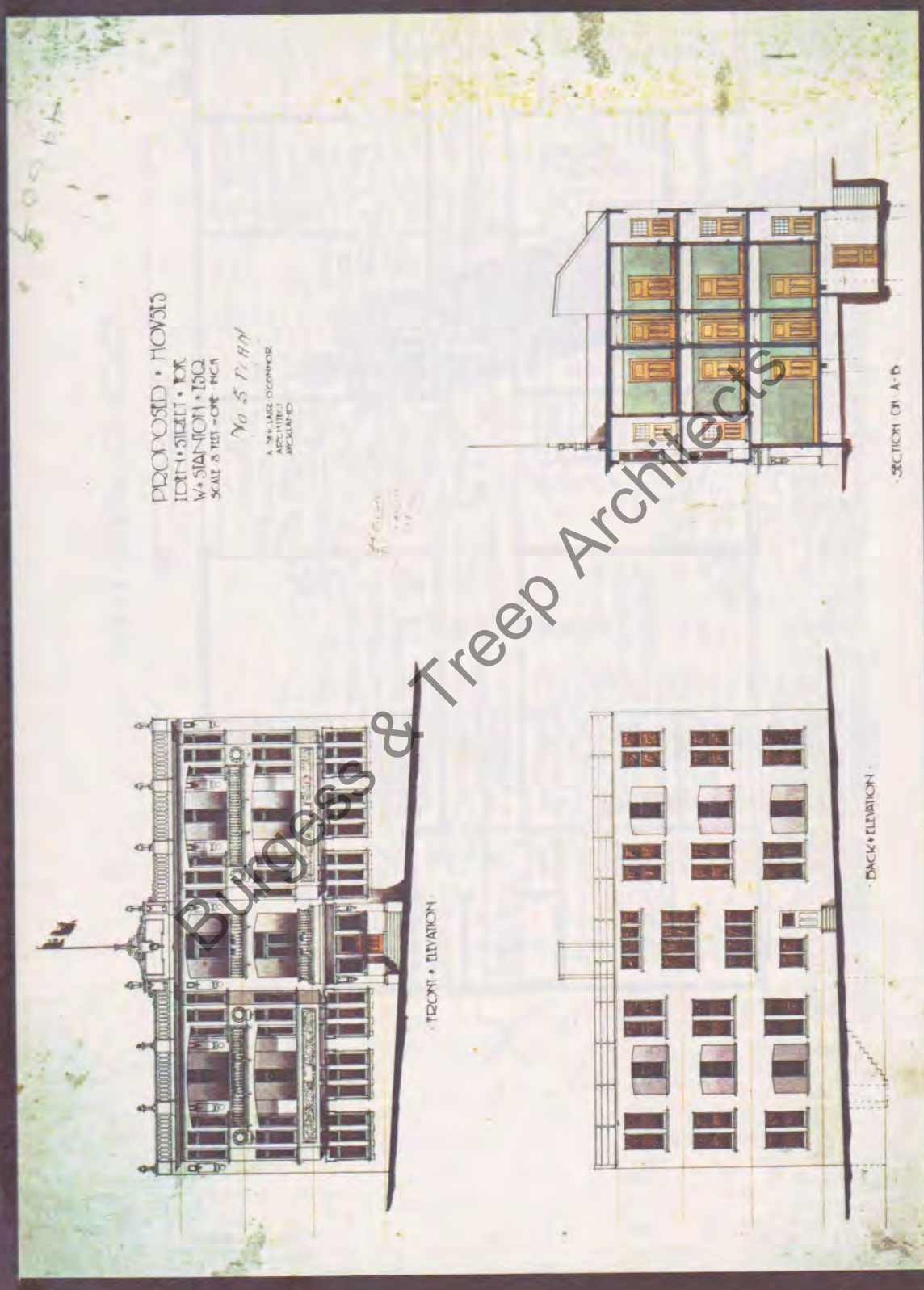
Ammon
District Land Registrar.
The memorial brought forward —
Government respecting farming combined
in transfer N/13.
This will
Dist. James Ray
The above memorial has been
brought forward from Register Books Volume
248 folio 252.
Dist. James Ray
Book page 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Scale - 40 links
E.R.C.

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Burgess & Treep Architects



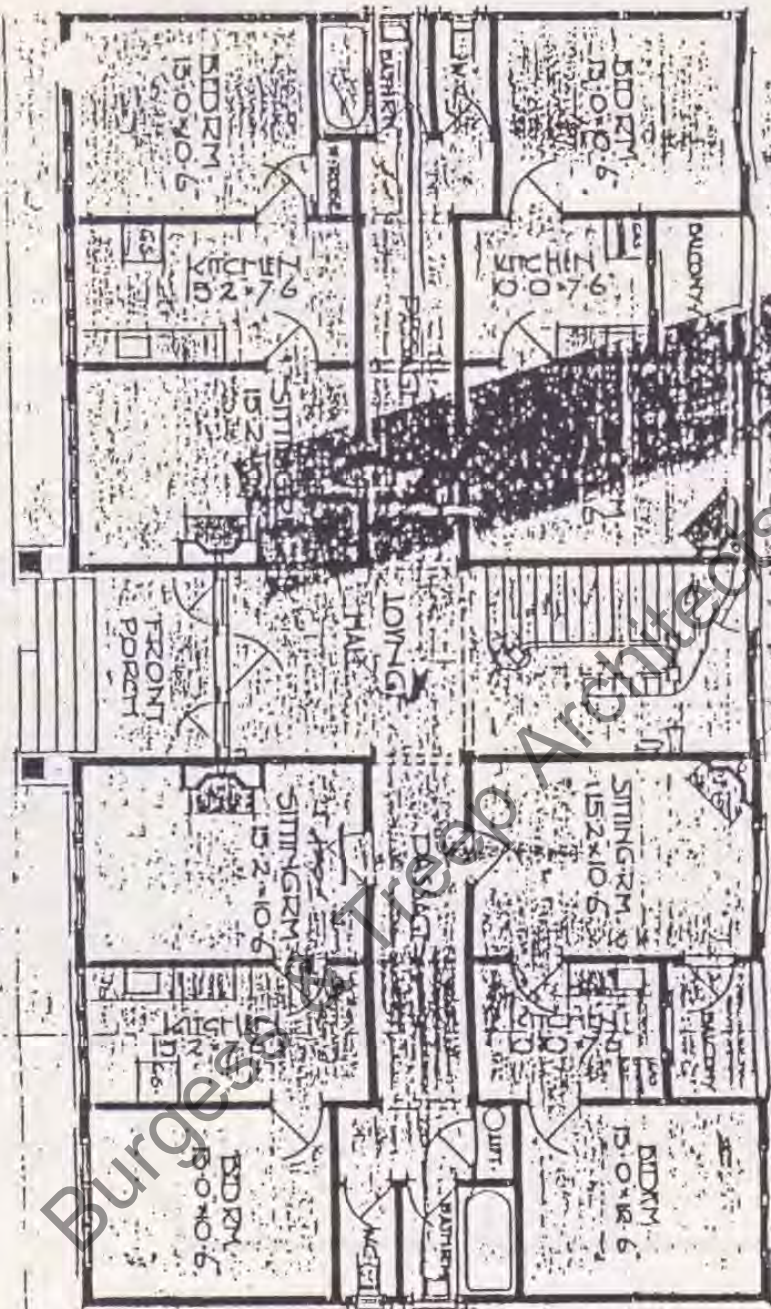
PROPOSED HOTEL
1001 - 1003
W. STATION - 1002
SCALE 1/4" = 1'-0"

J. J. O'CONNOR
ARCHITECT
PLANNING

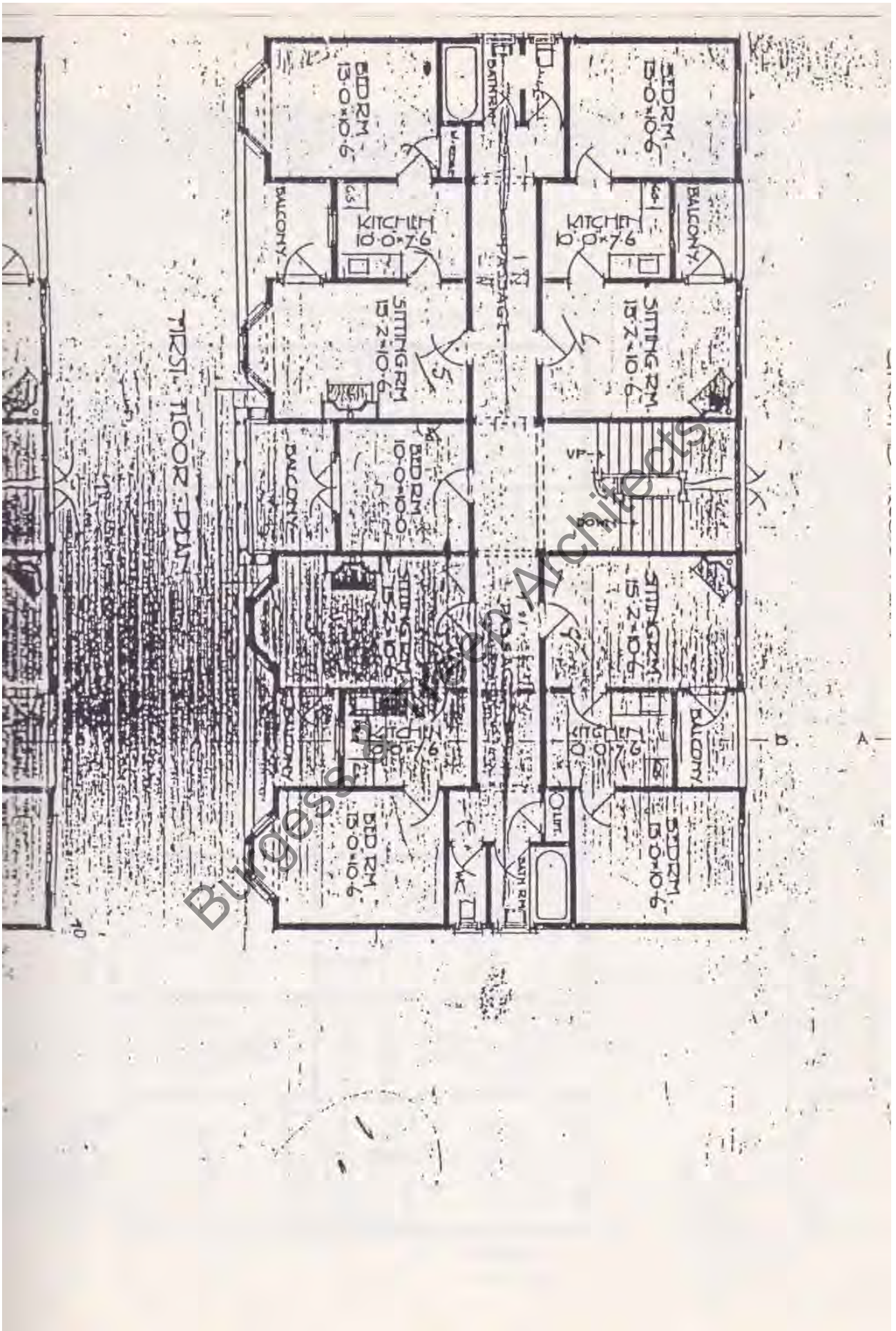
FRONT ELEVATION

BACK ELEVATION

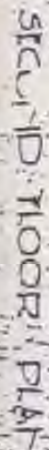
SECTION ON A-B



GROUND FLOOR PLAN

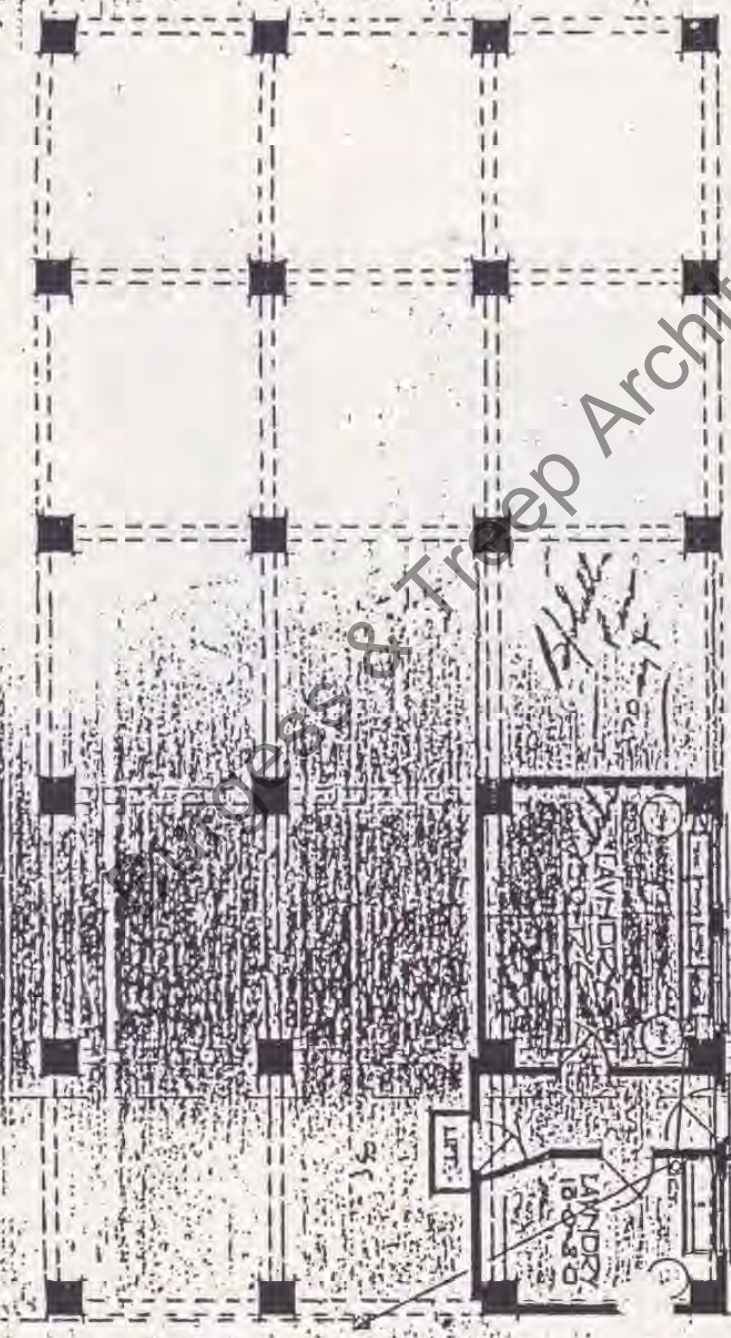


Architectural floor plan of the second floor. The plan shows a central corridor with three balconies labeled 'BALCONY' at the top, middle, and bottom. The top balcony is connected to a room labeled 'HALL'. The middle balcony is connected to a room labeled 'HALL'. The bottom balcony is connected to a room labeled 'HALL'. The plan also shows several other rooms, including a 'BATH' and a 'KITCHEN'.



STCUTID: FLOOR: PLAT

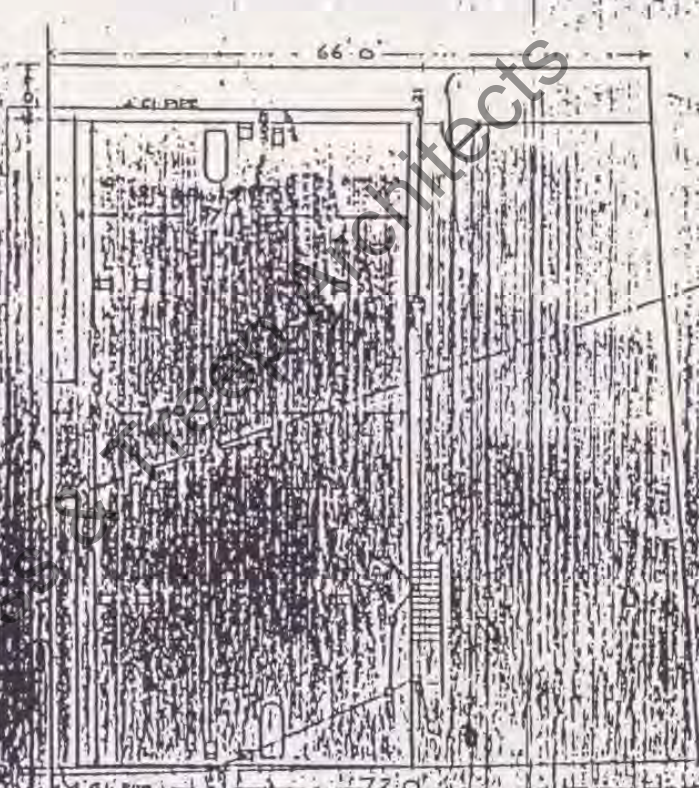
FOUNDATION PLAN



Plot 15

1 Bedroom

SHOCK SPRING

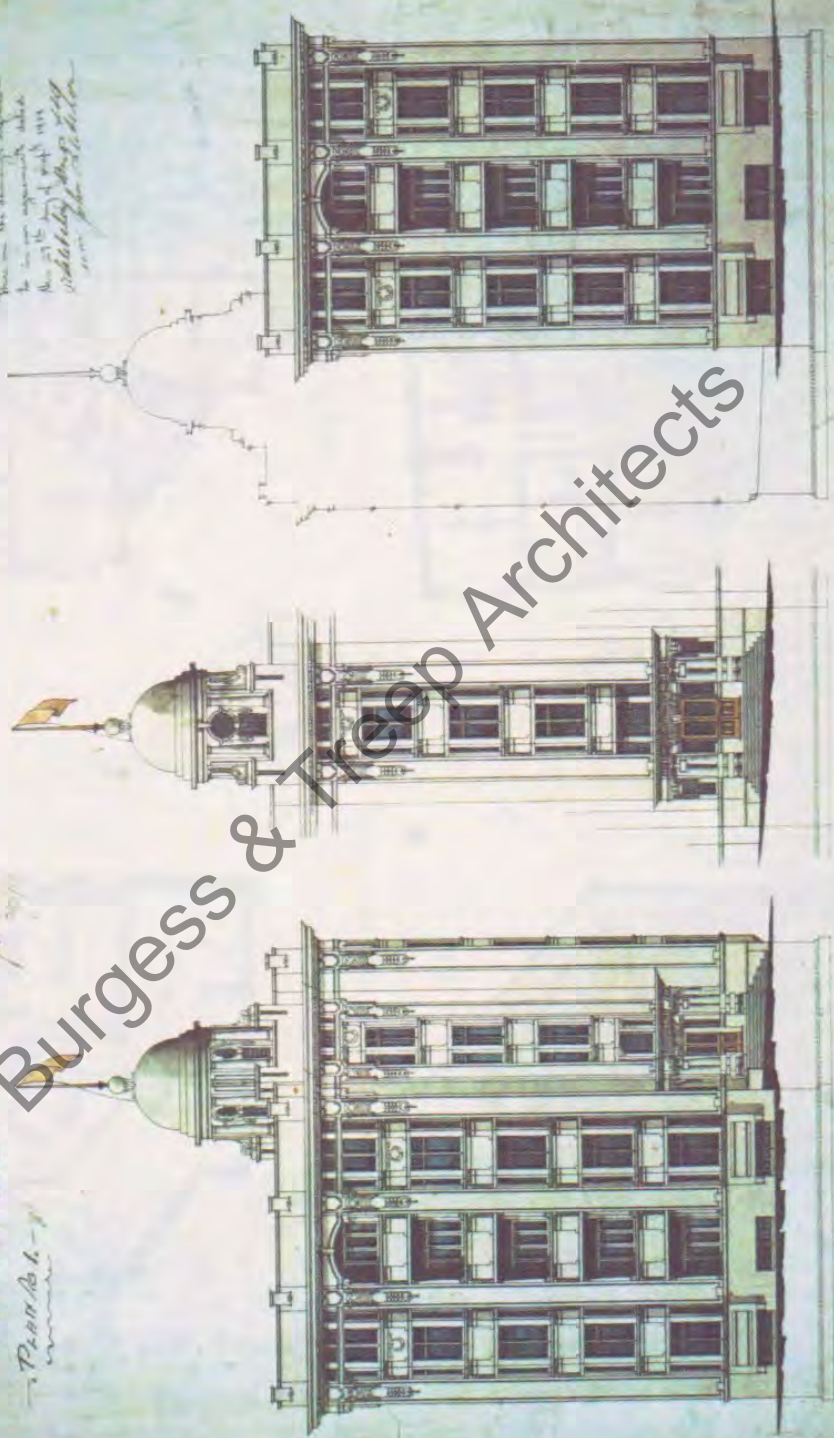


SELF-CONTAINED RESIDENCES
CORNER WATERLOO QUADRANT
AND EDEN ST. AUCKLAND
FOR W. STANTON ESQ.
AND CAPOTTER ESQ.

— P. M. S. L. —

W. Stantton
1891/1892

These are the drawings referred
to in our agreement dated
the 27th day of July 1891
W. Stantton Esq. & Co.
vs. P. M. S. L.



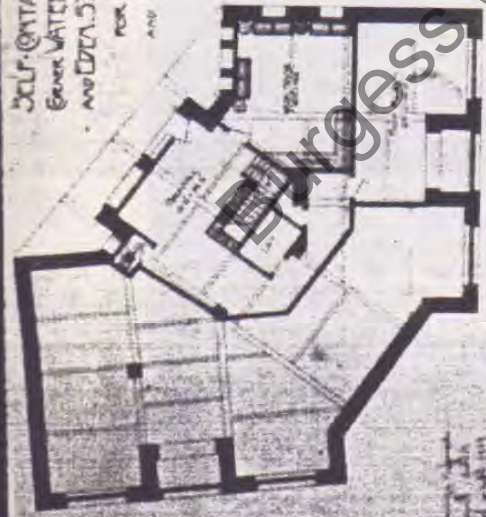
ELEVATION TO WATERLOO QUADRANT

ELEVATION TO CORNER

ELEVATION TO EDEN ST.

Burgess & Treep Architects

SELF-CONTAINED RESIDENCES
EAST WATERLOO QUADRANT
AND CEN. ST. AVENUE
FOR W. STANTON ESQ.
AND E. H. POTTER ESQ.
1862



BASMENT FLOOR PLAN



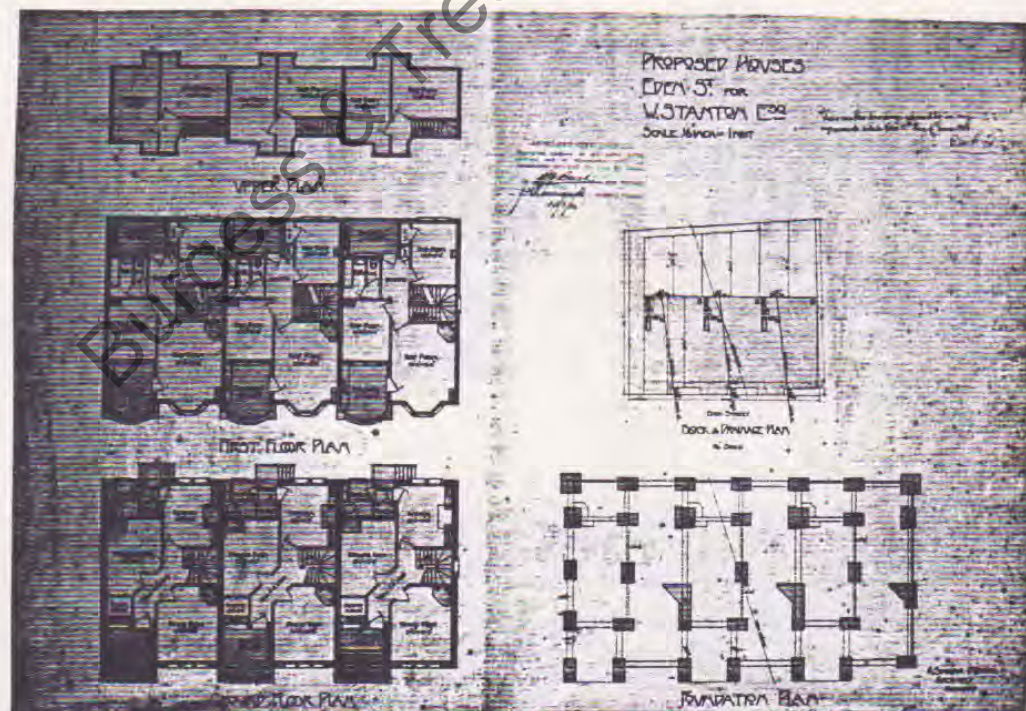
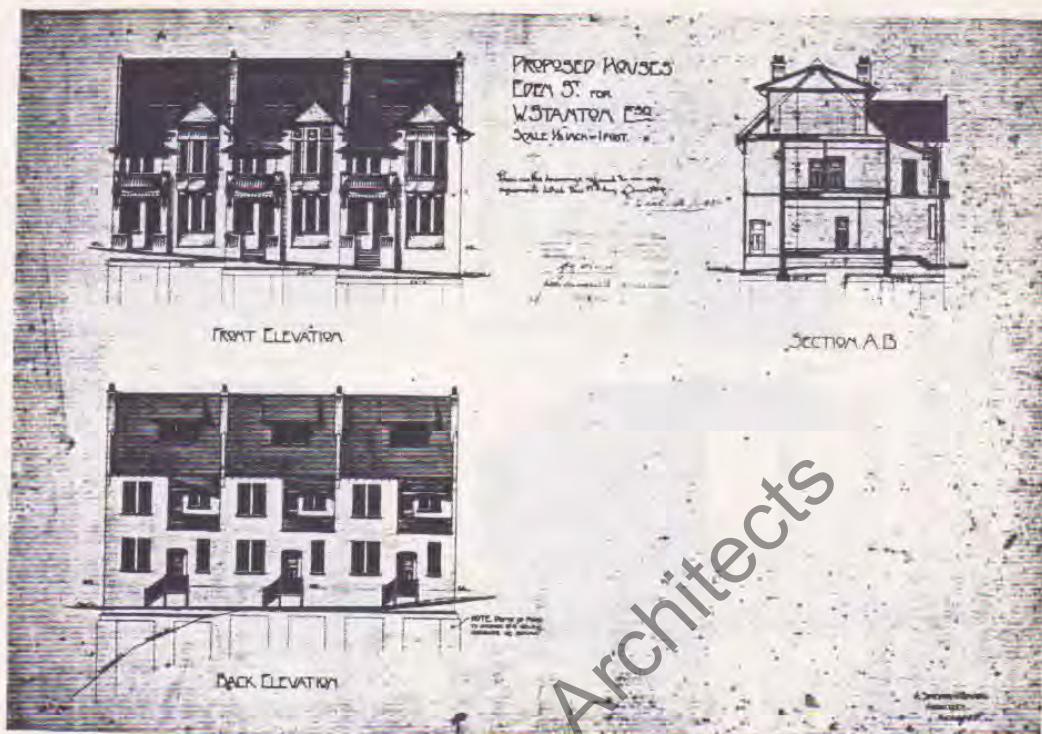
THIRD AND FOURTH FLOOR PLAN

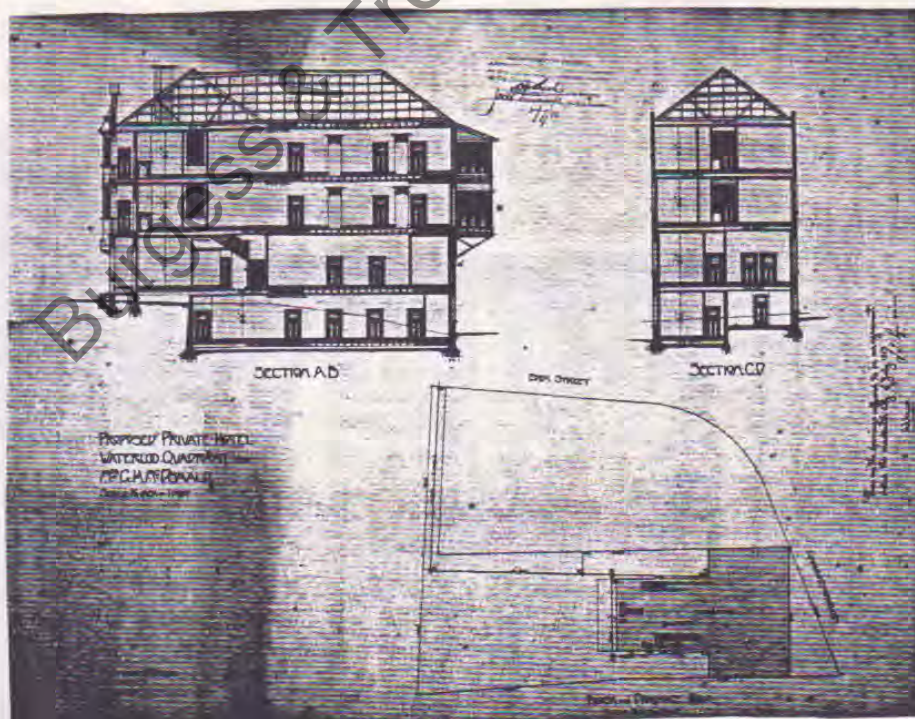
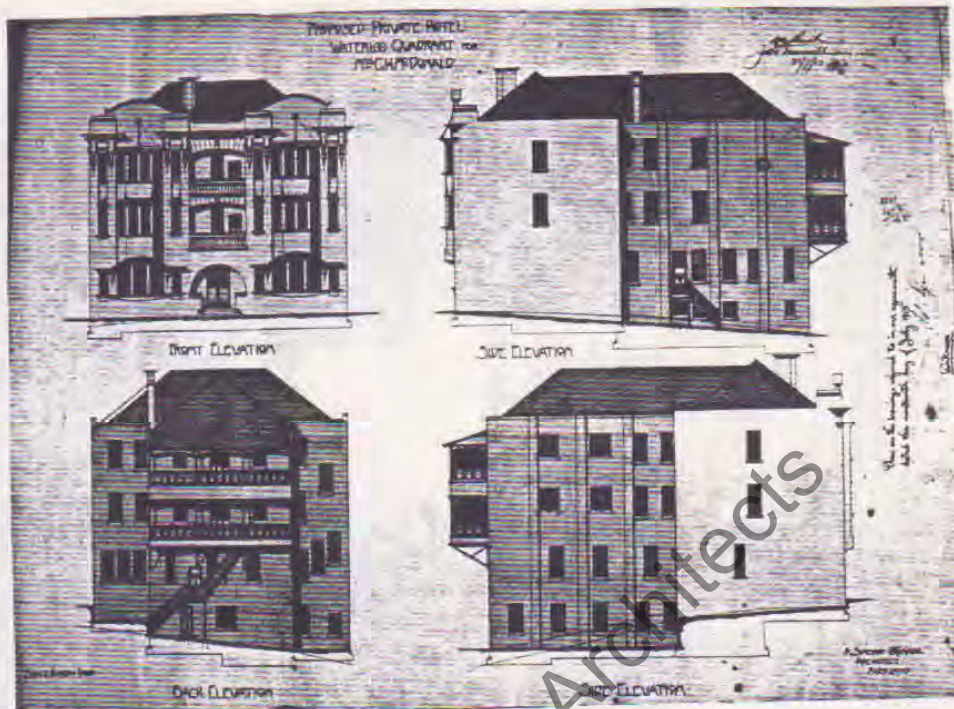


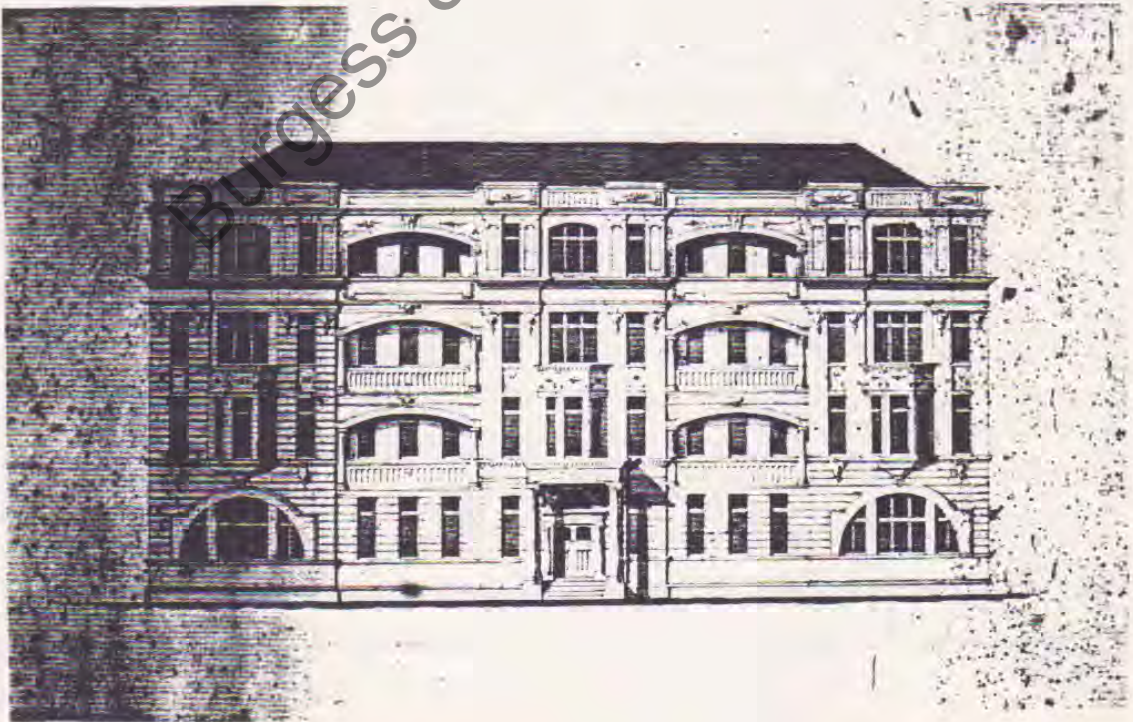
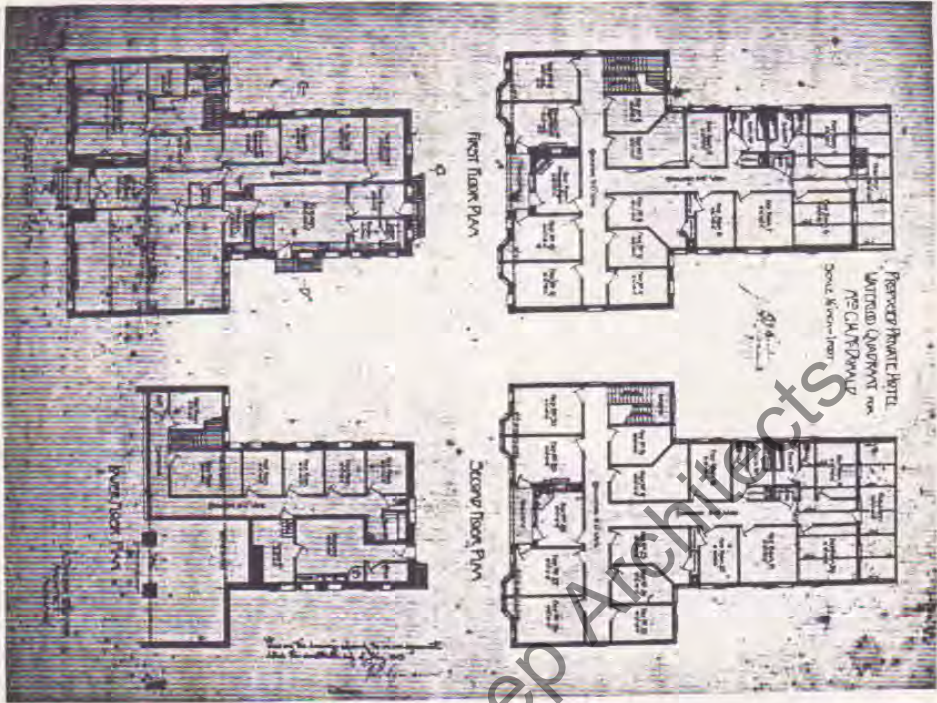
FIRST FLOOR PLAN



THIRD AND FOURTH FLOOR PLAN



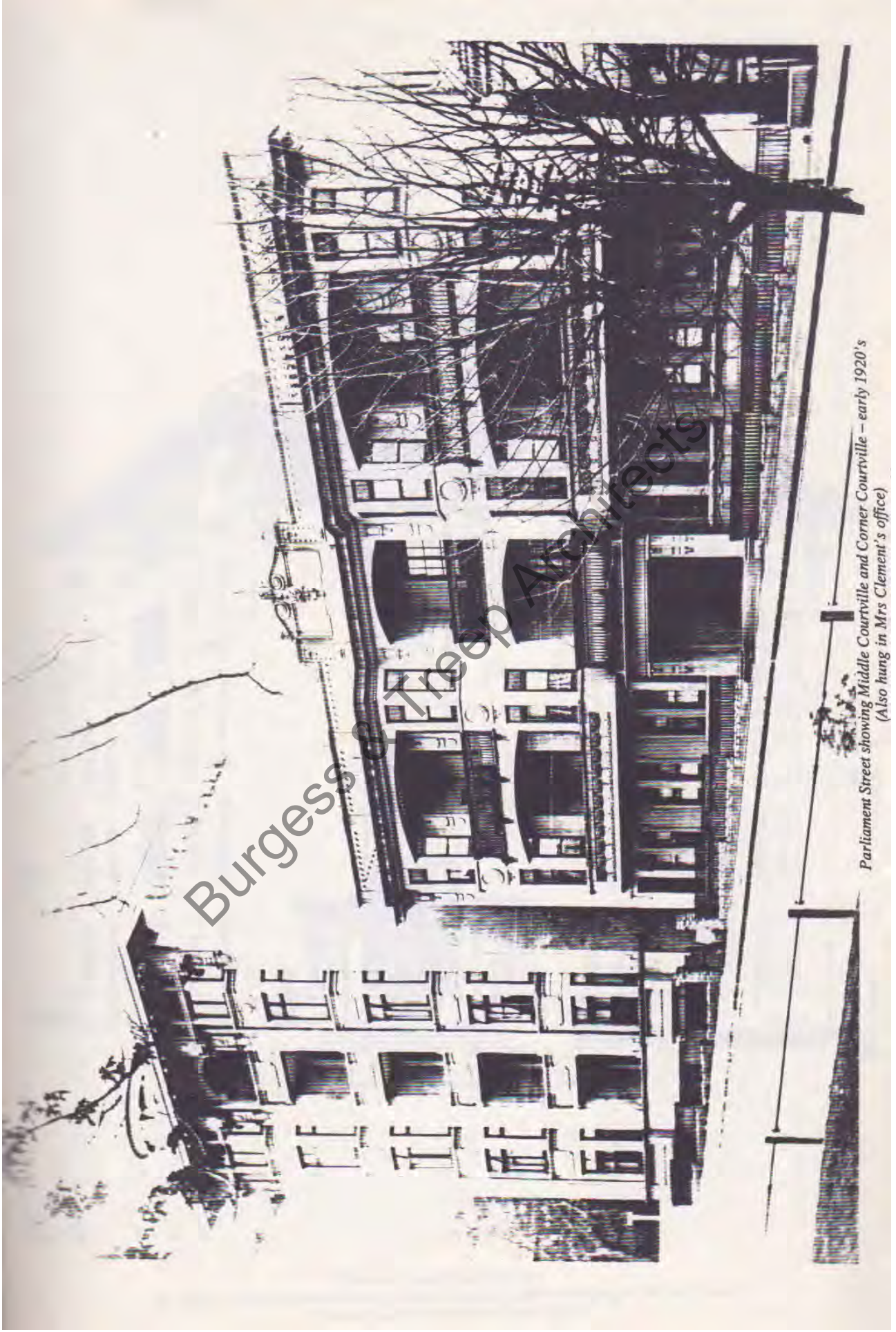




G8

ARCHIVAL PHOTOGRAPHS OF COURTVILLE

Burgess & Treep Architects



Parliament Street showing Middle Courtyville and Corner Courtyville – early 1920's
(Also hung in Mrs Clement's office)



*Corner Courtville early 1920's
(the original of this photo once hung in Annie Clement's office according to Mrs McGregor)
Courtesy Rachel Western & Melvin Webb*

Courtville

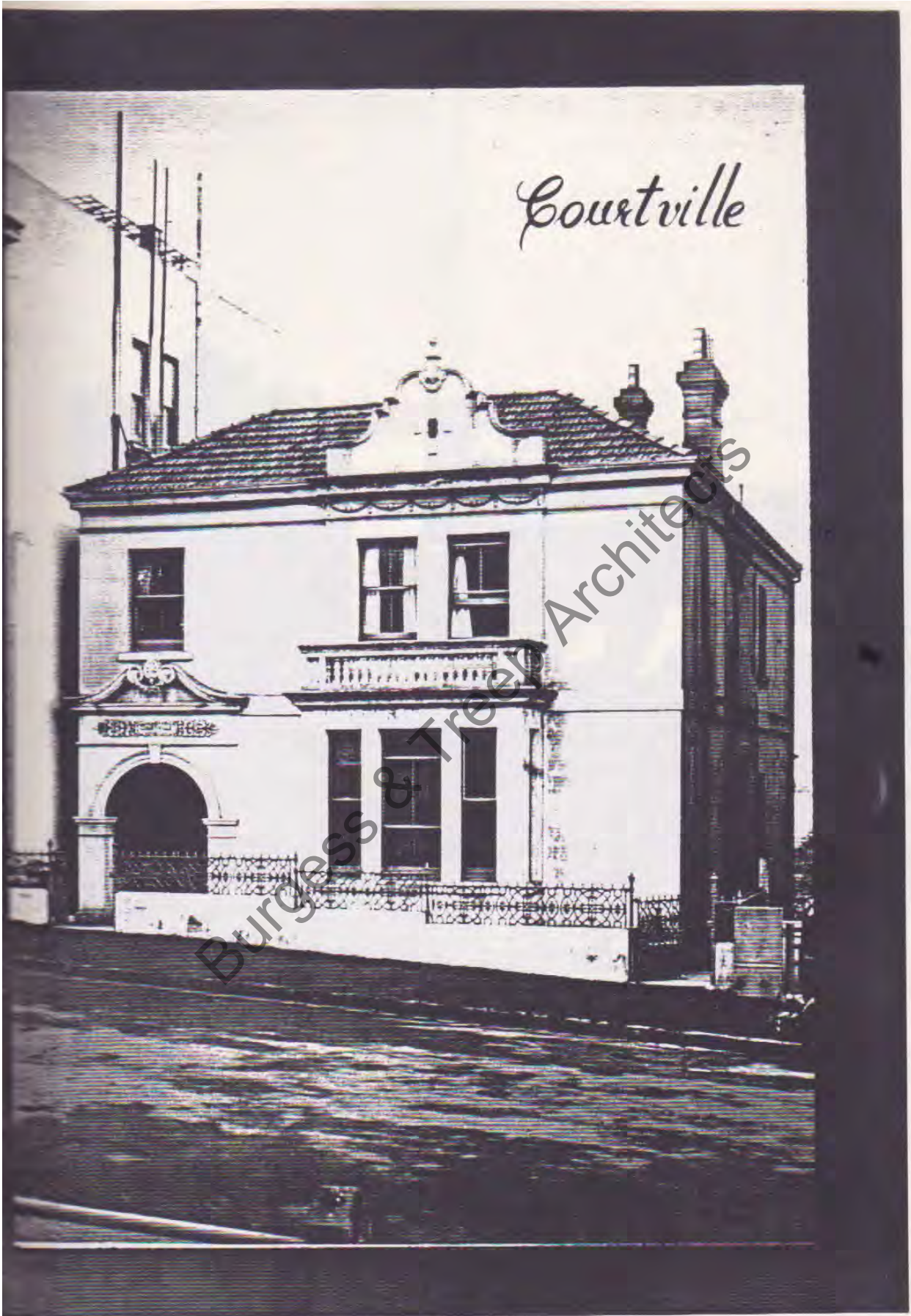


*Middle Courtville (late 1920's)
Courtesy Di Stewart*

Courtville



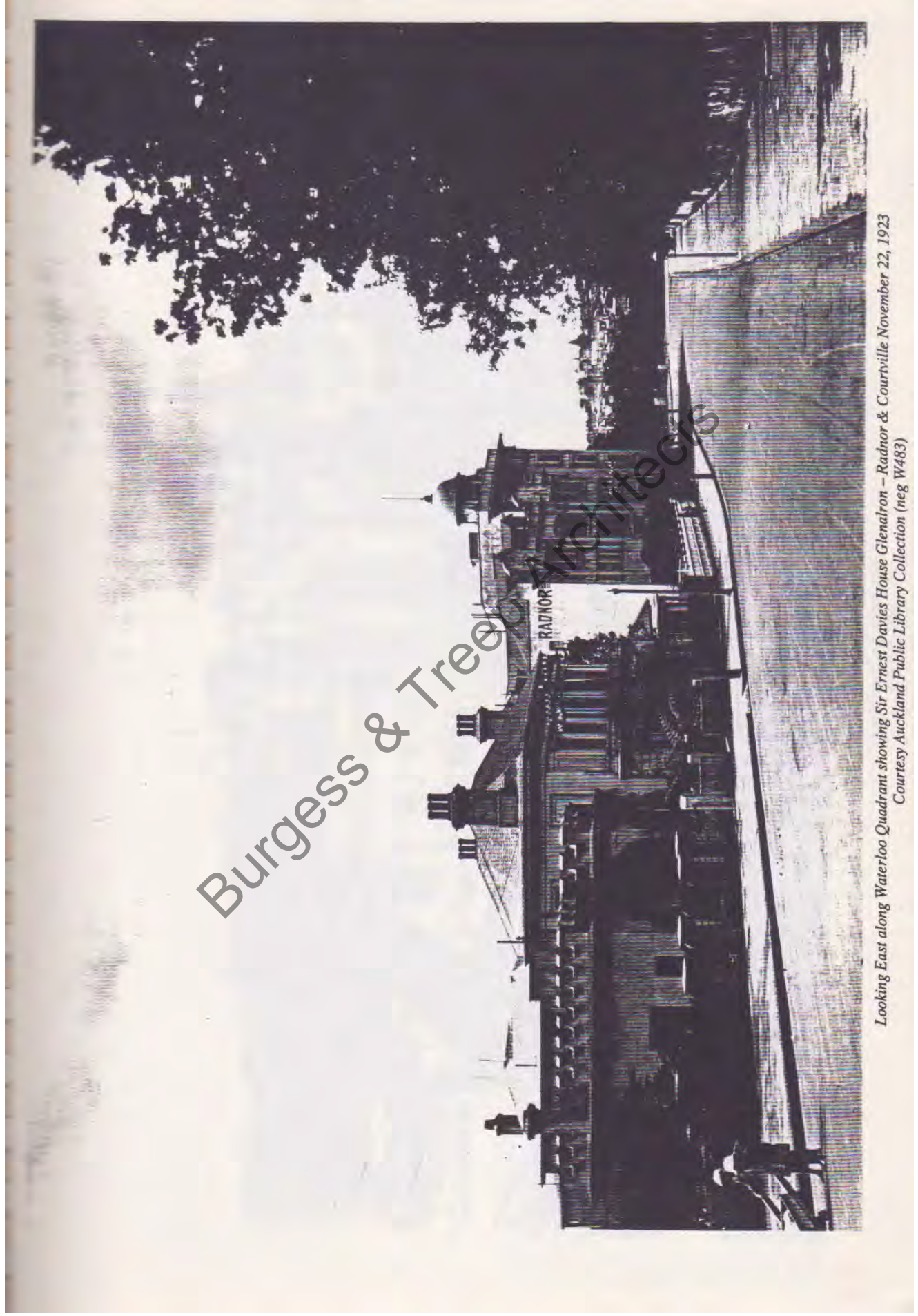
*Corner Courtville (late 1920's)
Courtesy Di Stewart*



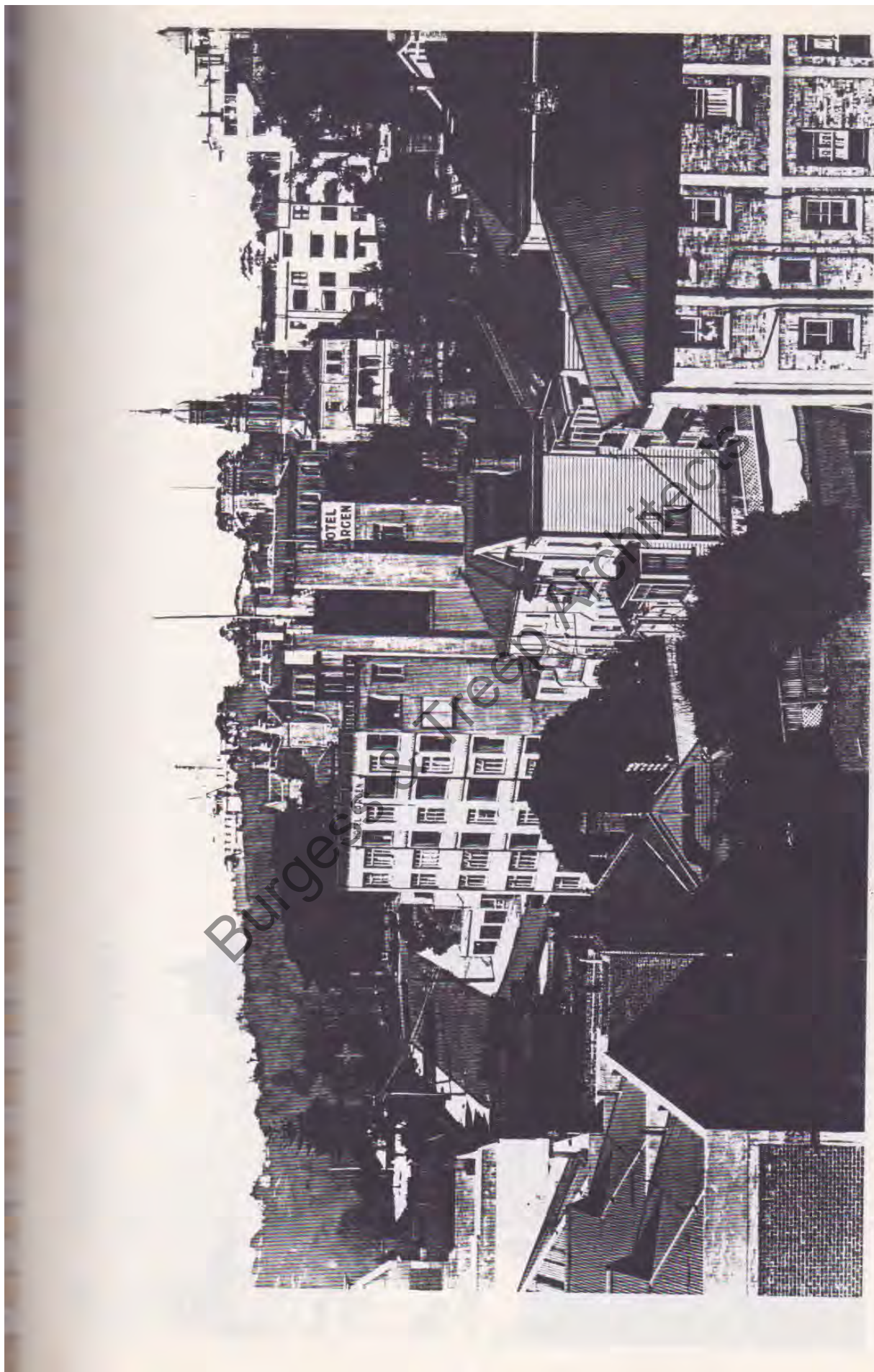
*Courtville Annex Late 1920's
Courtesy Di Stewart*



Panoramic View of Parliament Street, December 16, 1925
Courtesy Auckland Public Library (Neg + 4845)



Looking East along Waterloo Quadrant showing Sir Ernest Davies House Glenalton - Radnor & Courtville November 22, 1923
Courtesy Auckland Public Library Collection (neg W483)



Looking East From Paykel's Building in Anzac Ave — showing Hotel Cargen — Supreme Court — rear of middle Courtylle & Museum under construction May 1, 1927
Courtesy Auckland Public Library
Neg # W-786



Waterloo Quadrant Parliament Street intersection showing Corner Courtville & Middle Courtville 1920's
Courtesy Jeremy Salmond

SPECIFICATION

PAINTING WORK, RENOVATIONS, ETC.

COURTVILLE FLATS

BUILDINGS N^o 1 & 2

MEMORANDA:

Tenders Close

Deposit with Tender

Date of Completion

Penalty for non-completion

Maintenance

A. SINCLAIR O'CONNOR, A.N.Z.I.A.

ARCHITECT

"ARGUS HOUSE"

HIGH STREET, AUCKLAND.

S P E C I F I C A T I O N

OF Painting Work, Renovations,
etc., to be carried out
at

"COURTVILLE RESIDENTIAL FLATS"

Waterloo Quadrant & Eden Sts.,
No.1 and No. 2 Buildings.

The Contractor is to provide all materials, tools, labour required to perform the various works, subject to the annexed "Conditions of Contract" in accordance with this Specification, and both workmanship and materials to be to the entire satisfaction

of

A. SINCLAIR O'CONNOR A.N.Z.I.A.,
Architect.

INSPECT BUILDING:

Contractors must carefully inspect building before tendering, so as to ascertain for themselves the exact amount and nature of the work to be done.

INSURANCE AND PUBLIC RISK:

The Contractor shall discharge all claim for compensation that may become due to any persons under the Employers' Liability Act, or the Workers Compensation Act, or any act extending or amending these acts, and he shall take out an Insurance Policy to cover the same, and also a Public Risk Insurance Policy, and the Contractor shall make good all claims for injury to any person or property arising out of, or made in respect of anything done, or omitted to be done by the Contractor during the fulfilment of this contract.

PROVISIONAL SUMS:

All provisional sums and P.C. amounts shall be expended as directed or deducted in whole or part if not so expended, without any allowance for Builder's profit.

17/7/72 *mm*

CONTINGENCIES:

Provide the sum of £20-0-0 for contingencies to be expended at the discretion of the Employer or Architect, or refunded in whole or part if not so expended.

GENERALLY:

The work is to consist of Painting and renovating the whole of the interior Halls and corridors etc., to both buildings, and to paint the whole of the exterior doors and window frames and sashes etc., to all street elevations of both buildings, generally as follows:--

EXTERNALLY:

Clean down with steel wire brushes the street fronts of both buildings, especially all mouldings, sills, and other ornamental work, of all moss and dust etc., throughout where necessary so as to bring surfaces to as uniform a colour as possible.

GLAZING:

Inspect all glazing in sashes, and replace all broken glass throughout, including repairs to leadlights. Remove all loose and doubtful portions of putty, and give rebates one coat priming, and re-putty in best manner and touch up.

PREPARATION:

Burn off wherever necessary any blistered or other portions of paintwork, and then rub down and give one coat of priming. All defects to be stopped after first coat is thoroughly hard.

PAINTING:

After the foregoing the whole of the exterior woodwork and ironwork of all Street Elevations previously or usually painted, including wrought iron fencing and elec. light standards, also the whole of the doors and window frames and sashes throughout to all street Elevations, to be rubbed down as required, touched up in bare places, and then to receive one good coat of "Bergers" or other approved brand undercoating, and one gloss finishing coat of Steelite green to required shades directed.

W. H. M.

3.

Paint two coats as above ceilings, sashes, and doors of roof Porch to both buildings, and fix moulding on door panel to Roof Porch No.1 Building.

INTERNALLY.

Generally to Main Entrance and Stair Halls, and Corridors throughout all floors to both buildings:-

PLASTERWORK:

Renew all perished, or loose or drummy plasterwork, and hack out all cracked work also, and generally all defective plaster work to be made good so as surface may finish perfectly flush with existing work. The plaster to consist of Keen's cement and lime putty in equal proportions.

TURRET ROOM:

Paint the ceilings and walls throughout including all woodwork such as doors and windows and ballustrade, with "Permaglaze" paint as follows:-

One coat primer, one coat of undercoat No.2 and finishing coat of Permaglaze "slow-setting" paint.

All to be finished to approval in selected tints, and in accordance with maker's instructions and directions.

Paint flower stand two coats approved oil paint, finishing "Stay-green".

Paint concrete floor with 1 coat "Dusseal", and 2 coats "Fergusson's" hard floor concrete paint, finishing red.

MAIN ENTRANCE HALLS:

and stair halls and corridors throughout to both Buildings.

The whole of the woodwork throughout, including all doors, architraves, sashes, skirtings, boxes, ballustrade, handrail, etc., to be well rubbed down with sand paper. Stop all defects, etc., and apply 1 coat of spirit stain to approved tint, and finish with 1 coat of

11/12/14
W.H.S.
M.S.

gloss and eggshell varnish in equal proportions. Handrail to be polished.

Rewrite all numbers and lettering on all doors, lifts, letter boxes, etc., throughout.

CEILINGS, ETC:

Ceilings, and soffits of stairs, throughout both buildings to receive one coat of "Prymseal" with a correct proportion of "Matone" added, and then to receive two coats "Matone" finishing, to approved tint.

STONE-COTE:

The whole of the walls of Stair, Halls and Corridors to both buildings (except where otherwise specified) to be covered from skirtings to ceilings with "Stone-cote" in accordance with maker's instructions and directions, and generally as follows:-

First seal the surface with "Prymseal" and then give same two coats of "Stone-cote" to be stippled to give stone effect as directed.

Stone rustication joints are to be formed by dragged lines before second coat is applied, and the finished colour of second coat will vary between these joints, changing from dark to lighter tones generally as shewn on colour scheme to be seen at office, and to be finalized and approved on job.

These rustications are to be run throughout all corridors and stair halls and landings etc., to both buildings.

STAIRS:

Paint treads and risers where previously painted if necessary, to bring same to original finish.

Generally all woodwork previously painted to be repainted, and all woodwork previously stained and varnished to be treated similarly.

BASEMENT: (No.1 Building only): Treat woodwork as previously

specified. Walls and ceilings to receive two coats "Calcimo"

1977
Mus
1977

including Lavatory, but excluding Laundry and Box room.

VENEER PLY-WOOD DADO ETC.: Ent. Halls and corridors to Ground floors only, will have a ply-wood veneer flush dado approx. 7'0" high to walls and 3'6" high to stairs up to first floor.

The dado will only extend to the first two doors on right hand corridor of No.2 building, and painter must allow for painting beyond this as specified elsewhere.

The painting Contractor must include in his tender the sum of £152-0-0 for the above work in No.1 Building, and £174-0-0 for same in No.2 Building, making a total sum of £326-0-0 in all for this work.

This contract will be let separately, and the painting Contractor, must allow sub-contractor, employed by Owner, full access to the works, and afford all necessary facilities for the carrying out of this work, so that the work may proceed with as little delay as possible.

NOTE: The above work includes the following:

NO.1 BUILDING, (Corner): Demolish existing arch, form mock beam over same and make good to walls. Return bottom step and make good to landing.

Strip battens and cornice off existing panelling. Cover the Hall (including rear hall) to a height of 7'0" (approx.) and the Staircase and balustrades to a height of 3'6" and 3'0" approx.

Strip newels and cover same to match panelling. Cover five doors in Hall to match panelling.

Alter letter box and indicator board.

Supply new furniture to doors to a value of 6/- per set. All the panelling stained and varnished and the handrail polished.

Handwritten signature and initials

NO.2 BUILDING:

Remove telephone cabinet and re-erect same to instructions. Make good to plaster beam and stair string.

Plug and batten walls and cover same with ply-wood panelling in Hall to 7'0" high approx. and the stair and both sides of balustrade to first floor 3'6" and 3'0" high approx.

Form two mock beams to side corridors of ground floor.

Supply and fix fibrous plaster cornices in Entrance Hall.

Strip newels and cover to match panelling, and cover all doors on ground floor to match panelling.

Alter letter box and indicator board to match panelling.

Remove three lockers, and cover the remainder to match panelling.

Supply new furniture to all doors to a value of 6/- per set.

All the panelling stained and varnished and the handrail polished.

The whole of the above work to be to details supplied.

FITTINGS:

Existing casement stays to all sashes to be removed, and provide and fix new Fasteners and adjustments to each sash that opens. Allow the sum of 7/6 per sash for fittings, exclusive of fixing.

Existing fanlight adjustments to remain, but to be well cleaned and oiled, and supplied with new cords, and left in running order.

ELECTRIC FITTINGS:

Electric light Fittings. Contractor to allow in his tender the sum of £20-0-0 for new Electric Light Fittings, to be selected by owner and fixed by sub-contractor employed separately by them.

Handwritten signature and initials

7.

G10 FULMAN'S MAP OF THE CITY OF AUCKLAND 1863

PROTECT CARPETS:

Contractor must allow for protection of all floor and stair carpets etc., and must cover same during progress of the work, and will be held responsible for any damage that may occur to same through any fault or negligence of his workmen.

RHS

Wm. S. Stanton

W. H. Stanton
R. J. B. Stanton
6/2/39

Burgess & Treep Architects

G10

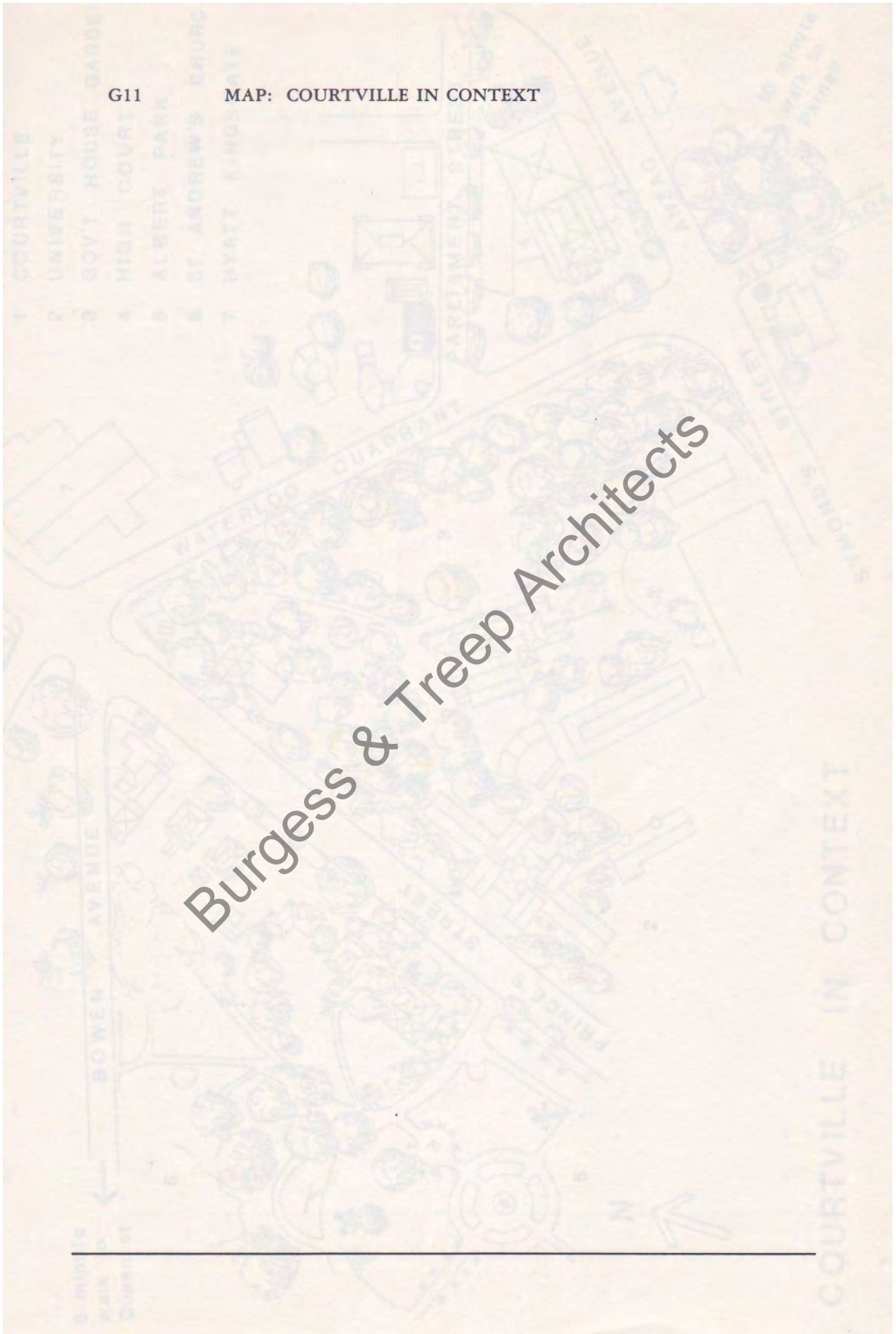
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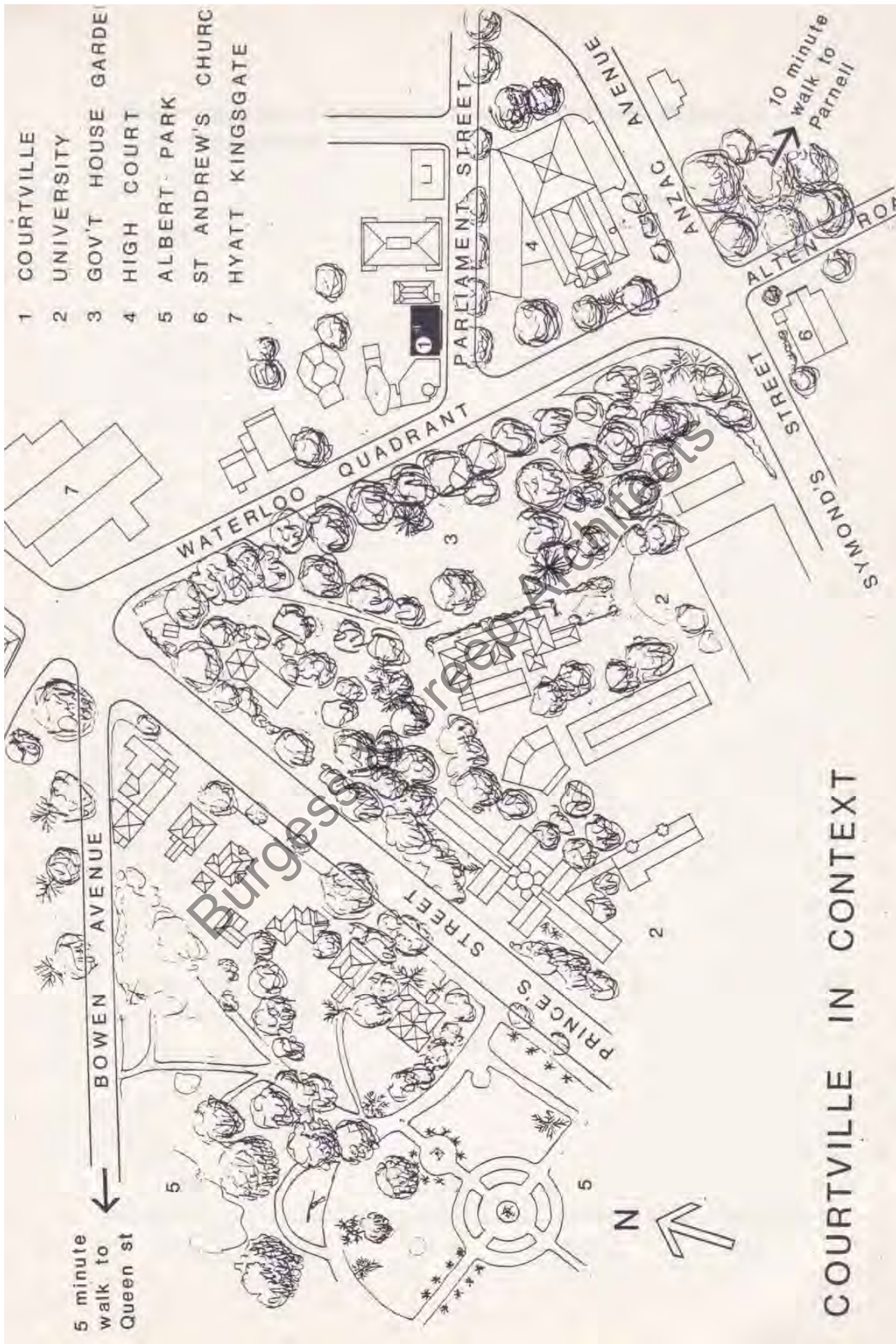
Burgess & Treep Architects

G11

MAP: COURTVILLE IN CONTEXT

Burgess & Treep Architects





G12 LETTER TO COURTVILLE ASSOCIATION FROM MR BILL SANDERS

10 Downing Street,
London, W.C.2.

11th January, 1977.

Dear Mr. Burgess,

It was with great interest and some nostalgia that I

received your letter in the Mail. I was glad to hear that

I lived in the old Courtville House in 1916 as one of two until we moved

to Rivers in 1923. My father was born there in 1880. My parents, Mr and

Mrs. William Burgess lived in the back flat on the ground floor and my father

was a clerk. Mr. Burgess was the first to live in the flat. He shared it with

an old floor and one of my childhood friends. I was in the flat for a long

time and was very fond of it. I was in the flat for a long time and was

very fond of it. I was in the flat for a long time and was very fond of it.

In those days the Council of Courtville was a small body of men who

were elected by the people of the town. They were very good men and

did a great deal of good work. They were very good men and did a great

deal of good work. They were very good men and did a great deal of good

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3 Penning News,
10 Penning Road,
Milford,
AUCKLAND. 19

19 January, 1977.

Mr. Graeme Burgess,
Courtville Residents Assn.,
Courtville,
AUCKLAND. 1.

Dear Mr. Burgess,

It was with great interest and some nostalgia that I read about Courtville in recent articles in the N.Z. Womens Weekly and the N.Z. Herald.

I lived in the old Courtville House in 1916 at the age of two until we moved to Remuera in 1923. My sister was born there in 1920. My parents, Mr and Mrs. Franklin Sanders lived in the back flat on the ground floor and my Aunt and Uncle, Mr and Mrs P. Bruford occupied the basement flat. We shared a bathroom on that floor and one of my childhood delights was to watch my mother light a huge hot water gas colifont over the bath. Invariably this contraption went off with a loud bang that could be heard throughout the building.

In those days the tenants of Courtville were mostly professional people with offices in the City and naturally all walked to work down Shortland St or Bowen Ave. They looked rather an elegant lot in their bowler hats and walking canes. There were very few children in the flats and my playmates were Mary and Constan Wilson, whose father Dr H.H.B. Wilson resided around the corner in Waterloo Quadrant. We children attended Miss Partridge's kindergarten in Parnell and were met each morning at the bottom of Constitution Hill and were taken by train up Parnell Rise to the old St Mary's church hall. After return from kindergarten our only play area was in the Supreme Court grounds or the small park opposite and outside the fence of Government House on the corner of Waterloo Quadrant and Symonds St. It was here that I was taught to ride a horse. Another vivid memory of that time was of Mrs. Radcliffe who was the efficient caretaker of the buildings and she lived on the ground floor of the new Courtville. The entrance halls of the buildings all had brass foot, later and the kept brilliantly polished and anyone, particularly children, were never allowed to put a footprint on her gleaming doorsteps.

It was a pleasant and peaceful area in which to live and as a schoolboy every thing needed to be there. A well stocked little shop on the corner of Prince St and Waterloo Quadrant where the Hotel International now stands and further along opposite the Grand Hotel and next to Whites Service cars was the Auckland Museum. I knew that museum backwards as it was a good and free place to go on wet days. I remember spending hours staring at a fierce Island warrior lodged in coconut netting with a spiny shell helmet. A chilling sight which I had the pleasure of seeing again last year at the War Memorial Museum in the Domain. After 70 years he is still looking as fierce as ever in his glass box.

Saturday mornings offered a rewarding interlude as this was when Dycroft's Biscuit factory in Shortland St would sell you a sugar sack full of broken biscuits for six pence. Many an interesting desert my mother would serve made from these as the main ingredients.

Both my father and uncle had motor cars and ours was a 1914 Hupmobile with 3 bucket seats. It had an old gate gear box change and this required a lot of skill to engage the hole in the gear handle with the right stud in the gear box. The handbrake was on the outside. The cars were garaged in some wooden sheds, the access being a driveway running past Grey & Sons soft drink

Another uncle of mine, Mr George Sanders of Jackson Russell Tunks & West lived as a widower for many years in the fourth Courtville building where he died some years ago before Mainzeal purchased the block.

Last year my wife and I seriously considered an apartment in Westminster Court but for various reasons decided against it. One of these reasons was that to my mind the new refurbished set up seemed to sit most uncomfortably in surroundings so steeped in early Auckland history.

I enclose a cheque for £50 towards your Residents Assn funds.

Yours Sincerely,

Bill Sanders.

Burgess & Treep Architects

Burgess & Treep Architects

THAMES TROTS

SECOND EDITION

TERED SHOWERS

The



S

(32 PAGES)

AUCKLAND, SATURDAY, MARCH 23, 1929

(TWO

NEW FLATS TO COST £70,000

23/3/29

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MAIL

THRE



WITH HARBOUR VIEW—A building to contain 104 flats, which is to be erected at a cost of £70,000 on a commanding site in Eden Street. The block will be an addition to the group of buildings known as Courtville Flats. Work on the new mammoth residence will soon be put in hand. Tenders for its construction will be called within a few days. Special features of the block will be a central dining room, social hall, and a private lock-up garage. Mr. A. Sinclair O'Connor is the architect.

THAMES TROTS

WINNERS AT PARAWAI

KEREPEEHI TO PETER PIRATE

Record Crowd Views
Tauranga Meeting

TRIAL WON BY OUTSIDER
(New Bull?)

STAR

FEBRUARY 2 1973

Approval for \$3m Supreme Court block

Wellington staff

The Government is to buy land around Waterloo Quadrant in Auckland for a new Supreme Court block.

Sketch plans for the new block are under way and the whole project, including land purchase, is expected to cost \$3 million. It will take at least five years to build.

The land includes properties on the corner of the Quadrant and Parliament St, which is to be partially closed to vehicular traffic.

Dr Finlay said he was pleased to have the co-operation of the Auckland City Council in planning the new block which is to be built across a portion of Parliament St.

Existing trees in the street are to be kept and a pedestrian way is to be created. The Minister said the new block will be planned in such a way as to blend with its environs.

It will have eight court rooms, accommodation for judges, the administration and a law library. The present block will continue in use as part of the Supreme Court with its four courts used for jury trials.

Dr Finlay said the present building, which was built in 1895, was a fine structure with many notable architectural features. But it was no longer adequate for the work it has to handle.

He said it was important, however, that the building should be retained in its near-original condition as long as possible.

NZ HERALD

SEPTEMBER 11 1976

ARCHITECTS PLEAD TO SAVE FLATS

The Architectural Association of Auckland has pleaded with the Minister of Justice, Dr Finlay, to save a block of flats opposite the Supreme Court.

Courtville apartments, the association says, are part of a dwindling group of central-city flats that provide essential inner-city accommodation.

Because many of the tenants of Courtville flats do not or could not afford cars, and because the flats do not have car parking spaces, they are well suited to their present tenants, the association says.

Objecting to Dr Finlay's plan to use the site of the flats for expansions to the Supreme Court, the association says there appears to be other land in the vicinity that could be used without "destroying an irreplaceable asset to the city."

The Courtville flats are run down, but are repairable and offer low-rental accommodation, it says.

They form part of a sympathetic context for the magnificent existing Supreme Court building.

Demolition of the flats would destroy "a unique example of 1930s architecture, and erode one of the few delightful parts of the central city."

N.Z HERALD

APRIL 7 1978

PAGE 1

Courtville Appeal By Council

The Auckland City Council will make immediate approaches to the Government on behalf of residents of Courtville flats.

The justice and housing ministers are to be told of the council's concern at the possible loss of existing residential accommodation in the inner city area.

The Justice Department, which owns the property, intends to demolish it for Supreme Court extensions.

The council also wants to know whether demolition can be avoided.

And it will ask the Crown "to pursue as a matter of urgency" any opportunities for the development of residential flats in the central city area.

The Crown will also be advised that the replacement of any "lost" residential accommodation is regarded by the council as a matter of urgent necessity.

STAR

APRIL 7 1978

The city council will ask the Government to urgently look into the development of residential flats in the central city area.

The council is concerned that residents of inner city apartments the Radnor and Courtville are losing their homes to make way for Supreme Court extensions.

It will ask the Government if demolition of either or both buildings can be avoided.

N.Z HERALD

MAY 10 1978

PAGE 1

Green Ban Plea For Flats

The Auckland Trades Council was asked yesterday to help to stop the demolition of Courtville flats to make way for Supreme Court extensions.

The plea came from the City Community Committee which asked the council to place a green (preservation) ban on the demolition.

If the trades council agrees to the request at an executive meeting next Tuesday, union labour will take no part in the demolition.

The committee, which is acting for more than 100 residents of Courtville, asked the trades council to give the plea "urgent attention."

The committee has also asked the Minister of Justice, Mr. Thomson, to receive a deputation and has suggested to the department that there is ample land — at present a carpark — in Parliament St which would be suitable for the court extensions.

13/5 Demolition Move Prompts Fears

A demolition team moved into the Radnor building in Waterloo Quadrant, Auckland, this week—a step ahead of protesters.

The protesters are seeking to save the group of buildings on the corner opposite the Supreme Court.

The Justice Department bought the corner site in 1974 to build a new Supreme Court, but with the site came more than 100 tenants in blocks of flats that have stood on the land for about 50 years.

The tenants do not want to move and their cause has been taken up by bodies ranging from the Auckland City Council to the Architectural Association.

The city council is concerned mainly with the loss of one of the few remaining pockets of high-density accommodation in the inner city, and has been pressing the Government to provide accommodation elsewhere in the city area when the flats come down.

Another Site

The city community council and the Auckland branch of the Architectural Association are less ready to concede the need for the loss of the flats in the first place.

Mrs Linda Daly-Peoples, leader of the community council, has already suggested one alternative site, next to the present court, to the Justice Department. It was turned down.

Yesterday she suggested another site opposite the Auckland Central police station in Vincent St as a suitable place for the new court.

Meanwhile, an Auckland land agent, Mr D. W. Rallison, has come up with an offer of a three-quarter acre site in Eden Crescent, near the present court. He said he would sell the site on behalf of Davison Construction Ltd to the Justice Department for \$395,000.

The department is not particularly interested in any of the offers. Its chief executive officer (building), Mr F. K. Stewart, confirmed yesterday that a new court complex, including the old Supreme Court building, was envisaged, and the corner site seemed the best place for it.

He said sketch designs for the new court had been drawn up four or five years ago, but were being held over until the Royal Commission of Inquiry into the Courts had made its report, due at the end of June.

The commission's recommendations, he said, would shape the structure of the new building.

"We started to review our brief a fortnight ago, so that we will be ready to start work on the designs."

Five Years

Mr Stewart said the Radnor building was being demolished because it would have cost "more than it was worth" to bring it up to required structural and fire standards (a statement challenged by the protest groups).

The site would be levelled off and probably used for off-street parking, said Mr Stewart. No move to demolish the Courtville flats, the main building on the site, was likely for "about five years."

It is on the Courtville flats that the protesters are prepared to make their stand.

The chairman of the Auckland branch of the Architectural Association, Mr A. F. Smythe, said his organisation felt demolition of the flats would be unfortunate because it would take away inner-city housing that could not be replaced.

18/5

'COME AND SEE' INVITATION

The Minister of Housing, Mr Holland, will be invited to have a first-hand look at Auckland's housing problems.

The invitation will come from the Auckland City Council community development committee, chairman, Mr G. D. Barnaby, who is visiting Wellington next week.

It follows committee concern about the Justice Department proposal to demolish the Courtville apartments in the inner city.

The apartments would be replaced by extensions to the Supreme Court.

"We will only be happy with at least a firm commitment from the Government that it will replace the demolished residential accommodation lost in Courtville," said Mr Barnaby.

"But we want more — a firm assurance of government assistance for further residential accommodation in the inner city."

Mr Barnaby said the council had written to the Ministers of Housing and Justice about a month ago, asking if the demolition of Courtville was really necessary.

Neither minister had answered the council's questions.

Burgess & Treep Architects

24/5

Real Courtville Here to Stay

The men who sold the condemned central Auckland block popularly called "Courtville flats" to the Justice Department are in a quandary.

Some tenants of the biggest apartment house on the Parliament St site have been moving out because they mistakenly thought the building was to be demolished.

But the "main" Courtville flats are still owned by the two men and will not be demolished.

Mr G. S. Johnson and Mr J. B. Hargrave sold part of the group of flats collectively known as "Courtville" to the Justice Department four years ago.

With the Radnor building now under demolition in Waterloo Quadrant the flats will go, making way for a new Supreme Court.

But the big Courtville block, which had \$27,000 spent on it last year, remains privately owned and is not affected by Justice Department plans.

The flats came up at a meeting of the Auckland City Council planning and redevelopment committee yesterday.

Mr G. D. Barnaby told the meeting of problems faced by Mr Johnson and Mr Hargrave.

The meeting had just heard a reply from the Minister of Housing, Mr Holland, to council concern over the loss of residential land in central Auckland.

Mr Holland said in a letter that he had referred the matter to the Minister of Justice, Mr Thomson. He

asked the council to get in touch with the Housing Corporation.

Last night Mr Johnson said the problem could be partly solved if the name "Courtville" were removed from the flats now owned by the Justice Department. His block of flats also had the name "Courtville" on it.

Tenants, and prospective tenants on a waiting list, confused his block with the one planned for demolition.

"Why should we change our name?" Mr Johnson said. "Our flats are here to stay. They have always been known as Courtville."

He said talk of rats and demolition of the condemned buildings had given a stigma to his building.

The Courtville flats owned by Mr Johnson and Mr Hargrave are on the north side and separate from the block owned by the Justice Department.

STAR

JUNE 15 1978

The Auckland City Council is to ask the Government again not to demolish Courtville flats to make way for Supreme Court extensions.

The council's community development, housing and property committee, yesterday received a letter from the Government which said that council and Ministry of Works staff agreed in 1974 to demolish Courtville.

The council's planning department denies this.

The committee is to make another request to the Government to avoid, if at all possible, the demolition of the inner city flats.

The chairman, Mr Gordon Burnaby, pointed out that objections to the designation on the Courtville site in the reviewed district scheme may make it more difficult for Government to demolish the flats.

Under the Town and Country Planning Act, Government plans for a site must go through the same objection procedures as all others.

STAR

JULY 7 1978

Saving Courtville's up to council now

The demolition hammer may not fall on Courtville Flats.

The Justice Department, which plans to use part of the Courtville site for extensions to the Supreme Court, will look into the possibility of using another site if the Auckland City Council is prepared to close Parliament St and part of Eden Crescent.

Mrs Linda Daly-Peoples, chairman of the city community committee which is fighting to save Courtville, wrote to the department asking it to consider using the old New Zealand Yacht Squadron site and the car park behind it for the Supreme Court extensions.

She has received a letter from the Secretary for Justice, Mr Gordon Orr, stating that she could be considered if the Auckland City

Council was willing to close Parliament St and part of Eden Crescent.

Council planner Mr John Betts said that the possibility of closing Parliament St had been put to the council some

years ago and it was resolved that the street should be left as open public space.

Mr Betts said that council would probably look into the possibility of closing the streets.

Just solution wanted for new Supreme Court site where you live

PH12 by dinah holman

Auckland is to have a new Supreme Court building. The old one is considered to be both inadequate and unsuitable for the conduct of a modern Supreme Court.

Not only do workers in the building — lawgivers and others — find it poorly equipped for their needs but it is not a building that is kind to the public.

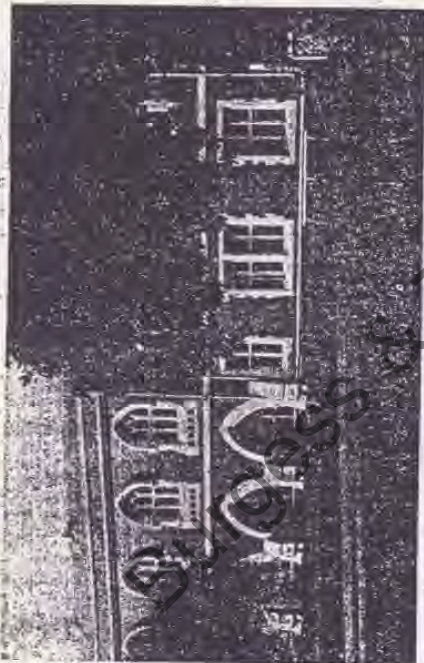
At the residence of the Supreme Court, Mr. Cullen, the Minister of Justice, said that people coming into the building don't want to come into it.

The design of the building is the subject of a desperate need — of the need for a new building, a new one.

It is also a need to provide a place to have a drink of coffee and something to eat, a place to have a drink of coffee and something to eat, a place to have a drink of coffee and something to eat.

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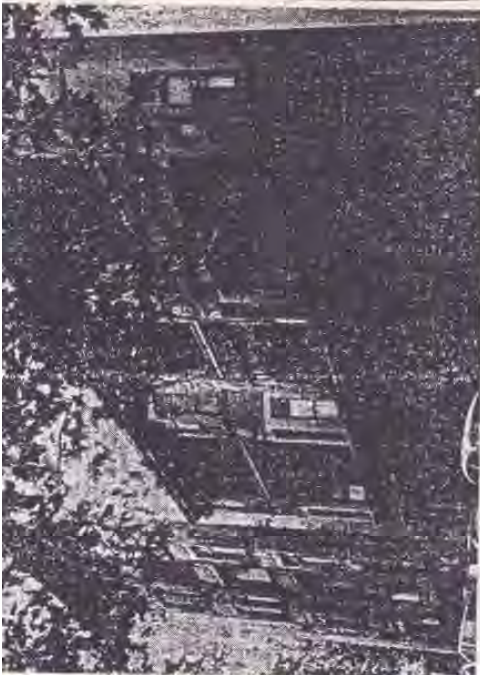
The present Supreme Court building, which is to be preserved and kept for continued use by the Justice Department.

Some residents of Auckland have been saying a very long time that the old Supreme Court building is not a building that is kind to the public.

At the residence of the Supreme Court, Mr. Cullen, the Minister of Justice, said that people coming into the building don't want to come into it.

The design of the building is the subject of a desperate need — of the need for a new building, a new one.

It is also a need to provide a place to have a drink of coffee and something to eat, a place to have a drink of coffee and something to eat, a place to have a drink of coffee and something to eat.



Above — Two of the three old Courthouse apartment buildings on the corner of Western Quadrant and Parliament St. The Justice Department has acquired these buildings, with the intention of using the site for a new Supreme Court building, although the question of a site is being reviewed. Below — The doorway to the third, smaller building, which was built as a "loft house" in the true sense of the word.



Below — The old Courthouse apartment buildings on the corner of Western Quadrant and Parliament St. The Justice Department has acquired these buildings, with the intention of using the site for a new Supreme Court building, although the question of a site is being reviewed. Below — The doorway to the third, smaller building, which was built as a "loft house" in the true sense of the word.

Auckland
Star
9/7/78

Bid to Keep Courtville

Residents of the Courtville apartments in Auckland yesterday suggested the property formerly used by the Royal New Zealand Yacht Squadron as an alternative site for Supreme Court extensions.

At present the Justice Department plans to demolish three of the Courtville buildings and build extensions to the Supreme Court on the site.

The residents, led by the chairman of the City Community Committee, Mrs Linda Daly-Peoples, were speaking at a hearing of objections to the Auckland City Council's second district scheme.

Mrs Daly-Peoples listed several reasons why the "yacht squadron" site would be suitable.

"It has the same advantages of proximity to the existing court; it would allow for a building of equivalent area and it would involve far less demolition work," she said.

"In particular, it would not involve the destruction of residential accommodation."

Community

All the objectors referred to the importance of having residential buildings in central Auckland, describing the area around Courtville as a "unique community."

A town planner, Mr K. W.

Williams, speaking for the objectors, also referred to the "distinct inner community" made up of buildings such as the Courtville apartments, the old Government House, the existing Supreme Court and St Andrews Presbyterian Church.

A resident, Mr P. Gruar, said the demolition of the Courtville buildings would leave many people homeless and remove one of the remaining cultural assets of the city.

Too Noisy

The Justice Department, before settling on the Courtville site, investigated seven other sites, including the former yacht squadron building.

According to the chief executive officer of buildings at the Justice Department, Mr F. K. Stewart, the site was rejected because it was on the corner of three streets, too noisy and could not be satisfactorily linked to the present Supreme Court.

The Courtville objections case is one of 6500 the council's planning committee has been hearing since early July.

Decisions should be released early next year.

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grass verges in front of their properties, is now going to require all citizens to make this effort.

The bulletin says, "the council will only mow areas ratepayers cannot be expected to keep."

It says the policy comes into effect this month and is expected to save the council \$60,000 a year.

A council spokesman said the bulletin was not an edict, but a request for co-operation.

There was no bylaw requiring ratepayers to comply.

Another reason is that the committee is one of Parliament's busiest bodies.

... have been meat and wool, but no meat was taken on the first voyage

defined. The commission suggested that a restaurant licence

Cheer for City Plan Changes

City residents are thrilled that the Auckland City Council supports their opposition to Justice Department plans to demolish three of the Courtville buildings to extend the Supreme Court.

The council decision to ask the Minister of Works and Development to delete his designation on the apartment blocks was announced when the council ruled on objections to its 1977 district scheme review.

And residents in Grafton and Parnell have added their praise, after learning of council decisions supporting residential accommodation in their areas too.

In the city the council has also rezoned three apartment blocks in Eden Cres from commercial to residential H.

Victory

The chairwoman of the City Community Committee, Mrs Linda Daly-Peoples, said

yesterday she was overwhelmed that the council opposed demolition of the Courtville buildings.

The community committee and Courtville residents had worked hard to achieve their "moral victory." Now the government departments involved had to be convinced. She was also heartened by the zoning for the Eden Cres apartments, which provided homes for about 100 people.

Positive

And in Grafton residential H areas, the normal requirement for new buildings in that zone has been reversed to three square metres of residential space for each square metre of office space.

Mr K. W. Williams, the deputy chairman of the Grafton Residents and Ratepayers' Association, said the council had made a positive stand in support of residential accommodation.

In Parnell, another suburb close to the heart of the city,

residential accommodation has received the boost requested by local residents and the community committee.

Vital

The chairman of the Parnell Community Committee, Mr A. J. Henley, said he had been staggered at some of the non-residential proposals for Parnell which were originally in the scheme.

He said thriving residential suburbs near a city were vital to the wellbeing of any metropolis.

To help the property owners recommend that 25 of its remaining 55 forklift trucks be converted from petrol to liquid petroleum gas. The board already has 12 forklifts which are equipped for running on petrol or LPG.

The committee was told that LPG and petrol-running costs were much the same, but future petrol price increases should make LPG marginally more economic. However, it would take some time to recover the capital cost of the conversions. Conversion costs will be \$350 a unit, whereas the cost for conversion to compressed natural gas (CNG) would be about \$1100. Twin bottles would be needed for CNG.

Mayor to Look At Balers

The Mayor of New Lynn, Mr C. J. R. McCorquindale, in June will inspect refuse-baling systems in Glasgow and Leeds.

The systems were similar to that planned for the Waitemata City Council, said Mr McCorquindale.

If he was convinced that the Glasgow and Leeds systems were working as well as reported, he would, in his capacity as a member of the Auckland Regional Authority, press for refuse-baling in the Auckland region.

Councillors Vie To Be Mayor Of Northcote

The contest for the mayoralty of Northcote will be a battle of the sexes.

Mrs Jean Sampson and Mr Wilfred Marley, both councillors, have taken up the cudgels in a contest which will be decided in a bye-election on May 19.

The mayoralty was left vacant by the resignation of Mr T. E. La Roche because of ill health.

The town clerk, Mr E. B. Hay, said special voting would start on May 7, for people unable to vote on May 19.

The electoral rolls will close at 4 pm today. Mr Hay said ratepayers should be on the rolls but residents might not be.

Mrs Sampson has lived in Northcote for 18 years and has been a councillor for five and a half years. She was chairman of the parks, reserves and property committee for three years.

She is employed as a law clerk in Auckland and is married with four children.

Tomorrow For 'Anzac Day'

Press Assn Wellington Anzac Day will come early for HINZS Centre, and

Folk Dancing Festival

Folk music and dances from 15 countries will be performed at the third Korobushka Festival starting at the Centennial Theatre tonight.

The festival is being presented by the International Folkdance Company of New Zealand, members of which will perform in the traditional costumes of the countries represented.

Inkind to Auckland

Wellington \$2500: 114588, Happy Birthday Syn, Wellington.
\$1500: 20937, Moira's Lucky 3 Syn, Dunedin.
\$1100: 89004, D. and E. Syn, Linden (Wellington).
\$900: 135540, Stars, Rotorua.
\$800: 223818, Good Luck Syn, Campbell Bay (Auckland).

15494	189927	227392	232448	240194
\$100 PRIZES				
43193	80618	84774	94505	105992
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\$50 PRIZES				
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7774	2111	22447	41122	41122
46255	47345	48	49705	51081
54123	57816	42	43340	45992
11257	17455	74	20257	22420
69447	90691	50	84506	86648

Leaders meet

The Prime Minister, Mr Muldoon, brushed aside reporters' questions after his meeting today with the Argentinian President, Mr Jorge Videla.

The two leaders met in the Auckland Town House Hotel for an hour-long discussion. Mr Videla was accompanied by top-ranking officials, and Mr Muldoon was flanked by the Minister of Agriculture, Mr MacIntyre, the Secretary of Foreign Affairs, Mr M. Norrish, and other foreign affairs officials.

Part of the way through their meeting news of a bomb scare at the Hotel Inter-continental — where about 40 of the Argentinians were staying — filtered through and visibly disturbed some of the party. New Zealand Police were asked by one of the Argentinian security officials to accept the services of a bomb expert who was among the party.

When the meeting ended, Mr Muldoon hurried out of the room, past journalists, and into a waiting car. His only response to questions was that the economic and political position in Argentina had been discussed.

Mr Muldoon was on his way to Wellington for a caucus meeting. Mr MacIntyre said the Prime Minister had asked Mr Videla to give him a "run-down" on the state of the economy and the state of Argentina general during the discussion. He described the talks as "very workable."

The controversial question of human rights in Argentina had not been raised.

Mr MacIntyre was having further talks with the Argentinian Secretary of Trade and International Economic Relations, Dr Alejandro Estrada,

revolution

SPECIAL
175cm G
Superior quality

Courtville flats may be safe

needs for at least the next 25 years, unless circumstances changed and there was more pressure on facilities.

Under the scheme the law library at the rear of the court would be demolished, leaving enough room for a four-storey extension. This would increase the number of courts from four to 12.

The plan leaves a reserve with two large pohutukawa trees untouched. The Crown gave this land to Auckland City Council to add to its

A plan to extend the existing Auckland High Court rather than build a new court across the road could save Courtville flats from demolition.

Ministry of Works planners have found the idea feasible and are expected to recommend the plan to justice Minister Mr McLay next month, once final details have been completed.

Auckland MOW architect Mr Ron Stewart said the additions would provide a solution to the com-

Heavy machinery was clearing large deposits of silt and debris from the main and central business premises. Women were pumping out flooded basements.

Home owners in other parts of the city were carrying out the heart-breaking task of cleaning up water-damaged houses.

The state of civil emergency was declared at 7.30 p.m. yesterday and continued for three hours at the height of the flood. But no one was killed or injured.

fall in New Plymouth totalled
than 70 mm. Dawson Falls, on
southern slopes of Mt Egmont,
60 mm.

ist-affected business in town the Smith and Brown department store. The pressure of floodwater inside the shop burst the plate-front windows and spewed furniture, carpets and large home appliances into the Devon Mall.

city's acting Civil Defence
leader Mr A. C. Squire acting on
behalf of Mayor Mr D. V. Suther-
land is in Christchurch for the
Association conference, de-
scribing the disaster as the biggest
in the city for more than 10

...ieved it was worse than the
...y 1971 flood, which caused
... devastation to central
...es.

29.3mm of rainfall between noon and 5 p.m. yesterday.

About 90 cars were abandoned along the motorway.

IN DUNEDIN the airport at Momona is not expected to be free of floodwater for another 10 days, says Mr Andrew Orrance, design engineer for the Otago Catchment board.

The West Taierl area had become huge tidal pond.

In AUCKLAND blustery conditions last night do not appear to have caused any problems.

reserves in 1975 after it rejected a proposal to extend the court.

York, Mr. Siedgart said. Once the planners have decided on a proposal they will make a recommendation to the Minister on the Courtville site, which the Justice Department bought in 1974 for proposed extensions.

Some 80 tenants still live in the flats and have fought to have the proposed new court built elsewhere.

Toting a

is a very special gun, for it measures levels of fat in meat and revolutionizes the world's meat industry.

And the amount of interest shown gauges by the world's freezing industry indicates the Hennessy line on could eventually earn New York and \$200 million in export sales.

For the R&D Depth Indicator have come from Europe, the U.S., Canada, the Middle East, Argentina, Scandinavia,

Totting a revolutionary

enterpri:
new zeal



May 22, 1986
No. 22
No. 22
86.

Govt to Reap Millions From Sell-off

Wellington Staff

The Government is set to earn millions of dollars through the sale of surplus land and buildings in the wake of this week's expenditure review.

The Justice Department alone expects to collect around \$3 million this financial year through the sale of land and buildings already identified as surplus to its requirements.

This includes some farm land at Papakura, which had been held for a possible prison, and the Courtville Flats in the centre of Auckland.

The Minister of Justice, Mr Palmer, said last night that there was a lot of scope for major savings through the sale of land and buildings throughout the public service.

"We have only just scratched the surface; there

is a lot more scope for savings," he said.

Large Holdings

"Departments have been put on notice that they must make effective use of their assets, which are wealth."

The Government's expenditure review team, which included Mr Palmer, found there were large land holdings, particularly in the older-established departments such as Justice.

Land had been bought for courthouses which would not be built, or for future prisons which would not be required.

Full Inventory

Among the other departments which had also been found to have large land holdings were the Police and the Ministry of Defence.

"It is necessary for the Government to have a full inventory of its assets, so that when they are no longer warranted they can be disposed of," said Mr Palmer.

Although there had been programmes aimed at selling surplus Government property before, there would in future be "a more rigorous effort to monitor the situation constantly."

Apart from the sale of farmland held for prison purposes at Papakura, the department would also be selling land at Ranturly, Central Otago, and Otatara, near Invercargill.

Mr Palmer said the de-

partment would be selling 23 houses in Wellington, Wai Tako, Rolleston, Waiwera and Christchurch this financial year.

The disposal of land by the Ministry of Defence would be dealt with in the context of the present defence review, but Mr Palmer said the department held large areas of land which could be disposed of.

At present the Government had land and property worth between \$1 million and \$2 million on the market in Auckland alone.

An assistant divisional officer in the Lands and Survey Department in Auckland, Mr Bernie Ward, said yesterday that this was likely to increase in the wake of the expenditure review.

Not Required

About \$9 million worth of surplus property had been sold in the Auckland area since the last Government directive to dispose of surplus land, in December 1983.

Much of the land had been identified by the larger departments, such as Social Welfare, Education, Police and the Ministry of Works and Development, as no longer being needed.

Mr Ward said land had sometimes been bought in the 1960s or 1970s for schools, for example, which, because of population movements would no longer be required.

N.Z. Herald 9/1/87 Courtville's fate in balance

THE wreckers' hammer continues to swing against the walls of some of Auckland's most gracious old buildings and new steel and glass towers rise from the rubble.

But tenants in one group of city apartment buildings are banding together to save their homes — which they regard as treasures of Edwardian architecture — from demolition or redevelopment.

The three buildings, known collectively as Courtville, stand on the corner of Waterloo Quadrant and Parliament St, opposite the old Auckland Supreme Court building.

Their previous owner, the Justice Department, no longer needs the space and the Department of Lands and Survey is now looking for the best possible price for the buildings — and the prime site on which they stand.

But the tenants fear that sale of the site will result in another high-rise commercial building and the destruction of a picturesque example of early Auckland architecture.

Their anxiety is shared by the Historic Places Trust which says the three buildings are unique and architecturally important enough to warrant preservation.

It is easy to understand the love Courtville tenants have for their home. Balconies peep on to city streets lined with old and leafy trees, the hauri and mahogany fittings and doors have a mellow glow, and geometric, art-deco stained glass windows lend old-world charm, fast disappearing from the city.

The irregular — even weird — shapes of the rooms and the central location — Queen St is a five-minute walk away — add to the appeal.

BUT residents also emphasise that it is the Courtville lifestyle which is a large part of its attraction.

They describe it as an alternative and truly urban existence, where people care less about house and garden and more for each other.

A spokesman for the Courtville Residents' Association, Graeme Burgess, likes to think of Courtville as a local version of Greenwich Village in New York, or the Left Bank in Paris.

"A vital city has people living right in the heart of it," he says.

Courtville stands on land zoned to permit commercial use and the construction of buildings up to 14 storeys high.

Residents want that zoning changed and the Auckland City Council to add the three buildings to its district scheme list of buildings of architectural and historical significance for which council permission is required before alteration or demolition.

They go further and ask the council to declare the whole area around the court a special conservation area.

The council is not unsympathetic to the residents' pleas, but it is the use of the site, rather than the fate of the building, that is most likely to prompt council intervention.

The council's principal planner, Derek Taylor, says: "The council is and always has been concerned about retaining residential accommodation on the site, more than about the retention of existing buildings."

He says preventing commercial use, rather than saving the building or forbidding high-rise redevelopment, would be the council's main concern.

And, he adds, if the council wanted to list the buildings in its district scheme it could face a legal battle with the owners — present or future — and may have to be prepared to buy the apartments in order to save them.

Recent interest by the Historic Places Trust in the Courtville debate could have some bearing on the council decision, Taylor says.

The trust's regional officer, Di Stewart, regards Courtville as "unique" among inner-

By Jane Collins

city apartments and says a B classification — signifying a building of "regional interest, meriting preservation for architectural quality and historical importance" — will be proposed early this year.

A committee of the trust itself would aware the reclassification which, although it lacks legal force, commands a good deal of respect from local authorities.

If the B classification were granted, the trust could seek a protection order, signed by the Minister of Internal Affairs, Peter Tapscott.

THERE is some disagreement over the structural soundness of the Courtville buildings. A Ministry of Works and Development structural report brands them an earthquake risk and concludes they are unsuitable for any use.

And the regional engineer for the Housing Corporation, who has completed another report on Courtville, believes the buildings would collapse "like a pack of cards" in even a moderate earthquake.

He compares the concrete work to "peanuts and lollies stuck together with a bit of glue."

But Di Stewart says the standard set for the MOW survey is too strict — "impossible for any building more than 10 years old to pass."

Residents plan to commission an independent structural study of Courtville. Fundraising projects — a garden party late last year and an art auction on January 31 — will help to cover costs of the work and other campaign expenses.

Unprotected by a heritage classification and in a zoning which permits commercial use, Courtville remains one of the city's prime pieces of real estate.

THE buildings' previous owners, Auckland accountant Don Hargreaves and others, are well aware of this and have made a claim for the land which was taken from them under the Public Works Act in 1974.

At that stage the Justice Department wanted the site for extensions to the Supreme Court. Their plans changed when the then council refused to permit demolition of the buildings.

Hargreaves and his associates believe they should now be offered preferential purchase rights, but their claim is the subject of legal dispute.

Hargreaves and the other site holders



● Courtville residents' spokesman, Graeme Burgess, with his child, Bella, and wife, Lucy Treep, outside the corner Courtville building in which they live.

owned the Courtville property as a company which was dissolved when the property was lost.

The Ministry of Works believes that the company dissolution makes the claim invalid. The solicitor for the claimants, Peter Thorp, says he will take the claim to the High Court by late this month.

Simon Kwan, property officer with the Lands and Survey Department, says if this claim is not successful, the next possibility could be to sell the buildings to the tenants.

Tenants who have lived in the buildings for longer than 12 months have a statutory right to be offered the chance to purchase, but the fact that there are so many tenants would be a problem, Kwan says.

If some people did not want to buy, the department would be left with empty apartments on its hands. However, sale of the buildings to the residents' association is a possibility.

Graeme Burgess describes this option as a bit of a "wild dream", unless the zoning is changed and protection given to the buildings.

If this happens, they will make every effort to take up the option.

"We would like nothing more than for it to remain the type of residential resource that it is right now," he says. "For us to own it would be great."

THE final option would be to sell the site on the open market by tender or auction — and judging by the price paid last year for

an adjacent property, the two larger buildings alone could fetch \$1.4 million.

The two larger buildings were designed in 1914 and 1919 by a prominent Auckland architect, Sinclair O'Connor.

Although research is in progress, little is yet known about the social history of the buildings.

The corner and middle Courtville buildings were owned by Ernest Stanton and William Potter from their construction until about 1972, according to a descendant, Rowland Potter.

Rents were always cheap there, he says, and in 1942 some of the apartments cost no more than \$11 a week. Only married couples or single women were allowed to live there, though men were not evicted if their wives died.

By the late 70s pensioners and students made up most of the tenants, and the buildings' present occupants are from a broad spectrum — although the lack of garden space discourages many parents of young children.

But the apartments are still popular. Ivan Vaselco of the Public Trust Office, which administers Courtville, says he never has any problem finding tenants who want to live there.

The Minister of Housing, Phil Goff, has visited Courtville and favours preserving the buildings.

Several other ministries — Internal Affairs, Justice, and Lands and Survey — have been canvassed on the matter and are expected to hold a meeting to discuss Courtville.

NZ Herald, Public Notices
Saturday, Feb. 21, 1987

to 105 cm from
00mm dia bore at
1269344) to irrigate
a mixed orchard on
Right Rd, Maunuku.
City Council.
The Homes Ltd - to
discharge storm-
water with a 4.4m
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Creek at map ref
for road detention
at Fitzwilliam Cr,
St Coast Boys City

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at Fitzwilliam Cr,
St Coast Boys City

G. TYLER,
Secretary.

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ing supermarkets and
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eration Engineering Co Ltd.
Salmond Industries Ltd, Fisher and Paykel Industries
Ltd, Sanford Ltd, E. C. Gough Ltd, W. Stevenson and
Sons Ltd, W. R. Grace (NZ) Ltd, The Todd Foundation
and Viko Holdings Ltd.

THE TOWN AND COUNTRY PLANNING ACT CITY OF AUCKLAND DISTRICT SCHEME

Notice is hereby given that the Auckland City
Council has prepared the following change to the
District Scheme:

PROPOSED AMENDMENT No 214

This change proposes to create two new zones, the
Residential H1 and the Commercial A4. The Residen-
tial H1 zone provides exclusively for residential uses
but in all other aspects is similar to the existing
Residential H zone. The Commercial A4 zone provides
for both office and residential uses; apart from a
increased maximum height for offices, it is, in most
respects, identical to the existing Residential H zone.

It is proposed that the Residential H1 and the
Commercial A4 zones should replace the Residential H
zone as it applies to the Central Area. Accordingly,

(i) the western side of Greys Avenue (except for the
Public Service Garage and YMCA sites); the Auckland
Technical Institute site; the University of
Auckland sites (on both sides of Symonds Street);
the land between Mount and St Paul Streets; the
southern side of Mount Street; all sites having
access from Whitaker Place (except for nos 3, 5, 2-
10, and 38); the northern side of Parliament Street;
the site of the former Supreme Court; and those
sites at 2, 28-44 Symonds Street, 16 St Martins Lane,
2 Eden Crescent, 56-66 Emily Place, and 2-10
Constitution Hill, all to be rezoned Residential H1.

(ii) the remainder of the land zoned Residential H in
the Central Area to be rezoned Commercial A4.

Copies of the above specified change may be
inspected, without fee, at the 8th floor of the Civic
Administration Building in Greys Avenue, at the Central
Library in Lorne Street, and at any branch library.

Submissions and objections to the change or any
part thereof may be made by any body or person
affected or representing some relevant aspect of the
public interest. Every submission or objection shall be
in writing, in form C as set out in the First Schedule to
the Town and Country Planning Regulations 1978 or to
like effect, and shall be lodged with Council on or
before Wednesday, April 1, 1987. (Copies of form C are
available from the 8th floor of the Civic Administration
Building, the Central Library, and any branch library).

At a later date all submissions and objections which
have been received will be available for public inspection,
and any body or person who wishes to support or
oppose any submission or objection will be entitled to
do so.

COBB AND CO

WINNERS OF THE JUNGLE ADVENTURE COLOURING COMPETITION

HOTEL: James Hillford: Remembrance Day

Address:
Messrs
White,
land 1.
Note: Any
offer
sold per
sent by
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intention
must state
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IN THE SECTION THE SALE

In the matter of
Wilson Neill
Tel of wine
Wilson Neill
Incorporated
its registered
has made a
Auckland Lic
for the trans
wine resellers
Hodleigh Vint
respect of pre
1 328 Loke
Corner, Takap
2 Lynn Mall
New Lynn
3 18 St Johns
bank
4 Corner West
North Road, K
5 Shop 8, Ross
Centre, Papak
Hodleighs.

Any person who
object and w
object to the
application may
fourteen days fr
the first public
notice file a notice
his objection and
thereof with the
Auckland License
of the District C
land

This is the second
this notice.

Explanation:
(a) Wilson Neill L
consent of the Lic
Commission dated
1986, to acquire th
Hodleigh Vintners L
Montana Wines L
that date.

(b) Wilson Neill L
now sold its shares
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transfer to it of 10
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(c) Wilson Neill Limite
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Limited as already at
the Licensing Contr
sign.

Change to Keep City Homes

Dwindling pockets of residential land in downtown Auckland may be spared from encroaching office development by a zoning change.

But the change proposed by the Auckland City Council is "too little, too late" according to one councillor, Dr Bruce Hucker.

Recent redevelopment of land in Symonds St and Grafton Rd zoned to encourage residential development has been almost all commercial.

The council, which wants people to live in the heart of the city, acknowledges the failure of the present incentives and plans a scheme change to preserve the remaining residential land.

Deterrent

Government moves to sell the site of the Courtville apartments in Waterloo Quadrant have hastened the proposed scheme change, says the chairwoman of the planning committee, Mrs Patricia Thorp.

While not guaranteeing the retention of the apartments, the change would mean that any redevelopment would be residential rather than commercial. That would reduce its

market value and deter some developers.

The council proposal would affect all residential H zoned land in the central area, defined as the area bounded by existing and planned motorways and the harbour.

Council planners estimate the permanent population of the central area has remained static in recent years at about 1600.

Under the change, residential H land which is still in residential use could no longer be redeveloped with offices.

'Only Time'

Residential H land which is predominantly commercial in use will be rezoned commercial.

Mrs Thorp said yesterday that unless the zoning was changed it was only a matter of time before all residential properties in the central city were redeveloped commercially.

The residential zoning will apply to pockets in Parliament St, Constitution Hill, Eden Cres, St Pauls St, Mount St, Whitaker Place, Symonds St and Greys Ave.

The Auckland Technical Institute, Auckland University and old Supreme Court also get an underlying resi-

dential zoning under the proposed change.

But Dr Hucker said the change should have been introduced "years ago when it became clear that the residential H zone was a covert commercial zone."

Delayed

He alleged that the change in fact was delayed, allowing further erosion of residential land in the central area.

The council considered the change last May, Dr Hucker said. It shelved the idea because it feared a change to residential zoning from one allowing offices would mean it received less money for the sale of O'Rourke Hall in Symonds St to Auckland University.

Dr Hucker said he had information indicating that the change was not proceeded with last May after the council was made aware of the effect it would

have on the proposed sale, which has since taken place.

No Comment

He has posed a series of questions about the matter to Mrs Thorp for written reply at next month's council meeting.

Mrs Thorp declined to comment on Dr Hucker's allegations. One council source said that a variety of factors other than the O'Rourke Hall sale influenced the decision last May to defer the change.

Dr Hucker said a weakness of the change now proposed was that not all the land now in residential use would be zoned residential.

Some residential properties in Waterloo Quadrant were among those to be rezoned commercial.

Objections to the change, notified today, close on April 1.

Order Saves Old Flats

Residents of Auckland's Courtville apartments were last night celebrating a protection notice which prohibits the demolition of the historic buildings.

After 10 years of battling to save the buildings, residents were assured yesterday by the Minister of Conservation, Helen Clark, that demolition was prohibited.

A spokeswoman for the Courtville Residents' Association, Lucy Treep, said the announcement was wonderful news and almost all the 45 residents were out celebrating.

"The buildings are here to stay — that is what we have been fighting for," she said.

The apartments in Parliament St are to be auctioned on October 20, but residents are confident that legal action can prevent the sale.

Residents say they have a prior right of purchase if they have been in the apartments for more than 12 months and have been given assurances by cabinet ministers.

The Justice Department, which owns the buildings, declared them surplus in May 1986 and the sale is being administered by the Land Corporation.

If there is an auction, residents say Courtville's value to a developer is now considerably less because of the protection notice.

Helen Clark said the apartments were a significant historical and architectural feature of central Auckland.

Any demolition, alterations or extension must now have the authority of the Historic Places Trust.



PICTURE: JOHN S

Helen Clark with residents outside the Courtville apartments yesterday.

AREINZ

merence b and l, ins. to m facing e garden; only serv Lowe, Bar-son, 441 Eden, 44 res 544-647, 44, by Belvedere (ortunity), huge 2 u, sep laundry, a e now very nea (10,000). Ph Rod foot and Thomp-INSZ, 794-884; an

ammar zone, top brms, handy all nenties; \$119,000, 4 453-187; an 669-Royal Oak,

Ellisborough, bar-ntenance, 2-brm lock; only \$88,000, or this price in al first home, Ph 67-079; an 604-961, motion, AREINZ.

INGSLAND, \$6500 v, walk to Queen have been spent; 2 refurbished, full 5% \$88,950. Ph an, 800 Mason T and Thompson

Lyntfield, handy transport, brand ne 2-brm unit, 4 from garage, own street front-Ph an, Wally 0, A A Kelly

Eden, immac 2-olum, rumpus age, auto door, 145,000. Ph Peter 119; an 518-7803, 42.

Eden, brick, tile, 1 brms, level 50 peeping centre, sun jely immac, only m Erceg 694-029, roof and Thomp

it Roskill, meticu-vith 2-car internal, peaceful serene to golf course: John Adams, 653-189, Beltons, Royal

MT Roskill, relax in pacious lounge and joilers. Magnificent able garage, and 9. Pretty, easy care 9,000. Ph Jon Little; an 874-078, Bartoot

AREINZ, 1. Mt Wellington clusive use, arsa, arge, 2-brms, situ-ent out-de-sac adjoin- a keen vendor, be Ed Jensen, 372-63, Thompson, Panmure.

MT, Onehunga Malt y Fratergator Park, big ous 2 brms, b and l, and tidy. Vendor going lists today. Urgent Cecil Wong, 654-049, & Thompson, Epsom, an 685-283.

MT Onehunga, as new, roomed, spacious unit the sun, new carpets, paper and fittings, close al, buses and unbeatable at \$70,500. Ph Roger 4, 667-079; an 666-788, 4 & Thompson, AREINZ.

UNIT, One Tree Hill, 2-brm, 1, courtyard, sundeck; 1. Ph an, 692-240 or 834-1.

UNIT, Pakuranga, substan-orm b and l, newly red, completely sep dining sunroom, handy town good buying; \$114,000. TV Comm, 583-531, Paku-Real Estate, AREINZ; an 5.

UNIT ROYAL DAK, Choice 2 brms tile roof/ exterior, sundeck to m rd, redecorated through- wop living, strong posn, ants. Ph Leon Walbridge, Bartoot & Thompson, AREINZ; an 594-459.

UNIT AVAILABLE in Downs and Clendon and new; 3-brm from excellent area finance for quick sale, offer Ph John, 779-158.

res 535-9164, The Professionals, R Wilson & Assoc AREINZ. HOWICK UNIT, \$127,000. Very tidy split stone 2 brm rear unit in block of two, garages be-tween, sunny fully fenced yard, mature handy posn. Ph Allister Logan, Bartoot & Thompson, AREINZ, 534-5129; an 534-3696. HOWICK UNIT \$110,000, refur-bished with new carpets etc, makes this a must for a retired couple or busy working people, quiet and peaceful setting, close to shops and buses. Ph David Hesse 534-9079 bus; 534-7861 an, Beltons, AREINZ.

Adams, 652-189; an 669-289, Bel-tons, Royal Oak, AREINZ. MANGERE BRIDGE b and l, 2-brm bungalow with sea views and set on delightful level sec-tion, close to shops and all amenities, better than a unit; \$89,000. Ph Dave Smith 667-079; an 664-943, Bartoot & Thomp-son, AREINZ. MANGERE EAST, desperate vendor; price reduced to \$75,000, neat and tidy 3-brm family home on full section, tons of potential, fin avail, be quick. Ph Mike Hibbert, 277-9180, an 364-824 Schotes Oaklev, AREINZ.

Robertson, 490-286, an 492-993, Ambassador, AREINZ. MILFORD, just listed, \$210,000, spacious elegant home in quiet prestigious neighbourhood at an exalt price, 3 miles to park and marina. A must to see with Ayron Dreger, 479-7500; an 478-3524, Wrightson AREINZ. MILFORD, lake edge, tall trees, privacy, super home, impressive entry, 5-brms, formal dining, 2nd lounge, 3 bathrooms, just listed, \$750,000. Ph Alon Shed-dan, 495-049; an 410-7121, Bar-foot & Thompson, Milford, AREINZ.

MT ALBERT, 3-brm home, 2nd garage, street, 51 m fin arrange agent, John 685-024 an. MT ALBER 5129,500 (b) ous 3 brm 1 low main small easy \$428 pw, 4 099, Bart Esom, Mt MT ALBERT 1 all fin arra 1 brm p cond, garag de-sac, stre income ope 844 bus; 1 Crescent Re MT ALBERT fin arrange brm bungc able garage Murray, 7 Ponsonby R MT ALBER bungalow, panelling, i st, has sep and a big i a family p Sandv 844- dall and Mc MT EDEN, a front veru furnished, kitchen a fenced sect bus; \$149, AREINZ, pl 499-212.

MT EDEN, sunny liv garage and of extras \$145,000. F Qina Hunt, Wrightson.

MT EDEN, \$144,000 b with sep d new kit c great cont Neil Arnak 888-707, Be

MT EDEN, 1 family ho lounge an fenced ni \$179,000 n 892-588; AREINZ.

MT EDEN, buyers and 3 brm lot landscaped for \$189, Andy Ma Thompson, 889-158, re

MT EDEN by Maung brms, si landscaped base war \$179,000, Bartoot & AREINZ, 6

MT EDEN charming blossom n french doc First to agents; \$1 Bartoot & AREINZ, 4

MT EDEN \$179,000, E bungalow, gro-pas, 1 light Ph Bartoot & AREINZ;

On behalf of
Land Corporation Limited



The Property known as
"Courtville Flats"
Parliament Street, City.

Will be offered for sale by Auction
2pm Wednesday 21st October 1987
Venue: Realty Brokers Boardroom
3 Broadway, Newmarket

Information available from the Auctioneers and sale agents.
Auctioneer: George Collins AREINZ.
Salesperson: Glenn O'Keefe.



Realty Brokers
(09) 396-016

NZ Herald, Saturday 10 October 1987
p11, Section 1

SECTION 1 ★ NZ Herald, Sat

Residents File To Stop Sale

The residents of Auckland's Courtville apartments have filed High Court actions against several Government ministers in an effort to stop their homes being sold.

A protection notice was placed on the apartments last week by the Minister of Conservation, Helen Clark.

Although Helen Clark said this stops the building being demolished, it cannot prevent the apartments being sold.

The apartments in Parliament St, which are owned by Landcorp, are due to be auctioned on October 20.

In the action, which was filed in the High Court at Auckland this week, the first plaintiff is named as Courtville Association Incorporated, and the second plaintiff is listed as G. J. Burgess and another.

Six defendants are listed in the action. In order they are the Minister of Justice, the Minister of Housing, the Minister of Lands, the Attorney-General, Land Corporation Ltd and Realty Brokers Ltd.

An application for an interim injunction to prevent the sale of Courtville apartments will be heard in the High Court next week.

GOOD HEALTH

17/10/87

The Auckland Sun-Sales

High Court injunction stops Courtville auction

Tenants triumph

Residents treated unfairly says judge

ELATED Courtville tenants were yesterday given breathing space with the granting of a High Court injunction stopping next week's auction of the historic apartments.

Mr Justice Smellie also awarded the tenants \$2000 costs and expenses — to be paid by the Crown and Land Corporation.

In his judgement given at the High Court, the judge said the Courtville Association was treated unfairly.

The association and two tenants wanted the auction stopped, saying they had a reasonable expectation of being offered an option to purchase the Parliament St flats before they went on the open market.

They based their claim on statements made to them in letters from the Minister of Housing, the Secretary for Justice and statements by officers of the then Department of Lands and Survey — now officers of Land Corporation Ltd.

Six defendants

The Ministers of Justice, Housing, and Lands, the Attorney-General, Land Corporations and Realty Brokers Ltd were named as the six defendants.

Mr Justice Smellie said a meeting in February with then Assistant Commissioner of Crown Lands John Bould proceeded on the basis of what had been said in various letters to the tenants — that they would be offered an option to buy the flats.

"It appears in fact that back in October 1986 there may have been a change in Government policy in respect of selling such property to tenants," said the judge.

But the change in policy did not appear to have been appreciated by the departments of Justice, Housing, and Lands until some time after the letters were written.



COURT VICTORY... Courtville residents after successfully winning a High Court injunction to stop the auction of their homes. From left: Ross Cunningham, Rob Weir, Julian Hague, Katherine Upton, David Mitchell, Suzie Abdale, Anna Horne and Franz Broschimmer

By FIONA MCCOOL

Thril for residents

On April 1 the State Owned Enterprises Act came into force and there was a change in the responsibility in respect of disposal of the buildings.

On August 31 the tenants received a letter from Landcorp advising them the complex was to be auctioned.

"The terms of that letter are in my judgement apologetic and sympathetic and recognise that the service given was contrary to what had transpired previously," said the judge.

Making the order, the judge said he recognised the tenants and officers of the Crown were working under considerable difficulties as a vast change was about to take place in the structure of publicly-owned assets in New Zealand.

COURTVILLE residents must now prepare for a High Court substantive hearing after winning the first round in their bid to buy the Justice Department-owned apartments.

"We're really thrilled," said tenant Suzie Abdale yesterday after Mr Justice Smellie granted the injunction, assailing the public auction which was set for next Wednesday.

Landcorp announced the auction after the Justice Department de-

clared the buildings surplus to its needs. The tenants want to buy the flats in a co-operative housing venture and believe they were promised an option to purchase.

They will try and get support for their claim in the Auckland High Court at a date yet to be set.

Ms Abdale said the \$2000 costs awarded yesterday was absolutely amazing. They

will also be reimbursed by the Crown for expenses like photocopying.

"It's great — it means we won't have to pass around the hat so often," said another resident.

Ms Abdale said the tenants owed much to their lawyer Roger Haines. "He is absolutely wonderful — incredibly committed," she said.

Judge Stops Sale Of Courtville

A Government "about-face" was followed by unfair treatment for the tenants of the historic Courtville apartments, a judge said yesterday before granting an interim order to stop the sale of the buildings.

Mr Justice Smellie awarded the tenants costs of \$2000 after a two-day hearing at the High Court in Auckland.

The tenants, represented by the Courtville Association, sought to stop the auction of the buildings next Wednesday, saying letters from Government ministers and their agents gave them an expectation of first-option on their homes.

Unfairness

It could be said their position had been swept aside, the judge said.

Whether by inadvertence or incompetence they had not been treated fairly.

The order prohibits sale of the buildings until fur-



Mr Justice Smellie

ther order of the court.

The judge said it was not so surprising that unfairness had resulted given difficulties Government ministers and officers were working under in the wake of state-owned enterprises legislation.

He said the buildings were bought for a High Court extension but plans were revised and in 1986 they were declared crown property.

Tenants were given to understand they would be offered the land before public sale.

By October 1986, however, it appeared there was a change of Government policy.

"But what emerges is that within the departments the change in policy appears not to have been appreciated until some time after."

In August this year, the tenants heard from Landcorp that the complex would be auctioned. The Landcorp letter was in "apologetic and sympathetic" terms.

Intention

"It emerges fairly clearly that at least until April there was an intention and expectation within Justice and Lands to open up negotiation with tenants," the judge said.

"When the about-face occurred the Minister of Justice did not say that no representation had ever been made."

On the law and the facts, the judge said, there was a serious question to be argued.

He was satisfied an order was necessary although his findings were in no way conclusive of what the final outcome of the case might be.

It appeared that in early April the Crown or its agent had decided on a different course regarding the property and had departed from the course the plaintiffs believed would be followed.

Difficulties

The judge said it was only fair, however, to realise that the ministers and officers had been working under considerable difficulties because of changes after the State Owned Enterprises Act was introduced.

Given those circumstances it was not so surprising that "uncertainty, misunderstanding and perhaps inadvertent unfairness" had resulted.

He ruled that two-thirds of costs be paid by the Crown and the remaining third by Landcorp.

Payment was not dependent on the outcome of a substantive hearing.

Sept 23 1989

Tenants safeguard Courtville

By MALCOLM PULLMAN

Auckland's "mirror glass moguls" have been shut out of the city's oldest high rise apartment block.

The Courtville Apartments on the corner of Waterloo Quadrant and Parliament St have been sold to a company formed by a group of tenants who live in the old buildings.

Tenants of the inner city apartments have been battling over the past decade to ensure the buildings were not demolished in the name of development.

They won their first major battle in October 1987 when the Minister of Conservation issued a protection notice regarding Historic Places Trust approval before the buildings could be demolished or extended.

Two weeks later they won Interim High Court protection when Landcorp moved to auction Courtville on behalf of its owner, the Justice Department.

The apartments — a house built in the 1880's and high rise buildings dating from

1914 and 1918 — were bought by the Government in the 1970s as a site for a new High Court.

This week the tenants achieved what they hope will be the ultimate protection—ownership.

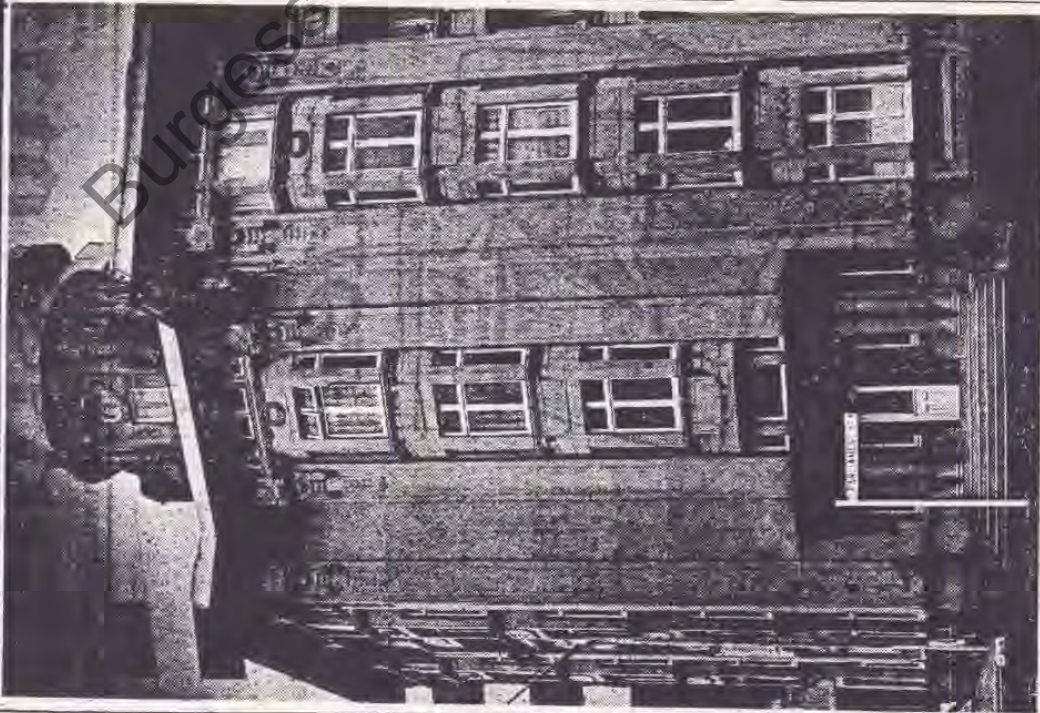
Mr Melvin Webb, a spokesman for the group of 14 live-in investors who have formed Courtville Apartments Ltd, said yesterday that there was no doubt the buildings would have been demolished during the city property boom if the tenants had not fought for them.

"An enormous debt of gratitude is owed to past and present tenants for the time and energy they have devoted to saving Courtville from the mirror glass moguls."

Mr Webb said the 14 tenants could not have afforded to buy the buildings, which include 33 rental units, at the height of the property boom.

But with falling prices they had been able to convince a bank to back them.

The buildings would now be renovated and restored one floor at a time.



The Courtville Apartments, which have been sold to a company formed by a group of tenants.

to add site new

Reference No. C.342250.1

A. Vol. Folio

Under No.

Settle No. G14 NEW CERTIFICATE OF TITLE

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of October one thousand nine hundred and eighty nine
under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND being a Certificate in
Witness Whereof I have signed this Certificate at Auckland

Whereof an estate in fee simple (subject to such restrictions, conditions, encumbrances, liens, and interests as are notified by special
reference or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereto, to the use
and enjoyment of the said land and was originally acquired by the above-named

from the 8th day of September one thousand nine hundred and eighty nine
under Sections 52 and 54 Land Act 1949
that is to say: All that parcel of land containing 452 square metres more or less being Section 2 Survey
Office Plan 62300

Subject to the provisions of the Mining Act 1971 and Section 11 of the Mines
Act 1979

C.342254.2 Mortgage of the said land to the said
4.10.1989 at 2.00

Assistant Land Registrar

Burgess & Treep Architects

Reference:
Certificate No. C.049256.1
R. Vol. Folio
Transfer No.
C Gazette Notice B.563688.1



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of October one thousand nine hundred and eighty nine
under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND being a Certificate in
Grant, WITNESSETH that COURTVILLE APARTMENTS LIMITED at Auckland

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

s from the 8th day of September one thousand nine hundred and eighty nine
under Sections 52 and 54 Land Act 1948
that is to say: All that parcel of land containing 452 square metres more or less being Section 3 Survey
Office Plan 62300

Subject to the provisions of Section 8
Mining Act 1971 and Section 5 Coal Mines
Act 1979

E. S. Williams
Assistant Land Registrar



C.049254.2 Mortgage to ASB Bank Limited
-4.10.1989 at 2.00 o/c

E. S. Williams

A.L.R

G15

UNIT TITLE FLATS PLAN

DEPARTMENT OF SURVEY AND LAND INFORMATION
AA Centre 99 Albert Street
P.O. Box 5248 Auckland 1
Ph (09) 771839 Fax (09) 371825

05 NOV 1990

J.S.D. REID
HARRISON GREENSON CONSULTANTS LTD
Ph 378552

APPROVAL OF PLAN UP 141352B

In UP 141352B of FIRST STAGE UNIT DEV 01/50 62300 IC.1. ref: 770/2891 was approved as to survey on 02 NOV 1989

Your Ref/Client : 13-1961-1 (COURVILLE APARTMENTS)

Field Book Ref :

Traverse Book Ref :

New C.T. allocated:

UNIT	04A/959	UNIT	A	04A/943	UNIT	04A/944
UNIT	04A/945	UNIT	D	04A/946	UNIT	04A/947
UNIT	04A/949	UNIT	G	04A/945	UNIT	04A/950
UNIT	04A/951	UNIT	J	04A/952	UNIT	04A/953
UNIT	04A/954	UNIT	M	04A/955	UNIT	04A/956

D.D. MILLER
CHIEF SURVEYOR

Please note that some draughting amendments may have been made in this office to enable approval of your plan.

THIS IS A COMPUTER GENERATED NOTICE

Burgess & Treep Architects

DEPARTMENT OF SURVEY AND LAND INFORMATION

AA Centre 99 Albert Street
P.O. Box 5249 Auckland 1
Ph (09) 771899 Fax (09) 371025

J.S.D REID
HARRISON GRIERSON CONSULTANTS LTD
Fax 373552

05 NOV 1990

APPROVAL OF PLAN UP 141952B

Plan UP 141952B of FIRST STAGE UNIT DEV ON SEC 3 SO 62300 (C.T. ref: 770/203) was approved as to survey on 02 NOV 1990.

Your Ref/Client : 13-1961-1 (COURTVILLE APARTMENTS LTD)
Field Book Ref :
Traverse Book Ref :

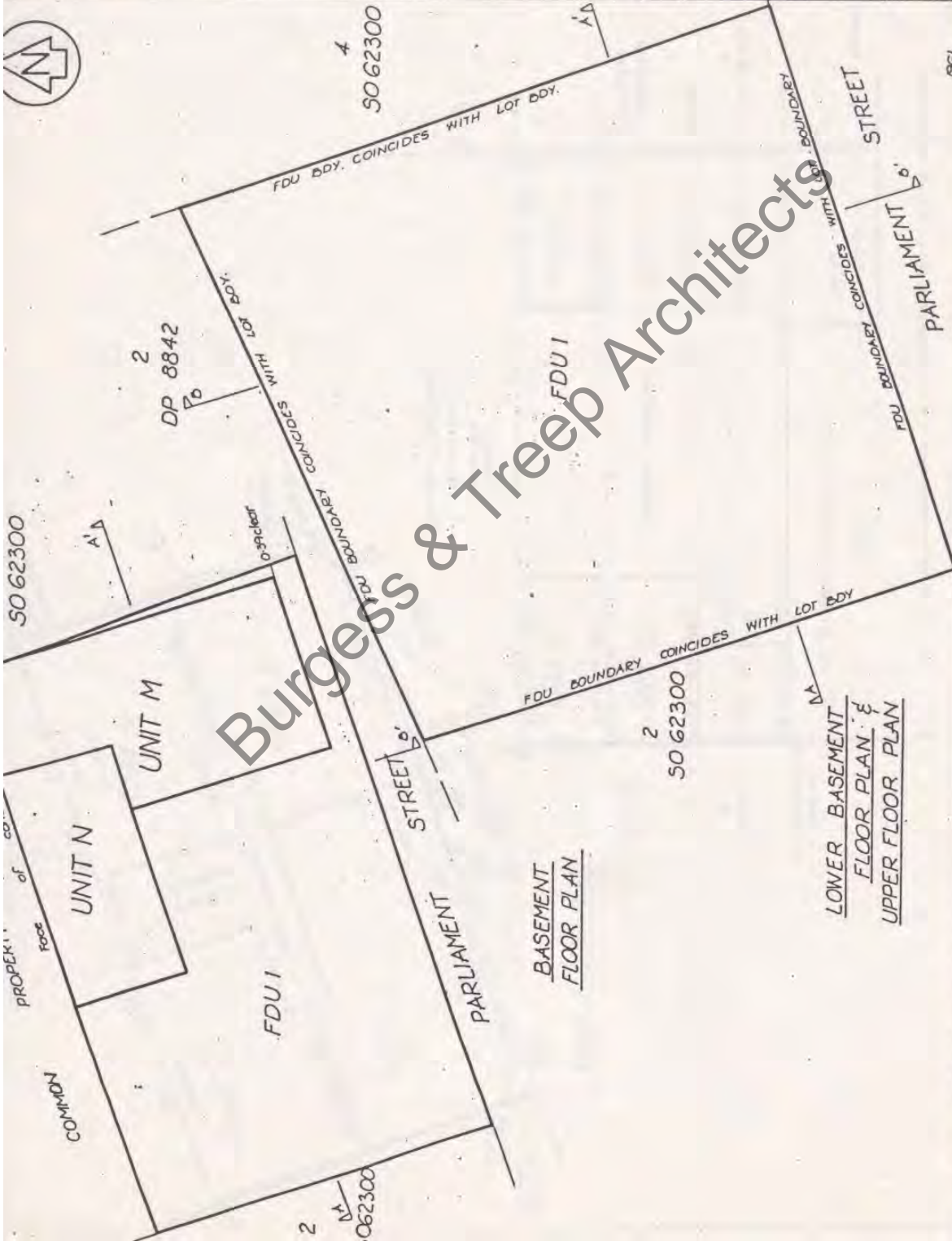
New C.T. allocated:

UNIT	Ø	84A/959	UNIT	A	84A/943	UNIT	B	84A/944
UNIT	C	84A/945	UNIT	D	84A/946	UNIT	C	84A/947
UNIT	F	84A/948	UNIT	G	84A/949	UNIT	H	84A/950
UNIT	I	84A/951	UNIT	J	84A/952	UNIT	K	84A/953
UNIT	L	84A/954	UNIT	M	84A/955	UNIT	N	84A/956

D.J. Millar
CHIEF SURVEYOR

Please note that some draughting amendments may have been made in this office to enable approval of your plan.

THIS IS A COMPUTER GENERATED NOTICE



SHEET 2 OF 5 SHEETS

Total Area

Comprised in

Jeffrey Samuel Douglas, Red of Auckland
Registered Surveyor and holder of an annual practicing certificate
for the year 1990, do hereby certify that this plan has been made
from surveys secured by me or under my directions, that both
plan and survey are correct and have been made in accordance
with the provisions of the Land Registration Act 1912 or any regulations made in
substitution thereof.

Dated at Auckland this 20th day

of June 1990 Signature *[Signature]*

Field Book *[Blank]* Reverses Book *[Blank]*

Reference Plans *[Blank]*

Examined *[Blank]* Correct

Approved as to Survey

Chief Surveyor

Deposited this day of 19

District Land Registrar

[Blank]

TERRITORIAL AUTHORITY, AUCKLAND CITY

Surveyed by HARRISON GRERSON CONSULTANTS LTD.

Scale 1:100 No. Date MAY 1990

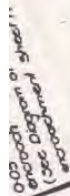
PLAN OF UNITS ON SECTION 3 SO 62300

HC DISTRICT NORTH AUCKLAND

IRVEY BLK. & DIST. VIII, RANGITOTO

REFORM MAP No AUCK.10

C 961 SHIT



Total Area

Comprised in

Jeffrey Samuel Douglas Reid of Auckland, Registered Surveyor and holder of an annual practising certificate for the year 1972, hereby certifies that the plan is a true and correct copy of the plan submitted to him for registration pursuant to section 2 of the Survey Act 1968; that this plan has been made from surveys acquired by me or under my directions, that the plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland, this 20th day of August 1900.

at JUNE 1920 Signature J. Reid

Field Book *Traverse Book*

Reference Plans

[illegible][illegible]

Approved as to Survey

Not a member?

Chief survey

Deposited this day of 19.....

Prize Fund Books:

District Land Registry

File	Received

Instructions:

TERRITORIAL AUTHORITY AUCKLAND CITY

HAPOSON CRIPSON CONSULTANTS LTD

Surveyed by: Harold M. Greenwood Consultant

Scale 1:100 Date MARCH 1990

[illegible]

PLAN OF UNITS ON SECTION 3 50 62300

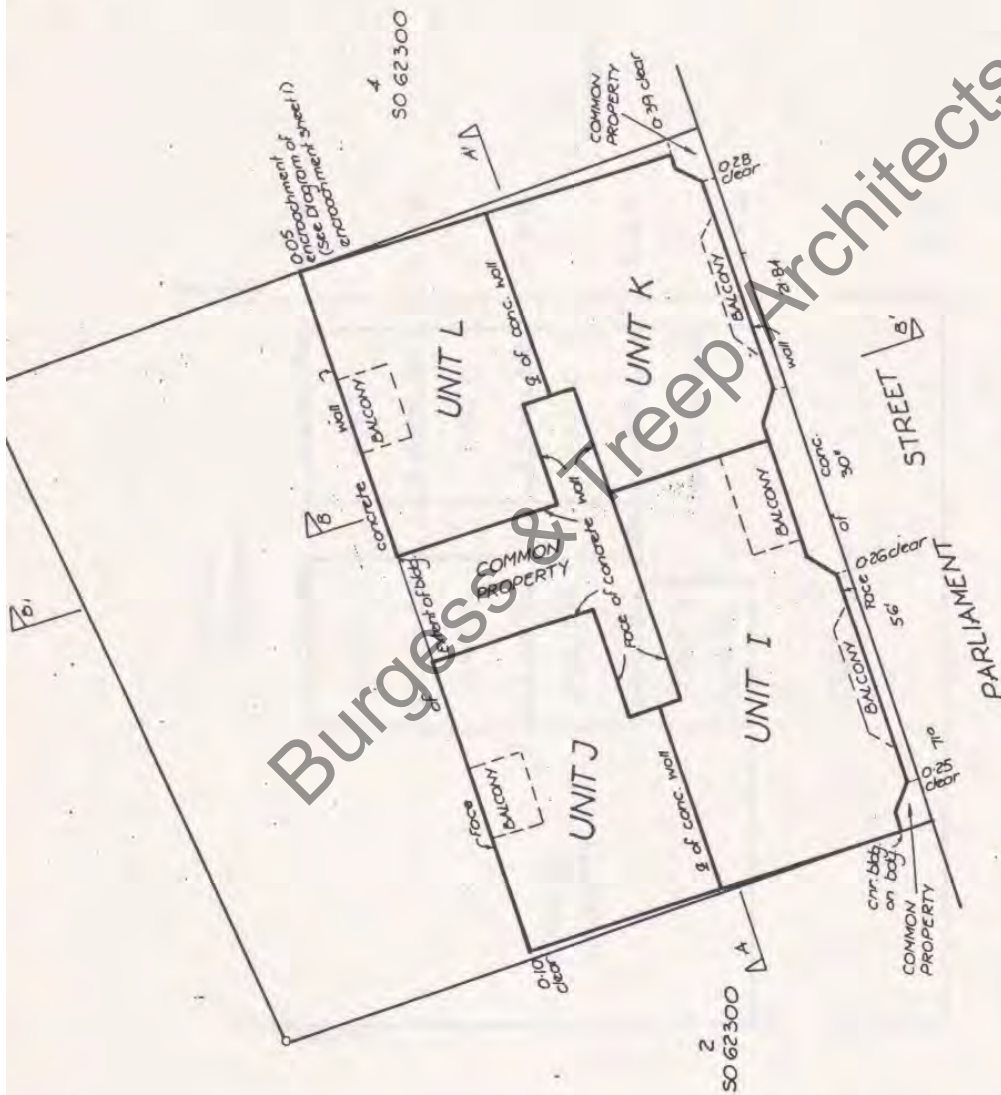
[illegible]

THE DISTRICT NORTH WICKI AND

LAND DISTRICT NORTH AUCKLAND

SURVEY BLK. & DIST. VIII...RANGITOTO

[illegible]



1361

LAND DISTRICT NORTH AUCKLAND.
SURVEY BLK. & DIST. VIII RANGITOTO

PLAN OF UNITS ON SECTION 3 50 62300

TERRITORIAL AUTHORITY AUCKLAND CITY
Survived by: **HARRISON GIBSON CONSULTANTS LTD**

SHEET 4 OF 5 SHEETS

Total Area

Comprised in

Jeffrey Samuel Douglas, Esq. of Auctioneers
Registered Surveyor and holder of an annual practicing certificate or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan has been made from surveys assumed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Registered Auckland 19th day

DATE OF BIRTH: 1932
JUNE 1932
J. Reid

Field Book	1	Traverse Book	2
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Reference Plans..

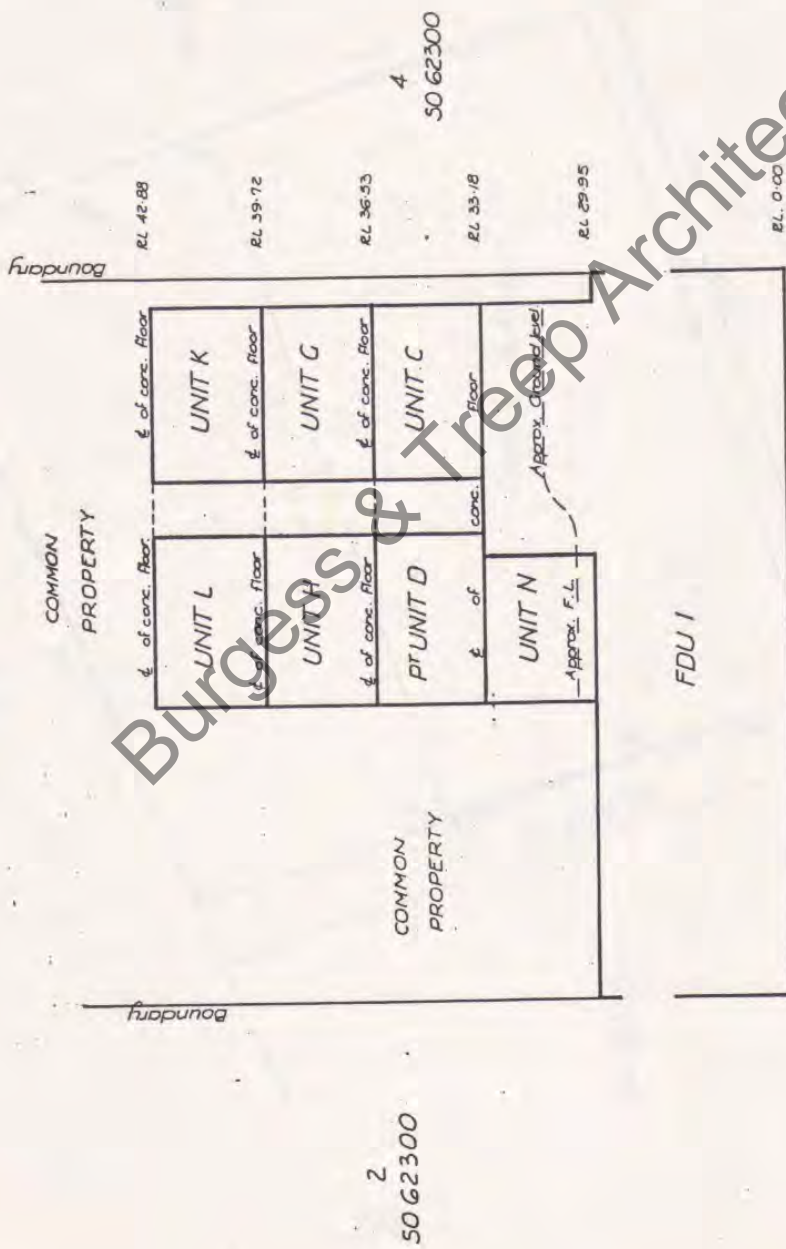
Examined...

Approved as to Survey

Chief Surveyor

Deposited this

District Land Registrar



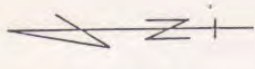
2
50 62300

4
50 62300

SHEET 5 of 5 SHEETS

Total Area		
Comprised in		
I, <u>Jeffrey Samuel Douglas Reid</u> of <u>Auckland</u> (a registered surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 2 of the Survey Act 1980) hereby certify that this plan has been prepared by me or under my direct supervision and that I am a duly qualified and registered surveyor and that the plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.		
Dated at <u>AUCKLAND</u>	this <u>24th</u> day of <u>MAY</u> 19 <u>90</u>	Signature <u>J. Reid</u>
Field Book	Reference Plans	
Examined	Correct	
Approved as to Survey	Chief Survey	
Deposited this	day of	19
District Land Registrar		

LAND DISTRICT NORTH AUCKLAND SURVEY BLK. & DIST. VIII RANGITOTO	1967 TERRITORIAL AUTHORITY AUCKLAND CITY Surveyed by <u>HARRISON GIBSON CONSULTANTS LTD</u> Scale 1:100 Met Date MAY 1990	PLAN OF UNITS ON SECTION 3 SO 62300
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NOTE:

- 1. Levels are in terms of Lands and Survey Datum. Origin SS199, SO53102C RL 33.9.

Mean Ground Level = 32.01

SOURCE REFERENCE:		PROJECT:	DRAWING NO.	1961	SHEET OF 5
CAD REFERENCE:					
FIELD BOOK:					
ADJUSTMENT:					
HARRISON GRIERSON CONSULTANTS LTD		COURTVILLE BUILDING		Mean Ground level - Survey	
1961					

BURGESS & TREEP ARCHITECTS

2nd Floor Tower Building
9 Victoria Street East
Auckland
Tel: 308 0417

16 July 1990

Auckland City Council
Central Area Building
Inspectors

Attn: Mr Mark Scott

Dear Sir,

Re: Smoke Stop Doors, Middle Courtville, 9 Parliament Street

We are writing to confirm with you your acceptance of proposed modifications to the existing entry doors to the various apartments and your acceptance of our proposed design for the smoke stop doors to the proposed smoke stop lobbies.

The building is classified 'B' by the New Zealand Historic Places Trust and is under Ministerial Protection. Any work being done must therefore respect the historic quality of the building.

Entry Doors: These are shown on the accompanying drawings. We intend modifying the existing doors as follows:

- Frame to be additional screwed and glued stop 35 x 10mm minimum (Existing frame is ex 40 x 120 with a 43 x 15mm door rebate).
- Door (62mm thick plus 4mm plywood veneer). On the 2 upper floors the plywood veneer is to be removed and the existing panels replaced with 1/2 Hr FRR sheet material such as 9mm Superlux (ex Forman Insulation), veneered to match existing timber work and sealed and fastened into the existing frame.

On the ground floor the plywood veneer is to be carefully removed and the 1/2 Hr FRR panels fitted and fastened over the existing panels. Fire rated boards to be sealed in place with fire resistant material, then the plywood replaced. The doors are to be refinished both sides with a fire retardant material.

BURGESS & TREEP ARCHITECTS

2nd Floor Lister Building
9 Victoria Street East
Auckland
Tel: 303 0412

16 July 1990

Auckland City Council
Central Area Building
Inspectors

Attn: Mr Mark Scott

Dear Sir,

Re: Smoke Stop Doors, Middle Courtville, 9 Parliament Street

We are writing to confirm with you your acceptance of proposed modifications to the existing entry doors to the various apartments and your acceptance of our proposed design for the smoke stop doors to the proposed smoke stop lobbies.

The building is classified 'B' by the New Zealand Historic Places Trust and is under Ministerial Protection Notice. Any work being done must therefore respect the historic qualities of the building.

Entry Doors: These are as shown on the accompanying drawings. We intend modifying the existing doors as follows:

- * Frame to have additional screwed and glued stop 35 x 10mm minimum. (Existing frame is ex 40 x 120 with a 43 x 15mm door rebate).
- * Door (42mm thick plus 4mm plywood veneer). On the 2 upper floors the plywood veneer is to be removed and the existing panels replaced with 1/2Hr FRR sheet material such as 9mm Superlux (ex Forman Insulation), veneered to match existing timber work and sealed and fastened into the existing frame.

On the ground floor the plywood veneer is to be carefully removed and the 1/2 HR FRR panels fitted and fastened over the existing panels. Fire rated boards to be sealed in place with fire resistant material, then the plywood replaced. The doors are to be refinished both sides with a fire retardant varnish.



AUCKLAND CITY

A R E A O F F I C E

HOBSON - EASTERN BAYS

Area Manager, Helen Tait

18 July 1990

Site: 9 Parliament St
M. Scott:wm
Ext 8833

Burgess and Treep Architects
2nd Floor Lister Building
9 Victoria St East
Auckland

Attention : Mr G Burgess

Dear Sir

RE: 9 PARLIAMENT STREET "SMOKE STOP DOORS"

I am in receipt of your letter dated 16 July 1990 concerning your proposal to alter all the existing apartment entry doors to reasonably comply as 1/2 hour Smoke Stop Doors and the new fire rated door and screen which in fact will complete the Smoke Stop lobby requirement for this one exitway building.

Given the historic sensitivity of any alteration within this building and provided all doors are fitted with self-closing devices this office has no objection to the proposed upgrading.

It is noted that the above upgrading will form part of the recent building permit application for the proposed upgrading of the building.

Yours faithfully

**DIVISIONAL INSPECTOR : FIELD INSPECTIONS
for PLANNING AND INSPECTIONS MANAGER**

PO Box 7107 Wellesley Street Auckland 1
Telephone (09) 303-0336 Facsimile (09) 367-5171

Department of Works
ADMINISTRATION BUILDING

Please Quote: 66/110/1
Mr McDermott/LF

22 July 1985

MEMORANDUM TO:

ALL BUILDING INSPECTORS

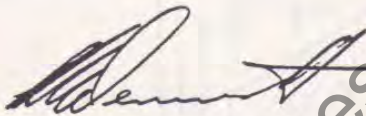
GLAZING IN $\frac{1}{2}$ HOUR SMOKE STOP DOORS

This office has been advised by SANZ that the fire windows specified in NZS 1188 is that traditionally insisted upon by insurers to protect property.

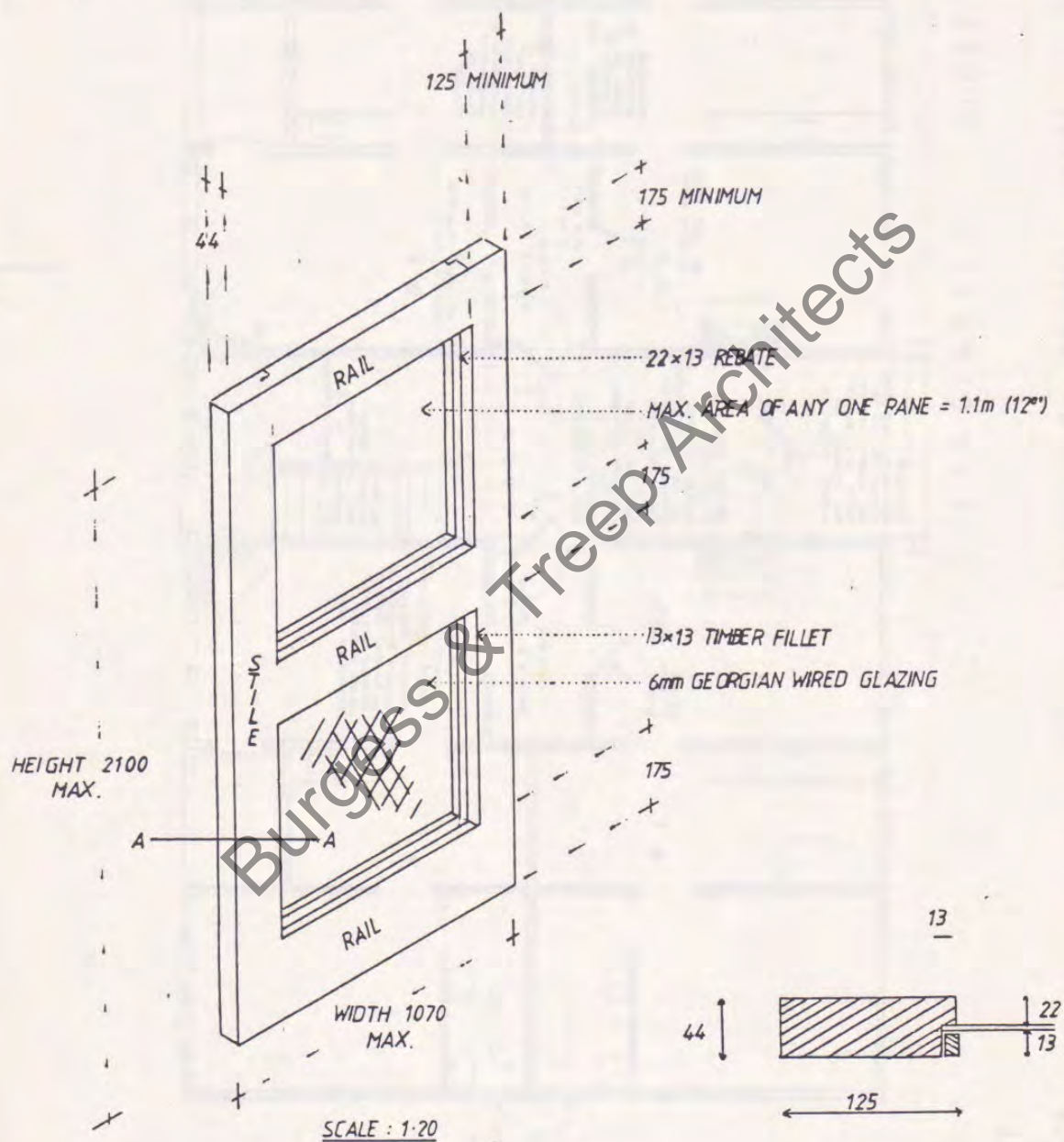
The sizes used in NZS 2258 are based on fire tests, and it would appear that most local authorities accept these larger pane sizes.

Therefore the maximum area of any single pane of glazing permitted in $\frac{1}{2}$ hour smoke stop doors shall not exceed 1.1m^2 (12 sq ft). The glazing shall be georgian wired and may be in one sheet.

The top and bottom rails shall not be less than 175mm wide by 44mm thick and the stiles shall be not less than 125mm by 44mm thick. The glass pane shall be held in a rebate not less than 22mm in depth in the core timber and a fillet not less than 13mm in cross-sectional area or two such fillets.



K McDermott
Senior Building Inspector
for: CITY BUILDING ENGINEER



1/2 HOUR SMOKE STOP DOOR

[illegible]

SHEET ONE
JULY 1990.

PARLIAMENT STREET

MIDDLE COURTVILLE GROUND FLOOR 1950
MODIFICATIONS TO FAR + EGRESS.

BURGESS & TREEP
ARCHITECTS
2ND FLOOR LISTER BLDG
VICTORIA ST EAST
TEL 3030412
P.O. BOX 6837
NEW FALBY

[illegible]

0551

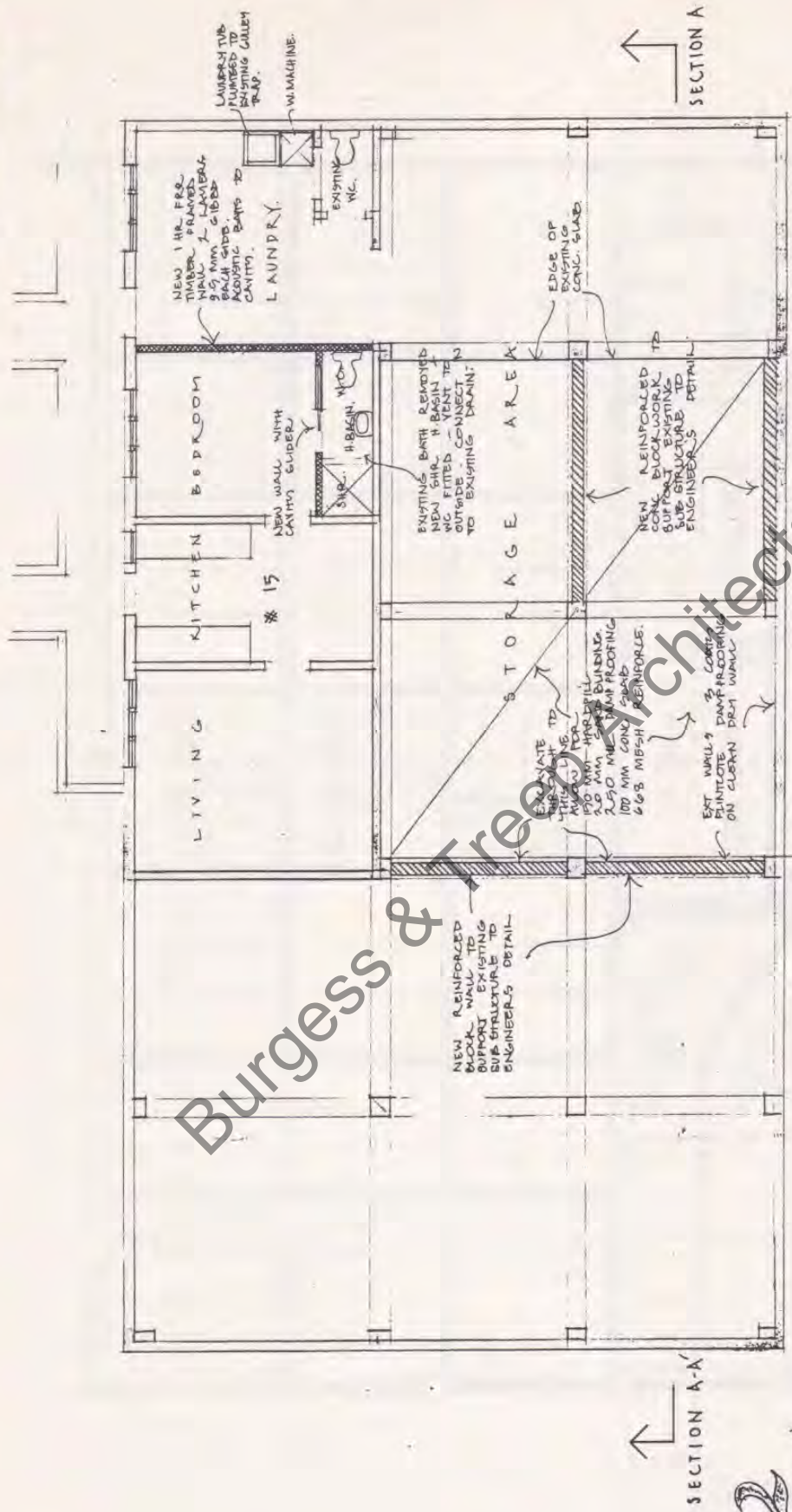
FLOORS

Δ Ζ Ο Υ

MIDDLE COURTVILLE FIRST & SE
MODIFICATIONS TO FRR + EGRESS

SHEET TWO
JULY 1990.

BURGESS & TREEP
ARCHITECTS
2ND FLOOR LISTER BLDG
VICTORIA ST EAST
TEL 3030412
P.O. BOX 6837
WELLESLEY STREET.



SECTION A

SECTION A-A

AMENDMENTS.
A AUG 21 -
NOTES &
SECTION LINE.

1:50

MIDDLE COURTVILLE BASEMENT
ALTERATIONS TO APARTMENT # 15
& STRUCTURAL UPGRADING WORK.

SHEET THREE
JULY 1990



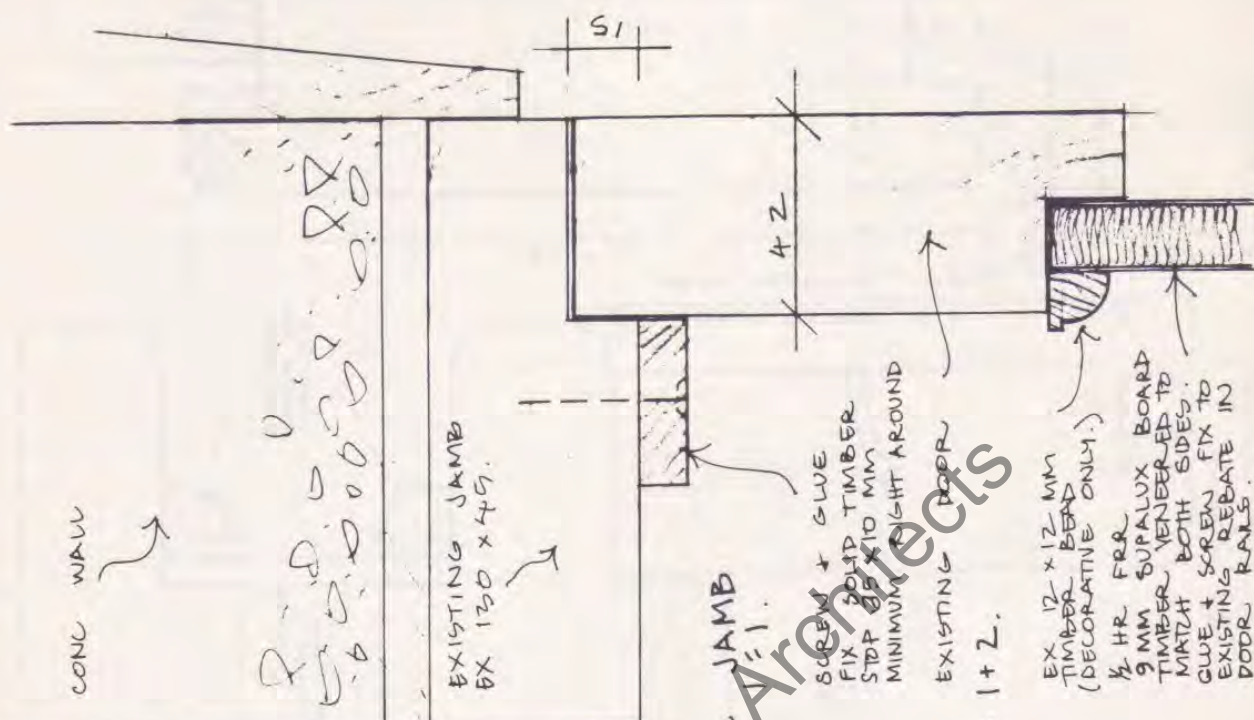
BURGESS & TREP
ARCHITECTS
2ND FLOOR LISTER BLDG
VICTORIA ST EAST
TEL 3030412
P.O. BOX 6837
WELLESLEY STREET.



MIDDLE COURTYARD SECTION A-A' 1:50

NOTE: EXISTING WALLS + FLOORS ARE REINFORCED CONCRETE.

BURGESS & TREEP
ARCHITECTS
2ND FLOOR LISTER BLDG
VICTORIA ST EAST
TEL 3030412
P.O. BOX 6837



1/2 HR FRR
PANELS (SUPALUX
OR SIMILAR APPROVED)
TIMBER VENEERED
TO MATCH EXISTING
DOOR. FIX IN PLACE
WITH APPROVED GLUE
NEW BEAD AROUND

EXISTING JAMB
BX 130 x 45.

TYPICAL JAMB
SCALE 1:1.

SCREW + GLUE
FIX SOLID TIMBER
STOP 85 x 10 MM
MINIMUM HEIGHT AROUND

EXISTING DOOR

DOORS. REFER SHEETS 1 + 2.

EX 12 x 12 MM
TIMBER BEAD
(DECORATIVE ONLY.)
1/2 HR FRR
9 MM SUPALUX BOARD
TIMBER VENEERED TO
MATCH BOTH SIDES.
GLUE + SCREW FIX TO
EXISTING REBATE IN
DOOR RAILS.

MIDDLE COURTYARD
MODIFICATIONS TO
EXISTING ENTRY
DOORS. REFER SHEETS 1 + 2.

SHEET 4

ELEVATION OF
EXISTING DOOR 1:10.

G17 ENGINEER'S REPORT

d.j.shilton
REGISTERED ENGINEER

civil and structural engineering

21 WOOD BAY RD. HURANGI
PO BOX 10711, AUCKLAND
TELEPHONE 06 777 0000

24 June 1990

Mr B Day
32/3 Parliament Street
AUCKLAND CITY

Dear Sir,

RE: FOUNDATION REPAIR WORK FOR
3 STOREY REINFORCED CONCRETE
COURTYARD BUILDING IN
PARLIAMENT STREET

I confirm my site inspection of the basement on 11/6/90 with the following points:-

- (a) Original structural drawings are unavailable and not in existence and it is almost impossible to check the capacity of the existing structure.
- (b) The bottom flanges of spandrel beams are quite badly spalled and rusted in some places. This is apparently due to concrete cover of the reinforcing steel being as low as 20mm at construction and lack of concrete vibrators at the time of construction. This spalling extends up the sides of some of the side walls and to a lesser extent into the columns.
- (c) There is evidence of foundation soil subsidence adjacent to the Parliament Street footpath to the extent that this boundary condition has now been required to open between the foundations. There is the possibility that this soil could be partly old unconsolidated fill but it would be very difficult to physically check this to a reasonable depth at present owing to access problems.

RECOMMENDATIONS:

I strongly recommend that remedial work be carried out on the foundations of this structure as soon as possible with the primary concern to support the spalled reinforced concrete in locations of tension. Owing to access problems this will have to be carried out grid by grid and some temporary propping may be necessary. Excavations for the first grid repair should be investigated to gain further knowledge of the foundation soil conditions and the attached recommended repair details may have to be amended at that stage. If underpinning of the structure adjacent to the footpath can not be carried out immediately, frequent monitoring should take place.

d.j.shilton
B.E. (HONS) M.I.P.E.N.Z.

civil and structural engineering

32 WOOD BAY RD, TITIRANGI,
P.O. BOX 80215, GREEN BAY
TELEPHONE (09) 817-5529.

24 June 1990

Mr D Day
32/9 Parliament Street
AUCKLAND CITY

Dear Sir

RE: FOUNDATION REPAIR WORK FOR
3 STOREY REINFORCED CONCRETE
COURTVILLE BUILDING IN
PARLIAMENT STREET

I confirm our site inspection of the basement area on 11/6/90 with the following points:-

- (a) Original structural drawings are apparently not in existence and it is almost impossible to check the capacity of the existing structure.
- (b) The bottom flanges of spandrel and T beams are quite badly spalled and rusted in many places. This is apparently due to concrete cover of the reinforcing steel being as low as 20mm during construction and lack of concrete vibrating techniques at the time of construction. This spalling extends up the sides of some of the side beams and to a lesser extent into the columns.
- (c) There is evidence of foundation soil subsidence adjacent to the Parliament Street footpath to the extent that this boundary foundation beam is now being required to span between column foundations. There is the possibility that this basement soil could be partly old uncompacted fill but it would be very difficult to physically check this to any reasonable depth at present owing to access problems.

RECOMMENDATIONS:

I strongly recommend that remedial work be carried out on the foundations of this structure as soon as possible with the primary concern to support the spalled reinforced concrete in locations of tension. Owing to access problems this will have to be carried out grid by grid and some temporary propping may be necessary. Excavations for the first grid repair should be investigated to gain further knowledge of the foundation soil conditions and the attached recommended repair details may have to be amended at that stage. If under pinning of the structure adjacent to the footpath can not be carried out immediately, frequent monitoring should take place.

PAGE 2

RE: FOUNDATION REPAIR WORK FOR
3 STOREY REINFORCED CONCRETE COURTVILLE
BUILDING IN PARLIAMENT STREET

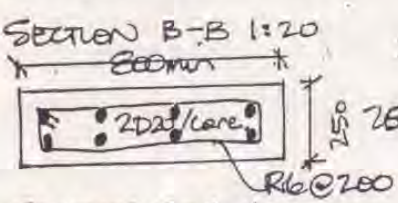
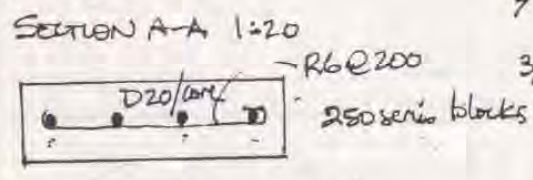
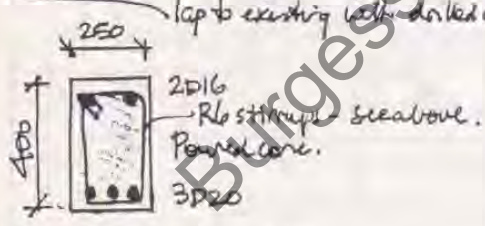
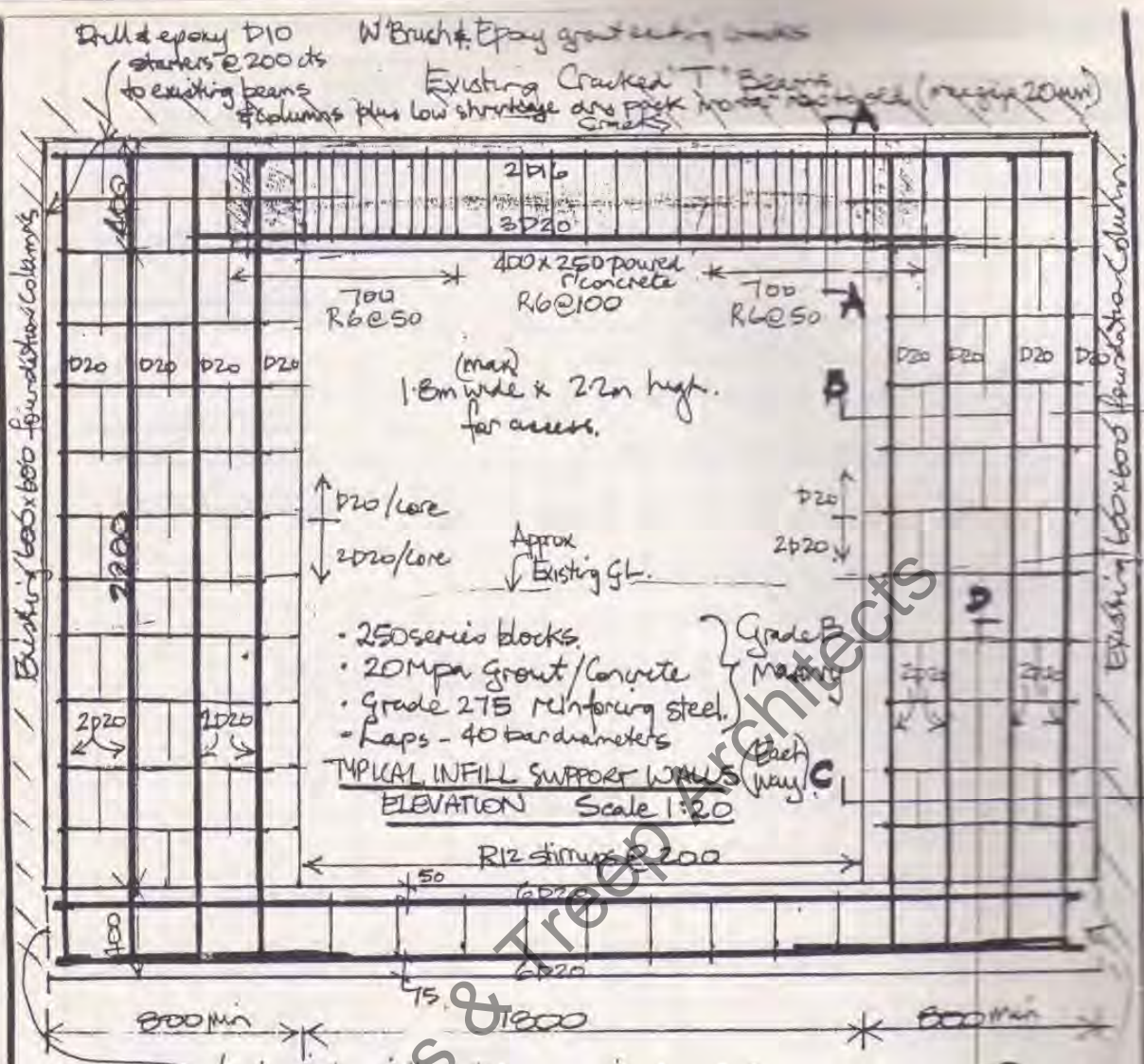
Please contact me if you have any queries. It is essential that close observation of remedial work is carried out by an Engineer experienced in such matters and I would welcome the opportunity to do this. The back up services of a Geotechnical investigation expert may be required if unusual foundation soil is encountered.

Yours faithfully

D J Shilton

D J SHILTON

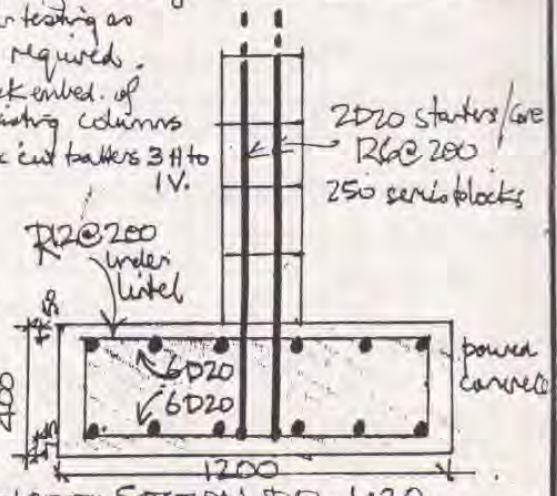
Burgess & Treep Architects



Notes: All excavating to be observed by Registered Engineer and made available for testing as required.

3/ Check embed. of existing columns

3/ Max cut back 3# to 1V.



STAGE 1. FOUNDATION REPAIR - COURTVILLE.	SCALE: 1:20	DRAWN: DS	CO2.
	DATE: 6/90	APPROVED:	

D. J. SHILTON Structural & Civil Engineering P.O. BOX 80215 GREEN BAY AUCKLAND — PH: 817-5529	JOB NAME: <u>OURVILLE #2.</u>		PAGE No: 1
	SECTION:		
	JOB No:	DESIGNED:	
	DATE: <u>6/90</u>	CHECKED:	

CALCULATION SHEET

PROPOSED
1/ CENTRAL BASEMENT WALL: (No Existing Plans Available)

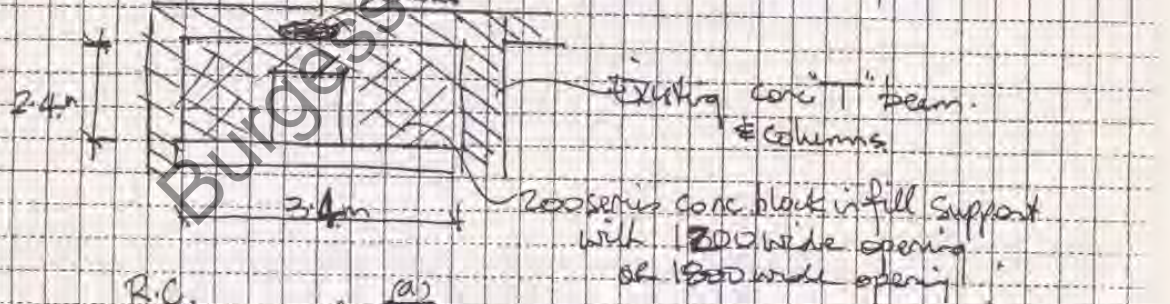
1.1 - Loads

From site measure: 2.4 linear metres of 150 thick concrete walls/floors contributing to new wall from 3 storeys above plus core roof.
 no structural check made on superstructure.
 $\Rightarrow 3.50 \text{ m}^3 \times 24 \text{ kN/m}^3 = 85.6 \text{ kN/m DL}$
 plus wall & footing $\Rightarrow 150 \text{ kN/m DL (U)}$ on foundation

Assuming Domestic U of 1.5 kPa floors (Existing Occupancy).
 25 kPa roof deck.
 $\Rightarrow (3.6 \times 2.0) \times 3 \times 3.6 \times 1.5 \Rightarrow 25 \text{ kN/m U}$

EQ > Wld. by inspection for elastic responding structure.
 $C_d = C_R M = 0.1 \times 1.0 \times 1.0 \times 4 = 0.4$

$$EQ_{\text{working}} = 0.4 \times 100 \times 0.8 = 32 \text{ kN/m}$$



1.2 R.C. Lintel Design (12m span)

$D_{\text{web}} = (85.6 + 1.9) \times 1.4 = 122.5 \text{ kN/m}$
 $U_{\text{web}} = 25 \times 1.7 = 42.5 \text{ kN/m}$
 165 kN/m
 $V_u = 99 \text{ kN}$
 $M_u = 165 \left(\frac{12}{8} \right)^2 = 29.7 \text{ kNm}$
 $A_s = \frac{29.7 \times 10^6}{0.9 \times 275 \times 0.9 \times 350} = 380 \text{ mm}^2 \Rightarrow 4 \text{ D16}$
 $p = \frac{402}{200 \times 350} = 0.0057 \text{ OK}$
 $> p_{\text{min}} < 0.75 p_t$



$$N_{max} = \frac{99 \times 10^3}{200 \times 350 \times 0.85} = 1.66 \text{ Mpa.}$$

$$f_c = 20 \text{ Mpa.}$$

$$N_c = (0.07 + 10 \rho_w) \sqrt{f_c}$$

$$T_{max} = 0.13 \sqrt{f_c} = 0.59 \text{ Mpa.}$$

$$A_v = \frac{(1.66 - 0.59) \times 200 \times 350}{275} = 78.5 \text{ mm}^2$$

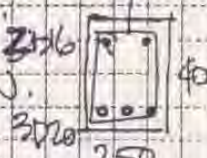
Rel. stirrups @ 100.

(b) 1.8m opening

$$M_u = 165 \times (1.8)^2 = 66.8 \text{ kNm}$$

$$V_u = 48.5 \text{ kN.}$$

$$A_s = \frac{66.8 \times 10^6}{0.9 \times 275 \times 0.9 \times 350} = 855 \text{ mm}^2 \Rightarrow 3 \text{ D20.}$$



$$\rho = \frac{942}{250 \times 350} = 0.009 \text{ OK}$$

$$N_{max} = \frac{148.5}{250 \times 350 \times 0.85} = 2.00 \text{ Mpa.}$$

$$N_c = (0.07 + 10 \rho) \sqrt{f_c} = 0.79 \text{ Mpa.}$$

$$A_v = \frac{(2.00 - 0.79) \times 250 \times 350}{275} = 518 \text{ mm}^2$$

1/3 Foundation Wall Design (assuming 8m lateral head as partial central)

200 series Hooks

$$32 \text{ kN/m} \times 3.6 = 115 \text{ kN.}$$

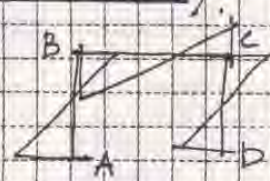
$$40 \text{ kNm ult.} \times 3.6 = 144 \text{ kNm}$$

$$K = \frac{64 \times 2.2}{512 \times 2.6} = 0.1$$

$$N_1 = 20$$

$$N_2 = 1.6$$

$$0.7 \text{ DL} = 100 \times 0.9 \times 0.7 = 63 \text{ kN uplift OK.}$$



$$M_{A/C} = 158 \times 0.81 = 128 \text{ kNm}$$

$$M_{B/C} = 158 \times 0.19 = 30 \text{ kNm}$$

2/ D16 top
Steel

CALCULATION SHEET

800 wide - 200 series blackwork



26 @ 200

$$A_s = \frac{128.2 \times 10^6}{0.85 \times 275 \times 0.9 \times 0.6} = 1060 \text{ mm}^2$$

2(D20)
in each core.

$$N_u = 72 \text{ kN/side}$$

$$N_u = 85 \text{ kN}$$

$$d = 0.8 l_w = 640$$

$$N_{25} 4230 \text{ P.}$$

$$n_u = \frac{85000}{250 \times 640} = 0.53 \text{ Mpa}$$

$$n_{m \text{ Grade B}} = 0.24 \text{ Mpa}$$

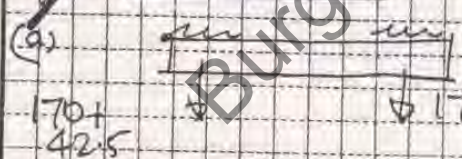
Grade B necessary

$$A_s = \frac{(0.53 - 0.24) 250 \times 200}{275} = 52.6 \text{ mm}^2$$

26 @ 200

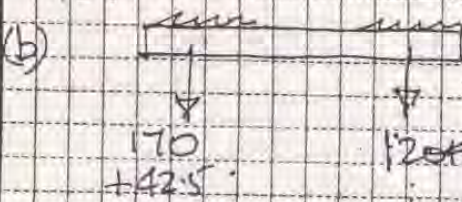
$$A_{s \text{ min}} = \frac{0.5 \text{ Mpa}}{f_y} - \text{not critical}$$

1.4 Foundation

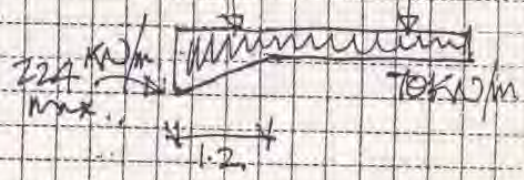


DL & LL

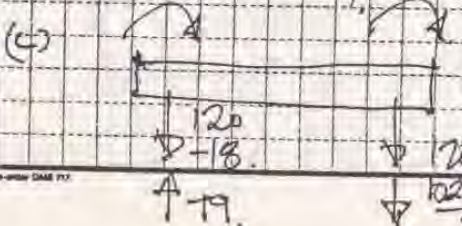
$$W = 1.125 \text{ kN/m}$$



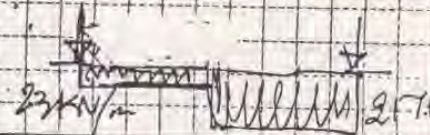
DL & LL: one side
0.7 DL: other side



$$0.8 \times 128 \text{ kN/m} = 102.4 \quad 0.8 \times 128$$



$$0.7 DL = 0.85$$



$$\frac{102.4 \times 2}{2.6} = 79$$

width of foot 1200mm
 $\geq 104 \text{ Kpa (DL+UL)}$
 $\geq 186 \text{ Kpa}$ out of balance (short term load)
 $\geq 180 \text{ Kpa}$ $UL \leq 0.7DL$
 $\geq 240 \text{ Kpa}$ $0.7DL + 0.8E$
 $\geq 240 \text{ Kpa}$ $DL + UL + 0.8E$

Check moments in foundation (400mm)

$$DL + UL = \frac{182.5 \times (2.6)^2}{8} = 154.2 \text{ KNm}$$

$$A_s = \frac{154.2}{0.9 \times 275 \times 0.9 \times 350} = 19.78 \text{ mm}^2 \geq 6D20$$

$$EQ \text{ ult} = \frac{128 \times 10}{0.9 \times 275 \times 0.9 \times 325} = 17.68 \text{ mm}^2 \geq 6D20$$

2/ SIDEWALK AWAY FROM STREET.

(Existing foundation wall continuous to footing) - check during construction

3/ EXTERNAL TIEING TO FOOTPATH

Need to design retaining wall 1.2m, constructed underpinning in pit mps fashion, taking 10kpa surcharge from footpath.

DL working of 100 kPa/m

LL working of 12.5 kPa/m

Design of tm to be confirmed ~~at~~ in conjunction with soil crack during stage 1, excavation of which should no underpin 3:1 batter to footpath

G18

POTTER & STANTON LETTERS REGARDING
COURTVILLE

Private & Confidential

1-10-1934

Mr. J. Edgar Hunt,
Washington Symonds' Institute,
2120 K Street,
N.W., Washington, D.C.

Dear Mr. Hunt:

Under separate cover we are sending you for your personal use a booklet containing illustrations and information respecting the Courtville Group of Buildings. Also a ground plan of the property.

The first block was approximately 15 years ago constructed in building concrete and steel, consisting of a number of modern buildings. The first block is a group of buildings that was built by the Courtville Group of Buildings. The site is one of the best in the city for this kind of business and is a central position only a few minutes from Union Station, the Government Building and the Supreme Court.

The second block is 10 flats. It is proposed to rebuild the second block with a modern building consisting of 10 flats. The third block has only 2 flats. This building is also to be rebuilt with a modern building. The third block is one of the best in the city for this kind of business and is a central position only a few minutes from Union Station, the Government Building and the Supreme Court.

The Courtville Group of Buildings is a group of buildings that are now being built by the Courtville Group of Buildings. The Courtville Group of Buildings is a group of buildings that are now being built by the Courtville Group of Buildings.

Total number of flats 11,000 per annum. The Courtville Group of Buildings is a group of buildings that are now being built by the Courtville Group of Buildings.

The directors are considering the reformation of the group when the time is opportune. Many investors at the moment will only consider the Courtville Group of Buildings. Your opinion will be helpful in the matter.

Very truly yours,
The Courtville Group of Buildings

1-10-1934

Private & Confidential

31st August, 1939.

Mr. A. Leigh Hunt,
Dominion Farmers' Institute,
WELLINGTON.

Dear Mr. Hunt,

Under separate cover we are posting for your pursual a booklet containing illustrations and information respecting the Courtville Group of buildings, also a ground plan of the property.

The first block was erected approximately 22 years ago constructed in reinforced concrete and fire resisting. The scheme of modern Residential Flats provided a class of accommodation that was immediately taken advantage of. The site is one of the most valuable in the city for this class of business situated in a central position only a few minutes from Queen street, opposite Government House and the Supreme Court.

The buildings contain 89 flats. It is proposed to rebuild the No. 3 Block with a modern building containing 20 flats. The present block has only 5 flats. This building is shown in the booklet and block plan. The total valuation of the group is £131,000 on completion of the new block the total cost will be increased to £159,000.

There are two private companies operating at the moment. Courtville Limited and Courtville Securities Limited.

Total revenue from rents £11,000 per annum, which will be increased to £14,500 per annum when the present No. 3 building is replaced with a new building.

The directors are considering the refinancing of the group when the time is opportune. Many investors at the moment will only consider freehold. We consider your opinion will be helpful in the matter.

COURTVILLE SECURITIES LTD.

CIVIC HOUSE,

291 QUEEN STREET,

AUCKLAND, C.1

28th August, 1940.

Waterloo Quadrant and Eden Street

**Opposite Government House and Supreme Court, 5 minutes
from Queen Street**

No.1 Corner Building

Reinforced Concrete and brick 15 flats

No.2 Building Reinforced concrete 15 flats

No.3 Building will be replaced with a
reinforced concrete structure con-
taining 20 flats making a total of 40 flats

Revenue from No.1 & 2 Buildings £3514- 0- 0

Approximate Revenue from No.3 when

Completed. £3000- 0- 0

£6514- 0- 0 per annum

Total Value of Land & Buildings £70,000

Loan £40,000 at 4½% £2205

No.3 New Building

Reinforced concrete approximate cost £30,000

Approximate Rents £3000

Interest on £20,000 £900- 0- 0

Rates 480- 0- 0

£1380- 0- 0

Life policy per annum

The floors in No.1 & 2 buildings are of reinforced concrete construction, with wooden floors laid in breeze concrete which prevents any movement or sound in the floors. In the No.3 building the same method of construction will be followed.

It is a scientific fact that concrete improves with age and the modern buildings are mostly planned on the pier and beam design which allows for the remodelling of parts of the interior. A scheme of replacement has been given effect to in the main entrance of each of the buildings No.1 and 2 which presents a modern attractive appearance. It is considered desirable to connect the No.2 building with the proposed new building No.3

Burgess & Treep Architects

Burgess & Treep Architects

Courtville Residential Flats

Eden St., Auckland

(Opposite Government House and overlooking Harbour)

PHONE 47333 30-9334



The Courtville group of buildings are situated in delightful historic surroundings, with Government House and its beautiful grounds on the south, and overlooking old St. Andrews and the Supreme Court. Courtville is modern in design and construction. Each flat is skilfully arranged and provides a beautiful home with a minimum expenditure of energy, and at a moderate cost. Safe from the risk of fire.

Set in beautiful surroundings. Provides the ideal home conditions. Picturesque, historic. One minute from the nearest tram stop. Five minutes from the Railway Station, and five minutes from Queen Street.

Albert Park, Free Library, the University, and Queen Street theatres are scarcely more than a stone's throw distant. In close proximity to Carlaw Park Football Ground, Auckland Bowling Club, Stanley Street Tennis Courts, and Railway Station.

The building itself contains 8 stories, six above pavement level, and comprises 59 most up-to-date flats, with every modern equipment and labour saving device that has ever been devised. It is of reinforced concrete throughout, with sound-proof walls, and is earthquake and fire resisting, with wooden floors laid over the concrete.

In addition to the Flats there is a large Social Room on the lower ground floor, and also all the necessary locker and store rooms, and a large and up-to-date laundry.

There is also gas service, in addition to electric installation, for the convenience of any tenants who may wish to use it. Gas or electric stove optional.

Every Flat has its own separate Hot Water service to bath, basin and sink, and in addition the building throughout has a central heating system.

Each kitchenette has the latest electric stove and refrigerator, and all rubbish goes to the incinerators below through a chute in a very convenient position.

All fire escape arrangements are in strict accordance to the City Council and Fire Board By-laws and Regulations.

Provided in each Flat is the usual china cupboard, dresser, buffet, towel rollers, medicine cabinet (in each bathroom), wardrobes, and the latest square topped, tiled-in bath, basin and sink.

RENTALS.

SUB GROUND FLOOR.

No.	Per Week.
81	2 5 0
82	2 5 0
83	3 0 0
84	3 0 0
85	2 10 0
86	2 10 0

GROUND FLOOR.

91	2 10 0
92	2 5 0
93	2 5 0
94	3 0 0
95	3 0 0
96	2 10 0
97	2 10 0
98	2 10 0
Manageress	

FIRST FLOOR.

101	2 15 0
102	2 5 0
103	2 5 0
104	3 0 0
105	3 0 0
106	2 10 0
107	2 10 0
108	2 15 0

SECOND FLOOR.

No.	Per Week.
201	2 15 0
202	2 5 0
203	2 5 0
204	3 0 0
205	3 0 0
206	2 10 0
207	2 10 0
208	2 15 0

THIRD FLOOR.

301	2 15 0
302	2 5 0
303	2 5 0
304	3 0 0
305	3 0 0
306	2 10 0
307	2 10 0
308	2 15 0

FOURTH FLOOR.

401	2 15 0
402	2 5 0
403	2 5 0
404	3 0 0
405	3 0 0
406	2 10 0
407	2 10 0
408	2 15 0

FIFTH FLOOR.

No.	Per Week.
501	2 15 0
502	2 5 0
503	2 5 0
504	3 0 0
505	3 0 0
506	2 10 0
507	2 10 0
508	2 15 0

Courtville Limited.



A. SINCLAIR O'CONNOR, A.N.Z.I.A., ARCHT

Residential Flats now being Erected.

PROSPECTUS.

Dated this 28th day of June, 1935.

*(A Copy of this Prospectus has been delivered for registration to the Registrar of Companies
at Auckland on the 28th day of June, 1935.)*

COURTVILLE LIMITED.

(A Company incorporated under The Companies Act 1933 and its Amendments.)

SHARE CAPITAL: £15,000 AUTHORISED AND ISSUED.

PROSPECTUS

OF

Issue of £25,000 in 6% Mortgage Debentures of £100 each,
offered for public subscription on the terms and conditions set
out in this Prospectus.

A GILT-EDGED INVESTMENT.

Trustees for the Debenture Holders:

THE BRITISH AND DOMINION INVESTMENT TRUST LIMITED,
AUCKLAND.

COURTVILLE LIMITED.

(Incorporated on the 4th day of December, 1934, under The Companies Act 1933, and its amendments.)

DIRECTORS:

E. H. POTTER.

W. W. STANTON.

BANKERS:

BANK OF AUSTRALASIA LIMITED.

SOLICITORS:

JACKSON, RUSSELL, TUNKS AND WEST, AUCKLAND.

REGISTERED OFFICE:

CIVIC HOUSE, 291 QUEEN STREET, AUCKLAND, C1.

COURTVILLE LIMITED.

Residential Flats.

The first blocks of modern residential flats to be erected in Auckland were erected by the Directors of this Company, and are known as "COURTVILLE." They are now the property of a Company called COURTVILLE SECURITIES LIMITED, of which all the shares are held by the Directors of this Company.

These blocks of flats have been erected for over fifteen years, and have been regarded as one of the outstanding investments in residential flats in New Zealand.

From the time when they were erected, the owners have experienced no difficulty in letting all the available flats, even during periods of depression. This has been largely due to the location and to the standard of the flats.

As owners and managers of the old "COURTVILLE" blocks, the Directors of Courtville Limited have gained a wide knowledge of the requirements of flat-dwellers. This knowledge has enabled them to incorporate in the new block of flats, of which the construction is now well advanced, many special features which will make this new block the foremost block of residential flats in New Zealand.

This new block contains fifty self-contained flats, which will be fitted with refrigeration, electric stoves and electric hot water heating, with an alternative gas service, and with a telephone in every flat. In addition, the service arrangements are on a most comprehensive scale, providing individual locker and storage space. The laundry equipment has been designed on most ample margins. A social hall, which will be a new feature in residential flats, has been incorporated in the plans, and this social hall will have its own kitchen and service arrangements, and will be completely furnished, so that the social life of the resident of "COURTVILLE" will be provided for.

A block of garages has been provided for the use of residents, and several features connected with the furnishings will make this block complete in every respect.

GENERAL OBJECTS OF THE COMPANY.

The Company was incorporated on the fourth day of December, one thousand nine hundred and thirty-four, for the purpose of acquiring the freehold property with frontages to Eden Street and Eden Crescent, and to erect thereon the block of flats now in course of construction.

The objects and powers of the Company are set forth in the Memorandum of Association of the Company (a copy of which is printed at the end of and forms part of this prospectus).

PURPOSES OF THE PRESENT ISSUE.

The purposes for which the debenture issue is being made are to raise the moneys required to finance the project in excess of the sums represented by the Company's capital subsidy contribution and advance on mortgage arranged with the Public Trustee. A sum of £31,000 on first mortgage at 4½% has been arranged with the Public Trustee, and will rank as a first charge. The capital of the Company and subsidy total £18,150.

ASSETS OF THE COMPANY AND BASIS OF FINANCE.

Land, including block of garages	£ 15,200	
Contract price for building new block of flats now being erected. (The Fletcher Construction Co. Ltd., Contractors)	47,625	
Provision for Architect's Fees, Clerk of Works, and Legal Expenses ..	3,200	
Provision for Interest during building and working capital and contingencies	3,125	
First Mortgage, Public Trustee	£ 31,000	
Mortgage Debentures: Part of total issue of £ 25,000 ..	20,000	
Share Capital and Subsidy	18,150	
	£ 69,150	£ 69,150

SECURITY.

The debentures will rank as a first debenture charge over the undertaking and assets of the Company, subject only as to lands and buildings to the Mortgage of £ 31,000 to the Public Trustee. Such charge as to the undertaking and assets of the Company, other than lands and buildings, will be a floating charge, and the debentures will be issued with the benefit of a Trust Deed entered into by the Company with British and Dominion Investment Trust Limited, as Trustee for debenture holders. In respect of lands and buildings, the charge is a fixed one, and is collaterally secured by a second mortgage executed by the Company in favour of the British and Dominion Investment Trust Limited as such trustee, subject only to the prior charge of £ 31,000 held by the Public Trustee.

TRUST DEED.

A Trust Deed embodying the fullest powers necessary to ensure the protection of the interests of the debenture holders has been executed by the Company in favour of the British and Dominion Investment Trust Limited as trustee for the debenture holders.

This deed provides that no other security will be given over the Company's freehold lands and buildings in priority to or ranking equally with the present issue, except for the purpose of repaying the first mortgage to the Public Trustee, or by way of increase of such first mortgage to a sum not exceeding £ 36,000, and then only in the event of the Company extending the premises to provide a total of fifty-four flats. And also in case the Company subsequently acquires any other lands or buildings, it shall be at liberty to issue and give such debentures or other security over the lands and buildings so acquired as it may consider advisable.

TERMS OF DEBENTURE ISSUE.

PERIOD.—15 years from the 1st day of July, 1935, with the right to repay at any time upon giving three months' notice or paying three months' interest by way of bonus.

INTEREST.—Interest will be payable half-yearly without any deduction on the 30th day of June and the 31st day of December in each year, at the rate of Six pounds per centum per annum. In respect of debentures issued prior to the 1st day of July 1935 interest at the rate of £ 6 per centum per annum will be paid from date of issue to the 30th day of June, 1935. In respect of debentures issued subsequent to the 1st day of July, 1935, the interest will be calculated on the amount from time to time paid up thereon and will be adjusted to the nearest half-yearly interest date following payment in full for the debentures.

COURTVILLE LIMITED.

(Incorporated under The Companies Act, 1908.)

APPLICATION FOR DEBENTURES.

TO THE DIRECTORS,
COURTVILLE LIMITED,
CIVIC HOUSE, QUEEN STREET, AUCKLAND.

GENTLEMEN,

Having paid to you the sum of £..... being the deposit payable
on application for £..... Debentures of the above-named Company,
I hereby apply for and request you to issue me Debentures for that amount upon the
terms of the Company's Prospectus dated the day of 193.....

I desire to pay for the same in full on allotment.

Or I desire to take advantage of the deferred terms of payment as set out in the
Prospectus.

And I agree to accept the same or any less number that may be issued to me.

Please enter the address below in the Company's Register of Debentures in
respect of all Debentures issued to me.

DATED this day of 193.....

Name in full
(State whether Mr., Mrs., or Miss)

Occupation

Address

Signature

All Cheques must be crossed and made payable to the Company.

COURTVILLE LIMITED.

INTERIM RECEIPT.

RECEIVED FROM
the sum of £..... being application money payable on
£..... Debentures in Courtville Limited.

Dated this day of 1935.

Secretary.

TERMS OF SUBSCRIPTION AND PAYMENT OF APPLICATION MONEY.

Application money will be accepted free of exchange in Auckland, Wellington, Christchurch and Dunedin, and applicants for debentures have the following alternative rights:

1. The payment of 20% per debenture on application, 20% on allotment, 20% on the 1st September, 1935, 20% on the 1st November, 1935, and 20% on the 1st February, 1936, with the right to pay in full the outstanding balance at any due date for the payment of instalments.
2. The payment of 20% per debenture on application, and the balance in full on allotment.

PROVISIONAL RECEIPTS WILL BE ISSUED.

Provisional receipts for allotment money will be issued to all applicants who pay for debentures in full on allotment, and in the case of applicants paying by instalments interim receipts will be issued for each instalment, the whole of such receipts to be ultimately exchanged for the debentures.

In case of debentures paid in full on application, or on allotment, interest will accrue as from date of payment. In case of debentures paid by instalments, interest will accrue on the amount of instalments actually paid, as from date of payment.

PAYMENT OF INTEREST AND PRINCIPAL.

Interest will be paid free of exchange at any branch of the Bank of Australasia Limited in New Zealand.

The principal will be repayable free of exchange by the Company on the first day of July, One thousand nine hundred and fifty, at the Auckland Branch of the Bank of Australasia Limited.

OVERDUE INSTALMENTS.

Interest at the rate of £6 per centum per annum will be charged on instalments overdue, and in the case of instalments overdue for a period of one month the debentures or debenture will be liable to forfeiture to the Company.

INCOME TAX.

Under The Land and Income Tax Amendment Act, 1927, the full debenture interest of £6 per centum per annum is payable to the holder of the debentures without any deduction on account of Income Tax, and under the principal Act of 1923 the holder is taxable thereon only at the rate at which his ordinary income is taxable. If he is not liable for Income Tax, then no taxation is payable on his debenture interest.

PROSPECTS OF THE COMPANY.

The future of the Company has been favourably reviewed by those in a position to speak with authority. The experience of the Directors already referred to, and an analysis of the estimate of receipts and expenditure, has permitted of a very accurate statement of income and expenditure for the new "COURTVILLE" to be arrived at. The statement of rents and outgoings set out hereunder has been based on most accurate data, and can be taken as conservative and reliable. Enquiries for tenancies have already been received which will fill at least half the building, and the owners anticipate no difficulty in letting the whole of the flats within a very short period of the building being completed.

ESTIMATE OF RECEIPTS AND EXPENDITURE.

RECEIPTS.

	£	s.	d.	£	s.	d.
50 Flats at £2/10/- per week	6,500	0	0			
Garages and Dwelling	350	0	0			
Rents Social Hall	175	0	0			
	7,025	0	0			
Less Allowance for Flats Unlet	702	10	0			
				6,322	10	0

OUTGOINGS.

Interest on £31,000 First Mortgage at $4\frac{1}{2}\%$	1,395	0	0
Interest on £20,000 Debentures at 6%	1,200	0	0
Rates, Caretaker, Lift Power, Lighting, Heating and Management	1,600	0	0
	4,195	0	0

Balance to provide for Depreciation, Interest on Capital, Income Tax and Amortisation Fund for Debentures	£2,127	10	0
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EXTENSION OF ACCOMMODATION.

The Company undertakes to limit the sale of debentures of this issue to the sum of £20,000 unless the Company shall increase accommodation from the fifty flats shown on the present plans and specifications to fifty-four flats. In such event the Company shall be at liberty to raise an additional sum of £5,000 by the issue of all or some of the remaining £5,000 of debentures of this issue and/or by increasing the sum to be raised on first mortgage to the Public Trustee to a sum not exceeding £36,000. The Company undertakes not to raise a total sum of more than £5,000 from both sources. Powers are reserved accordingly under the Debenture Trust Deed.

Proposal in regard to additional accommodation include in addition to the number of flats provision for cloak rooms and lavatory blocks.

The additional revenue from such flats is estimated to provide £400 per annum, and the additional interest will not exceed £300.

PARTICULARS REQUIRED BY THE COMPANIES ACT.

1. The Memorandum of Association is printed at the end hereof and forms part of this prospectus.
2. The number of shares fixed by the Articles of Association as the qualification of a director is one share. The present Directors each hold 7,500 shares in the Company. The Articles provide that the Directors shall be paid as remuneration for their services such sum or sums as the Company may fix from time to time at a general meeting.
3. The full names, descriptions and addresses of the Directors are: ERNEST HERBERT POTTER, Merchant, 84 Valley Road, Mt. Eden, Auckland; WILLIAM WALTER STANTON, Merchant, Pleasant Street, Onehunga, Auckland.
4. (a) 10,000 shares of £1 each have been issued as fully paid up to Messieurs Ernest Herbert Potter and William Walter Stanton in part payment for the Company's land with concrete garages erected thereon in terms of the purchase agreement hereinafter referred to.

- (b) 40 debentures of this series of a value of £4,000 have been agreed to be issued as fully paid to the Fletcher Construction Company Limited in part payment of the price payable under the building contract hereinafter referred to.
5. The preliminary expenses of the Company did not exceed £350.
6. Particulars of the only material contracts are:
- (a) **AGREEMENT FOR PURCHASE OF LAND.** An agreement dated the 15th day of December, 1934, made between the Company and Messrs. Ernest Herbert Potter and William Walter Stanton for the sale to the Company of the Company's land. This agreement has been completed by the transfer to the Company of the land.
- (b) **BUILDING CONTRACT.** An agreement dated the 1st day of November, 1934, made between Messrs. Ernest Herbert Potter and William Walter Stanton and The Fletcher Construction Company Limited. An agreement dated the 18th day of April, 1935, and made between the Company and The Fletcher Construction Company Limited.
- (3) **FINANCE.** An agreement to which the Company, the Public Trustee of the Dominion of New Zealand and Messrs. Ernest Herbert Potter and William Walter Stanton are parties. This agreement is contained in the following documents:
 Letter The Public Trustee to Messrs. Potter and Stanton dated the 19th day of October, 1934.
 Letter Messrs. Potter and Stanton to Public Trustee dated 24th day of October, 1934.
 Letter Messrs. Potter and Stanton to Public Trustee dated the 24th day of January, 1935.
 Letter The Public Trustee to Messrs. Jackson, Russell, Tunks and West, Solicitors for the Company, and Messrs. Potter and Stanton dated the 27th day of February, 1935.
 This agreement has been partially carried out by:—
 Memorandum of Mortgage the Company to the Public Trustee dated the 18th day of April, 1935.
 Deed of Mortgage the Company to the Public Trustee dated the 18th day of April, 1935.
 An agreement dated the 18th day of April, 1935, the Company and Mr. E. H. Rhodes.
- (d) **DEBENTURE TRUST DEED.** Draft Debenture Trust Deed between the Company and The British and Dominion Investment Trust Limited. COPIES of the said contracts other than the building contract dated the 1st day of November, 1935, may be seen at the office of the Company's Solicitors Messrs. Jackson Russell Tunks and West, 23 Shortland Street, Auckland, during ordinary business hours.
 The building contract may be seen at the office of Mr. A. Sinclair O'Connor, the Company's Architect, Civic House, 291 Queen Street, Auckland, during business hours.
7. The Company's Auditor is MR. GEORGE GREY CAMPBELL, of Auckland.
8. The Directors of the Company, Messrs. Ernest Herbert Potter and William Walter Stanton, were interested in the promotion of the Company and the land acquired by the Company to the extent that they were the owners thereof and the vendors thereof to the Company. The price of the land was £15,200, satisfied by the allotment of 10,000 shares of £1 each credited as fully paid, and the payment of £5,200 in cash. The whole of the said sum of £5,200 has been used by the Directors in repaying moneys charged on the property by way of mortgage agreement for sale, etc., and costs of promotion of the Company.

E. H. POTTER.
 W. W. STANTON.

Memorandum of Association of COURTVILLE LIMITED.

1. The name of the Company is COURTVILLE LIMITED.

2. The Company is a private Company.

3. The objects for which the Company is established are:

- (a) To carry on business as proprietors of flats and to let on lease or otherwise apartments therein and to provide for the tenants and occupiers thereof all or any of the conveniences commonly provided in hotels or clubs.
- (b) To carry on the business of hotel restaurant cafe and lodging house keepers licensed victuallers wine beer and spirit merchants purveyors caterers laundry proprietors tourist and theatrical agents.
- (c) To acquire by purchase lease exchange or otherwise land buildings and hereditaments of a tenure or description and any estate or interest therein and any rights over or connected with any land and to turn the same to account as may seem expedient.
- (d) To erect and construct, either by the Company or other parties, houses, flats, offices and buildings of every description on any of the land of the Company or upon any other lands or hereditaments, and to pull down rebuild enlarge alter and improve existing houses or buildings thereon and to convert and appropriate any such land into and for roads streets and reserves, and generally to deal with and improve the property of the company.
- (e) To acquire from Ernest Herbert Potter and William Walter Stanton both of Auckland Merchants ALL THAT piece of land containing nineteen perches more or less bounded as appears on plan deposited in the Lands Registry Office at Auckland under Number 1343 which said piece of land is part of allotments numbers ten and eleven of section number seven of the City of Auckland and is the whole of the land comprised and described in Certificate of Title Volume 102 folio 83 of the Register Book at Auckland AND ALL THAT piece of land containing one rood thirty-three decimal two perches more or less being part of the land on plan deposited as aforesaid under Number 1343 which said piece of land is portion of allotments numbers eleven and twelve of section number seven of the City of Auckland and is the whole of the land comprised and described in Certificate

of Title Volume 202 folio 167 of the Register Book at Auckland AND ALL THAT piece of land situated in the Provincial District of Auckland being lot number four of a subdivision into lots of allotment number twelve of section number seven of the City of Auckland BOUNDED on the North East by Eden Crescent thirty-seven feet on the South East by lot number three of the said subdivision eighty-six feet six inches on the South West by lot number five of the said subdivision twenty-six feet nine inches and on the North West by allotment number thirteen of said Section number seven eighty-nine feet AND for that purpose to enter into an agreement which has already been prepared and which for the purpose of identification has been endorsed by Ernest Herbert Potter one of the subscribers hereto.

- (f) To acquire and take over any business or undertaking carried on upon or in connection with any land or building which the Company may desire to acquire as aforesaid, or become interested in, and the whole or any of the assets and liabilities of such business or undertaking, and to carry on the same, or to dispose of, remove or put an end thereto or otherwise deal with the same as may seem expedient.
- (g) To establish and carry on, and to promote the establishment and carrying on, upon any property in which the Company is interested, of any business which may be conveniently carried on upon or in connection with such property, and the establishment of which may seem calculated to enhance the value of the Company's interest in such property, or to facilitate the disposal thereof.
- (h) To take or otherwise acquire and hold shares in any other company having objects altogether or in parts similar to this company, or carrying on any business capable of being conducted so as to directly or indirectly to benefit this company.
- (i) To enter into partnership or into any arrangement for sharing profits, union of interest, co-operation, joint adventure, reciprocal concession, or otherwise, with any person or company carrying on or engaged in, or about to carry on or engage in, any business or transaction which the Company is authorised

to carry on or engage in, or any business or transaction capable of being conducted so as directly or indirectly to benefit this company.

- (j) To promote any company or companies for the purpose of acquiring all or any of the properties and liabilities of this company, or for any other purposes which may seem directly or indirectly calculated to benefit this company.
- (k) To amalgamate with any other company having objects altogether or in part similar to those of this company.
- (l) To sell or dispose of the undertaking of the company or any part thereof for such consideration as the company may think fit, and in particular for shares, debentures, or securities of any other company having objects altogether or in part similar to those of this company.
- (m) To remunerate any person or company for services rendered in placing, or assisting to place, or guaranteeing the placing of, any of the shares in the company's capital, or any debentures, debenture stock, or other securities of the company, or in or about the formation or promotion of the company or the conduct of its business.
- (n) To borrow or raise money for the purpose of the Company's business.
- (o) To mortgage, and charge the undertaking, and all or any of the real and personal property, present or future, and all or any of the uncalled capital for the time being of the Company.
- (p) To create, and issue at par, or at premium or discount debentures, mortgage debentures, debenture stock and other securities, payable to bearer or otherwise, and either permanent or redeemable, or repayable, and to secure the same by way of securities of the Company by means of a trust deed or otherwise, and in the case of uncalled capital, to confer upon the encumbrancer such powers of making and enforcing the calls as the Directors may think fit.
- (q) To draw, make, accept, endorse, discount, and execute promissory notes, bills of exchange, and other negotiable instruments.
- (r) To pay for any property or rights acquired by the Company, either in cash or in shares, with or without preferred or deferred rights in respect of dividend or payment of capital or otherwise, or by way of securities which the Company has power to issue or partly in one mode and partly in another or others, and, generally on such terms as the Company may approve.
- (s) To invest and deal with the moneys of the Company not immediately required

in such manner as may from time to time be determined.

- (t) To apply to the legislature or government of New Zealand or any local authority for or to enter into any arrangement with the said Government or with any local authorities municipal local or otherwise for or to acquire or obtain any acts orders licenses rights powers concessions and privileges that may seem conducive to the Company's objects or any of them and to hold and dispose of the same.
- (u) To distribute among the members in specie any property of the Company, whether by way of dividend, or upon a return of capital, but so that no distribution amounting to a reduction of capital is made, except with the sanction, if any, for the time being required by law.
- (v) To carry on any other business which may seem to the Company capable of being conveniently carried on in connection with the above objects, or calculated directly or indirectly to enhance the value of or render profitable any of the Company's property or rights.
- (w) Generally to do all such other things as are incidental or conducive to the attainment of the above objects AND IT IS HEREBY DECLARED that the word "Company" in this clause shall be deemed to include any partnership or other body of persons, whether incorporated or not incorporated, and whether domiciled in New Zealand or elsewhere, and the intention is that the objects specified in such paragraph of this clause shall, except where otherwise expressed in such paragraph, be independent main objects and shall be in no wise limited or restricted by reference to or inference from the terms of any other paragraph or the name of the Company.

4. The liability of the members is limited.

5. The capital of the Company is ten thousand pounds (£10,000) divided into ten thousand (10,000) shares of one pound (£1) each with power to divide its capital by the subdivision of such shares or any of them into shares of smaller amount, or to consolidate and divide its capital into shares of a larger amount or to convert paid-up shares into stock; also with power to increase such capital and to issue any capital whether original or increased as paid up or partly paid up as ordinary preference or guaranteed or deferred shares or share, with such other rights and privileges or conditions attached thereto as the general meeting authorising such increase of capital may prescribe.

We, the several persons whose names and addresses are subscribed hereto, are desirous of being formed into a company in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the capital of the Company set opposite to our respective names.

Names, Addresses and Description.	Signatures.	No. of Shares.
ERNEST HERBERT POTTER, Merchant, Auckland	E. H. POTTER	5,000
WILLIAM WALTER STANTON, Merchant, Auckland	W. W. STANTON	5,000

DATED this 4th day of December, 1934.

WITNESS to the above signatures of ERNEST
HERBERT POTTER and WILLIAM WALTER
STANTON.

J. H. ROSE,
Solicitor, Auckland.

NOTE.—The capital of the Company has now been increased to £15,000 by the creation of 5,000 further shares of £1 each.