

Historic Heritage Evaluation

Remuera Post Office (Former)

358-364 Remuera Road, Remuera



Prepared by The Heritage Studio Limited on behalf of Auckland Council Heritage Unit

June 2018

Final

Acknowledgements:

The author would like to thank the following people for providing helpful historical information during the preparation of this historic heritage evaluation: Remuera Heritage Chairperson, Sue Cooper and Auckland Council Archivist, Jane Ferguson.

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Cover image: Remuera Post Office (Former), viewed from the southeast (The Heritage Studio Ltd. (THS), 2017).

1.0 Purpose

The purpose of this document is to consider the Remuera Post Office (Former), 358-364 Remuera Road, Remuera against the criteria for evaluation of historic heritage in the Auckland Unitary Plan Operative (**AUP**).

The document has been prepared by Carolyn O'Neil of The Heritage Studio Ltd. on the specific instructions of Auckland Council's Heritage Unit. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

2.0 Identification

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| Site address | 358-364 Remuera Road, Remuera, Auckland 1050 |
| Legal description and Certificate of Title identifiers | Lot 1 DP 131981, Pt Lot 9 DP 3364, ALLOT 256 SEC 16 Suburbs AUCKLAND, ALLOT 255 SEC 16 Suburbs AUCKLAND NA77B/402, NA78D/55, NA1090/64, NA1090/76 |
| NZTM grid reference | NZTM: X coordinate 1760234.69 and Y coordinate 5916868.26 ¹ |
| Ownership | Aotearoa New Zealand Investment Limited |
| Auckland Unitary Plan zoning | Business - Town Centre Zone |
| Existing scheduled item(s) | None |
| Additional controls | Overlays - Natural Heritage: Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay; and Regionally Significant Volcanic Viewshafts Overlay Contours Controls - Building Frontage Control Key Retail and General Commercial frontages; Height Variation Control; Macroinvertebrate Community Index |
| Heritage New Zealand Pouhere Taonga (HNZPT) listing details | None |
| Pre-1900 site (HNZPT Act 2014 Section 6) | Although the subject site is associated with human occupation and activity prior to 1900, the site has been highly developed since then. It is not known to be recorded as an archaeological site. |
| CHI reference(s) | None |
| NZAA site record number(s) | None |

¹ These coordinates were captured from the centre of the building.

3.0 Constraints

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

Site visits were conducted from the public realm during December 2017 and April 2018, where the building's exterior was viewed. Although access to part of the ground floor interior was made, a full inspection of the interior was not possible. Descriptions are therefore based on those parts of the building visible at the time of inspection.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. Furthermore, this evaluation does not include a structural assessment or condition report; any comments on the structural integrity or the condition of the building are based on visual observations only.

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4.0 Historical summary

Refer to **Appendix 1** and **Appendix 5** for a more comprehensive, fully referenced and illustrated historical background and supporting information.

Post office services in Remuera were first introduced in 1885, initially operating out of A. H. Trubshaw's store located between Orakei and Greenlane roads. Following a period of closure between 1893 and 1900, a telephone office and postal agency opened in the shop of Robert Probert. This service was continued by J. Nairn, A. Mayall, and later in the private residence of R. Raw.

The arrival of the twentieth century brought rapid growth and advancement to the New Zealand Post Office, initiated by the first Liberal government (1891-1912) and illustrated in the nationwide building boom for government structures that took place in the century's first 15 years. The first decade of the twentieth century also brought renewed growth and prosperity to Remuera. Local businesses flourished and endured, land continued to be subdivided and developed, the electric tram service arrived, and the district's population more than doubled between 1901 and 1911. Such progress put increasing pressure on the need for a purpose-built post office in the locality.

In April 1909, the Crown acquired land for this very purpose. Located on the corner of Remuera Road and Victoria Avenue, the site occupied part of original Allotment 37 (Section 16 Suburbs of Auckland), which, together with neighbouring allotments, had been subdivided four years earlier into 13 lots. Lot 9 of the subdivision was acquired for a new post office building at a cost of £690.

Whilst plans for the new building were underway by the Public Works Department in 1911, it was not until August 1914 that excavations began on site. Reputedly designed by Claude E. Paton², who was becoming increasingly influential in the office of Government Architect, John Campbell, the new building represented a departure from the elaborate detailing associated with the Edwardian Baroque style that was previously adopted by Campbell as the official architectural style for the country's

² Refer to **Appendix 2** for further details.

government buildings. Whilst the Remuera Road Board had initially voiced misgivings over the restrained design and perceived small-scale nature of the proposed post office, the “*plain, but attractive*”³ building was later described as “*an ornament to the district*”⁴.

Built by contractor, S. I. Clarke on behalf of the Department, the new two-storey post office was completed by the end of 1914 at a cost of £1,917. Of brick construction with a stucco and rough-cast finish, painted cream, the building had a Marseilles tile gable roof and a lead-roofed clock tower, a feature that was considered to greatly improve its appearance. The ground floor comprised a square vestibule with two entrance doors, a public space with telegram desks and counter, a mail room, a telephone room, a postmaster’s room and a telephone bureau box. On the first floor, the postmaster’s residence consisted of a large sitting room, kitchen, scullery, two bedrooms and bathroom.

Remuera’s first purpose-built post office officially opened for business on 22 March 1915, with Louisa R. Hyde presiding as the first postmistress. The employment of a women during this time is of interest for reflecting the social acceptance and respectability of post office work for women during the early twentieth century, and also the increased and more diversified roles of women during the First World War. The new building replaced the post and telegraph office temporarily established in the Remuera Pharmacy building (373-377 Remuera Road) some years earlier. Located centrally in Remuera’s burgeoning village centre and near the tram terminus, the post office soon became an important community asset and source of pride within the locality. By this time, the village had experienced further growth, boasting grocers, butchers, dairies, greengrocers, bakers and confectioners, chemists, carriers, drapers, bootmakers and hardware stores and was on the cusp of amalgamating with Auckland City.

The 1920s marked a period of sustained development in the Remuera shopping centre, echoing the growth and prosperity experienced across Remuera, and Auckland, during that time. Large blocks of shops such as the now demolished ‘Avenue Buildings’ (1922), the ‘Coles Building’ (1923), the Hellaby Building (1926) and the ‘Skeltons Building’ (1928) were constructed, together with the establishment of the its first theatre, Tudor Cinema (1926).⁵ The area had transitioned from small groups of shops to a flourishing commercial hub of purpose-built facilities and services, which bolstered the ongoing development of the suburb.

The interwar period also saw a rapid expansion in postal activity. The public demand for the Post Office’s broad services of post office, savings bank and telephone exchange, together with the growing number of private telephones and the introduction of airmail services in the 1930s, reinforced its important role in New Zealand society. In Remuera, numbers of postal staff rose from six members in 1921 to 17 in 1936. As a result of such growth, a single-storey extension was added to the west elevation of the post office in 1936-7. By 1949, the need for further accommodation was met by utilising the building’s first floor postmaster living quarters for post office operations.

By the middle of the twentieth century, the Post Office was a successful organisation with an expansive role that met the political, social and economic needs of the communities it served. In Remuera, a key aim during this time was to re-establish all post office operations under one roof, including the Post Office Savings Bank. In 1960, plans were drawn up for the erection of a single-storey postman’s branch to the rear of

³ Remuera Post Office, *Auckland Star*, Volume XLV, Issue 200, 22 August 1914, Papers Past.

⁴ *Ibid.*

⁵ RRB 003 Valuation Rolls 1898-1918, Supplementary Valuation Roll, 1910, Item 4, Record 313538, Auckland Council Archives; B/1922/429 – Building Consent plan – O/19811/04 – 0000-00958125, Auckland Council property records: 358-364 Remuera Road.

the post office, which would replace an earlier building on the site. Other proposals involved the removal of the original post and rail fence and gates that edged the post office's eastern boundary.

Almost 50 years after the construction of the Remuera Post Office, a clock was finally installed in its tower. At a street-side ceremony on 27 February 1962, Postmaster General, Mr Kinsella accepted on behalf of the citizens of the district a clock gifted by chairman of the Auckland Transport Board and long-time Remuera resident, N. B. Spencer. The clock commemorated the pioneers of Remuera in former road board days and was seen to symbolise the close relationship between the post office and the people.

In the mid-1970s, the neighbouring land and adjoining 'Avenue Buildings' (built in 1922) were acquired with the intention of expanding post office facilities, however, the rebuilding did not eventuate. Sometime during the mid-1970s and mid-1980s, a glazed enclosure was added to the south (Remuera Road) elevation of the post office building to house both post and private boxes and a ground floor window was replaced.

In 1989, land titles for the subject site recorded New Zealand Post Limited as proprietor of the land upon which the Remuera Post Office building stood (part Lot 9 DP3364), including land to the rear of the site including the right of way (Allots 256 and 255, formerly part Lot 9), and the neighbouring land occupied by the Avenue Buildings (Lot 1, formerly part lots 7 and 8 DP3364). Over the following two years a major redevelopment of the entire block of land occurred. The substantial project involved the replacement of the existing Arcade Buildings, Post Office Savings Bank, public toilets and Citizens Advice Bureau with new facilities that included retail and office units fronting Remuera Road, accommodation for New Zealand Post and its tenants on Victoria Avenue, and a carpark for 71 vehicles. Designed by architects, Craig Craig Moller and developed by Brierley Developments, the complex formed part of a revitalisation programme of the Remuera shopping centre and was celebrated for its retention and integration of the post office building as an "*Auckland landmark*".⁶

Whilst retaining the structural integrity of the Remuera Post Office building and its relationship with the village were priorities in the development of the scheme, changes did occur to accommodate its new use as The National Bank. The greatest physical and visual changes to the exterior of the building included the attachment of the new development to its north and west elevations, the loss of ground floor fenestration, the incorporation of a partially enclosed verandah along its south and east façades, and the repainting of its plasterwork with shades of green, red and blue. The work also resulted in the demolition of the 1936-7 addition. Internally, many of the dividing walls were removed and the spaces reconfigured. The new complex was officially opened in 1991 by Mrs Beverley Graham of the Remuera Garden Club and Mr Ian Farrant, Chairman of New Zealand Post Properties.

In 1994, internal alterations were proposed to the post office building to accommodate a banking chamber. In 2009, the property was transferred from New Zealand Post Limited to Loris Properties Limited. Four years later, the National Bank was replaced by ANZ as the former post office building's tenant, following which time the building was repainted with blue accents to reflect ANZ's colour scheme.

In 2016, a resource consent application was submitted for the large-scale development of the site at 358-364 Remuera Road. Proposals principally involved the partial demolition, additions and alterations to the 1991 commercial buildings erected either side of the Remuera Post Office to create a three-storey structure fronting Remuera Road (the first of its kind in the shopping centre) and a two-storey structure facing

⁶ New complex retains old charm, *NZ Herald*, Section 2, Friday June 7 1991, in Auckland Scrap Book, Sep 1990-Aug 1991, 76.

Victoria Avenue. The existing ground floor retail units were proposed to be retained, while the upper storeys would be replaced with modern structures incorporating glazing, cuboid shapes and modulated façades. The application sought the retention of the Remuera Post Office building as a “*visually prominent corner and landmark*”, but with proposed changes to its verandahs and paint colours and the wholesale removal of the structure that stands in the place of the 1936-7 addition. The application was approved in early 2017, but work has yet to commence. That same year new owners, Aotearoa New Zealand Investment Limited, acquired the property.

Over the years, the Remuera Post Office has become a key building within the town centre. When Remuera Heritage was established in 2007 to “*recognise, appreciate, preserve and share Remuera’s past and present*”⁷, the society chose the Post Office’s clock tower (and Ōhinerau – Mt Hobson) as their logo because it was considered emblematic of a landmark for Remuera. The clock tower was also adopted by the Remuera Residents Association. The use of the building in this manner for such local organisations suggests that the place is a marker that the community identifies with.

5.0 Physical description

A site visit was undertaken on 8 December 2017 and 9 April 2018. Full access to, and photographs of the interior of the post office were not possible at that time. For architectural plans and a photographic record refer to **Appendix 2** and **Appendix 3**.

5.1 Location, context and site

The former Remuera Post Office is located within Remuera, one of Auckland’s oldest and most affluent residential suburbs. Remuera is situated approximately four miles to the east of Auckland’s CBD and is bisected by Remuera Road, a main thoroughfare that extends eastwards along the ridgeline from Newmarket to Meadowbank. The land to the north and south of the main road gradually slopes to the Orakei Basin and Hobson Bay, and the southern motorway (State Highway 1) respectively. Remuera comprises a mixture of medium density residential, commercial and mixed-use development, and is characterised by its strong collection of residences many in mature grounds, its distinctive landforms that include maunga, ridges and valleys, and its historic commercial centres.

Occupying a conspicuous corner site on the west side of the intersection of Remuera Road and Victoria Avenue and directly opposite the junction of Remuera and Clonbern roads, the post office stands in the centre of the Remuera shopping centre, a well-established commercial strip that extends from Armadale Road to St Vincent Avenue. Neighbouring properties comprise a mixture of traditional and modern closely-constructed single and two-storey buildings in either commercial, office or community uses. A number of other early twentieth century buildings remain in the town centre, including the Coles Building, the Hellaby Building and Skeltons Building (refer to **Appendix 5** for further details).

The subject site at 358-364 Remuera Road is a 2,319m² area of fully developed, level land held across three titles (Lot 1 DP 131981, Part Lot 9 DP 3364 and Allots 255-256 Section 16 Suburbs of Auckland)⁸. The Remuera Post Office occupies the south-eastern corner of one of the land parcels (Part Lot 9 DP 3364) and shares the broader site with a mixture of single and two-storey late-twentieth century buildings and a large-scale carpark, which abut the building’s north and west elevations. Originally constructed as a freestanding building, the post office’s two principal façades (south

⁷ About Remuera Heritage, Remuera Heritage website: <http://www.remueraheritage.org.nz/about-us>

⁸ Refer to **Appendix 1.3** for further details.

and east) front directly onto Remuera Road and Victoria Avenue respectively, while the other two elevations (north and west) are largely obscured from view.

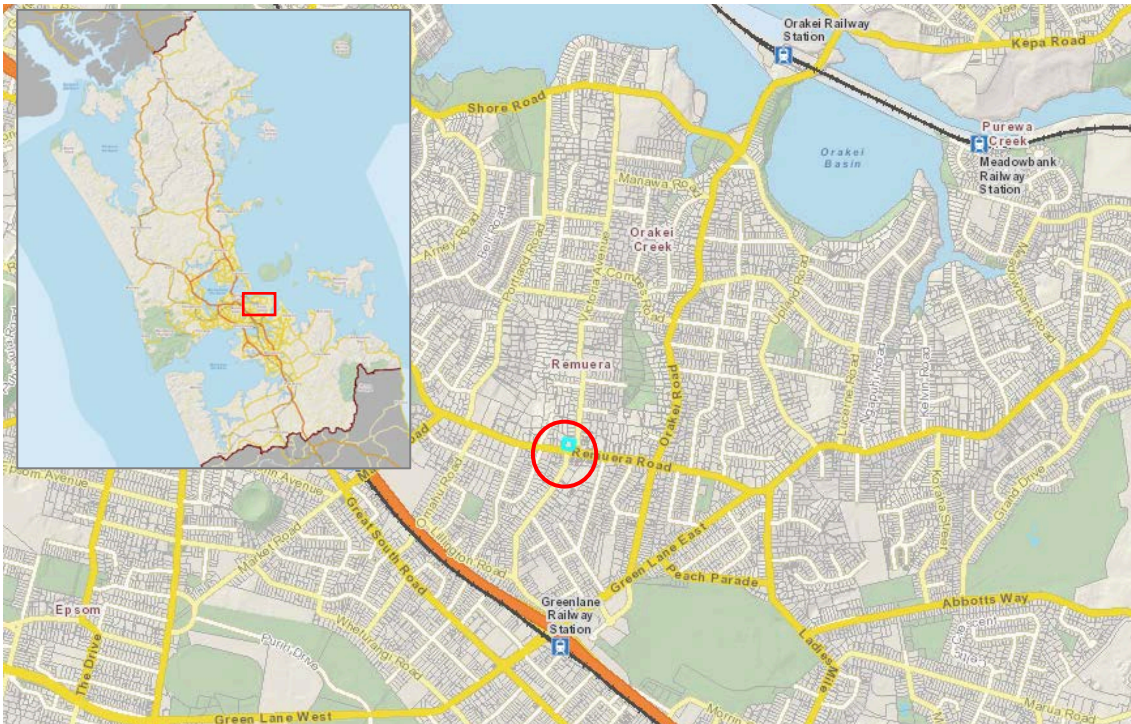


Figure 1: Map showing the subject site (circled) within Remuera, and the location of the suburb within the broader region (inset) (Auckland Council GeoMaps).



Figure 2: Aerial image showing the location of the subject site – 358-364 Remuera Road – within the context of the Remuera shopping centre (Auckland Council GeoMaps).



Figure 3: (Left) Aerial image showing the subject site – 358-364 Remuera Road (outlined), the parcel occupied by the former Remuera Post Office – part Lot 9 DP 3364 (shaded), and the former Remuera Post Office (circled, and close-up above) (Auckland Council GeoMaps).

5.2 Structure

The former Remuera Post Office is a two-storey structure with gable roof and dome capped clock tower. The building has a broadly rectangular plan, with a staircase block extending to the north (rear) and a square tower projecting just beyond the building's southeastern corner. The brick external walls are finished with a combination of smooth and roughcast render while the principal roof is covered with concrete tiles and the tower roof with metal (possibly lead). Three brick chimneys with a roughcast finish extend from the main roof – two from the southern roof slope and another, larger chimney, from the northern slope. The building features both traditional timber and modern aluminium joinery.



Figure 4: The former Remuera Post Office with its distinctive corner clock tower. Looking roughly north at its principal south (Remuera Road) and partial east (Victoria Avenue) elevations (THS, Dec 2017)

5.3 Exterior

Architecturally, the former Remuera Post Office exhibits a more transitional and stripped-back approach to the Edwardian Baroque style that had been commonly adopted for government buildings, particularly post offices, throughout the country during the first decade and a half of the twentieth century. Any influence that the style

may have had on its initial detailed design, including deep cornices, modillions and ornamental plasterwork, is now less apparent due to the loss of some of these decorative elements.

The building's most striking element, and one that makes it stand apart from many other suburban post offices in Auckland, is its distinctive square clock tower with sail vault dome. Reaching just beyond the building's ridgeline, each of the four sides features a projecting arch edged with and interconnected by a profiled cornice, three of which span a clock. A flagpole extends from the centre of the dome. Another imposing feature of the building's exterior is its rusticated ground floor walls that sit on a deep plinth and partially extend to the first floor creating strongly accented quoins that frame the roughcast walls. This finish provides the building's appearance with a sense of solidity and permanence. The external walls are currently painted in shades of blue and grey.

Original timber double-hung sash windows are positioned at first floor level on the south and east elevations below a partial parapet and moulded cornice. Framed by profiled timber architraves and plain sills, each of the seven units comprise a six-pane upper sash and single pane lower sash. Beneath the two tower windows on a raised panel are the words 'REMUERA' set in high relief. On the ground floor, two original openings remain at the base of the tower, providing level access into a partially enclosed vestibule with modern tile flooring and into the main portion of the building via modern glass sliding doors. Above each opening is a four-pane, timber-framed top-light and affixed to each side is an unusual curved wrought iron gate.

A modern steel-framed verandah cantilevers from the post office building, running the full length of its south and east elevations and continuing along the façades of the adjoining buildings to the north and west. The verandah, which extends to the footpath's edge, is partially enclosed by heavily glazed structures formed by concrete plinths, concrete columns and powder-coated aluminium units. The building's original rusticated ground floor wall on the south elevation is visible through the enclosure, which provides additional office accommodation for the bank.

Three plaques are affixed to the ground floor of the former post office. One is positioned on the external wall of the clock tower providing brief information about the age and style of the "landmark" building. Another (brass) plaque, inside the tower vestibule records the presentation of the clock in 1962 "in memory of the pioneers of the Remuera Road Board District". The third, located on the wall to the north of the tower, recognises the opening of the 1991 development.



Figure 5: East (Victoria Avenue) elevation and part of the north (rear) elevation (THS, Dec 2017).



Figure 6: Part of the north elevation viewed from the upper-level carpark, which abuts the rear of the portion of the building (THS, April 2018).



Figure 7: The first-floor of the east (Victoria Avenue) elevation showing the gable roof, dome capped clock tower and timber sash windows (THS, April 2018).



Figure 8: The rusticated base of the clock tower showing the two original entries with fixed top-lights and the partially enclosed verandah along the south elevation (THS, April 2018).

5.4 Interior

A full inspection of the interior of the building was not carried out as part of this evaluation. Access inside the public ground floor space was made, which is principally laid out as one open space with desks and cubicles. Internal finishes generally appear to be modern.

5.6 Condition

Based on visual observations only, the external fabric and features of the former Remuera Post Office appear to be in very good condition.

5.7 Use

The building is currently (2018) in use as the Remuera branch of the ANZ bank.

5.8 Summary of key features

- The former Remuera Post Office, including all fabric and features associated with its original construction (1914), including but not necessarily limited to:
 - Block form, gable roof and dome capped clock tower.
 - Rusticated, plastered and rough-cast finishes.
 - Three chimneys and flag pole.
 - Timber double-hung sash windows, each with a six-pane top sash and single-pane lower sash.
 - Two ground floor tower entries with fixed glazed fanlights.
 - Decorative detailing such as cornices and original plastered 'REMUERA' lettering.
 - Clocks (albeit added later) and wrought iron gates.

6.0 Comparative analysis

Refer to **Appendix 2** and **Appendix 4** for further details and supporting information.

Post office building type

The post office has played a key role in the evolution of communication in New Zealand's history. Whether an elaborate urban edifice or a modest rural structure, the purpose-built post office was (and often still is) among the most familiar and visible buildings in the country's cityscapes, townships and suburban centres. Often generating a sense of civic pride, their importance was broader than the tangible, architectural contribution they made to the environment: they also helped tell the story of how towns and settlements equipped themselves with the facilities required to carry out their commercial, business and social needs. Many post offices were also a telegraph office, bank, registrar of births, deaths and marriages and a place of social interaction. Over the years however, changes in the requirements of postal provisions resulted in reduced demand for local post office services, with many buildings being surplus to requirements by the latter decades of the twentieth century. Some were demolished, while others were converted to accommodate new uses such as cafés, restaurants, bars, banks, shops and offices. As a building type, post office buildings have become an important part of the country's and region's heritage, with over 70 included on the New Zealand Heritage List/Rārangī Kōrero (administered by HNZPT) and 18 on Auckland Council's Schedule of Significant Historic Heritage Places.

The first decade-and-a-half of the twentieth century marked the heyday of post office construction in New Zealand. Under the auspices of Government Architect, John Campbell, Edwardian Baroque was established as the official architectural style for the country's government buildings and nowhere is the standardisation of his designs more apparent than in post offices.⁹ During this time, the Auckland and Wellington chief post offices (1911) were built in addition to dozens of smaller post offices that were broadly based on two models developed by Campbell. These were the structures that came to represent the archetypal New Zealand post office building. In general terms, the first model consisted of a two-storey block with hipped roof, central gable and porch, while the second comprised a single or two-storey block with a clock tower, (often) positioned on a corner site.¹⁰ Many post offices have since lost their towers due to their potential earthquake risk.

Auckland examples (1900-1914)

In Auckland, approximately 14 suburban post offices were built during the post office building boom of 1900-1914 as variations of Campbell's two models. Today, ten survive, all accommodating new uses. Dating from 1902 to 1914, the two-storey masonry buildings principally follow Campbell's first model, with around half designed as a hipped-roof structure with central gable (many now removed) and porch (Onehunga (1902), Devonport (1908), Mount Eden (1909), Epsom (1909) and Kingsland (1911)), and a further two built with variations on the gable design (Ellerslie (1912) and Takapuna (1914)). Only two reflect Campbell's second model as post offices designed with clock towers.

⁹ Peter Richardson. 'Campbell, John', Dictionary of New Zealand Biography, first published in 1993. Te Ara – the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2c3/campbell-john> ; Government Architect – John Campbell, Wellington City Council, <http://www.wellingtoncityheritage.org.nz/architects/government-architect-john-campbell>

¹⁰ Peter Richardson. 'Campbell, John', Dictionary of New Zealand Biography, first published in 1993. Te Ara – the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2c3/campbell-john>

Post offices with clock towers as a sub-type

The Remuera Post Office (1914), as one of Auckland's ten surviving suburban post offices built during this key period of construction, may not be considered a rare building type but it does represent an uncommon sub-type as one of only two extant post offices in the region designed with a clock tower. The other is the Ponsonby Post Office (1911). In drawing comparisons between the two, however, it is clear that their similarities lie merely in their basic model (i.e. post office with clock tower) and location on prominent corner sites. Regarded by HNZPT as "*one of the best preserved and most heavily ornamented suburban Post Offices in New Zealand*"¹¹, the Category 1/A Ponsonby Post Office with its triangular plan, tall tower and elaborate Edwardian Baroque detailing is more akin to the grander post offices established in large New Zealand towns than the comparatively modest suburban post office in Remuera.

Beyond the region, other examples of the clock tower model exist, some of which share greater similarities in scale with the subject building. Approximately 44 New Zealand post offices were constructed with a clock tower, but it is thought that now less than ten survive with a largely intact clock tower. Remuera is one of these. A small number (some with modified towers) are included on the HNZPT List, such as the Roslyn (1908), Cambridge (1908) and Dargaville (1914) post offices. In considering the Remuera Post Office against these other similar examples, it is apparent that two key physical differences separate them: their architectural detailing and roof form. Whilst these other examples exhibit, to varying degrees, the Edwardian Baroque style, the Remuera Post Office's restrained design and lack of ornament reveals a departure from a style that had long been regarded as the hallmark of post office architecture. In terms of the roof form, Remuera Post Office is one of the only *known* buildings of this sub-type to feature a gabled principal roof, while the others closely follow Campbell's hipped roof design.

Of these non-Auckland examples, the greatest comparisons can be made with the Dargaville Post Office. Whilst the Remuera Post Office lacks the columns, heavy entablature and arched openings that make the Dargaville Post Office very much a product of the Edwardian Baroque style, shared physical qualities such as their broadly rectangular plans, rusticated finish and dome capped clock towers allow some parallels to be drawn between their appearances. Given the marked difference in their detailing, it is particularly interesting to note that both the Remuera and Dargaville post offices were built in 1914 to designs (reputedly) by Claude E. Paton who worked out of Campbell's office. In this regard, and when compared to examples of Paton's other government buildings, the Remuera Post Office can be seen to more closely illustrate the changing architectural direction of the Government Architect's office during this time and the changing social and economic climate in New Zealand during, and following, the First World War.

7.0 Significance criteria

(a) Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.

The former Remuera Post Office has considerable historical value for reflecting important aspects of the country's social, political and economic history during the early decades of the twentieth century. Built in 1914, the place has value for its association with the New Zealand Post Office during a key period of growth and advancement in the country's postal and communications network, and for

¹¹ Heritage New Zealand, *Ponsonby Post Office (Former)*, <http://www.heritage.org.nz/the-list/details/628>

marking the culmination of the nationwide building boom for government structures during the first decade and a half of the twentieth century.

Established as the first purpose-built post office in Remuera, the place is of value for reflecting the increased physical government presence in local communities during the early twentieth century and for demonstrating changing social attitudes towards the acceptance and respectability of post office employment for women during that time. It is also of value for its close association with an important period of growth and prosperity in Remuera, and is of particular note for the part it played in reinforcing the ongoing development of the area's principal commercial centre along Remuera Road.

Overall, the place is of **considerable** historical value **locally**.

(b) Social

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

For almost 80 years, the former Remuera Post Office in its broad role as a postal agency, savings bank and telephone exchange, played an integral part in the provision and enhancement of communications in the locality. This delivery of public services continued in part over the subsequent 27 years in its use as a bank. A place of public interaction and community focus for over 100 years, the former post office has long cemented its place in Remuera society and maintains a close association with the local community for whom it is likely held in high esteem. A historic marker within the town centre, its retention as a 'landmark' during the development of two major schemes on the site (1991 and 2017), the utilisation of its clock tower by both Remuera Heritage and the Remuera Residents Association as their logo, and the incorporation of the building in local publications further strengthens the former Remuera Post Office's social value within the locality.

The place has **moderate** social value **locally**.

(c) Mana Whenua

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

An assessment of the place's value to Mana Whenua has not been undertaken as part of this evaluation.

(d) Knowledge

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

Established as the first purpose-built post office in Remuera and highly visible within the town centre, the place is a tangible reminder of the important role the postal services played in the history of the locality, region and nation and has the potential to provide knowledge about the construction methods of early twentieth century post office buildings. However, the potential of the building and its highly

developed site to yield meaningful or useful information not already available from other places or sources is limited. As such, the place is considered to have little knowledge value.

The place has **little** knowledge value **locally**.

(e) Technology

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

Built of standard, readily available materials during the early decades of the twentieth century, the place is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials. As such, the former Remuera Post Office is considered to have no technology value.

The place has **no** technology value.

(f) Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

The former Remuera Post Office has considerable physical attributes value as a good representative example of the post office building type and a regionally (and possibly nationally) rare example of the post office with clock tower model established by Government Architect, John Campbell. Built in 1914, the place marks the culmination of a nationwide building boom of government structures and region-wide expansion of post office construction between 1900 and 1914. Most likely designed by Claude E. Paton, who was gaining greater influence in the Public Works Department during the 1910s, the place is of particular interest for demonstrating, through its restrained design, a departure from the Edwardian Baroque style that had long been the hallmark of post office architecture in favour of a more pared-back design approach that reflected the preferences of the time.

Changes to the former Remuera Post Office structure, principally carried out during the redevelopment of the broader site in the early 1990s, have resulted in the loss of some historic fabric and detailing (e.g. cornices, modillions, decorative plasterwork) and the incorporation of a large, partially enclosed verandah. Despite such modifications, the place retains its historic form and key features, such as its gable roof, clock tower, rusticated walls and original fenestration, which ensure its qualities as a good example of the post office building type are legible.

Overall, the place has **considerable** physical attributes value **locally** and **regionally**.

(g) Aesthetic

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

Located on a prominent corner site at the core of Remuera's commercial centre, the former Remuera Post Office has moderate aesthetic value as a conspicuous and familiar building in the context of the locality. Once a freestanding structure,

the post office's landmark qualities have been somewhat compromised by intensive development that abuts two of its elevations together with the incorporation of a large-scale enclosed verandah, which screens part of the lower building from view. Strong architectural elements such as the distinctive dome capped clock tower, the rusticated elevations and the row of first floor sash windows, nevertheless firmly contribute to its visual appeal and streetscape presence.

The place has **moderate** aesthetic value **locally**.

(h) Context

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

The former Remuera Post Office has considerable context value for its associations with important historical and cultural landscapes within the locality and region. Situated on its original (albeit highly developed) site in the Remuera town centre for over 100 years, the place has long defined a key junction in the heart of the townscape. Although changes have occurred to its immediate setting, the place has collective value as part of a coherent group of single and two-storey masonry buildings that reinforce the area's early twentieth century character and sense of place.

The former post office also makes a notable contribution to a dispersed yet inter-related collection of purpose-built post office buildings in Auckland that act as tangible reminders of a significant theme in the history of region and nation.

The place has **considerable** context value **locally** and **regionally**.

8.0 Statement of significance

Built in 1914 as the first purpose-built post office in Remuera, the place is of historical value for its association with the growth and advancement of the country's postal and communications network during the early twentieth century. It reflects increased physical government presence in local communities and demonstrates changing social attitudes towards the employment of women during that time. The place is also of value for its connection with an important period of growth and prosperity in Remuera and as a place of public interaction for over 100 years. Maintaining a close association with the local community, both past and present, the former post office has social value as a historic marker within the town centre and for being held in high public esteem. Marking the culmination of nationwide building boom of government structures and region-wide expansion of post office construction (1900-1914), the place is a good representative example of the building type and has particular value as a regionally rare example of the post office with clock tower model. Believed to have been designed by Claude E. Paton under the supervision of Government Architect, John Campbell, the place's restrained design is of interest for demonstrating the departure from the Edwardian Baroque style to a more pared-back design approach. Located on its original and prominent corner site, the former post office defines a key junction at the heart of the townscape. It has collective value as part of a group of single and two-storey masonry buildings that reinforce Remuera's early twentieth century character, and makes a notable contribution to a dispersed collection of post office buildings in Auckland that represent a significant theme in the history of region and nation.

9.0 Extent of the place for scheduling

- The identified extent of place is the area that is integral to the function, meaning and relationships of the place.
- The relationship of the former Remuera Post Office and its site changed following the acquisition of neighbouring properties and the extensive development of the site on the corner of Remuera Road and Victoria Avenue in the early 1990s. The proposed extent of place therefore captures the post office structure only. In accordance with the methodology¹², the proposed extent of place also incorporates sections of the footpath adjacent to the former post office's south (Remuera Road) and east (Victoria Avenue) elevations. This will provide the building (situated close to the parcel boundary) with some breathing space and ensure that views of the place are not unnecessarily obstructed (as shown in **Figure 9**).
- Partial access inside the building was made as part of this evaluation, indicating that very little (if any) of the original ground floor layout and internal fabric remains. With this in mind, the interior of the structure is recommended as an exclusion in addition to the modern, partially enclosed verandah.

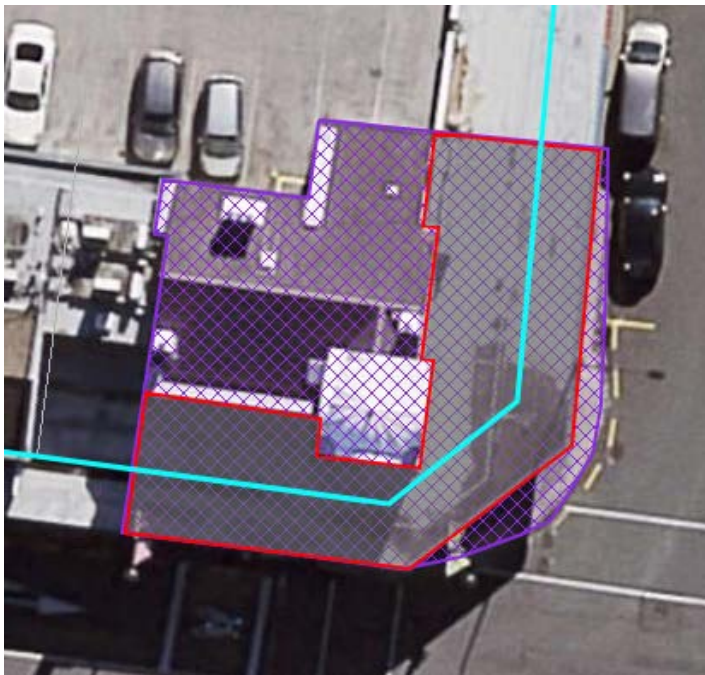


Figure 9: Proposed extent of place (purple hatch) of the former Remuera Post Office and exclusions (red outline). The blue line denotes the parcel boundary (Auckland Council GeoMaps).

10.0 Recommendations

- Based on the preceding evaluation, the former Remuera Post Office, 358-564 Remuera Road, Remuera is shown to demonstrate *considerable* historical, physical attributes and context values, and *moderate* social and aesthetic value within the locality or region.
- Overall, the former Remuera Post Office is of **considerable** historic heritage significance within the **locality** and **region** and meets the threshold to be included as a **Category B** historic heritage place in the Schedule.
- The extent of place includes all that land set out in **Figure 9**.

¹² Methodology for Evaluating Historic Heritage Significance (2013).

11.0 Table of Historic Heritage Values

| Significance Criteria (A-H) | Value* (None, Little, Moderate, Considerable, Exceptional) | Context (Local, Regional, National, International) |
|-----------------------------|--|--|
| A- Historical | Considerable | Local |
| B- Social | Moderate | Local |
| C- Mana Whenua | Not evaluated | Not evaluated |
| D- Knowledge | Little | Local |
| E- Technology | None | N/a |
| F- Physical Attributes | Considerable | Local and Regional |
| G- Aesthetic | Moderate | Local |
| H- Context | Considerable | Local and Regional |

*Levels of significance or value:

Exceptional: of outstanding importance and interest; retention of the identified value(s)/significance is essential.

Considerable: of great importance and interest; retention of the identified value(s)/significance is very important.

Moderate: of some importance and interest; retention of the identified value(s)/significance is desirable.

Little: of limited importance and interest.

NA/None: none identified

12.0 Overall significance

| | |
|--|--|
| Place Name and/or Description | Remuera Post Office (Former) |
| Category | B |
| Primary Feature | Post office building (1914) |
| Known Heritage Values | A, F, H |
| Extent of Place | Refer to planning maps (all that land shown in Figure 9). |
| Exclusions (within the extent of place) | Interior of building(s); 1990s partially enclosed ground floor verandah. |

| | |
|---|--|
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |

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June 2018

Reviewer:

Auckland Council
Megan Walker, Built Heritage Specialist

Date:

May 2018

APPENDICES

Appendix 1: Historical background

- 1.1 Chronological summary
- 1.2 Land Information New Zealand (LINZ) records
- 1.3 Historic photographs, aerials and maps

Appendix 2: Architectural information

- 2.1 Architect
- 2.2 Architectural drawings

Appendix 3: Photographic record

Appendix 4: Comparative analysis

Appendix 5: Early commercial context

Appendix 1: Historical background

Early history: Tamaki-makau-rau and Remuera

Long before the arrival of European settlers, *Remuera*¹³ and surrounding lands were a valued part of Tāmaki-makau-rau. Whilst Māori settlement on the isthmus is thought to have begun some centuries prior to 1400 AD, it was during this time of population increase that the tops of nearby volcanic cones were transformed into pā, and low-lying areas cultivated.¹⁴ The Remuera (present-day Mt Hobson) cone, for example, was terraced for habitation, agriculture and defence.¹⁵ Tāmaki-makau-rau was generally divided into hapū territories, and with its wealth of volcanic cones, cultivated land, bush, and abundant food sources, the highly desirable isthmus inevitably attracted outside tribes, making it “a melting pot of resident people and incomers alike”.¹⁶

By 1700, Wai-o-Hua were the dominant group on the isthmus, occupying numerous pā including Remuera¹⁷ and nearby Maunga-rāhiri¹⁸ (later Little Rangitoto in Upland Road) pā.¹⁹ However, inter-tribal friction and conflict led to their eventual downfall, and in 1750, they were faced with sustained attacks from Ngāti Whātua.²⁰ Following Wai-o-Hua’s defeat, other conflicts ensued between Ngāti Pāoa, the residents of the southeast of the isthmus, and Ngāti Whātua.²¹ Following a few decades of relative peace and stability in Tāmaki-makau-rau, the acquisition of muskets by Ngā Puhī in 1820 completely unbalanced tribal power when they attacked Ngāti Whātua from the north, to devastating effect.²² After the musket wars, inter-tribal relationships across the North Island were altered irrevocably and the traditional Māori way of life on Tāmaki-makau-rau began to change.²³ By the time Europeans arrived, the isthmus was largely uninhabited.

First land purchases

In May 1840, prior to Governor William Hobson formally founding the settlement of Auckland and before the acquisition of Māori land by the Crown, a young John Logan Campbell visited the Waitematā with the intention of purchasing land from Ngāti Whātua. He was particularly captivated by the beauty of present-day Remuera, however, his attempt to acquire land on its northern slopes failed.²⁴ Later that year, Ngāti Whātua leader, Te Kawau offered 3,000 acres of land to Governor Hobson for the establishment of the town of Auckland, and in 1841, the Crown acquired the Kohimarama Block, located to the east of Remuera, from Ngāti Pāoa.²⁵

It was not until 1844, following a great feast held by Waikato iwi at Remuera, that Māori land in the area first became available. Purchased under Governor Robert FitzRoy’s 10-shilling pre-emption waivers during 1844 and 1845, large blocks of Remuera land to the south of the newly established Tāmaki (later Remuera) Road were swiftly acquired by early settlers and investors.²⁶

¹³ The Maori name, *Remuera* came from two words: *remu* meaning hem or edge, and *wera* meaning burnt.

¹⁴ Jenny Carlyon and Diana Morrow, *A Fine Prospect: A History of Remuera, Meadowbank and St Johns*, Auckland, Random House, 2011, 21.

¹⁵ *Ibid.*

¹⁶ R. C. J. Stone, *From Tamaki-Makau-Rau to Auckland*, Auckland, Auckland University press, 2002, 10.

¹⁷ Remuera pa (Mt Hobson) was originally name Ohinerau (the place of Hinerau).

¹⁸ Maunga-rahiri pa (Little Rangitoto or Rangitoto-iti) was located atop a volcanic cone, near present-day Little Rangitoto Reserve at the lower end of Upland Road.

¹⁹ Jenny Carlyon and Diana Morrow, 2011, 21-2.

²⁰ *Ibid.*, 22.

²¹ *Ibid.*

²² *Ibid.*, 25.

²³ *Ibid.*, 21.

²⁴ *Ibid.*, 8 and 26.

²⁵ Remuera Heritage, *Remuera Heritage Walk: St Aidans to Mount Hobson*, 2006.

²⁶ *Ibid.*, 35-5 and 46.

Between 1847 and 1855, the Crown had purchased the remaining Remuera land to the north of Tāmaki Road from Ngāti Whātua. The first public auction, in 1848, included the Te Tiki blocks (land between Newmarket and Bassett Road). Surveyed as Section 14, the land comprised four to six acre lots that sold well in excess of the reserve.²⁷ Fierce competition resulted in high purchase prices, which continued during the subsequent public auctions that included the Ōhinerau blocks (1852-3) and those lots of the Pukapuka blocks (1855-6) not already set aside as native reserves. These areas were collectively surveyed as Section 16 and covered most of the northern slopes of present-day Remuera and part of Meadowbank.²⁸

Early settlement and development

Remuera land continued to be highly desirable and was eagerly purchased by settlers and speculators when it became available. The spectacular scenery and relatively close proximity to Auckland made Remuera an ideal location for Auckland's most prosperous residents. Successful merchants and businessmen, professionals, distinguished farmers and influential landowners all made Remuera home. Its rural landscape dotted with country cottages was soon interspersed with grand houses in park-like settings.²⁹



Figure 10: Panoramic view looking northeast over rural Remuera from Remuera-Mt Hobson in c.1880s, showing a mixture of country cottages and grand houses (Sir George Grey Special Collections, Auckland Libraries, 4-325).

By 1866, around 30 households had been established in Remuera, many of which were home to some of the most influential and prosperous individuals in the country.³⁰ By this time, the fledgling settlement of Remuera had two churches (St Mark's Anglican Church (1847) and a Methodist Church (1859)); a highway district board (1863); several small Church and private 'dame' schools and several stores.³¹ In 1873, Remuera became a stop on the Auckland-Onehunga railway line and although it remained a rural settlement, its number of inhabited homes had risen to 270.³² By

²⁷ Jenny Carlyon and Diana Morrow, 2011, 38 and 54; Winifred Macdonald, *Recollections: A Sketch History of Early Remuera 1870-1914*, Auckland, Milnes, 1983, 5-6.

²⁸ Jenny Carlyon and Diana Morrow, 2011, 38 and 54; Winifred Macdonald, 1983, 6.

²⁹ Jenny Carlyon and Diana Morrow, 2011, 8-9 and 46.

³⁰ *Ibid.*, 54.

³¹ *Ibid.*, 144, 184, 193 and 309; Winifred Macdonald, 1983, 14.

³² Winifred Macdonald, 1983, 14; Jenny Carlyon and Diana Morrow, 2011, 283.

1882, local shops included two grocers, two butchers and two chemists and by the end of 1885, Remuera's first post office had opened.³³

Early postal services

The opening of Remuera's first office on 1 December 1885 occurred several years after the establishment of the Auckland postal district on 1 January 1879 and three years after the formation of the New Zealand Post and Telegraph Department ('P & T', and later New Zealand Post Office).³⁴ By this time, there were over 850 post offices in the country.³⁵

The Remuera Post Office initially operated as an agency out of a grocer's store located next to the Remuera Road public hall (between Orakei and Greenlane roads).³⁶ Administered by storekeeper and postmaster, A. H. Trubshaw, mailbags made up at the Chief Post Office in Shortland Street were sent to Remuera by coach and delivered by a letter carrier. In 1888, the property, together with the neighbouring butchery, was destroyed by fire, but postal operations resumed a month later.³⁷ Following a period of closure between 1893 and 1900, a telephone office and postal agency opened in the shop of Robert Probert, which occupied the site of the previous agency on Remuera Road.³⁸ This service was continued by J. Nairn, A. Mayall, and later in the private residence of R. Raw.³⁹

The arrival of the twentieth century brought rapid growth and advancement to the New Zealand Post Office. By 1900, the burgeoning government department had over 1,700 branches, a number that continued to increase during the nationwide building boom for government structures that took place over the following 15 years.⁴⁰ The P & T was strongly supported by Joseph Ward (1856-1930) in his roles as Postmaster General and the Liberal government's minister in charge of the telegraph system for most of the government's existence (1891-1912).⁴¹ Ward, who later became Prime Minister (1906-1912), introduced the penny postage in 1901, which resulted in 13 million more letters being sent in its first year.⁴²

The first decade of the new century also brought renewed growth and prosperity to Remuera. Local businesses flourished and endured, land continued to be subdivided and developed, the electric tram service arrived, and the district's population more than doubled from 2,186 in 1901 to 5,284 in 1911.⁴³ Such progress put increasing pressure on the need for a purpose-built post office in the locality. In August 1909, the case was put to Postmaster General by a deputation from the Remuera Road Board and within a year, a post and telegraph office together with a Money Order and Savings Bank was established in the Remuera Pharmacy building (373-377 Remuera Road).⁴⁴ This

³³ Jenny Carlyon and Diana Morrow, 2011, 285 and 309.

³⁴ Ivan Clulee, *Post Office Buildings in the Auckland Province*, Postal History Society of New Zealand Inc., 2011, 13; 'HISTORY', from *An Encyclopaedia of New Zealand*, edited by A. H. McLintock, originally published in 1966. Te Ara – the Encyclopedia of New Zealand URL: <http://www.TeAra.govt.nz/en/1966/post-office>

³⁵ 'HISTORY', from *An Encyclopaedia of New Zealand*, edited by A. H. McLintock, originally published in 1966. Te Ara – the Encyclopedia of New Zealand URL: <http://www.TeAra.govt.nz/en/1966/post-office>

³⁶ Jenny Carlyon and Diana Morrow, 2011, 285-7; Ivan Clulee, *Post Office Buildings in the Auckland Province*, Postal History Society of New Zealand Inc., 2011, 13.

³⁷ Jenny Carlyon and Diana Morrow, 2011, 285-7.

³⁸ *Ibid.*, 287.

³⁹ Remuera Heritage, *The old Remuera Post Office*, 7 March 2016, from *A history of changes, Auckland Scrapbook, Sept 1990, 75, Auckland Libraries*.

⁴⁰ New Zealand Post, *History of New Zealand Post*, <https://www.nzpost.co.nz/about-us/who-we-are/history-of-new-zealand-post#The-early-years>

⁴¹ 'The Post and Telegraph Department in 1914', URL: <https://nzhistory.govt.nz/war/first-world-war-postal-service/1914> (Ministry for Culture and Heritage), updated 3 May 2016; Howard Robinson, *A History of the Post Office in New Zealand*, R. E. Owen Government Printer, Wellington, 1964, 160.

⁴² Michael Bassett. 'Ward, Joseph George', *Dictionary of New Zealand Biography*, first published in 1993. Te Ara – the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2w9/ward-joseph-george>

⁴³ Jenny Carlyon and Diana Morrow, 2011, 80 and 314.

⁴⁴ *Ibid.*, 287.

temporary service was utilised until a more permanent solution was reached by the construction of a purpose-built post office in 1914.

A new post office

Land for Remuera's first purpose-built post office was purchased in April 1909 by His Majesty the King.⁴⁵ Located on the corner of Remuera Road and Victoria Avenue, the site occupied part of original Allotment 37 (Section 16 Suburbs of Auckland), which, together with neighbouring allotments, had been subdivided four years earlier into 13 lots for owner Sarah Anne Moore-Jones^{46, 47} The post office site covered lot 9 of the subdivision, and cost £690.⁴⁸

In October 1911, plans for the new building were reportedly underway by the Public Works Department.⁴⁹ However, when the design was finally issued to the Remuera Road Board in June 1914, it failed to meet their expectations being regarded as “*entirely unsuitable*” and “*inadequate for the first suburban district in the Dominion.*”⁵⁰ Some of their principal objections involved the scale of the building – it being smaller than both the Parnell and Epsom post offices – and that little consideration had been given to the fact that the corner portion of the site had been conveyed to the board a year earlier for road purposes.⁵¹ The district engineer was accordingly advised of the unsuitability of the size and design of the building for Remuera, with emphasis placed on the requirement for a specially designed structure with a corner entrance similar to that of the Ponsonby Post Office erected three years earlier. The board's reservations were also forwarded to the Prime Minister, Postmaster General, and the member for the district.⁵² In response, the Postmaster General, the Hon. R. H. Rhodes, stated “*I am often told that we are putting up too elaborate post offices, but as soon as we propose to put up a less elaborate building there is an outcry.*”⁵³ Although a report was being obtained regarding the matter, excavations of the site began in August 1914.⁵⁴

Contrary to the objections raised by the Remuera Road Board, a newspaper article written following commencement of works viewed the new post office as “*an ornament to the district*”⁵⁵. Reputedly designed by Claude E. Paton who worked at the office of Government Architect, John Campbell, the two-storey building was described as “*plain, but attractive*”^{56, 57}. The plans revealed that the post office was of brick construction with a stucco and rough-cast finish, painted cream, with a Marseilles tile gable roof, and a lead-roofed clock tower, a feature that was considered to greatly improve its appearance. The ground floor comprised a square vestibule with two entrance doors, a public space with telegram desks and counter, a mail room (30ft. long by 22ft. 6in. wide), a telephone room, a postmaster's room and a telephone bureau box. On the first floor, the postmaster's residence consisted of a large sitting room, kitchen, scullery, two bedrooms and bathroom.⁵⁸

Constructed by contractor, S. I. Clarke on behalf of the Public Works Department, the purpose-built Remuera Post Office was completed by the end of 1914 at a cost of

⁴⁵ NA157/272, LINZ records (refer to **Appendix 1.2**).

⁴⁶ Sarah Anne Moore-Jones ran the Remuera Ladies College, which at that time operated out of Cleveland House – a grand property originally set in seven acres of land that bordered Remuera Road and Victoria Avenue. The Post Office site occupied part of the grounds of Cleveland House.

⁴⁷ DP 3364, Cadastral index (refer to **Appendix 1.2**).

⁴⁸ Ivan Clulee, 2011, 13.

⁴⁹ Remuera Post Office, *New Zealand Herald*, Volume XLVIII, Issue 17805, 7 October 1911, 7, Papers Past.

⁵⁰ Remuera Post Office, *Auckland Star*, Volume XLV, Issue 140, 13 June 1914, 9, Papers Past.

⁵¹ *Ibid.*; SO 17360, Cadastral index (refer to **Appendix 1.2**).

⁵² Remuera Post Office, *Auckland Star*, Volume XLV, Issue 140, 13 June 1914, 9, Papers Past.

⁵³ Remuera Post Office, *New Zealand Herald*, Volume LI, Issue 15655, 25 June 1914, 8, Papers Past.

⁵⁴ Remuera Post Office, *Auckland Star*, Volume XLV, Issue 200, 22 August 1914.

⁵⁵ *Ibid.*

⁵⁶ *Ibid.*

⁵⁷ Refer to **Appendix 2** for further details on architect, Claude E. Paton.

⁵⁸ Remuera Post Office, *Auckland Star*, Volume XLV, Issue 200, 22 August 1914.

£1,917. The building officially opened for business on 22 March 1915, with Louisa R. Hyde presiding as the first postmistress. The employment of a women during this time is of interest for reflecting the social acceptance and respectability of post office work for women during the early twentieth century, and also the increased and more diversified roles of women during the First World War.⁵⁹ Located centrally in Remuera's burgeoning village centre and near the tram terminus, the post office soon became an important community asset and source of pride within the locality.⁶⁰



Figure 11: The new Remuera Post Office, c.1914-5 (Archives New Zealand).

When the Remuera Post Office was completed in 1914, the P & T department was one of the country's largest employers and at the cutting edge of technological and social change.⁶¹ Its construction occurred during the culmination of both a nationwide building boom for government structures and a region-wide growth in the erection of post office buildings that had taken place over the past decade-and-a-half. Between 1900 and 1914, over two-dozen new post offices were built in Auckland.⁶² It was also a period of growth in Remuera. More shops and services were established along Remuera Road, such as L. J. Keys Store and the Pharmacy (between Norana and St Vincent avenues), creating a distinct and thriving village centre that provided the community with its everyday needs. By 1914, it boasted grocers, butchers, dairies, greengrocers, bakers and confectioners, chemists, carriers, drapers, bootmakers and hardware stores, in addition to its newly acquired post office.⁶³ In 1922, a block of six single-storey residential shops named 'The Avenue Buildings' were constructed on land immediately to the west of the post office for Mr George Cole.⁶⁴

⁵⁹ Jenny Carlyon and Diana Morrow, 2011, 94 and 286.

⁶⁰ Ibid., 288.

⁶¹ 'The Post and Telegraph Department in 1914', URL: <https://nzhistory.govt.nz/war/first-world-war-postal-service/1914> (Ministry for Culture and Heritage), updated 3 May 2016.

⁶² Ivan Clulee, 2011. Refer also to **Appendix 4**.

⁶³ Jenny Carlyon and Diana Morrow, 2011, 316.

⁶⁴ B/1922/429 – Building Consent plan – O/19811/04 – 0000-00958125, Auckland Council property records: 358-364 Remuera Road.

Accommodating change

The 1920s marked a period of sustained development in the Remuera shopping centre, echoing the growth and prosperity experienced across Remuera, and Auckland, during that time. Large blocks of shops such as the aforementioned 'Avenue Buildings' (1922), the 'Coles Building' (1923), the Hellaby Building (1926) and the 'Skeltons Building' (1928) were constructed, together with the establishment of the its first theatre, Tudor Cinema (1926).⁶⁵ The area had transitioned from small groups of shops to a flourishing commercial hub of purpose-built facilities and services, which bolstered the ongoing development of the suburb.

The interwar period also saw a rapid expansion in postal activity. The public demand for the Post Office's broad services of post office, savings bank and telephone exchange, together with the growing number of private telephones and the introduction of airmail services in the 1930s, reinforced its important role in New Zealand society.⁶⁶ In Remuera, postmaster, James Grearey experienced an almost three-fold increase in his staff during his 15-year tenure – rising from six members in 1921 to 17 in 1936.⁶⁷ Following his retirement, an extension was added to the west elevation of the Remuera Post Office, necessitated by the decentralisation of postal delivery and the continued growth of the district.⁶⁸ The single-storey extension was subsequently used as a mailroom and office.⁶⁹

In 1949, a separate house was acquired for the postmaster to free up the first floor living accommodation for post office operations, and during the early 1950s, two portions of land to the rear of the post office were acquired by the body corporate of the Mayor, Councillors and Citizens of the City of Auckland, one of which formed a right of way.⁷⁰ A women's rest room was subsequently constructed and a right of way established.⁷¹



Figure 12: Image published in the *Auckland Star*, 1936 showing the construction of the Remuera Post Office extension, which was completed in January 1937 (More Accommodation, *Auckland Star*, Volume LXVII, Issue 281, 26 November 1936, 9, Papers Past).

⁶⁵ RRB 003 Valuation Rolls 1898-1918, Supplementary Valuation Roll, 1910, Item 4, Record 313538, Auckland Council Archives; B/1922/429 – Building Consent plan – O/19811/04 – 0000-00958125, Auckland Council property records: 358-364 Remuera Road.

⁶⁶ New Zealand Post, *History of New Zealand Post*, <https://www.nzpost.co.nz/about-us/who-we-are/history-of-new-zealand-post#The-early-years>

⁶⁷ Postmaster Retires, *Auckland Star*, Volume LXVII, Issue 229, 26 September 1936, 12, Papers Past.

⁶⁸ More Accommodation, *Auckland Star*, Volume LXVII, Issue 281, 26 November 1936, 9, Papers Past.

⁶⁹ Refer to **Appendix 2.3**.

⁷⁰ CTs NA1090/64 and NA 1090/76, LINZ records; SO 36789 and SO 37713, cadastral index (refer to **Appendix 1.2**).

⁷¹ Ibid.; 395790 - General Property Document private drainage plan - 0000-05852828, Auckland Council property records: 358-364 Remuera Road.

By the middle of the twentieth century, the Post Office was a successful organisation with an expansive role that met the political, social and economic needs of the communities it served.⁷² In addition to its traditional communication services, the Post Office also provided other community services such as registering births, marriages, deaths and cars, accepting television and fishing licence fees, enrolling people to vote, and collecting pensions.⁷³ During this time, the post office building was still seen as a local icon in many communities, often occupying a location in the centre of a commercial centre and appearing as a prominent landmark in the townscape.⁷⁴ In 1964, there were 1,590 post offices in the country with approximately 26,500 employees. In addition to this, there were 458 postmistresses in small post offices and around 730 postmasters and telephonists who provided post office services as part of their private business.⁷⁵

In Remuera, a key aim during this time was to re-establish all post office operations under one roof, including the Post Office Savings Bank. In 1960, plans were drawn up for the erection of a single-storey postman's branch to the rear of the post office, which would replace an earlier building on the site.⁷⁶ Other proposals involved the removal of the original post and rail fence and gates that edged the post office's eastern boundary.⁷⁷

Almost 50 years after the construction of the Remuera Post Office, a clock was finally installed in its tower. Although attempts had been made over the years to raise money for a clock, including increasing the height of the tower to accommodate a timepiece, little progress had been made.⁷⁸ At a street-side ceremony on 27 February 1962, Postmaster General, Mr Kinsella accepted on behalf of the citizens of the district a clock gifted by chairman of the Auckland Transport Board and long-time Remuera resident, N. B. Spencer.⁷⁹ The clock commemorated the pioneers of Remuera in former road board days and was seen to symbolise the close relationship between the post office and the people.⁸⁰



Figure 13: The Remuera Post Office in 1987. Note the small 1936 extension to the left, the 1960s structure to the right and the addition of a verandah to the Remuera Road elevation. It is not known when the latter was incorporated. A new ground floor window was also inserted by this time (H. E. White photograph, from Ivan Clulee, 2011, 13).

⁷² New Zealand Post, *History of New Zealand Post*, <https://www.nzpost.co.nz/about-us/who-we-are/history-of-new-zealand-post#The-early-years>

⁷³ Ibid.

⁷⁴ Ivan Clulee, *Clock Towers on Post Office Buildings*, from 'The Mail Coach', Volume 51, Number 2, December 2014, 63.

⁷⁵ 'HISTORY', from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. Te Ara – the Encyclopedia of New Zealand URL: <http://www.TeAra.govt.nz/en/1966/post-office>

⁷⁶ 395790 – General Property Document private drainage plan – 0000-01680074, Auckland Council property records: 358-364 Remuera Road.

⁷⁷ Ibid.

⁷⁸ Remuera Post Office, *New Zealand Herald*, Volume LIX, Issue 18107, 3 June 1922, 6, Papers Past; Remuera Post Office, *New Zealand Herald*, Volume LIX, Issue 18278, 20 December 1922, 8, Papers Past.

⁷⁹ Gift Clock Accepted at Ceremony, *New Zealand Herald*, 28 February 1962 from Auckland Scrapbook, October 1961-March 1962, 281, Auckland Libraries.

⁸⁰ Ibid.

In the mid-1970s, the neighbouring land and adjoining Avenue Buildings were acquired from the Cole family for \$305,000 with the intention of expanding post office facilities to house a new post office, telecommunications and the former Post Office Savings Bank.⁸¹ However, the rebuilding did not eventuate.⁸² Sometime during the mid-1970s and mid-1980s, a glazed enclosure was added to the south (Remuera Road) elevation of the post office building to house both post and private boxes and a ground floor window was replaced.⁸³

Land acquisition and redevelopment

In 1987, the abolition of the Post Office under the 'Postal Services Act 1987' resulted in the creation of three state-owned enterprises, one of which was New Zealand Post Limited.⁸⁴ In 1989, land titles for the subject site recorded New Zealand Post Limited as proprietor of the land upon which the Remuera Post Office building stood (part Lot 9 DP3364), including land to the rear of the site including the right of way (Allots 256 and 255, formerly part Lot 9), and the neighbouring land occupied by The Avenue Buildings (Lot 1, formerly part lots 7 and 8 DP3364).⁸⁵

Over the following two years a major redevelopment of the entire block of land occurred. The substantial project involved the replacement of the existing Arcade Buildings, Post Office Savings Bank, public toilets and Citizens Advice Bureau with new facilities that included retail and office units fronting Remuera Road, accommodation for New Zealand Post and its tenants on Victoria Avenue, and a carpark for 71 vehicles.⁸⁶ Designed by architects, Craig Craig Moller and developed by Brierley Developments, the complex formed part of a revitalisation programme of Remuera shopping centre and was celebrated for its retention and integration of an "Auckland landmark".⁸⁷



Figure 14: (Above) The Remuera Post Office following the demolition of neighbouring buildings and prior to the redevelopment in 1990.⁸⁸

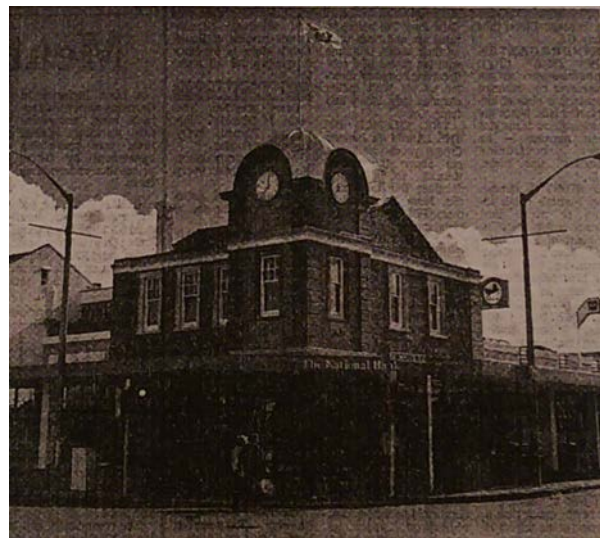


Figure 15: (Right) The Remuera Post Office following completion of the works in 1991.⁸⁹

⁸¹ Ivan Clulee, 2011, 14; New complex retains old charm, *NZ Herald*, Section 2, Friday June 7 1991, in Auckland Scrap Book, Sep 1990-Aug 1991, 76.

⁸² Ivan Clulee, 2011, 14.

⁸³ Refer to figures 13, 26 and 27.

⁸⁴ New Zealand Post, *History of New Zealand Post*, <https://www.nzpost.co.nz/about-us/who-we-are/history-of-new-zealand-post#The-early-years>

⁸⁵ CT NA77B/402, LINZ records (refer to **Appendix 1.2**).

⁸⁶ New complex retains old charm, *NZ Herald*, Section 2, Friday June 7 1991, in Auckland Scrap Book, Sep 1990-Aug 1991, 76; B/1990/5717 – Building Consent plan – O/2339/08 – 0000-01328074, Auckland Council property records: 358-364 Remuera Road, Remuera.

⁸⁷ New complex retains old charm, *NZ Herald*, Section 2, Friday June 7 1991, in Auckland Scrap Book, Sep 1990-Aug 1991, 76.

⁸⁸ Ibid.

⁸⁹ Ibid.

Whilst retaining the structural integrity of the Remuera Post Office building and its relationship with the village was a priority in the development of the scheme, changes did occur to accommodate its new use as The National Bank.⁹⁰ The greatest physical and visual changes to the exterior of the building included the attachment of the new development to its north and west elevations, the loss of ground floor fenestration, the incorporation of partially enclosed verandahs along its south and east façades, and the repainting of its plasterwork with tones of green, red and blue. The work also resulted in the demolition of the 1936-7 addition and the removal of the entrance steps.⁹¹ Internally, many of the dividing walls were removed and the spaces reconfigured.⁹² The new complex was officially opened in 1991 by Mrs Beverley Graham of the Remuera Garden Club and Mr Ian Farrant, Chairman of New Zealand Post Properties.⁹³

In 1994, internal alterations were proposed to the post office building to accommodate a banking chamber.⁹⁴ In 2009, the property was transferred from New Zealand Post Limited to Loris Properties Limited.⁹⁵ Four years later, the National Bank was replaced by ANZ as the post office building's tenant, following which time the building was repainted with blue accents to reflect ANZ's colour scheme.⁹⁶

New proposals

In 2016, a resource consent application was submitted for the large-scale development of the site at 358-364 Remuera Road.⁹⁷ Proposals drawn up by Williams Architects Ltd. principally involved additions and alterations to the commercial buildings erected either side of the Remuera Post Office in 1991 to create a three-storey structure fronting Remuera Road (the first of its kind in the shopping centre) and a two-storey structure facing Victoria Avenue. The existing ground floor retail units were proposed to be retained, while the upper storeys would be replaced with modern structures incorporating glazing, cuboid shapes and modulated façades. The application sought the retention of the Remuera Post Office building as a “*visually prominent corner and landmark*”, but with proposed changes to its verandahs and paint colours and the wholesale removal of the structure that stands in the place of the 1936 addition.⁹⁸ The application was approved in early 2017, but work has yet to commence. That same year, new owners, Aotearoa New Zealand Investment Limited acquired the property.⁹⁹

⁹⁰ Ibid.

⁹¹ It is unclear whether the 1936 addition was incorporated into the design with a first floor addition and modifications, or whether it was rebuilt entirely.

⁹² B/1990/5717 – Building Consent plan – O/2339/08 – 0000-01328074, Auckland Council property records: 358-364 Remuera Road, Remuera (refer to **Appendix 2** for further details).

⁹³ New complex retains old charm, *NZ Herald*, Section 2, Friday June 7 1991, in Auckland Scrap Book, Sep 1990-Aug 1991, 76.

⁹⁴ B/1994/3805253 – General Property Document microfilm, Auckland Council property records: 358-364 Remuera Road, Remuera.

⁹⁵ CT NA78D/55, LINZ records.

⁹⁶ Remuera Heritage, *The old Remuera Post Office*, 7 March 2016, <http://www.remueraheritage.org.nz/places/remuera-post-office>

⁹⁷ R/LUC/2016/648 – 358-264 Remuera Road Remuera Auckland Auckland 1050 – Land use consent – Application, Auckland Council property records: 358-364 Remuera Road, Remuera (refer to **Appendix 2** for further details).

⁹⁸ Barker & Associates Limited, Assessment of Environmental Effects, 2016, R/LUC/2016/648 – 358-264 Remuera Road Remuera Auckland Auckland 1050 – Land use consent – Application, Auckland Council property records: 358-364 Remuera Road, Remuera.

⁹⁹ CT NA78D/55, LINZ records.



Figure 16: 3D image showing the proposed development next to the Remuera Post Office. Note the proposed changes to the verandah and paint colours (Auckland Council property records: 358-364 Remuera Road, Remuera. Copyright Williams Architects Limited, 2016).

An emblem of Remuera

Over the years, the Remuera Post Office has become a key building within the town centre. When Remuera Heritage was established in 2007 to “*recognise, appreciate, preserve and share Remuera’s past and present*”¹⁰⁰, the society chose the Post Office’s clock tower (and Ōhinerau – Mt Hobson) as their logo because it was considered emblematic of a landmark for Remuera.¹⁰¹ The clock tower was also adopted by the Remuera Residents Association.¹⁰² The use of the building in this manner for such local organisations suggests that the place is a marker that the local community identifies with.

¹⁰⁰ *About Remuera Heritage*, Remuera Heritage website: <http://www.remueraheritage.org.nz/about-us>

¹⁰¹ Sue Coopers, 2018, pers. comm., 13 June.

¹⁰² Refer to: <http://remueraresidents.org.nz/>

1.1 Chronological summary

Chronology of ownership, events and changes

The following table provides a chronological summary of known ownership, key events and physical changes associated with the former Remuera Post Office and 358-364 Remuera Road.

| Date | Event/Change |
|-----------|--|
| 1885 | Remuera's first post office opened as an agency out of a grocer's store. |
| 1905 | Original Allotment 37 (Section 16 Suburbs of Auckland) and neighbouring allotments were subdivided into 13 lots. |
| 1909 | Lot 9 of the subdivision was acquired by His Majesty the King. |
| 1911 | Plans were underway by the Public Works Department for a purpose-built post office in Remuera. |
| 1914 | The construction of the post office building by contractors, S. I. Clarke was completed. |
| 1915 | The Remuera Post Office officially opened for business on 22 March 1915. |
| 1922 | A block of six single-storey residential shops named 'The Avenue Buildings' were constructed on land immediately to the west of the post office building. |
| 1936-7 | A single-storey extension was added to the west elevation of the post office. |
| 1951 | A portion of land (part of Lot 9) to the rear of the post office building was declared Crown Land. The land subsequently became Allot. 256. |
| 1953 | A portion of land (part of Lot 9) to the rear of the post office building was declared Crown Land for use as a right of way. The land subsequently became Allot. 255. |
| 1960 | Plans were drawn up for the erection of a single-storey postman's branch to the rear of the post office building, fronting Victoria Avenue and the removal of the existing post and rail fence and gate that edged the post office's eastern boundary. |
| 1962 | A clock was installed in the post office tower. It was gifted to the Postmaster General and citizens of the district by chairman of the Auckland Transport Board and long-time Remuera resident, N. B. Spencer. |
| Mid-1970s | The Avenue Buildings and associated land was acquired with the intention of expanding post office facilities, but this did not eventuate. |
| 1973-1987 | A glazed enclosure was added to the south (Remuera Road) elevation of the post office to house post and private boxes, and a ground floor window on the east (Victoria Avenue) elevation was replaced with a larger unit. |
| 1989 | New Zealand Post Ltd. was proprietor of all the land currently addressed 358-564 Remuera Road. This included the land upon which the Remuera Post Office building stood (part Lot 9 DP3364), land to the rear of the site including the right of way (Allots 256 and 255, formerly part Lot 9), and the neighbouring land occupied by The Avenue Buildings (Lot 1, formerly part lots 7 and 8 DP3364). |

| Date | Event/Change |
|---------------|---|
| 1990-1 | The substantial demolition and redevelopment of the site took place in order to create new retail and office units, accommodation for New Zealand Post and its tenants and a 71-vehicle carpark. Changes to the Post Office building included the attachment of new development to the building, the loss of the 1936-7 addition, entrance steps and ground floor fenestration, the incorporation of partially enclosed verandahs and repainting. |
| 1994 | Internal alterations were proposed to the post office building to accommodate a banking chamber. |
| 2009 | The property was transferred from New Zealand Post Limited to Loris Properties Limited. |
| 2013 | The National Bank was replaced by ANZ as the post office building's tenant. |
| 2014 | Remuera Post Office was repainted to reflect ANZ's colour scheme. |
| 2016-7 | A resource consent application was submitted for the large-scale redevelopment of the site. Proposals involved additions and alterations to the commercial buildings erected either side of the Remuera Post Office in 1991 to create a three-storey structure fronting Remuera Road and a two-storey structure facing Victoria Avenue. The existing ground floor retail units were proposed to be retained, while the upper storeys would be replaced with modern structures. The proposals also included changes to the verandahs and paint colour of the post office building. |
| 2017 | Aotearoa New Zealand Investment Limited acquired the property. |


1.2 Land Information New Zealand (LINZ) records

1.2.1 Certificates of title

NA55/206 (1 of 2)

NEW ZEALAND.

[Form B.]




 Register-book,
 Vol. 55, folio 206

Reference: *Vol. Application No. 2322*
Transfer No.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.


This Certificate, dated the *twentieth* day of *November*, one thousand eight hundred and eighty-*seven*, under the hand and seal of the District Land Registrar of the Land Registration District of *Auckland*, witnesses that *Edward, Wishesy of Auckland, Gentleman*

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered *green*, be the several admeasurements a little more or less, that is to say: All that parcel of land containing *three acres three roods and thirty four perches more or less and being Allotment thirty six and part of Allotments thirty five thirty seven and thirty eight of Section sixteen of the Suburbs of Auckland in the same is delineated on the Plans deposited in the Office of the District Land Registrar of Auckland No. 14.*



Scale - 2 Chains to an inch.

W. Hoffmann
Registrar


 District Land Registrar
 NEW ZEALAND

Edward Wishesy

Transfer of 232277 Edward Wishesy to Albert George Holland as lot 13 on plan 2261 produced the 17th October 1887 at 40/-

Transfer of 232499 Edward Wishesy to Elizabeth Annatynne Mueller of northern portion of lot 11 on plan 2261 produced the 17th October 1887 at 40/-

Transfer of 232523 Edward Wishesy to Richard Henry, head of lot 12 on plan 2261 produced the 17th October 1887 at 40/-

W. Hoffmann
Registrar

NA55/206 (2 of 2)

Transfer No 35425 Edward Withy to
Emma News of lot 5 on plan 3364
produced the 27th March 1908 at 2.45 p.m.
1908

Transfer No 34909 Edward Withy to
Carlo Stewart Curles of lot 2 on a plot
lot 7 on plan 3364 reserving right to drain
produced the 19th September 1908 at 2.45 p.m.
1908

Transfer No 41574 Edward Withy to
Rose Kate O'Sullivan of plot 3 plan
3364 reserving right of drain produced
the 6th April 1908 at 10.40 p.m.
1908

Transfer No 45689 Edward Withy
to Minnie Rakona Trator of plot 4
plan 3364 reserving right of drain
produced the 14th April 1908 at
1.30 p.m.
1908

Transfer No 45907 Edward Withy
to Sarah Ann Moore Jones of
the residue of section 1 and together
with certain drainage rights produced
the 12th May 1908 at 2.45 p.m.
1908

CERTIFICATE OF TITLE,

Vol. , folio


NA150/147 (1 of 2)

PART - CANCELLED
NOT TO BE CONVERTED
NEW ZEALAND.

REGISTERED

DATE DESTROYED [Blank] (Form B.)

Reference: Vol. 55, folio 206
Transfer No. 4595



Register-book
Vol. 150 folio 147


150/147

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

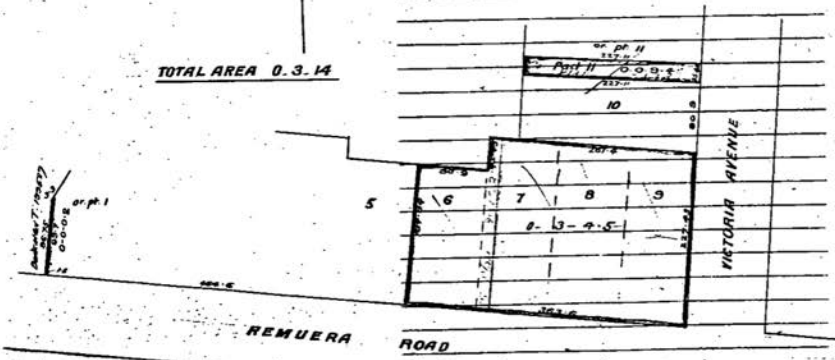
This Certificate, dated the twelfth day of May, one thousand nine hundred and eight, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, witnesses that Sarah Anne Moore Jones, wife of (David) Moore Jones of Auckland, New Zealand, Gentleman.

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing rights of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing approximately three (3) rods and four (4) ft. (10.7 m) and (seven) and a half (7 1/2) rods and (seven) and a half (7 1/2) rods situated in the suburbs of Auckland under a plan deposited in the Land Registry Office at Auckland under a 30 series of Section 4: 16 (District No. 1) Suburbs of Auckland, Register with the right to drain contained in Sections 39909, 45574 and 45689.

Edwin Bayly
District Land Registrar



TOTAL AREA 0.3.14



Scale one chain to an inch

Transfer No. 4595 Sarah Anne Moore Jones to her husband the King of the plan 3380 produced the 25th day of May 1898 at 10.11.18

157/147

METRIC AREA IS 3390 m² **OVER**
3390 m²

REGISTER

150/147

15/11/11
 Deeds for No 119932 South Island
 Thomas Jones to the Inhabitant
 of the Remuera Road District
 produced the 1st May 1909
 at 10.50 AM of 1st Feb

15/11/11
 Mortgage of some land in the name of
 to the National Bank of New Zealand Limited
 of 1st Feb 1909
 December 1909

Deeds of 120018 Sarah Ann Moore Jones
 & Augustus Wilson of Lot 8 and part
 Lot 7 on plan 3362 produced the 2nd March
 1920 at 10.49 am

311
 1115
 Deeds of 199587 Sarah Ann Moore Jones &
 the Mayor of Auckland a City of the
 City of Auckland being a declaration of
 the part of Lot 1 plan 3362 contained
 here as public street produced
 24/1/1908 at 11 am and entered 14/1/1908
 10 am

Deeds of 32155 of the residue to Mrs
 Frances Moore Jones and Winifred Lillian
 Moore Jones both of Auckland, spinners and
 Herbert John Moore Jones of the same
 schoolmaster, as executors Entitled
 4/1/1908 at 2.40

K15521 notice of Statutory Land
 Charge against the residue by
 The Auckland Electric Power Board
 entered 25/1/1908 at 6.30 am

Transfer of 270673 of 1/2 share of
 the registered proprietors to Mrs Frances
 Moore Jones and Winifred Lillian
 Jones as tenants in common in equities
 produced 25/7/1925 at 12.10 pm

665/117
 Deeds No 323924 of 1/2 share of
 22198 the registered proprietors to
 Arthur Robert Brett produced
 29/7/1908 at 10.45 am

150/147

CERTIFICATE OF TITLE

Vol. . folio

THIS REPRODUCTION (ON A REDUCED SCALE)
 CERTIFIED TO BE A TRUE COPY OF THE
 ORIGINAL REGISTER FOR THE PURPOSES OF
 SECTION 215A LAND TRANSFER ACT 1952

D.L.R.



REGISTER

NEW ZEALAND.

Form B.

DUPLICATE DESTROYED

Reference: Vol. 150, folio 147
Transfer No. 149/15



Vol. 157, folio 272

157/272

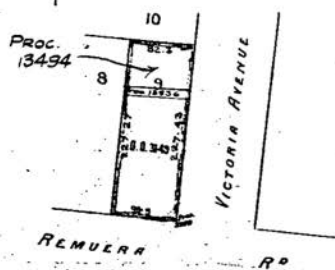
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the seventh day of April, one thousand nine hundred and nine, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that His Majesty the King

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing rights of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing four acres and forty square centimetres bounded to the north by the reserve of the Crown of 100 acres (being the land shown deposited in the Land Registry Office at Christchurch under No. 33044 which said parcel of land is part of allotment No. 37 of 160 acres) of section No. 16 (being the land shown in the plan of the land) and to the south by the road shown in the plan and to the east by the road shown in the plan and to the west by the road shown in the plan and contained in Transfer No. 149/15.



John G. G. G. G.
District Land Registrar
Proclamation No. 33044 taking part of within land for road purposes 5th January 1911 at 10 a.m.



Proclamation 13404 declaring S.I. roads 6 ft across land subject to the Land Act 1908 dated 1.5.1912 at 10 a.m.
Proclamation 13836 declaring part lot 9 of 3344 to be Crown land subject to the Land Act 1908 (1.6.1913) dated 12.6.1913 at 10 o'clock. W. G. G.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
L. G. G. D.L.R.

C.039387.1 Application pursuant to Section 25 (1)(a) State-owned Enterprises Act 1986 whereby the State-owned Enterprises is registered as proprietor of the within land - 11.9.1989 at 10.31 o'clock.

Table with columns for area and dimensions:

| | | |
|------|------|-------|
| Area | 0.00 | 21.20 |
| Area | 0.00 | 22.88 |
| Area | 0.00 | 29.10 |
| Area | 0.00 | 22.98 |
| Area | 0.00 | 0.01 |
| Area | 0.00 | 0.21 |

Scale 1 Chain to an Inch

G.C AREA IS 796 m²

NETT EQUIVALENT METRIC AREA IS 5.40 m²

NA157/272 (2 of 2)

157/272.

C.039387.1 Application pursuant to Section
25 (1)(a) State-Owned Enterprises Act 1986
whereby New Zealand Post Limited is registered
as proprietor of the within land - 11.9.1989
at 10.37 o'clock
CT 78D/55 issued


A.L.R.

CANCELLED



REGISTER

Duplicate Destroyed
EM aud.

Hand and Deeds - 4

Form B.

NEW ZEALAND.

References: Vol. 180, Folio 147
Transfer No. 121018
Application No.
Order for N/O No.



Register-book,
Vol. 311, folio 148

311/148

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fourth day of March, one thousand nine hundred and twentieth
under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that
Hugh Munro Wilson of Auckland New Zealand Surveyor

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing rights of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one (1) rood one twelfth and one tenth (20/10) perch more or less being lot no 8 (wick) and part of lot no 10 (own) on the plan deposited in the Land Registry Office at Auckland under no 1111 which was parcel of land a portion of allotment no 31 (thirty seven) of Section no 6 (sixteen) of the Suburbs of Auckland

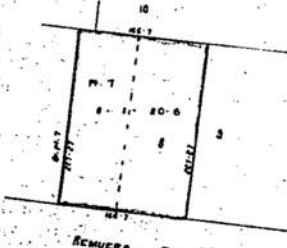


[Signature]
District Land Registrar.

Easement respecting fencing contained in Transfer no 121018. ✓

METRIC AREA IS

1533 m²
1533 m²



Transfer no. 145636 Hugh Munro Wilson to Frederick Henry Bernard & Helen of Rotome Dentist and William Edward Barnett, 3rd class, of Helmsville, Solicitor, as tenants in common in the shares set out after their respective names produced the 30th June 1921 at 2.3 pm C.M. T. Shackleton

Transfer no 16336 Frederick Henry Bernard and William Edward Barnett to Major George Vincent Cole of Auckland Land Agent, produced 22nd December 1922 at 10.15 am

Major G. Vincent Cole to [Signature] produced 22nd Dec 1922 at 10.15 am

[Signature]
District Land Registrar

REGISTER

311/148

311/148

Variation of terms of mortgage No 127486 produced 15/12/1922 at 12.25
[Signature]

Transmission No 2072 of Mortgage No 127486 to John Ramsey, George Richardson and Ada Kathleen Richardson dated 11/6/1928 at 10.20 am
[Signature]

Variation of terms of mortgage No 127486 produced 1/1/1927 at 10.35 am
[Signature]

Transmission No 10006 of mortgage No 127486 to The Public Trustee, dated 3/6/1938 at 2.35 pm
[Signature]

Transfer 376734 of Mortgage 127486 The Public Trustee to Ada Kathleen Richardson produced 29.8.1944 at 3.0
[Signature]

X 36152 the true and correct name of the registered mortgage under mortgage 127486 is Ada Kathleen Stewart Richardson dated 21/12/1950 at 10.3
[Signature]

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952
[Signature] D.L.R.

220436.2 Transmission to Arthur George Cole, Valuer, John Cole, Milk Roundsman and Mervyn Allen Gore, Chartered Accountant all of Auckland as Executors - 20.12.1972 at 11.02 o'clock
[Signature] for A.L.R.

220436.3 Mortgage to The New Zealand Investment Mortgage and Deposit Company Limited - 20.12.1972 at 11.02 o'clock
[Signature] for A.L.R.

156765.1 Compensation Certificate by Minister of Works - 2.4.1974 at 11.15 o'clock
[Signature] for A.L.R.

418978.1 Gazette Notice taking the within land subject to the fencing covenant in Transfer 124018 for a Post Office - 21.1.1976 at 1.46 oc.
[Signature] for A.L.R.

NA1090/64

Certificate No. K. 48547
Reference: P.R. Vol. 208 folio 16
Transfer No.



Register-book. SCHEMATIC L.
Vol. 1090, folio 54

(Land and Deeds-3)

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the eighth day of December, one thousand nine hundred and fifty-three under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND being a Certificate in lieu of Grant, Witnesseth that THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF AUCKLAND

1090/64
719/0601

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered ERRA, be the several admeasurements a little more or less, which said land was originally acquired by the body corporate abovesamed

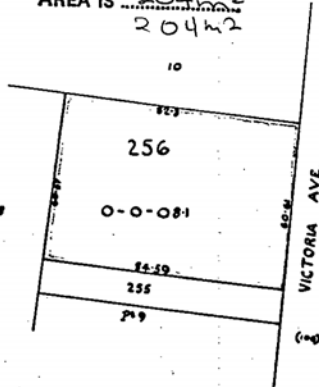
as from the sixteenth day of September, one thousand nine hundred and fifty-two under Section 54 Land Act 1948 that is to say: All that parcel of land containing eight decimal one perches more or less situated in the City of Auckland being Allotment 256 Section 16 Suburbs of Auckland

Sec 16 Suburbs of Auckland



Johnson
District Land Registrar.

EQUIVALENT METRIC
AREA IS 204m²
204m²



Subject to the reservations and conditions imposed by Section 59 Land Act 1948.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
L. G. Gorman
D.L.R.

C.320581.1 Transfer to New Zealand Post Limited at Wellington - 6.11.1991 at 2.41 oc

Appurtenant hereto is a right of way (on foot only) over part Lot marked A DP 142207 (CT 84B/567) created by Transfer C.343690.2

S.O. 36789
301K2

T.S. Roe
G.F.K.H. Betham
R. Freeman.



NA1090/76

Certificate No. K. 48608
Reference: P.R. Vol. 205 folio 322
Transfer No.

NEW ZEALAND



Register-book Vol. 1090, folio 76

[Land and Deeds-3] SCHEDULE 1.

1090/76

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the eleventh day of December, one thousand nine hundred and fifty-three under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND being a Certificate in lieu of Grant, Witnesseth that THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF AUCKLAND a body corporate duly incorporated under the Municipal Corporations Act, 1933

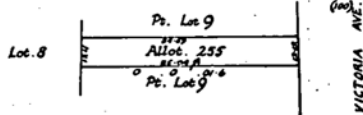
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered Green, be the several admeasurements a little more or less, which said land was originally acquired by the Mayor Councillors and Citizens of the City of Auckland as from the eleventh day of June, one thousand nine hundred and fifty-three under Section 54 Land Act 1948 that is to say: All that parcel of land containing one decimal six perches more or less situated in the City of Auckland being Allotment 255 of Section 16 Suburbs of Auckland

Sec 16 Suburbs of Auckland



R. W. ...
Assistant District Land Registrar.

EQUIVALENT METRIC AREA IS 40m²
40m²



Subject to the reservations and conditions imposed by Section 59 Land Act 1948. *R. W. ...* A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
L. G. ... D.L.R.

C.320581.1 Transfer to New Zealand Post Limited at Wellington - 6.11.1991 at 2.41 oc

Appurtenant hereto is a right of way (on foot only) over part Lot marked A DP 142207 (CT 84B/567) created by Transfer C.343690.2

S.O. 3713
30 links
T. S. Roe
G. F. K. H. - Betham
J. Kendall



NA78D/55

References
Prior C/T 157/272
Transfer No.
N/C. Order No. C.039387.1

Land and Deeds 69



REGISTER

No. 78D/55

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 11th day of September one thousand nine hundred and eighty nine under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that NEW ZEALAND POST LIMITED at Wellington

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 541 square metres more or less being part of Lot 9 Deposited Plan 3364 and being part Allotment 37 Section 16 Suburbs of Auckland



Interests at date of issue:

"Subject to Section 27B of the State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

[Signature]
A.L.R."

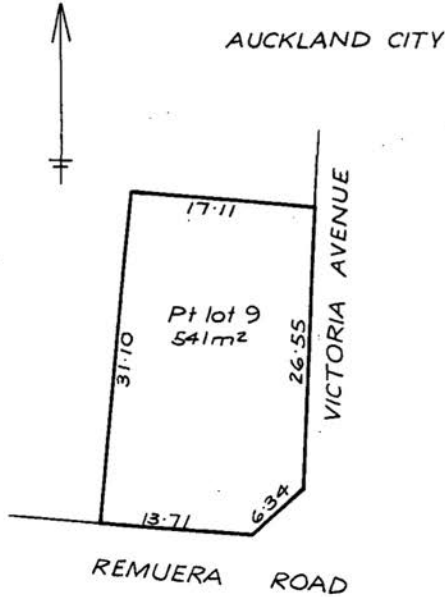
Appurtenant hereto is a drainage easement contained in Transfer 39909

[Signature]
A.L.R.

4
vc

Appurtenant hereto is a right of way (on foot only) over part Lot marked A DP 142207 (CT 84B/567) created by Transfer C.343690.2

[Signature]
A.L.R.



No. 78D/55

Measurements are Metric

DP 3364
Mandy and KP.

NA77B/402 (1 of 3)



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



Historical Search Copy

Identifier NA77B/402
Land Registration District North Auckland
Date Issued 27 July 1989

Prior References
GN 418978.1

Estate Fee Simple
Area 1533 square metres more or less
Legal Description Lot 1 Deposited Plan 131981

Original Proprietors
New Zealand Post Limited

Interests

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Appurtenant hereto is a right of way (on foot only) created by Transfer C343690.2

8124915.1 CAVEAT BY ARTHUR GEORGE COLE, JOHN COLE AND MERVYN ALLEN GORE - 6.4.2009 at 9:00 am

8296448.1 Withdrawal of Caveat 8124915.1 - 25.9.2009 at 11:43 am

8320634.1 Transfer to Loris Properties Limited - 29.10.2009 at 10:03 am

8320634.2 Mortgage to Westpac New Zealand Limited - 29.10.2009 at 10:03 am

10763983.1 Discharge of Mortgage 8320634.2 - 20.4.2017 at 9:56 am

10763983.2 Transfer to Aotearoa New Zealand Investment Limited - 20.4.2017 at 9:56 am


10763983.3 Mortgage to ANZ Bank New Zealand Limited - 20.4.2017 at 9:56 am

NA77B/402 (2 of 3)

Identifier NA77B/402

References
Prior C/T
Gazette Notice 418978.1
Transfer No.
N/C. Order No. C.021737.1

Land and Deeds 69


 REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 27th day of July one thousand nine hundred and eighty-nine under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that HER MAJESTY THE QUEEN for post office purposes

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1533 square metres more or less being Lot 1 Deposited Plan 131981 and being part Allotment 238B of Section 16 Suburbs of Auckland.


P. Watters
Assistant Land Registrar

C.039388.1 Application pursuant to Section 25 (1)(a) State Owned Enterprises Act 1986 whereby New Zealand Post Limited is registered as proprietor of the within land - 11.9.1989 at 10.37 a/c

Subject to ~~the~~ Section 27B of the State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

A.L.R.

Appurtenant hereto is a right of way (on foot only) over part Lot marked A DP 142207 (CT 84B/567) created by Transfer C.343690.2

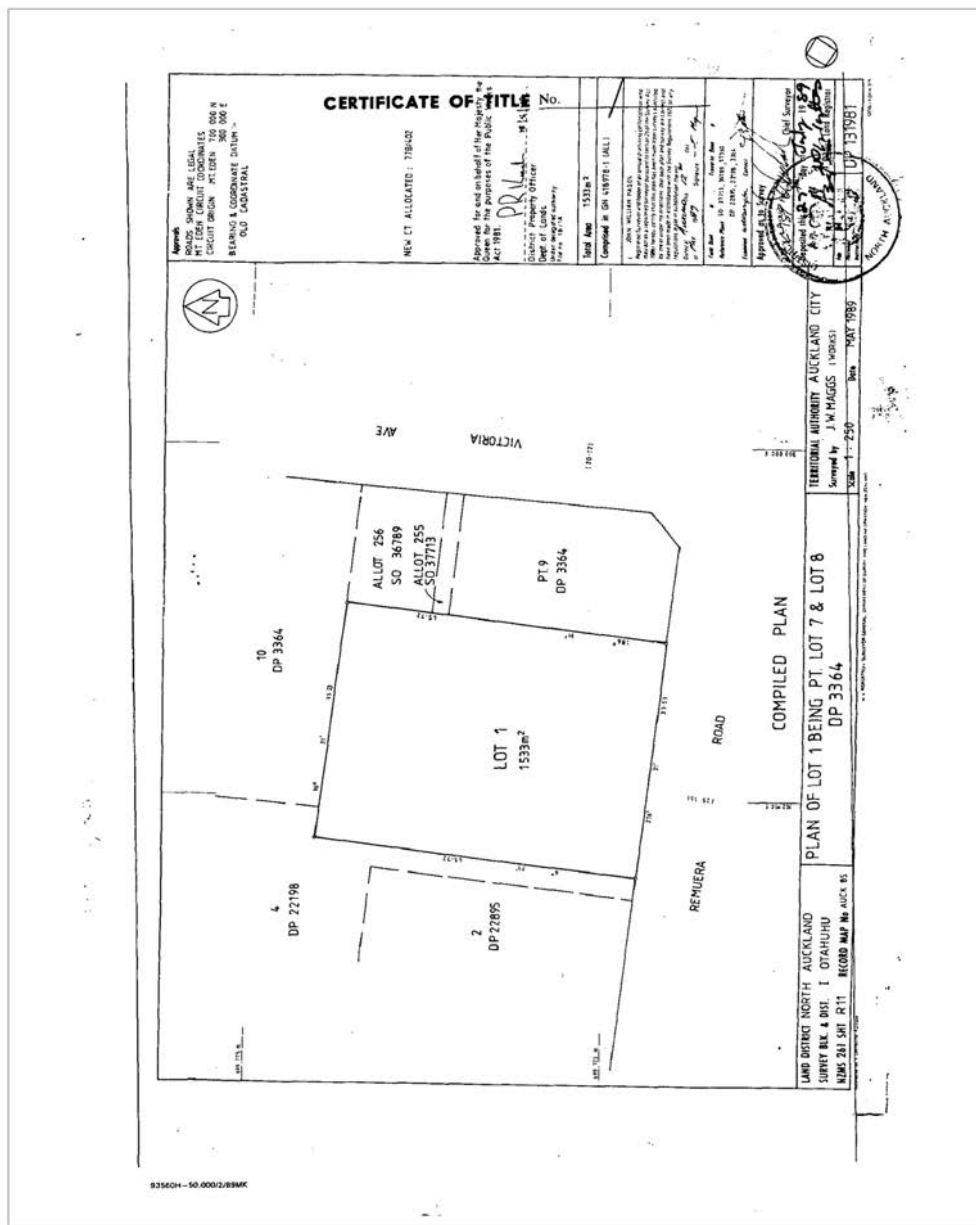
A.L.R.

Measurements are Metric

No. 77B/402

NA77B/402 (3 of 3)

Identifier NA77B/402



Transaction Id: 53508641
Client Reference: aboyer001

Historical Search Copy Dated 10/04/18 2:16 pm, Page 3 of 3

1.2.2 Plans

DP 3364 (1905)

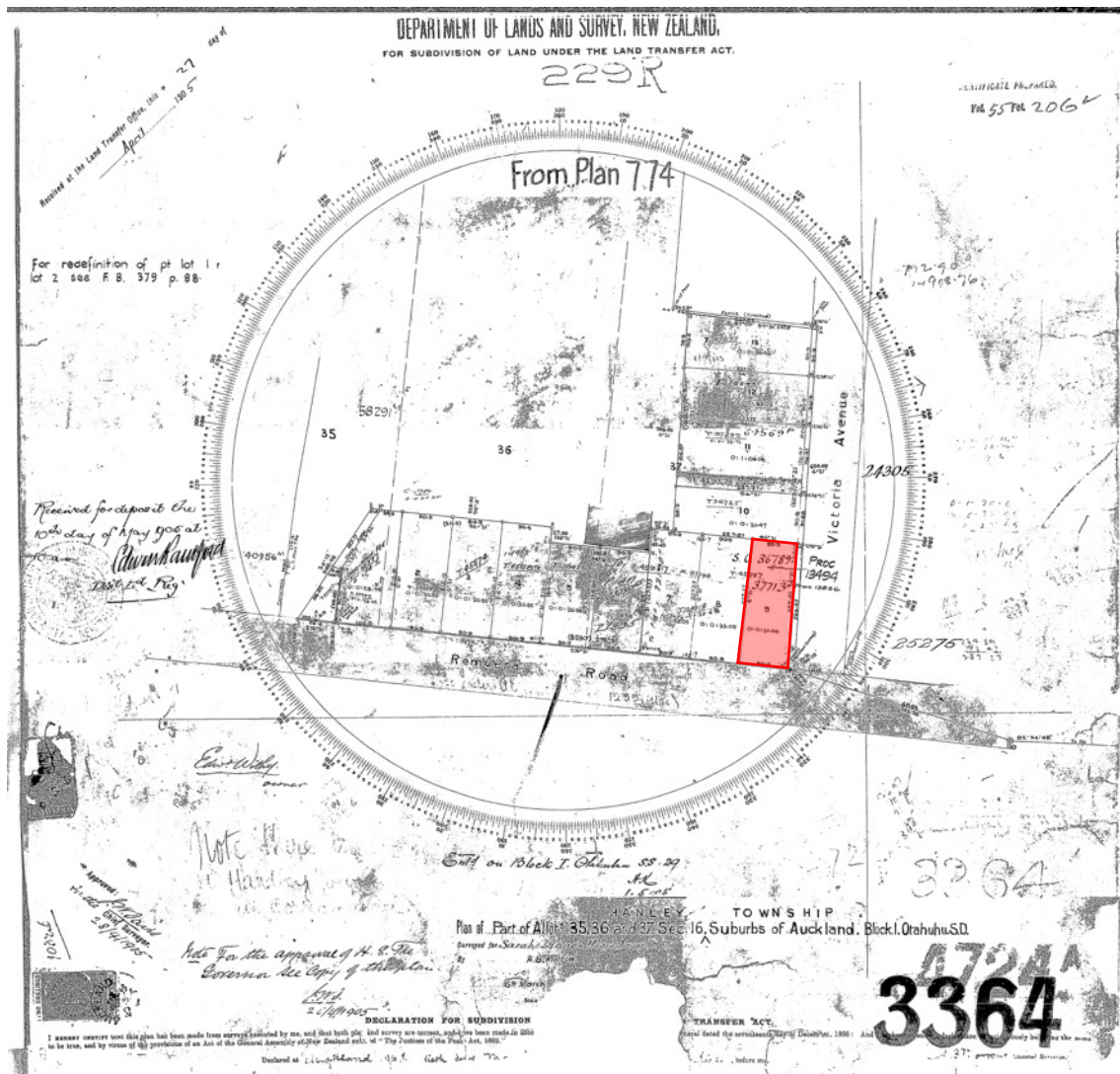


Figure 17: Subdivision plan of part Allotments 35, 36 and 37 into 13 lots for Sarah Anne Moore Jones in 1905. Lot 9 (highlighted) is acquired four years later as the site of Remuera's first purpose-built post office.

SO 17360 (1913)

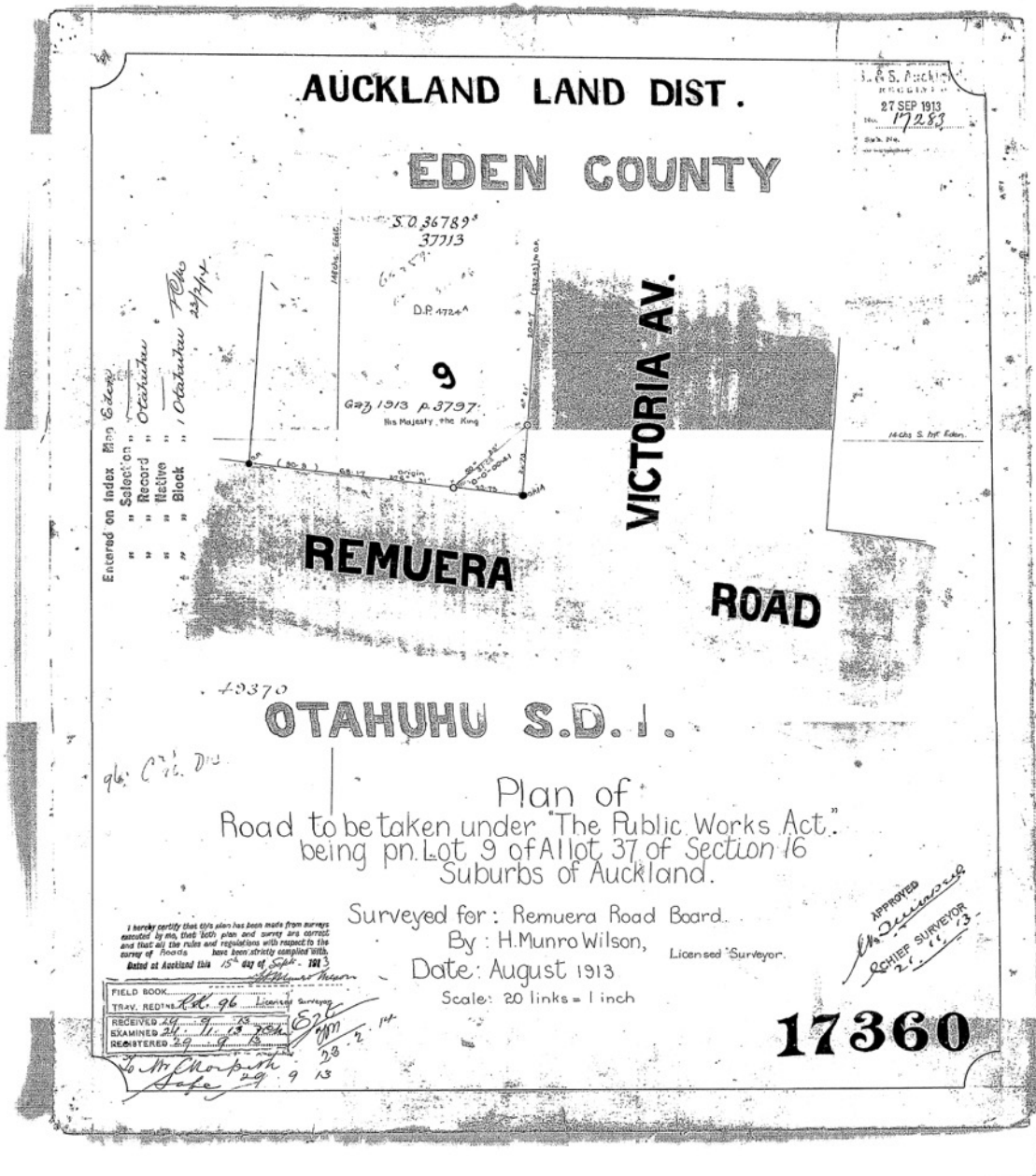


Figure 18: Plan showing the corner portion of Lot 9 taken under The Public Works Act by the Remuera Road Board in 1913 for road purposes.

DP 22198 (1928)

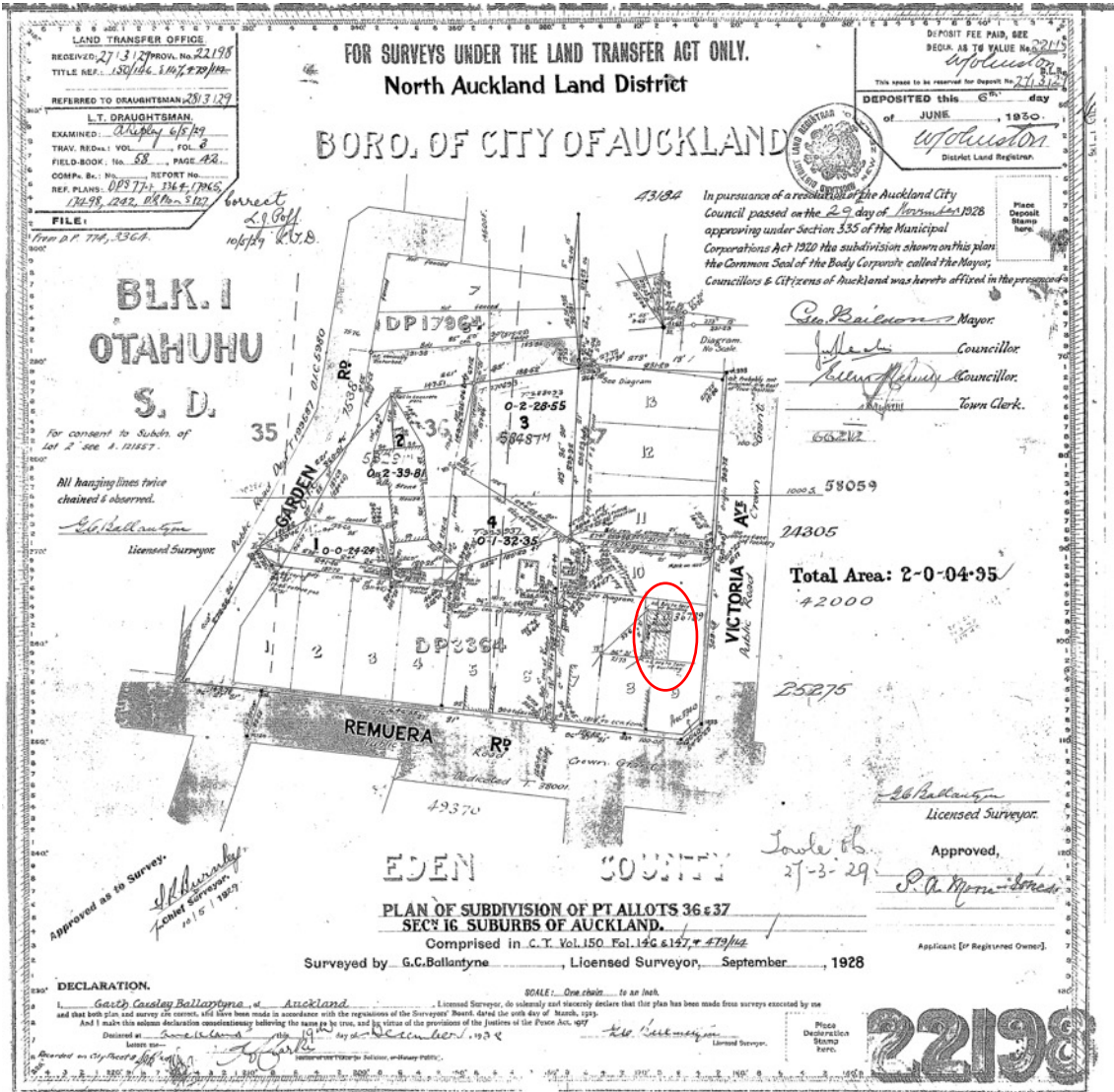


Figure 19: Subdivision plan of parts of Allotments 36 and 37 to the north-west of the subject site in 1928. Note that a wooden building (circled) was located to the rear of the Remuera Post Office at this time.

SO 36789 (1951)

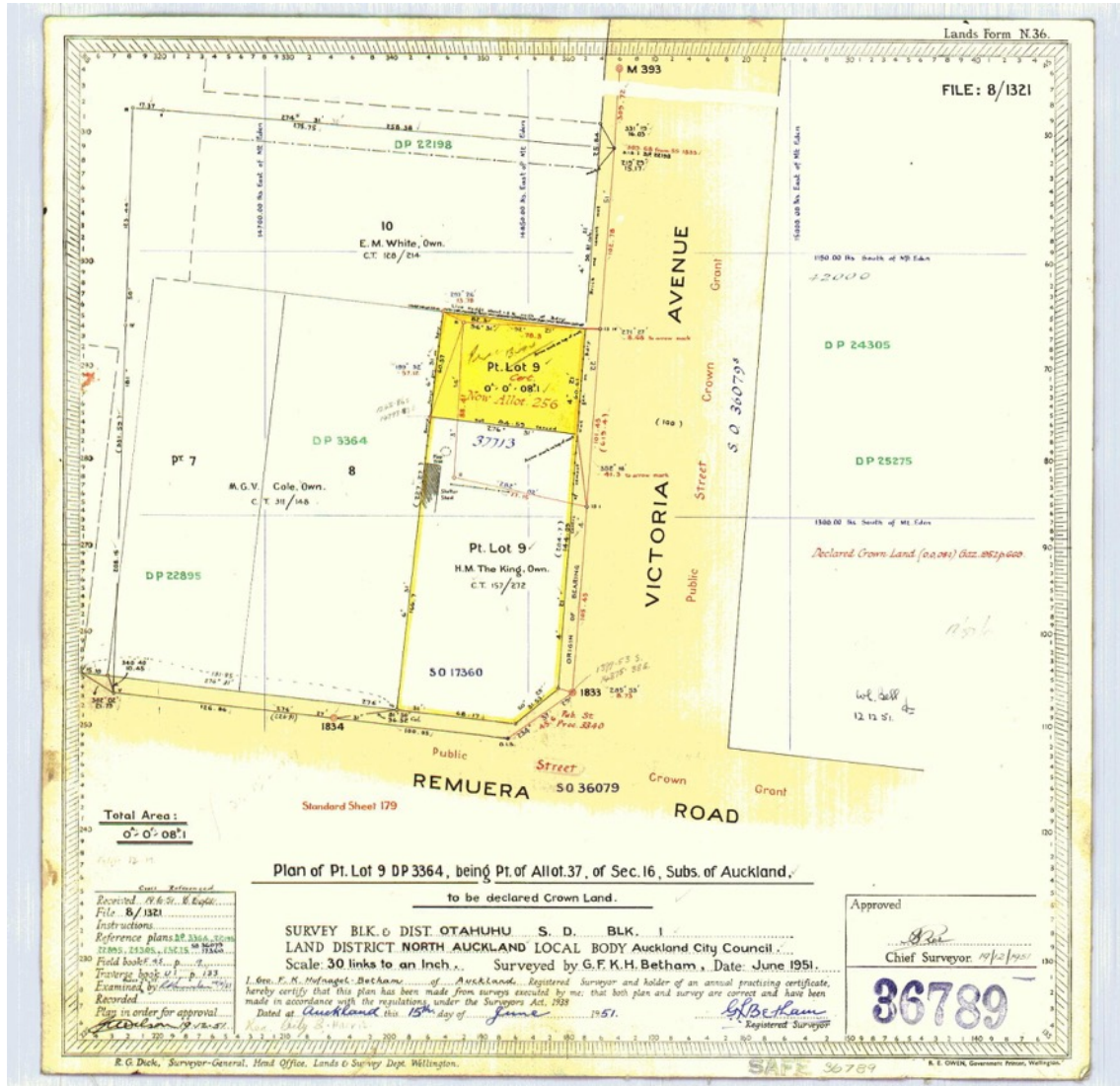


Figure 20: Plan showing the rear portion of Lot 9 declared as Crown Land in 1951. This portion subsequently becomes Allotment 256.

SO 37713 (1953)

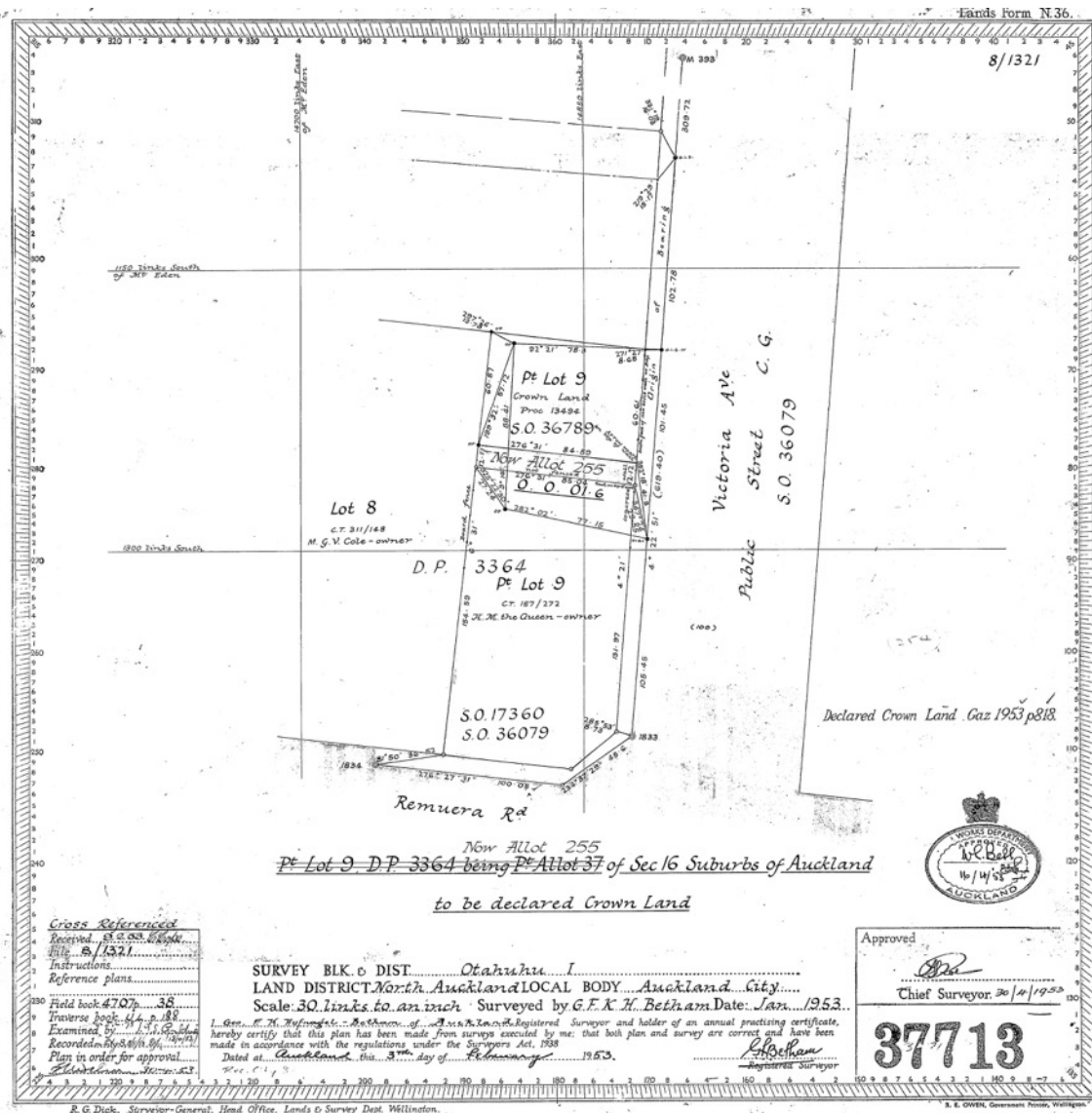


Figure 21: Plan showing another rear portion of Lot 9 declared as Crown Land in 1953. This portion subsequently becomes Allotment 255, partially used as a right of way.

1.3 Historic photographs, aerials and maps



Figure 22: Remuera Post Office c.1914-5 (Remuera Heritage, National Bank Remuera and Remuera Business Association).



Figure 23: Remuera Post Office, c.1914 (Archives New Zealand, from Remuera Heritage).



Figure 24: Remuera Post Office staff outside the main entrance (Selwyn Rogers Mangere Bridge photographer, Terry Sutcliffe Collection).



Figure 25: Remuera Post Office tower, 1960s (PH-1989-19-1, unknown photographer, Auckland Museum (untraced rights holder)).



Figure 26: Remuera Post Office, c.1960s. Note the larger ground floor window that had been inserted into the east elevation (Terry Sutcliffe Collection).



Figure 27: Remuera Post Office, 1973. Note there appears to be an extension to the front of the 1936 addition (bottom left) (City and West End News, 11 July 1973 from Remuera Heritage).

1946



Figure 28: (Above) Aerial view looking roughly south along Victoria Avenue (centre) towards Remuera Road taken on 26 July 1946. The location of the Remuera Post Office is outlined (WA-02878-G, PA-Group-00080, Whites Aviation Collection, Alexander Turnbull Library).

Figure 29: (Left) Close-up of the Remuera Post Office (centre) viewed roughly from the north, showing the rear and part side elevations. Note the large Norfolk tree still stands on the rear of the property.

1968



Figure 30: Aerial photograph of the Remuera shopping centre and the site of the Remuera Post Office (1914) (top centre, close-up and circled inset) in 1968. The Arcade Buildings (1922), a group of six shops are located to the left of the post office. By this time, an extension had been added to the western side of the post office (1936-7) and another to the rear (c.1960), which would accommodate the Post Office Savings Bank (Sir George Grey Special Collections, Auckland Libraries, NZ Map 6856).

1989



Figure 31: (Above) Aerial view looking roughly north across Remuera towards the Waitamata Harbour and along Clonbern Road (centre) in 1989. The location of the Remuera Post Office is outlined (WA-80549-F, PA-Group-00080, Whites Aviation Collection, Alexander Turnbull Library).

Figure 32: (Left) Close-up of the Remuera Post Office (centre) viewed roughly from the south. This image was taken prior to the large-scale development that took place at the site in the early 1990s.

1989



Figure 33: (Above) Aerial view looking roughly south across Remuera and along Victoria Avenue (centre left) on 28 February 1989. The location of the Remuera Post Office is outlined (WA-80540-F, PA-Group-00080, Whites Aviation Collection, Alexander Turnbull Library).



Figure 34: (Left) Close-up of the Remuera Post Office (centre) viewed roughly from the north showing the rear elevation. This image was taken prior to the large-scale development that took place at the site in the early 1990s.

1892



Figure 35: (Above) Sheet 4 of a cadastral map of Eden County (Auckland City) in 1892, showing land allotments and subdivisions at that time (Sir George Grey Special Collections, Auckland Libraries, NZ Map 4658).

Figure 36: (Left) Close-up of a portion of the above map showing the area that now forms part of the Remuera shopping centre. The Remuera Post Office was subsequently built on a subdivided portion of original Allotment 37 (circled). Note Victorian Avenue was formerly named Hobson Road.

1924

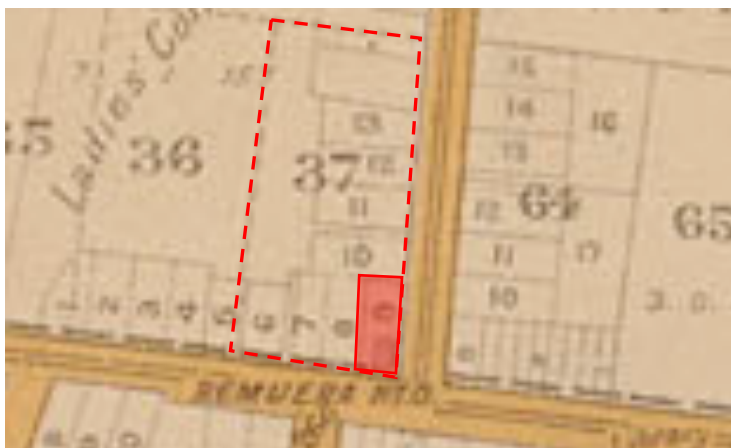


Figure 37: (Above) Sheet 5 of a nine-part cadastral map of the City of Auckland and the North Shore, compiled and drawn by R. C. Airey. This map shows a portion of Remuera in 1924 (Sir George Grey Special Collections, Auckland Libraries, NZ Map 78).

Figure 38: (Left) Close-up of a portion of the above map, showing original Allotment 37 (dashed outline) and Lot 9 (highlighted) upon which the Remuera Post Office stood at this time (building outline is visible).

1952

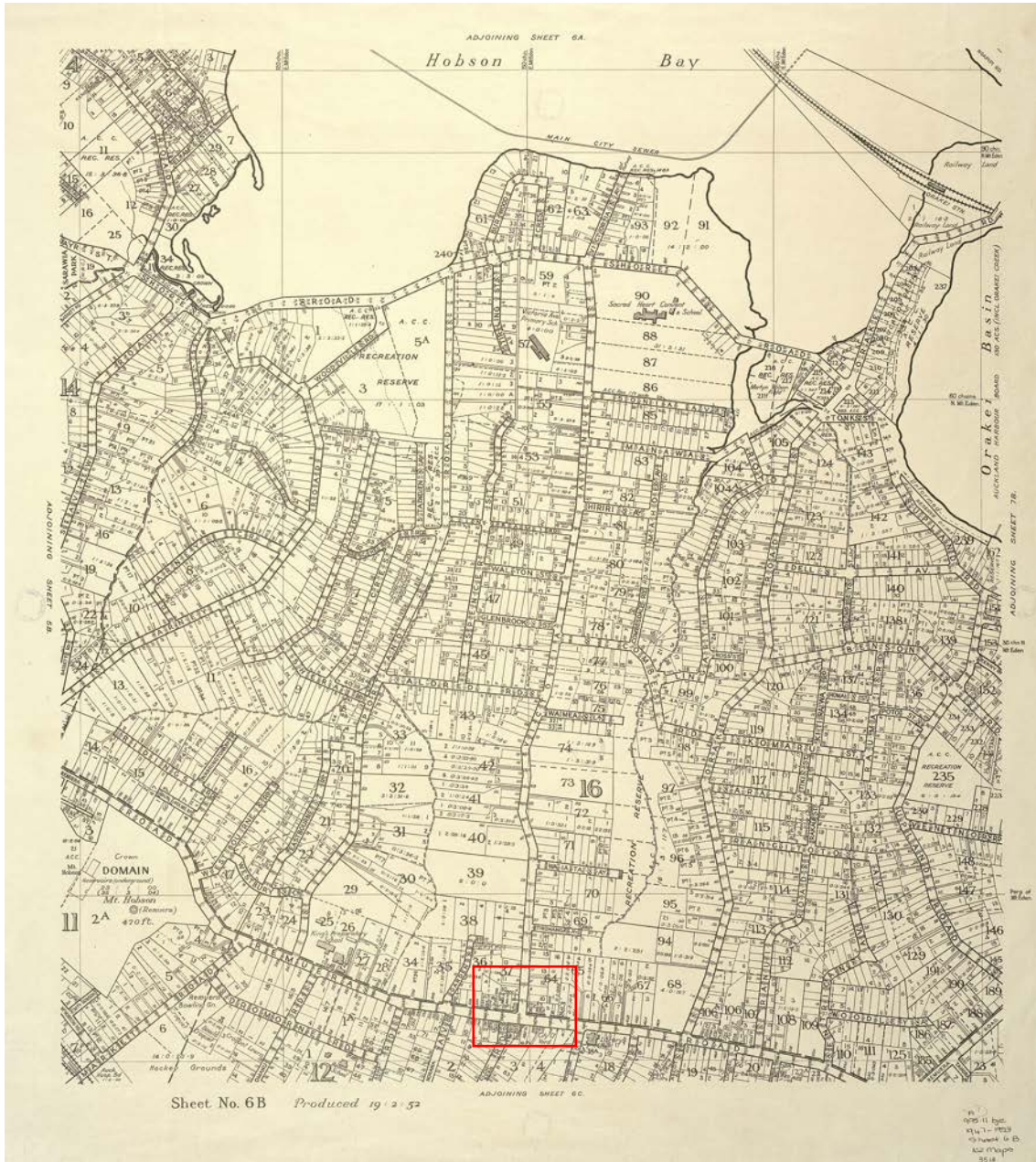


Figure 39: (Above) Sheet 6B of a cadastral map of Auckland City, created 1947-53. This map shows the streets, lots and public buildings in Remuera in 1952 (Sir George Grey Special Collections, Auckland Libraries, NZ Map 3513).

Figure 40: (Left) Close-up of a portion of the above map showing part of Remuera shopping area and the site and building of the Post Office (circled) on the corner of Remuera Road and Victoria Avenue.

Appendix 2: Architectural information

2.1 Architect

The design of the Remuera Post Office has been variously attributed to Claude E. Paton who worked at the Public Works Department under the supervision of Government Architect, John Campbell and was responsible for the design of a number of notable government buildings during the early decades of the twentieth century. Whilst little evidence has been found to date to substantiate this claim, the building's form, and architectural qualities, albeit stripped back, show some references to other examples of his work and the broader work of the Department.

Claude E. Paton (1881-1953)

Claude Ernest Paton was born in Edinburgh, Scotland in 1881 and brought up in Stirling. He received training in Glasgow (the nature of which is unclear) prior to immigrating to New Zealand in 1904.¹⁰³ Paton joined the Public Works Department in 1906 as an architectural draughtsman and established a close working relationship with Government Architect, John Campbell¹⁰⁴ with whom he won the nationwide architectural competition for the design of Wellington's Parliament Buildings in 1911. Although Paton never joined the New Zealand Institute of Architects, he was considered to hold a great deal of weight in the Public Works Department and was especially influential during the last decade of Campbell's career. He was responsible for the design of a number of high-profile buildings that included offices, courthouses and post offices. He retired from the Department as a senior draughtsman in 1946.¹⁰⁵

Architectural preferences

By the early years of the twentieth century, Edwardian Baroque had been established by Campbell as the official architectural style for government buildings in New Zealand.¹⁰⁶ The style had already been widely accepted as the architectural expression of British Imperialism, with Campbell being one of a number of architects throughout the British Empire who worked in the style, albeit in a free manner.¹⁰⁷ Whilst he employed only a limited range of Baroque elements in the design of a diverse range of buildings, from courthouses to police stations, nowhere is this standardisation of government buildings more apparent than in the design of post offices during the first decade and a half of the twentieth century.¹⁰⁸

Paton appeared to be equally committed to the style, evidenced in the design of the Magistrates Court, Auckland (1911) and the Chief Post Office, Auckland (1911), with strong parallels being drawn between the latter and the London General Post Office (1907-10).¹⁰⁹ Whether this was a result of Campbell's direction and/or involvement in the designs or Paton's willing adoption of the official government style is unclear. However, as he gained greater influence in the Department, a greater level of restraint

¹⁰³ Peter Richardson, *An Architecture of Empire: The Government Buildings of John Campbell in New Zealand*, Master of Arts Thesis, University of Canterbury, 1988, 27-8; Sheppard Collection P312nc, Architecture Archive, University of Auckland Libraries and Learning Services.

¹⁰⁴ For further details about John Campbell, refer to: <https://teara.govt.nz/en/biographies/2c3/campbell-john>

¹⁰⁵ Peter Richardson, *An Architecture of Empire: The Government Buildings of John Campbell in New Zealand*, Master of Arts Thesis, University of Canterbury, 1988, 27-8; Sheppard Collection P312nc, Architecture Archive, University of Auckland Libraries and Learning Services; Lewis E. Martin, *Built for Us: The Work of Government and Colonial Architects, 1860s to 1960s*, 2004, 43.

¹⁰⁶ Peter Richardson, 'Campbell, John', *Dictionary of New Zealand Biography*, first published in 1993. Te Ara – the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2c3/campbell-john> ; Government Architect – John Campbell, Wellington City Council, <http://www.wellingtoncityheritage.org.nz/architects/government-architect-john-campbell>

¹⁰⁷ Heritage New Zealand Pouhere Taonga, *District Court (Former Magistrates Court), Auckland*, <http://www.heritage.org.nz/the-list/details/4909>

¹⁰⁸ Peter Richardson, 'Campbell, John', *Dictionary of New Zealand Biography*, first published in 1993. Te Ara – the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2c3/campbell-john>

¹⁰⁹ Peter Richardson, 1988, 166.

is apparent in his designs. Examples such as the Government Buildings, Hamilton (1913, demolished), the Government Buildings, Gisborne (1913-14) and the Telephone Exchange, Wellington (1925, demolished) revealed a gradual departure from the exuberance of the Edwardian Baroque style, featuring a more pared-back design approach that reflected the architectural preferences of the time.

The transition of Paton's designs



Figure 41: The Central Post Office, Auckland in 1921 (H. Winkelmann, Sir George Grey Special Collections, Auckland Libraries, 1-W1755).



Figure 42: The Magistrates Court, Auckland in 1919 (J. D. Richardson, Sir George Grey Special Collections, Auckland Libraries, 4-1775).



Figure 43: (Above left) The Government Building, later the Lands and Survey Department Building, Hamilton (n.d.) (Sheppard Collection P312nc, Architecture Archive, University of Auckland Libraries and Learning Services).

Figure 44: (Above right) The Government Building, Gisborne (n.d.) (Sheppard Collection P312nc, Architecture Archive, University of Auckland Libraries and Learning Services).



Figure 45: (Left) The Telephone Exchange Building, Wellington (n.d.) (Sheppard Collection P312nc, Architecture Archive, University of Auckland Libraries and Learning Services).

John Campbell (1857-1942)

The following biography is taken directly from Te Ara Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2c3/campbell-john>

Campbell, John

by Peter Richardson

Biography

John Campbell was born on 4 July 1857 in Glasgow, Scotland, to Janet McKechnie and her husband, Donald Campbell, a ship's chandler. He embarked on a career as an architect, serving his apprenticeship under John Gordon between 1872 and 1876 and working for him as an assistant draughtsman for a further three years. Gordon generally designed in an eclectic Greek Revival style, which was fashionable in Scotland. Campbell received a sound training but the buildings he designed in New Zealand reveal little of Gordon's influence.

Campbell arrived in Dunedin, New Zealand, in 1882 where he worked briefly for the firm of Mason and Wales. On 7 February the following year he was appointed to a temporary position in the Public Works Department in Dunedin. On 30 November 1888 Campbell was transferred to Wellington, where on 1 April 1889 he became draughtsman for the Public Buildings Department. That department merged with the Public Works Department in 1890, and Campbell's title became 'architect' in 1899. He remained in charge of the architectural design of government buildings in New Zealand until his retirement in 1922, holding the newly created title of government architect from 1909.

Campbell's first known work, an unbuilt design from the mid 1880s for the Dunedin railway station, reveals an interest in Baroque architectural elements which was to become his hallmark. However, the earliest buildings constructed to his design, such as the Porirua Lunatic Asylum (1891–94, now demolished) and the Dunedin police station (1895–98, modelled on New Scotland Yard, London), are predominantly Queen Anne in style.

Despite the completion of the Dunedin Law Courts in a Gothic style with a Scottish baronial inflection in 1902, Campbell successfully established Edwardian Baroque as the official architectural style for government buildings in New Zealand in the early twentieth century. In buildings as diverse in function as the Magistrate's Court, Wellington (1901–3), the Napier Government Buildings (1902–7, destroyed in the 1931 earthquake) and the Public Trust Office, Wellington (1905–9), Campbell used a limited range of Baroque design elements. His standardisation of the architecture of government buildings is nowhere more evident than in the design of post offices. During a post office building boom between about 1900 and 1914 he was largely responsible for two major post office buildings of similar design (the Auckland and Wellington chief post offices), and many smaller post office buildings.

Campbell developed two models for smaller post offices which, with some variation, were built throughout New Zealand. One consists of a two-storeyed block, with a hipped roof and a central gable with a porch on the front. The other consists of a block with a clock tower, situated on a corner site. Most of the towers of the extant buildings of this design no longer exist. However, the buildings with their rich Baroque decoration were the focal point of many towns and for many New Zealanders still represent the archetypal New Zealand post office building.

The destruction by fire of the timber portions of Parliament Buildings in 1907 provided Campbell with two of his largest commissions: the design of a new Government House (following appropriation of the existing Government House by Parliament) and new Parliament Buildings. Government House was built in timber in 1910 on Mt View, Wellington. In 1911 a competition was held for the design of the new Parliament Buildings. Believing, perhaps, that the commission should have fallen to him as government architect, Campbell decided to compete, although some architects in private practice submitted that government employees should not be allowed to enter a competition organised by their employer.

An attempt by the New Zealand Institute of Architects to boycott the competition in protest at this and other perceived irregularities was of only limited success. Thirty-three entries were received, two of which were prepared by Campbell, each in collaboration with one of his staff. A design by Campbell and Claude Ernest Paton won first prize, and a design by Campbell and Charles Lawrence fourth. A few months after the announcement, six members of the New Zealand Institute of Architects resigned their membership in protest. Campbell, an inaugural member of the Wellington branch of the institute and a fellow of the Royal Institute of British Architects since 1905, allowed his membership of the New Zealand institute to lapse following the competition.

The first stage of a revised design for Parliament Buildings, in the Edwardian Baroque style, incorporating elements of both the first- and fourth-prize plans, was under construction between 1912 and 1922. To Campbell's regret only the first stage of his design was built.

The style established for government buildings by Campbell was not adopted by his successors. However, he played an important role in establishing the office of government architect as a respected architectural practice in New Zealand. He was a quiet and unassuming man; his buildings are by contrast so ostentatious that they command attention. Although many have now been demolished, probably more examples of his work are known to New Zealanders, although anonymously, than buildings designed by any other architect.

Campbell travelled extensively after his retirement in 1922. He had been a keen yachtsman, and was active in the Presbyterian church. He was also an amateur landscape painter. On 18 April 1889 in Dunedin Campbell had married Mary Jane Marchbanks. It appears that they had no children. He died in Wellington on 4 August 1942, survived by his wife.

2.2 Architectural drawings

1960: Postman's Branch

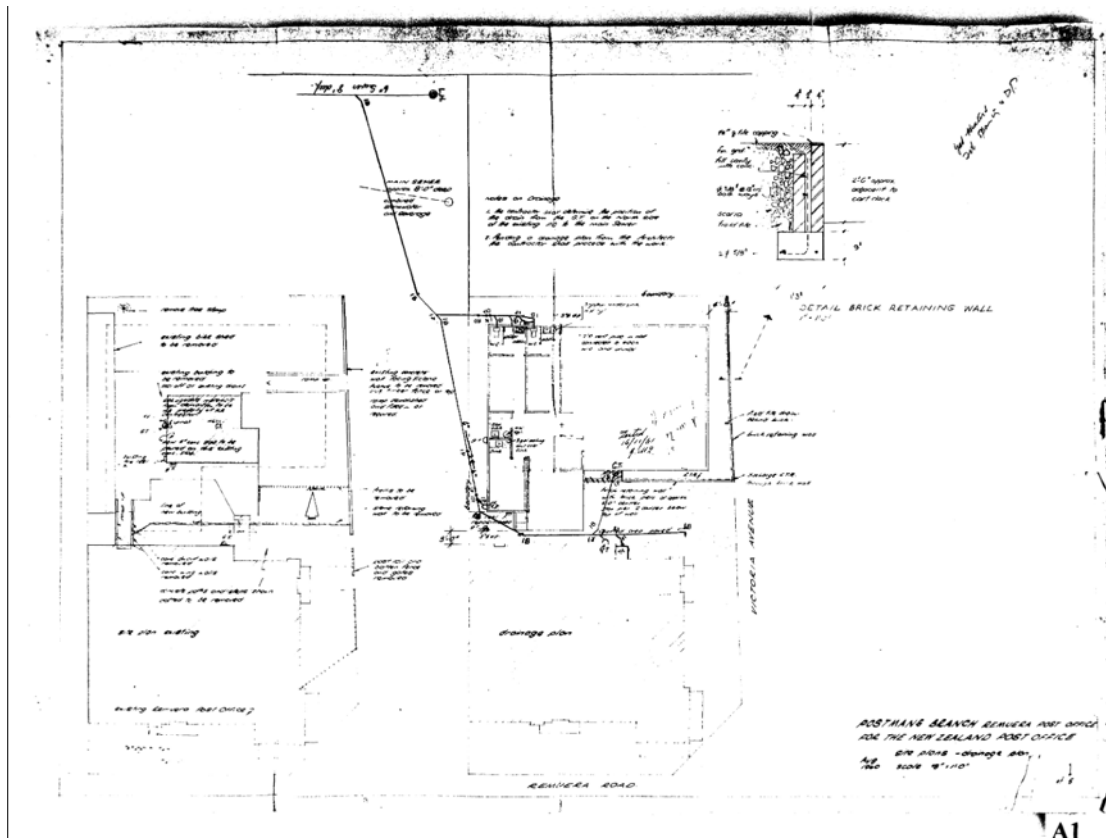


Figure 46: Plan showing the proposed Postman's Branch to the rear of the post office building, 1960 (395790 – General Property Document private drainage plan, Auckland Council property records: 358-364 Remuera Road, Remuera).

1990-1: Existing plans – ground floor

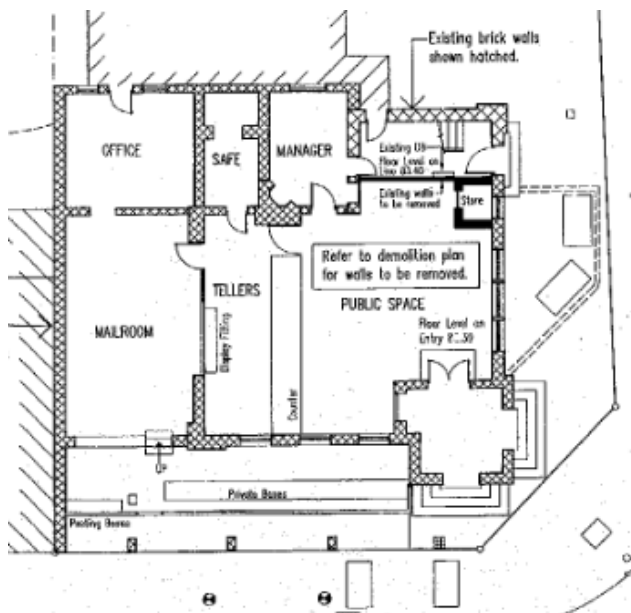
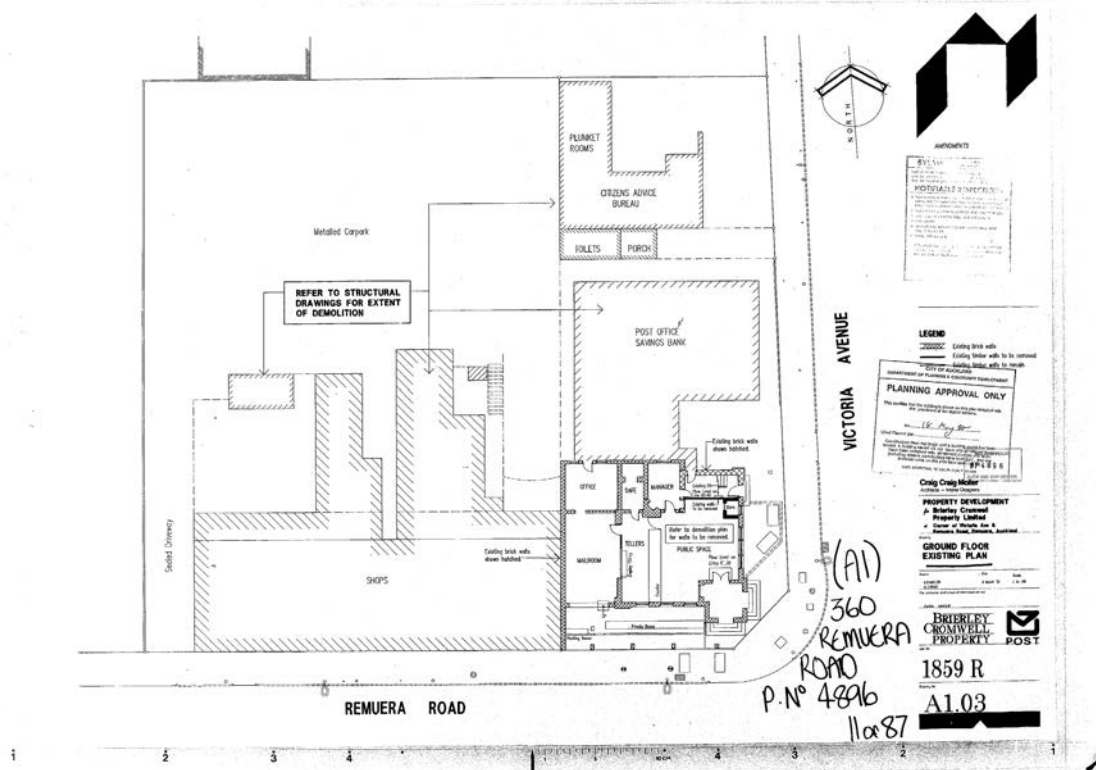


Figure 47: (Above) Existing ground floor plan of the Remuera Post Office prior to the redevelopment of the site in 1990-1. The plan also shows other buildings on the site, such as the Post Office Savings Bank, the shops (The Arcade Buildings), and the Citizens Advice Bureau (B/1990/4153 – Building Consent plan – O/4896/02, Auckland Council property records: 358-364 Remuera Road, Remuera).

Figure 48: (Left) Close-up of the plan showing the ground floor layout and use of the spaces in the Remuera Post Office prior to the redevelopment. Note the Mailroom and Office was located in the 1936-7 addition. By 1990, a partially enclosed verandah housing post boxes and private boxes had been added to the south elevation and a larger window inserted on the east elevation.

1990-1: Existing plans – first floor

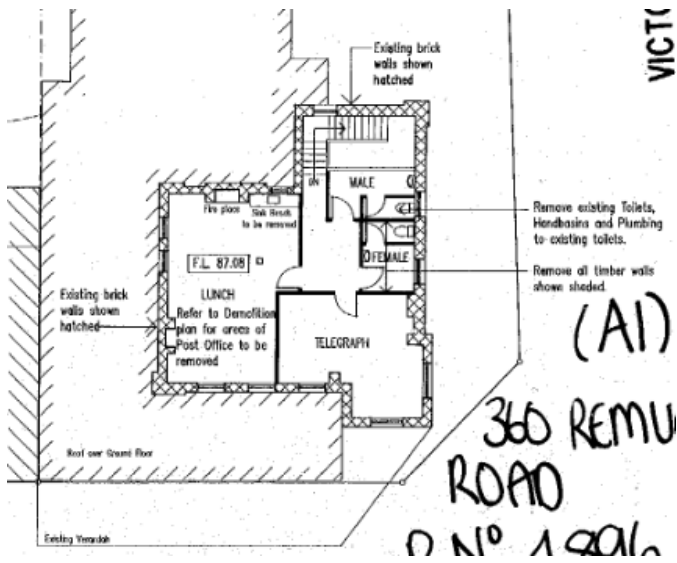
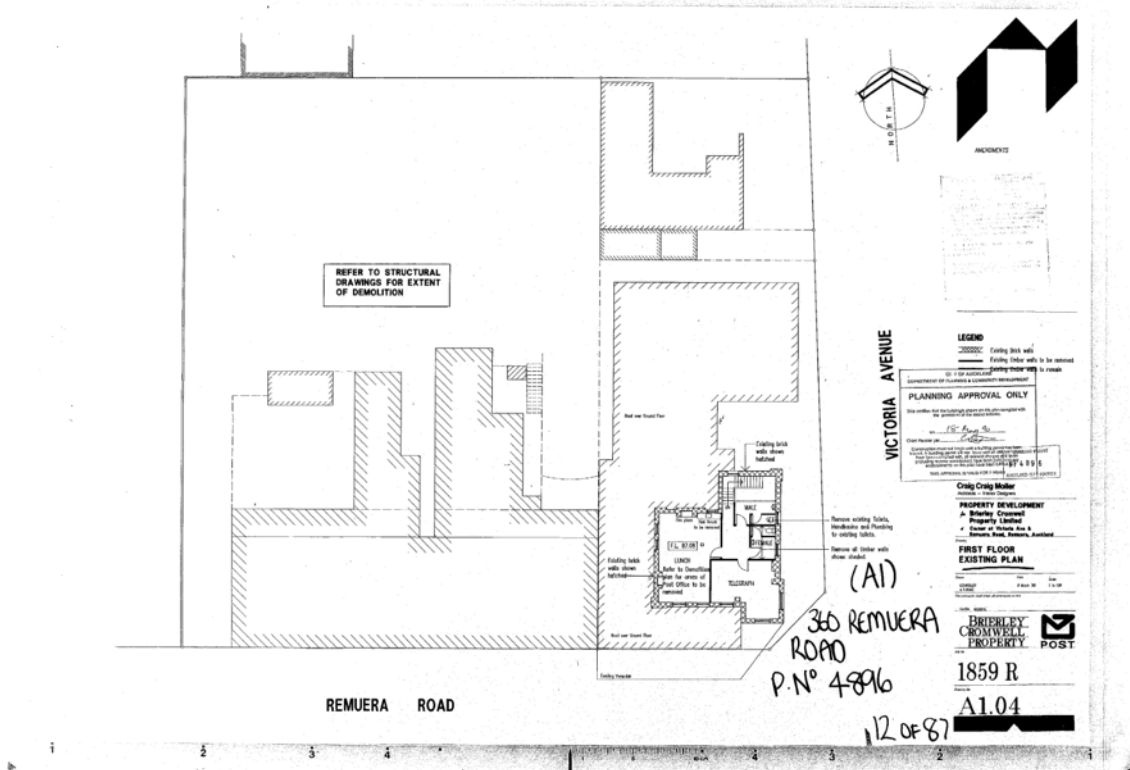


Figure 49: (Above) Existing first floor plan of the Remuera Post Office prior to the redevelopment of the site in 1990-1 (B/1990/4153 – Building Consent plan – O/4896/02, Auckland Council property records: 358-364 Remuera Road, Remuera).

Figure 50: (Left) Close-up of the plan showing the first-floor layout and use of the spaces in the Remuera Post Office prior to the redevelopment. Note the proposal to remove the existing timber walls and toilet facilities.

1990-1: Demolition plans

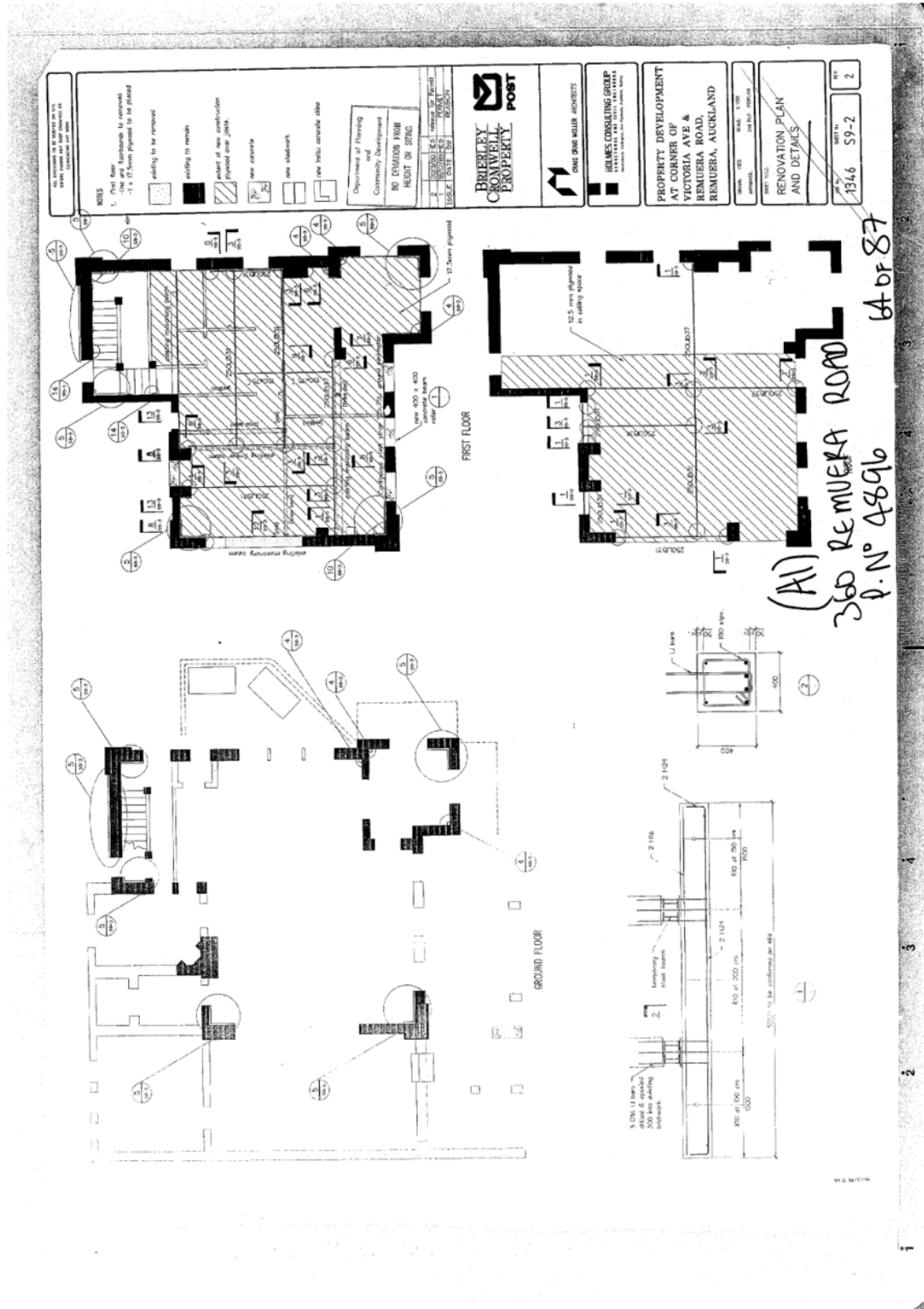


Figure 51: Plan showing the levels of demolition proposed to the Remuera Post Office as part of the redevelopment works in 1990-1, showing the ground and first floors and the roof. As noted in the key, the shaded areas were proposed to be retained (B/1990/4153 – Building Consent plan – O/4896/02, Auckland Council property records: 358-364 Remuera Road, Remuera).

1990-1: Proposed plans – ground floor

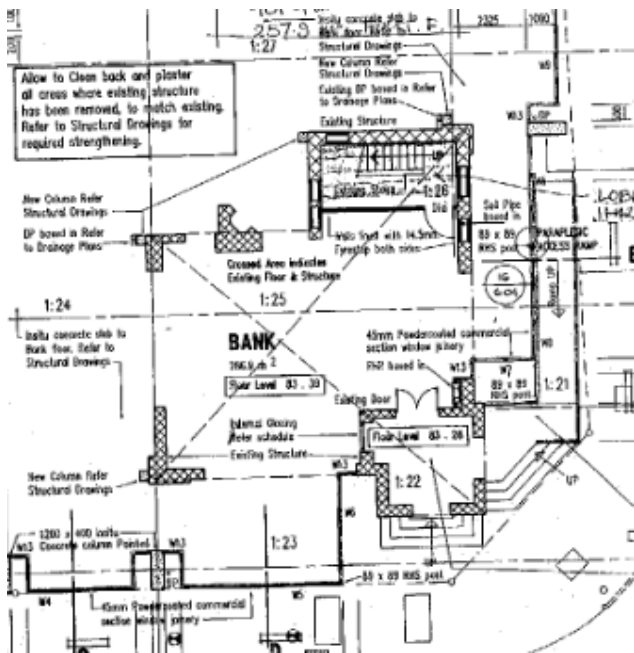
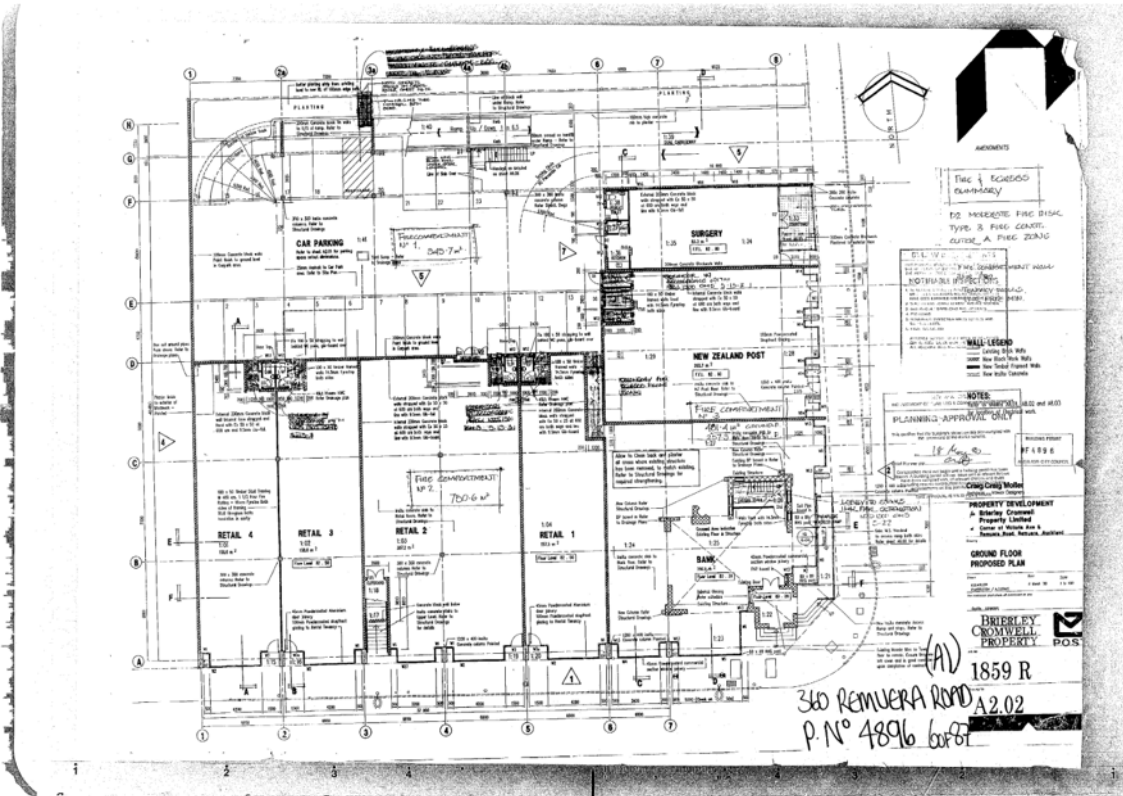


Figure 52: (Above) Proposed ground floor plan of the Remuera Post Office as part of the redevelopment of the site in 1990-1. The plan also shows the proposed new construction (B/1990/4153 – Building Consent plan – O/4896/02, Auckland Council property records: 358-364 Remuera Road, Remuera).

Figure 53: (Left) Close-up of the plan showing the proposed ground floor layout and use of the Remuera Post Office. Note the removal of internal walls to create one principal space, the loss of the 1936-7 addition, parts of the external walls and some of the fenestration.

1990-1: Proposed plans – first floor

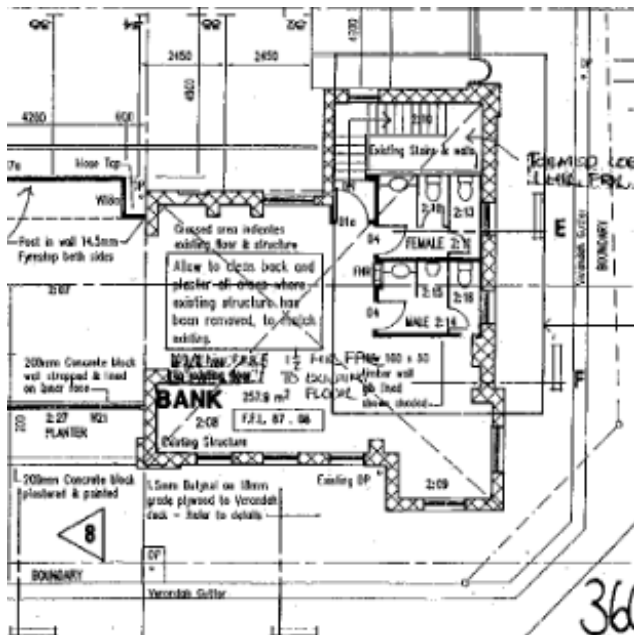
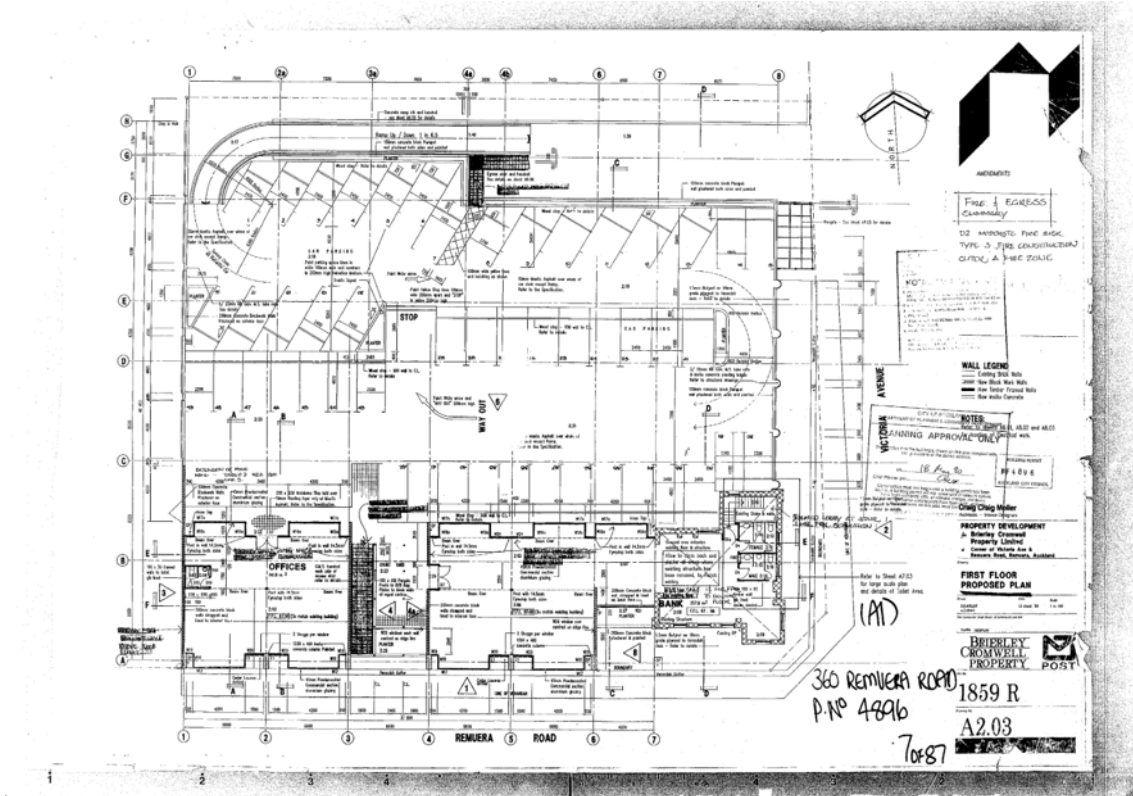


Figure 54: (Above) Proposed first floor plan of the Remuera Post Office as part of the redevelopment of the site in 1990-1. The plan also shows the proposed new construction including the carpark (B/1990/4153 – Building Consent plan – O/4896/02, Auckland Council property records: 358-364 Remuera Road, Remuera).

Figure 55: (Left) Close-up of the plan showing the proposed first floor layout and use of the Remuera Post Office. Whilst some changes have occurred to the layout and an opening created into the neighbouring new development, a greater proportion of the external walls and fenestration are retained at this upper level.

1990-1: Proposed principal elevations

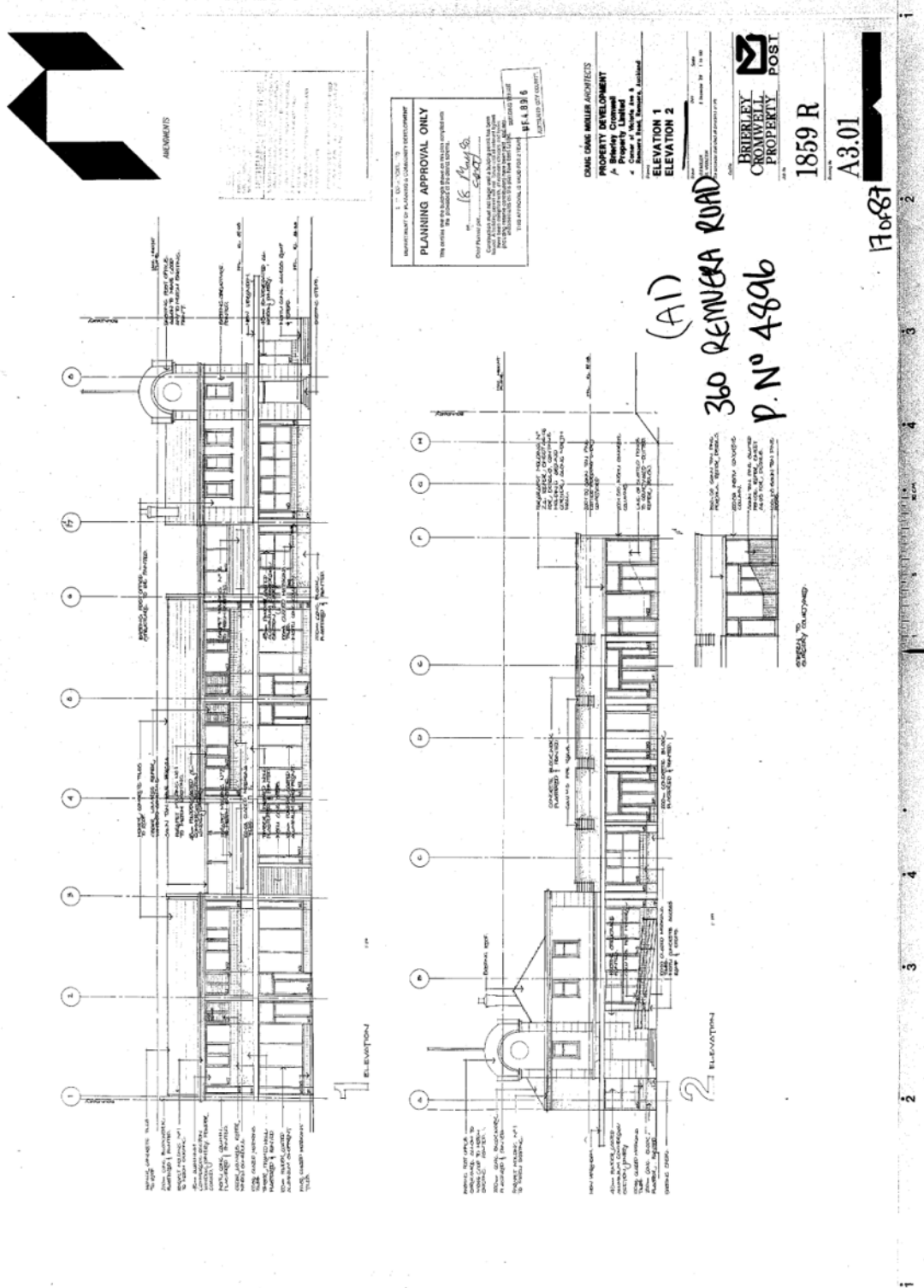


Figure 56: Principal elevations viewed from the south (Remuera Road) and east (Victoria Avenue) showing proposed changes as part of the 1990-1 redevelopment (B/1990/4153 – Building Consent plan – O/4896/02, Auckland Council property records: 358-364 Remuera Road, Remuera).

2016-7 Proposals



Figure 57: 3D images of the proposed development of 358-364 Remuera Road, showing the retention of the former Remuera Post Office building next to two and three-storey neighbouring structures (R/LUC/2016/648 – 358-364 Remuera Road Remuera Auckland 1050 – Land use consent, Auckland Council property records).

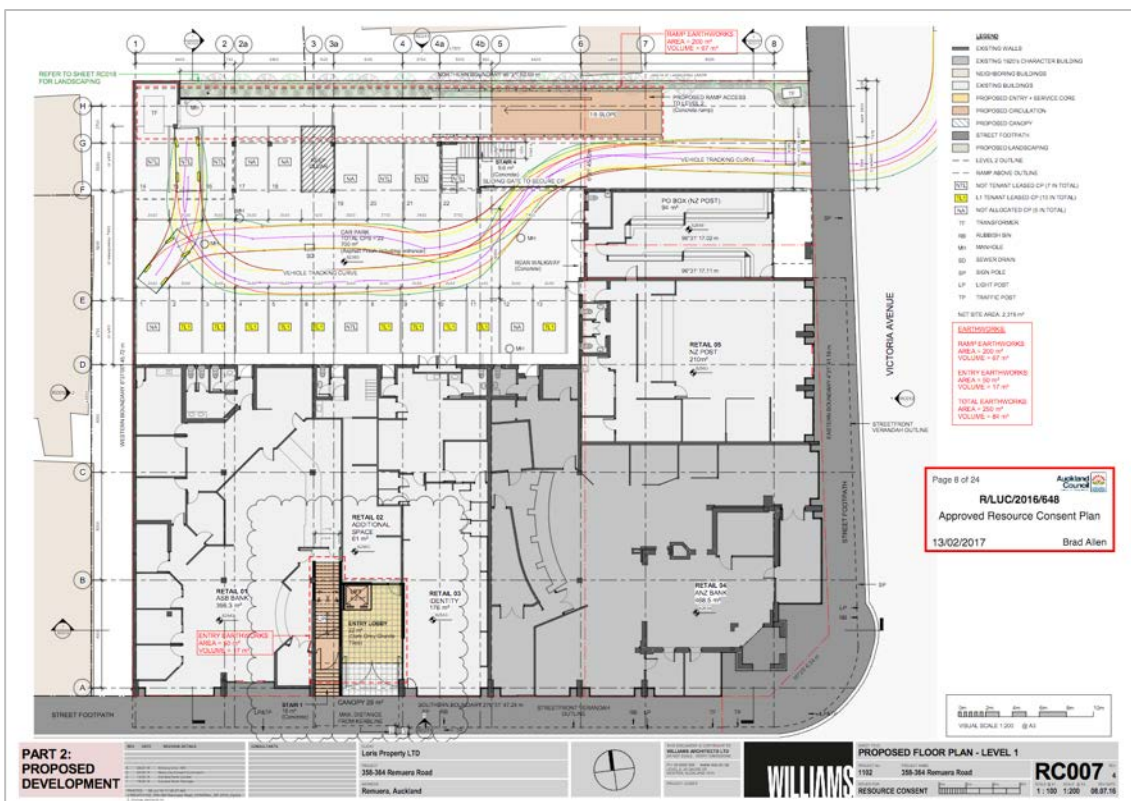


Figure 58: Proposed ground floor (Level 1) plan, showing little change to the internal layout of the former Remuera Post Office building (R/LUC/2016/648).

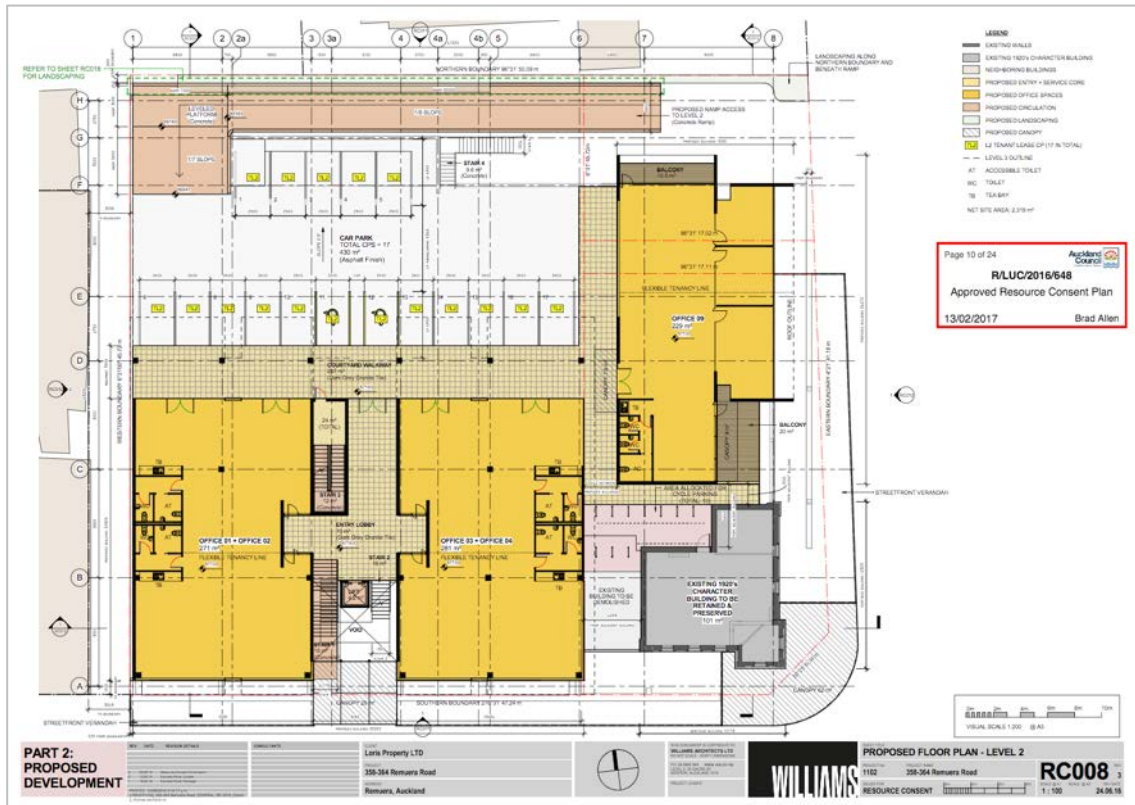


Figure 59: Proposed first floor (Level 2) plan, which shows little detail of the internal layout of the former Remuera Post Office building. It appears that the opening in the external west wall created in 1990-1 is proposed to be blocked up (R/LUC/2016/648).

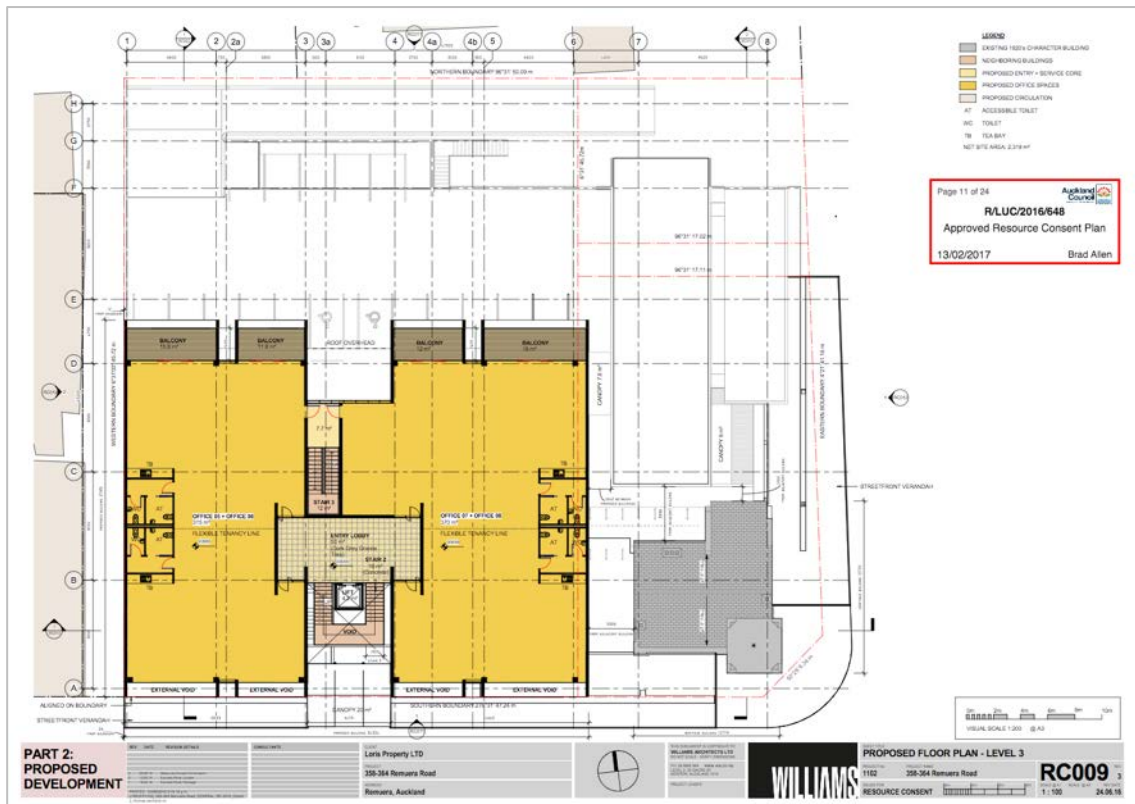


Figure 60: Proposed second floor (Level 3) plan, showing the roof and tower of the former Remuera Post Office building (R/LUC/2016/648).

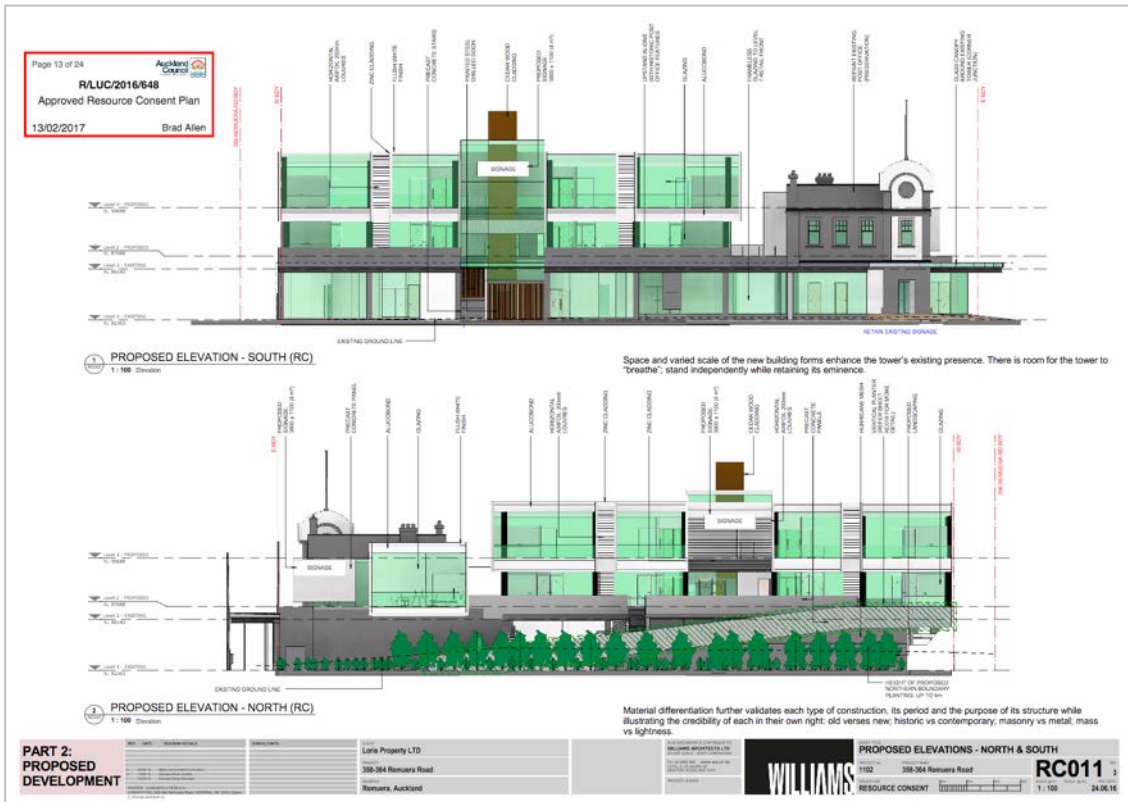


Figure 61: Proposed south (Remuera Road) and north elevations showing the views of the proposed new development in relation to the former Remuera Post Office building (R/LUC/2016/648).

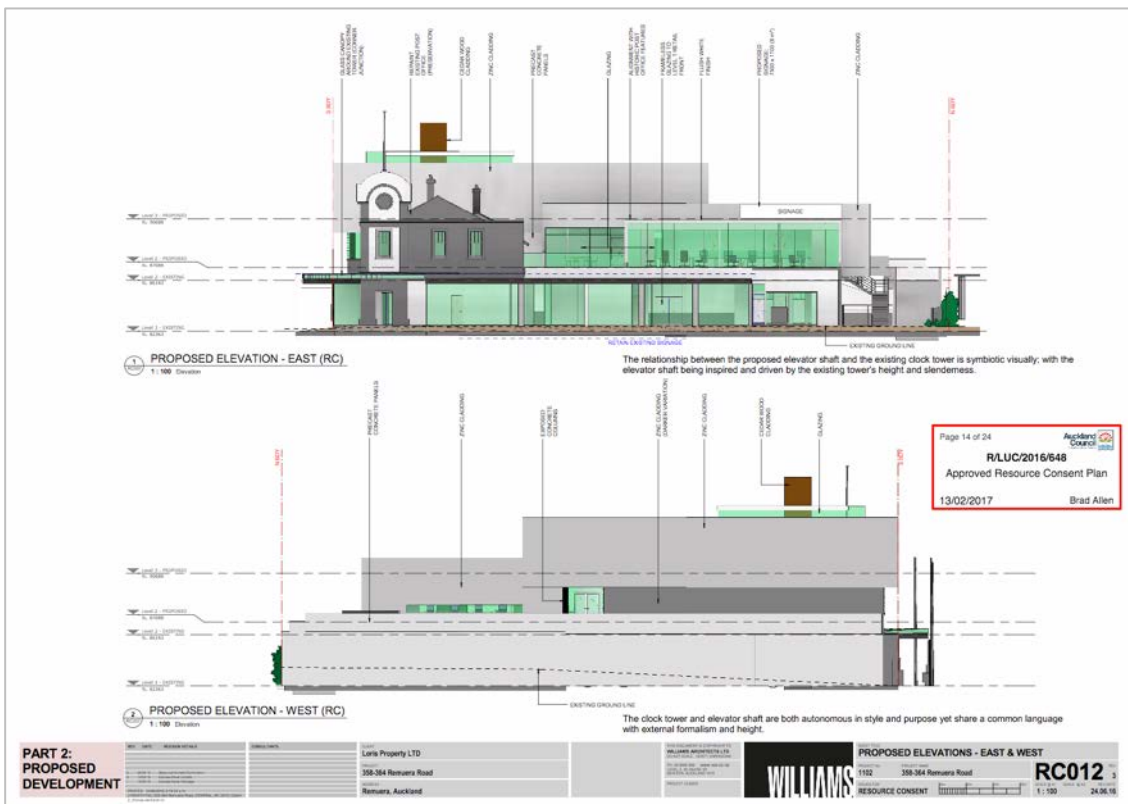


Figure 62: Proposed east (Victoria Avenue) and west elevations showing views of the proposed new development in relation to the former Remuera Post Office building (R/LUC/2016/648).

Appendix 3: Photographic record

The following photographs were taken by The Heritage Studio Limited on 9 April 2018.







Appendix 4: Comparative analysis – supplementary information

The following documentation provides supplementary information to section 6.0 of the report by attempting to identify *known* places that can be compared to the former Remuera Post Office by way of building type. The first section provides a representative overview of the purpose-built post offices established in Auckland's suburbs and townships during the building boom of post office construction in the first decade and a half of the twentieth century. The location of each is shown on the maps below and details included in the subsequent table. The second section looks at a sample of post offices built with towers in the same era that are located elsewhere in the country. The buildings in this section are included on HNZPT's New Zealand Heritage List. The comparisons made are based on *known* places within the region and/or nation, and it is acknowledged that further targeted research leading to a more comprehensive comparison with other heritage places may yield further information.

4.1 Auckland's purpose-built post offices 1900-1914

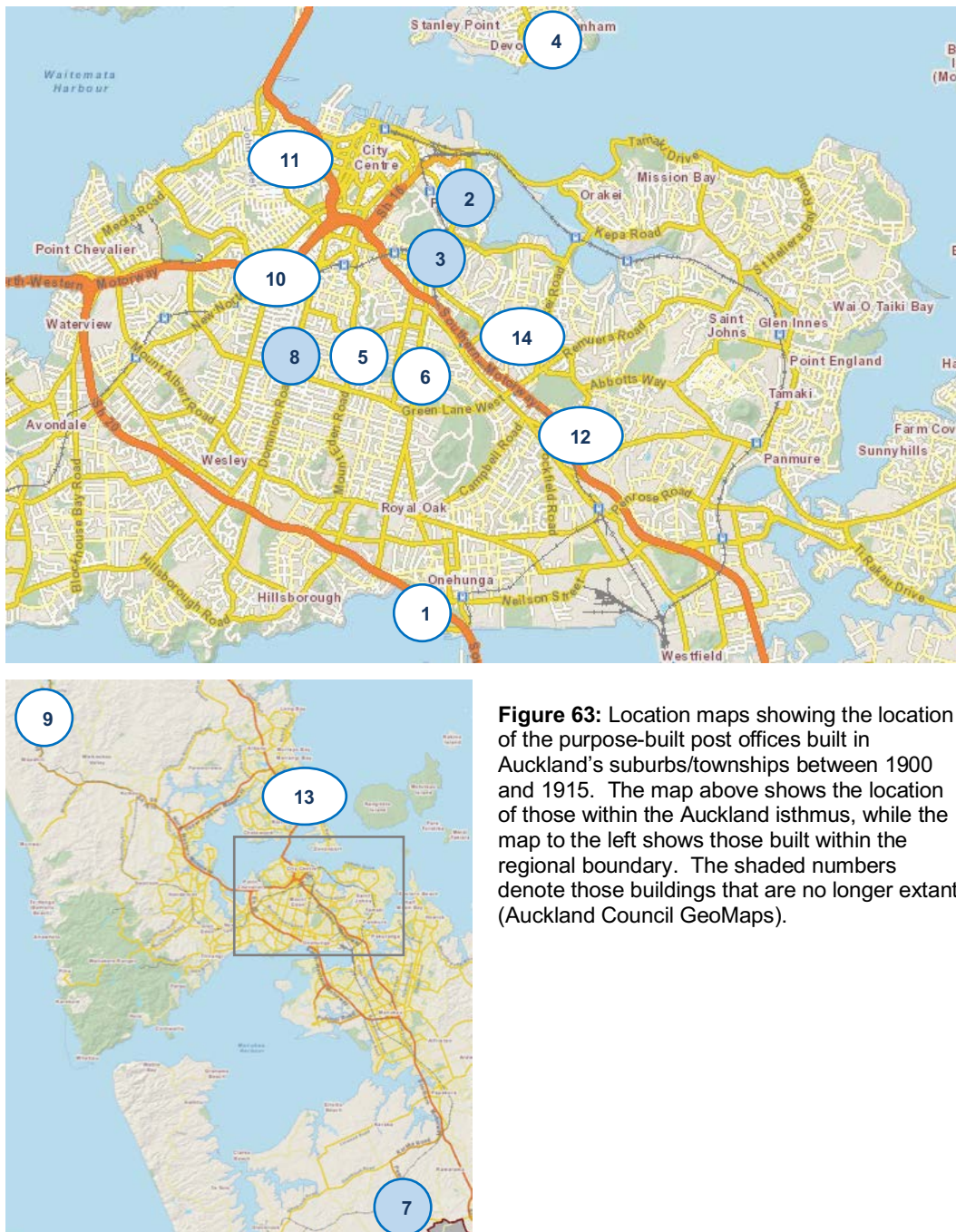












Figure 63: Location maps showing the location of the purpose-built post offices built in Auckland's suburbs/townships between 1900 and 1915. The map above shows the location of those within the Auckland isthmus, while the map to the left shows those built within the regional boundary. The shaded numbers denote those buildings that are no longer extant (Auckland Council GeoMaps).

| No. | Post Office name/image | Date | Type | Extant | Details |
|-----|---|------|-------|--------------------------------|---|
| 1 | <p>Onehunga</p>  <p>Google Street View, Oct 2015</p> | 1902 | Block | Yes | <p>Location: 120 Onehunga Mall</p> <p>Architect: John Campbell</p> <p>Current use: Café</p> <p>Auckland Council: Category A HNZPT: Category 2</p> |
| 2 | <p>Parnell</p>  <p>Opening of the Parnell Post Office, 1906 (Sir George Grey Special Collections, Auckland Libraries, 7-A250)</p> | 1906 | Block | No | <p>Location: Formerly located on the corner of Parnell Road and Gibraltar Crescent</p> <p>Demolished: Mid-1990s.</p> |
| 3 | <p>Newmarket</p>  <p>Newmarket Post Office sometime after 1908 (Sir George Grey Special Collections, Auckland Libraries, 7-A4752)</p> | 1908 | Tower | No | <p>Location: Formerly located at 180 Broadway</p> <p>Demolished: After 1996.</p> |
| 4 | <p>Devonport</p>  <p>Google Street View, Dec 2015</p> | 1908 | Block | Yes (although highly modified) | <p>Location: 3 Victoria Road</p> <p>Architect: Under supervision of John Campbell</p> <p>Current use: Information Centre</p> <p>AUP Schedule: Category A*</p> |

| No. | Post Office name/image | Date | Type | Extant | Details |
|-----|--|------|-------|--------|---|
| 5 | <p>Mount Eden</p>  <p>Google Street View, Oct 2015</p> | 1909 | Block | Yes | <p>Location: 466 Mount Eden Road</p> <p>Architect: Under supervision of John Campbell</p> <p>Current use: Bar/restaurant</p> <p>AUP Schedule: Category B</p> |
| 6 | <p>Epsom</p>  <p>Google Street View, Oct 2015</p> | 1909 | Block | Yes | <p>Location: 311 Manukau Road</p> <p>Architect: Possibly under supervision of John Campbell</p> <p>Current use: Offices</p> <p>AUP Schedule: Category B</p> <p>HNZPT List: Category 2</p> |
| 7 | <p>Pukekohe</p>  <p>Pukekohe Post Office, c.1915 (South Auckland Research Centre, FRA: 1, 5 / Footprints 04834)</p> | 1909 | Block | Yes | <p>Location: Formerly located on King Street</p> <p>Architect: Unknown</p> <p>Demolished: 1976</p> |
| 8 | <p>Dominion Road</p>  <p>Dominion Road Post Office, 1982 (photographer, Sam W. Cope, PH-2014-78-10, Auckland Museum (untraced rights holder)).</p> | 1910 | Block | No | <p>Location: Formerly located at 371 Dominion Road</p> <p>Architect: Possibly under supervision of John Campbell</p> <p>Demolished: c.1980s</p> |

| No. | Post Office name/image | Date | Type | Extant | Details |
|-----|---|------|-------|--------|---|
| 9 | <p>Helensville</p>  <p>Google Street View, Mar 2012</p> | 1911 | Block | Yes | <p>Location: 102 Commercial Road</p> <p>Architect: Possibly under supervision of John Campbell</p> <p>Current use: Offices</p> <p>AUP Schedule: Category B</p> |
| 10 | <p>Kingsland</p>  <p>Google Street View, Oct 2017</p> | 1911 | Block | Yes | <p>Location: 478 New North Road</p> <p>Architect: Under supervision of John Campbell</p> <p>Current use: Shop</p> <p>AUP Schedule: Category B</p> <p>HNZPT List: Category 2</p> |
| 11 | <p>Ponsonby</p>  <p>Google Street View, Oct 2017</p> | 1912 | Tower | Yes | <p>Location: 1-3 St Marys Road</p> <p>Architect: John Campbell</p> <p>Current use: Restaurant</p> <p>AUP Schedule: Category A</p> <p>HNZPT List: Category 1</p> |
| 12 | <p>Ellerslie</p>  <p>Google Street View, Oct 2017</p> | 1912 | Block | Yes | <p>Location: 124 Main Highway</p> <p>Architect: Possibly under supervision of John Campbell</p> <p>Current use: Brewbar</p> |

| No. | Post Office name/image | Date | Type | Extant | Details |
|-----|--|------|-------|--------|--|
| 13 | <p>Takapuna</p>  <p>Auckland Council, n.d.</p> | 1914 | Block | Yes | <p>Location: 187A Hurstmere Road</p> <p>Architect: John Campbell</p> <p>Current use: Offices</p> <p>AUP Schedule: Category B</p> |
| 14 | <p>Remuera</p>  <p>THS, Dec 2017</p> | 1914 | Tower | Yes | <p>Location: 358-364 Remuera Road</p> <p>Architect: Possibly Claude E. Paton in the office of John Campbell</p> <p>Current use: Bank</p> |

4.2 Post offices with clock towers



Many of New Zealand's post offices designed with clock towers were grand structures erected in large towns or cities, such as Oamaru, Nelson and Palmerston North, while other suburban examples, like Remuera, were more modestly scaled. During the 1930s and 1940s, a number of post office clock towers were damaged or removed, (wholly or in part) as a result of the Murchison, Hawkes Bay and Masterton earthquakes that occurred in 1929, 1931 and 1942 respectively.

According to an article written by Ivan Clulee in 2014, approximately 44 New Zealand post offices were constructed with clock towers.¹¹⁰ Of those, it is thought that less than ten survive. The table below lists the post offices identified in the article with the asterisk denoting those that still exist (largely intact). Some modifications to the table have been made, including the addition of an asterisk against Dargaville.

| | | | |
|--------------|-----------|------------|------------------|
| Addington | Ashburton | Blenheim | Bluff |
| Bulls | Cambridge | Caterton | Christchurch* |
| Dargaville* | Fielding | Gisborne | Gore |
| Greymouth | Hastings | Hawera | Invercagill |
| Kaipoi | Levin* | Lower Hutt | Lyttleton |
| Masterton | Naenae* | Napier | Nelson* |
| New Plymouth | Newton | Oamaru | Palmerston North |
| Ponsonby* | Rangiora | Remuera* | Rotorua |
| Stratford | Taihape | Takapau | Tauranga |
| Te Awamutu | Timaru | Waimate | Wairoa |
| Wakefield* | Wanganui | Wellington | Westport |

¹¹⁰ Ivan Clulee, *Clock Towers on Post Office Buildings*, from 'The Mail Coach', Volume 51, Number 2, December 2014, 62.

Examples of other similarly scaled post offices with clock towers have been included below. These are limited to those included on the HNZPT List.

| Roslyn Post Office (1908) | Cambridge Post Office (1909) |
|---|--|
|  <p data-bbox="359 759 647 786">Google Street View, Aug 2017</p> <p data-bbox="375 808 632 835">HNZPT List: Category 2</p> |  <p data-bbox="943 759 1232 786">Google Street View, June 2017</p> <p data-bbox="959 808 1216 835">HNZPT List: Category 2</p> <p data-bbox="815 857 1358 925">The elaborate clock tower on this post office was damaged during the Hawkes Bay earthquake and partially removed giving it a more modest appearance.</p> |

| Dargaville Post Office (1914) |
|--|
|  <p data-bbox="655 1460 935 1487">Google Street View, Jan 2013</p> <p data-bbox="671 1509 919 1536">HNZPT List: Category 1</p> |

Appendix 5: Early commercial context


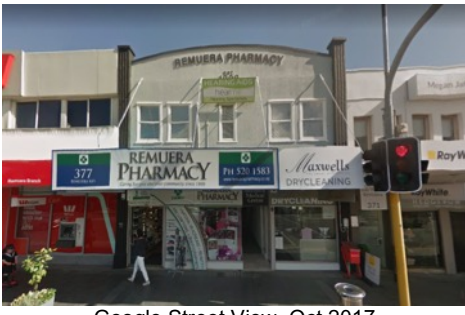
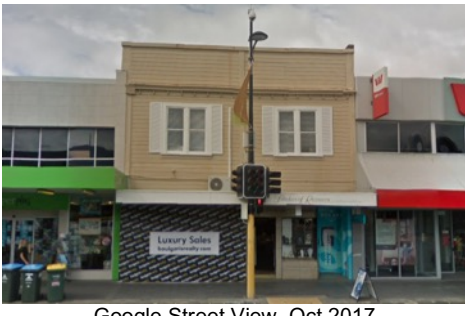

The following documentation provides supplementary information to the report by attempting to identify *known* places within the locality that were established in the town centre during the first three decades of the twentieth century. This was a key period of growth and expansion in Remuera, illustrated in the number of buildings that were established during this time, and marked the evolution of what was once small groups of shops into the primary commercial centre it is today. There are 15 *known* buildings from this period (including the post office), approximately half of the total of existing buildings within the town centre.

A representative overview of each of the 15 buildings dating between 1900 and 1930 is provided (chronologically) below, supplemented by a location map. In depth research was not carried out for these buildings so it is acknowledged that some gaps in information may exist and not all buildings from this period may be captured. Emphasis was placed on an approximate date of construction, known owners/occupiers and visible changes. Interestingly, none of the buildings are currently scheduled in the AUP or listed by Heritage New Zealand Pouhere Taonga (HNZPT).

Early shops in the Remuera shopping centre – 1900-1930







Figure 64: Location map showing the location of the shops built in the Remuera shopping centre between 1900 and 1930 (Auckland Council GeoMaps).

| No. | Name/image | Date | Location | Details |
|-----|--|----------|----------------------|---|
| 1 | <p>L. J. Keys store</p>  <p>Google Street View, Oct 2017</p> | Pre-1907 | 367 Remuera Road | <p>The former L. J. Keys grocery store and dairy is one of the oldest extant commercial buildings in the Remuera shopping centre.¹¹¹ Thought to have been built before 1907, it is a single-storey timber structure that has a residential form. It has undergone a number of changes, particularly to its shop front and fenestration. The building is currently in use as a café.</p> |
| 2 | <p>Pharmacy</p>  <p>Google Street View, Oct 2017</p> | 1909 | 375-377 Remuera Road | <p>Established in 1909 as F. G. Blott's Chemist, the building was also used as the Post and Telegraph Office between 1910 and 1914 (prior to the opening of the purpose-built post office across the road).¹¹² The two-storey building appears to have experienced significant change, particularly to its front elevation. The width of the building also appears to have changed. It is currently in use as a pharmacy and dry cleaners.</p> |
| 3 | <p>No. 385-387</p>  <p>Google Street View, Oct 2017</p> | c.1909 | 385-387 Remuera Road | <p>Thought to have been constructed around 1909, the two-storey timber building appears to have experienced changes to its frontage, particularly to its proportions, parapet and fenestration.¹¹³ First used as a confectionary store, it is now in use as a jewellery store, clinic and real estate agency.</p> |
| 4 | <p>King's Bakery</p>  <p>THS, April 2018</p> | 1909-10 | 279-285 Remuera Road | <p>The former King's Bakery opened in 1910 for baker, Thomas King. Although the bakehouse, oven and ancillary buildings have been demolished, the principal building retains a high level of historic fabric. Changes include modernised shop fronts and modifications to its parapet. It is currently in use as a real estate agency and clinic.</p> |

¹¹¹ Remuera Heritage, *Remuera Heritage Walk: St Aidans to Mount Hobson*, 2006; Refer also to: <http://www.remueheritage.org.nz/places/l-j-keys>

¹¹² Ibid.

¹¹³ Ibid.; Refer also to: <http://www.remueheritage.org.nz/places/385-remuera-road>

| No. | Name/image | Date | Location | Details |
|-----|--|----------|----------------------|---|
| 5 | <p>Remuera Post Office</p>  <p>THS, April 2018</p> | 1914 | 358-364 Remuera Road | <p>The purpose-built former Remuera Post Office was completed in 1914 and opened in 1915. The two-storey brick structure with a prominent clock tower occupied a corner site in the centre of the village. Changes have occurred to the building, particularly to the ground floor, when a partially enclosed verandah was added in the early 1990s and retail and office units built right up to its north and west elevations.¹¹⁴ It is currently in use as a bank.</p> |
| 6 | <p>No. 353</p>  <p>Google Street View, Oct 2017</p> | Pre-1915 | 353 Remuera Road | <p>By 1915, a brick shop, dwelling and iron shop was in place on the site, with brick stables and a workshop to the rear.¹¹⁵ Hellaby's butchery was established on this site and likely operated out of this building.¹¹⁶ Architectural features suggest the building is likely to date from around the 1910s. However, additions and changes, particularly to its frontage, has compromised its physical integrity and legibility. It is currently in use as a café and offices.</p> |
| 7 | <p>No. 305</p>  <p>Google Street View, Oct 2017</p> | c.1920 | 305 Remuera Road | <p>Around 1920, the site was occupied by a brick garage, workshop and dwelling owned by Sparkes.¹¹⁷ A two-storey brick structure fronted Remuera Road and a single-storey brick structure was attached to the rear. The building, with feature parapet, has experienced changes to its verandah, its shop fronts and first floor fenestration. A high level of signage also covers the front elevation. It is currently in use as a hair salon, restaurant and offices.</p> |
| 8 | <p>Banks Building</p>  <p>Google Street View, Oct 2017</p> | c.1920s | 311 Remuera Road | <p>Built on a corner site, the two-storey brick building was established during the 1920s (after 1923) as an office and dwelling for tailor, Banks. During the 1930s, the building was partly converted into two lock-up shops. The work was undertaken by Gummer and Ford. It was later the Remuera branch of the Bank of New Zealand Changes.¹¹⁸ Changes have occurred to the building, including modernised shop fronts and replacement fenestration. It is currently in use as a bar and eatery.</p> |





¹¹⁴ Auckland Council property records: 358-354 Remuera Road, Remuera; Remuera Heritage. Refer also to: <http://www.remueraheritage.org.nz/places/remuera-post-office>

¹¹⁵ RRB 003 Valuation Rolls 1898-1918, Supplementary Valuation Roll 1910, Item no.4, Record ID: 313538, Auckland Council Archives.

¹¹⁶ Remuera Heritage, *Remuera Heritage Walk: St Aidans to Mount Hobson*, 2006.

¹¹⁷ RRB 003 Valuation Rolls 1898-1918, Supplementary Valuation Roll 1910, Item no.4, Record ID: 313538, Auckland Council Archives.

¹¹⁸ Ibid. Refer also to: <http://www.remueraheritage.org.nz/places/bank-of-new-zealand-remuera>

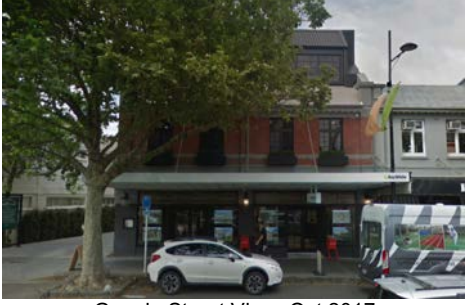

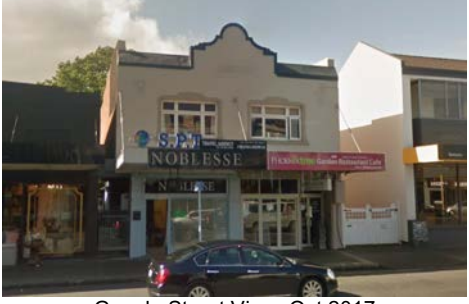
| No. | Name/image | Date | Location | Details |
|-----|---|--------|----------------------|---|
| 9 | <p>Cole's Building</p>  <p>Google Street View, Oct 2017</p> | 1923 | 382-394 Remuera Road | <p>The Cole's Building was built for a Mr George Cole, who had established the 'Avenue Buildings' (now demolished) next to the Post Office a year earlier. The two-storey brick structure was designed in the stripped classical style and initially used as a pharmacy, fish-mongers, butchers and a motor garage workshop.¹¹⁹ It is currently occupied by multiple businesses with services ranging from a bakery to offices.</p> |
| 10 | <p>Hellaby Building</p>  <p>Google Street View, Oct 2017</p> | 1926 | 357-365 Remuera Road | <p>The two-storey building was constructed for Frederick Hellaby in 1926. The firm's butcher shop was located next door. It was used for some time as a fruit store and home cookery.¹²⁰ Located on a corner site, the stripped-classical style building retains original first floor windows and a striking parapet design. Changes have occurred to its verandah and shop fronts. It is currently in use as clothes shops and barbers.</p> |
| 11 | <p>No. 346</p>  <p>Google Street View, Oct 2017</p> | c.1926 | 346 Remuera Road | <p>Possibly built as a lock-up shop for bootmaker, Watson in c.1926, the stripped-classical style, single-storey concrete block structure features a deep parapet and modified shop fronts.¹²¹ It is currently in use as a jewellery and homeware store.</p> |
| 12 | <p>Skeltons Building</p>  <p>Google Street View, Oct 2017</p> | 1928 | 339-345 Remuera Road | <p>The single-storey building was constructed for one of Remuera's first businessmen, Robert Skelton, who had operated a carrier business on Remuera Road since 1906.¹²² It comprises four units, one of which (western-most unit) retains its original frontage with recessed opening, shop front tiles and leaded top-lights. It was initially used for Skelton's carrier business and as an agency for the Bank of New Zealand and is currently in use as offices, a café and antique shop.</p> |

¹¹⁹ Auckland Council property records: 358-354 Remuera Road, Remuera; Remuera Heritage, *Remuera Heritage Walk: St Aidans to Mount Hobson*, 2006. Refer also to: <http://www.remueeraheritage.org.nz/places/coles-buildings>

¹²⁰ Ibid.

¹²¹ RRB 003 Valuation Rolls 1898-1918, Supplementary Valuation Roll 1910, Item no.4, Record ID: 313538, Auckland Council Archives.

¹²² Ibid.; Jenny Carlyon and Diana Morrow, 2011, 314. Refer also to: <http://www.remueeraheritage.org.nz/places/skeltons-buildings>

| No. | Name/image | Date | Location | Details |
|-----|---|-------------------|-------------------------|---|
| 13 | <p>No. 411-413</p>  <p>Google Street View, Oct 2017</p> | 1929 | 411-413 Remuera Road | <p>The two-storey brick building was built on the site of the Remuera Road Board Office, which was erected in 1902 and later occupied by the Remuera branch of the Auckland Public Library. The building has had a variety of uses as a drapery store, an antiques shop, a hardware store, café and clothing store. In 2017, the building was substantially rebuilt and extended, with only the façade with traditional shop fronts reputedly retained. It is currently in use as a real estate agency.¹²³</p> |
| 14 | <p>Nos. 403-409</p>  <p>Google Street View, Oct 2017</p> | c.1920s (late) | 403-409 Remuera Road | <p>The row of two-storey brick shops were built in the stripped-classical style around the late 1920s. Little is known about their early uses and whether they were built in one phase. They retain their original first floor fenestration with modifications carried out to the shop fronts. They are currently in use as clothes stores and a travel agency.</p> |
| 15 | <p>No. 352</p>  <p>Google Street View, Oct 2017</p> | c.1930 | 352 Remuera Road | <p>Built as two shops and dwellings in c.1930, the two-storey building was occupied by draper, Leslie Astley Clement.¹²⁴ It features a distinctive Spanish mission inspired parapet and original first floor windows. Some changes have occurred to the shop fronts, but the proportions of the openings remain. The building is currently in use as a clothing store, travel agency and café.</p> |

¹²³ Remuera Heritage, *Remuera Heritage Walk: St Aidans to Mount Hobson*, 2006. Refer also to: <http://www.remueraheritage.org.nz/places/411-413-remuera-road-shops>

¹²⁴ RRB 003 Valuation Rolls 1898-1918, Supplementary Valuation Roll 1910, Item no.4, Record ID: 313538, Auckland Council Archives.

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