

New Plymouth District Plan

Plan Change PLC14/00041

March 2014

Classification of Barrett Street Hospital Gates and Brick Wall, New Plymouth as Category A Heritage Item

Section 32 Evaluation Report



Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
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1. INTRODUCTION

This report assesses the proposed Plan Change in terms of the Resource Management Act 1991 (“RMA”) and specifically the requirements outlined in Section 32 as amended by the Resource Management Act 2013. It should be read in conjunction with a copy of the proposed Plan Change and the explanation contained within that document. Section 74 of the RMA requires that the Council, when considering a plan change to the New Plymouth District Plan (“District Plan”), shall have regard to, among other things, the provisions of Part II of the RMA, its functions under Section 31 and its duties under Section 32.

This report considers the background to the Plan Change and the appropriateness of its objectives in achieving the purpose of the RMA along with the appropriateness of the provisions (that is, policies and methods) in achieving the objectives in terms of their efficiency and effectiveness.

This report also identifies and assesses the benefits and costs of the environmental, economic, social and cultural effects anticipated from the implementation of the provisions of the Plan Change including the opportunities related to economic growth and employment.

This evaluation should be read together with a copy of the Plan Change document.

2. PURPOSE OF THE PROPOSED CHANGE

The purpose of Plan Change PLC14/00041 is to add Barrett Street Hospital Gates and Brick Wall, New Plymouth (“gates and brick wall”) to Schedule 8.3 Category A Heritage Buildings and Items in Appendix 8.

3. LOCATION AND SITE CHARACTERISTICS

The gates and brick wall form part of the former Barrett Street Hospital site. This 7.6272 hectare site occupies most of the land bounded by the following streets: Dawson, Fulford, Mt. Edgcumbe, Tamar, Morley, Barrett, Stoke and Standish.

Construction of the Barrett Street Hospital started in 1887 and it was officially opened in 1888. From the late 1960s hospital facilities were gradually shifted to the Taranaki Base Hospital on David Street. A range of private individuals and organisations have leased the buildings on the site since. Unfortunately many of the buildings are now in a state of disrepair and are unsafe for occupation. The most significant of these is the Barrett Street Hospital Nurses Home, the eastern wing of which is classified as Category A in the District Plan.

On 14 April 1908 the Taranaki Hospital Board and Charitable Aid Board approved a plan of Messers Russell and Son for the construction of the gates and brick wall. On 25 April 1908 an advertisement was placed in the Taranaki Herald by New Plymouth architect Frank Messenger calling for tenders to erect the gates. They were constructed in the same year. The intent behind the construction of the gates and brick wall was to form an entrance to the Barrett Street Hospital and to beautify the grounds. They were funded from a balance of money raised by New Plymouth citizens and government subsidies.

The gates are located on the western side of Dawson Street opposite Bulteel Street. The brick wall is also located on the western side of Dawson Street and runs from the gates along Dawson Street to the intersection of Fulford Street. A small part of it also wraps around onto Fulford Street. The gates and brick wall were built in a Victorian style. The gates have brick work pillars with decorative plaster caps and decorative wrought iron metalwork. The same brick work was used to construct the wall. The gates and brick wall are in average condition and would benefit from some maintenance. Some of the decorative plaster caps are missing or have been damaged. A picture of the gates is shown below:



The gates and brick wall are located on land that is currently zoned Residential B in the District Plan. Residential B environment areas are those areas identified as having a more dense character, capable of absorbing and integrating denser development without adversely affecting their existing residential amenity. These areas are

predominantly located close to local shopping areas and the CBD. Sites tend to be landscaped and of a consistent height.

A road widening designation runs adjacent to the gates and brick wall. It is listed in the District Plan as “L44 Dawson Street – 1m on west side from opposite Bulteel Street to St Aubyn Street.” The Council (or more specifically Roding) is the requiring authority for this designation. This designation has lapsed but Roding has indicated they intend to re-instate this designation. To re-instate it, the designation process outlined in the RMA will need to be followed by Roding. Giving effect to the designation is not expected to impact on the gates and brick wall.

The former Barrett Street Hospital site is subject to a Treaty of Waitangi claim that is currently being negotiated between the Crown and Te Atiawa Iwi Authority (“TAIA”). The Office of Treaty Settlements is acting as the caretaker for this site while this process is being conducted.

4. BACKGROUND TO THE PROPOSED PLAN CHANGE

Current Heritage Provisions in the District Plan

The RMA requires all persons exercising powers or functions under it to recognise and provide for “the protection of historic heritage from inappropriate subdivision, use and development” as a matter of national importance. Issue 11 of the District Plan refers to the degradation of heritage resources. Cultural heritage is identified as “those man-made objects that through our history give us a sense of our cultural identity.” The District Plan identifies over 800 buildings and items as having historic significance. They are classified as either Category A, B or C as follows:

Category A – buildings and items of great cultural heritage value.

Category B – buildings and items of considerable heritage value.

Category C – buildings and items of some heritage value.

Only Category A buildings and items are subject to heritage related rules in the District Plan whereas Category B and C are not. 102 buildings and items are currently classified as Category A and are listed in Schedule 8.3 in Appendix 8 of the District Plan. The following activities are regulated and therefore require resource consent from the Council: work on the exterior that is not in character; demolition or removal; and subdivision of land with a Category A building or item on it. The Hen and Chicken houses on Cameron and Pendarves Streets, New Plymouth, are also subject to a rule regarding the erection of buildings within their vicinity, and certain Category A buildings are also subject to a rule regarding their interiors. A rule also allows the Council to consider the repositioning of the Beam Oil Pump (Ocean View Parade, New Plymouth) and the Te Henui Cemetery Gates (Watson Street, New Plymouth) on the same site.

Whilst Category B and C buildings and items are not regulated in the District Plan landowners are encouraged to maintain heritage values wherever possible through various non-regulatory methods provided by the Council. These non-regulatory methods include heritage protection funding, free architectural advice and free colour

consultancy. Category A buildings and items are also eligible to use these non-regulatory methods.

Initial Assessment

To identify heritage buildings and items within the New Plymouth district a study was commissioned by the Council, entitled *The New Plymouth District Heritage Study – Non-Maori Sites* (Dinah Holman, Heritage Planner in association with Paul Goldsmith, Architect, Boon Cox Goldsmith Jackson, 1995). As part of the study an A, B or C grade was allocated to buildings and items in the New Plymouth district. At the end of this exercise there were 222 Category A buildings and items on the list. This number was considered unmanageable so criteria based on the Historic Places Act 1993 was developed.

The criteria evaluate a building or item in terms of nine attributes. Each attribute is given a score out of five, with one being the lowest and five being the highest. The nine attributes are:

- Historical – is it important in the history of the New Plymouth district?
- Importance to the community – is it an important physical landmark to the community?
- Aesthetic appeal – does it conform to a past or present sense of beauty?
- Rarity – is it rare or unique in the New Plymouth district?
- Architecture and use – does it have architectural merit or belong to an important architectural period or time?
- Technical – is it technically accomplished or of a high quality of building materials, methods or craft skills?
- Setting – does the setting of the place add to its cultural heritage value?
- Context – does it form part of a wider historical and cultural complex or landscape?
- Cultural heritage value for present and future generations – does it have value for present and future generations?

Using the criteria, Council officers did a re-assessment of all buildings and items that were allocated a Category A grade. These re-assessments were reviewed by councillors in 1997. The results varied between 16 and 43 out of a possible 45. After the re-assessments, those within the top 7.5% were deemed to be Category A and the rest were deemed to be Category B. This reduced the number on the Category A schedule to 64. A building or item is considered Category A if it scores 27 or above.

The revised Category A schedule and associated heritage provisions were then subject to an extensive consultation process prior to, and after, public notification of the Proposed Plan in November 1998.

Administrative oversights, decisions on submissions to the Proposed Plan, an appeal by the New Zealand Historic Places Trust, a Council initiated variation (a plan change while the District Plan is in the proposed phase), and several plan changes has seen the number on the Category A schedule rise to a current total of 102.

The gates and brick wall are currently a Category B heritage item in the District Plan. They were initially allocated a Category A grade but this was reduced to a Category B as part of the re-assessment process. They are not listed on the New Zealand Historic Places Trust's register.

Results of Re-Assessment

In October 2013 Council officers were approached by a local resident who rents a cottage on the former Barrett Street Hospital grounds adjacent to the gates and brick wall querying whether they were listed in the District Plan. Council officers agreed to have them re-assessed to see if they had any greater heritage value now than what they had nearly 20 years ago. Council officers commissioned Mr Alan Reed (consultant heritage architect) to carry out a re-assessment. This was conducted on 23 October 2013.

The gates and brick wall received the same scores for each of the attributes that they received when they were assessed in 1997 with the exception of the following attributes – Historical, Importance to the Community, and Context. Under the Historic attribute, the heritage assessment highlights their connection to prominent local architect Frank Messenger. At the time the earlier assessments were conducted the link to Frank Messenger was not known. Under the Importance to the Community attribute, the heritage assessment emphasises their importance to the community as the gateway to New Plymouth's hospital from the early colonial period through to the 1960s. Under the Context attribute, the heritage assessment makes reference to the significance of the gates and brick wall as a gateway, entry and identity. A comparison of the scores the gates and brick wall received in 1997 versus the scores when they were assessed in 2013 is provided below:

Criteria for Determining Significance of Heritage Buildings and Items	1997 Score	2013 Score
Historical	2	4
Importance to the Community	2	4
Aesthetic Appeal	3	3
Rarity	2	2
Architecture and Use	3	3
Technical	2	2
Setting	3	3
Context	2	3
Cultural Heritage Value for Present and Future Generations	3	3
TOTAL	22	27

The 2013 heritage assessment report for the gates and brick wall is provided in Appendix 1. The sources forming the basis of the heritage assessment are referred to in Appendix 2. This makes reference to four sources – one from AB Scanlan's book titled "Hospital on the Hill" and three from the Taranaki Herald's "Papers Past." These are attached as Appendices 3-6.

5. PROPOSED PLAN CHANGE

Proposed Heritage Classification and Provisions

The majority of Category A heritage buildings and items require resource consent in the following circumstances: for any external alterations or additions that are not in keeping with heritage values; for demolition or removal; and for subdivision of the lot on which the building or item stands. A select few are also subject to rules regarding their interior or how close buildings can be constructed to them. Two items are also subject to a repositioning rule which allows the Council to consider whether they can be repositioned on the same site which they stand.

It is proposed to add the gates and brick wall as a Category A heritage item in the District Plan. They will not be subject to rules regarding their interior (because they are an item not a building) or how close buildings can be constructed to them but they will be subject to the repositioning rule. The gates and brick wall will be subject to the same rules as the majority of Category A heritage buildings and items but since they will also be subject to the repositioning rule the regulation on them is effectively less stringent than if they were not subject to the repositioning rule. The rules that will apply to the gates and brick wall are OL36, OL37, OL38 and OL39 (these are shown in Attachment 1 of the Plan Change Report).

Repositioning Rule

The repositioning rule currently only applies to the Beam Oil Pump (Ocean View Parade, New Plymouth) and the Te Henui Cemetery Gates (Watson Street, New Plymouth). It is proposed to make the gates and brick wall subject to this rule also meaning that it will be a discretionary activity if they are repositioned on the same site. A definition of “site” is provided in the District Plan. The former Barrett Street Hospital site falls under (b) of this definition: “An area of land which is comprised of two or more legally defined parcels of land held together in one certificate of title in such a way that the lots cannot be dealt with separately without prior consent of the Council.” To clarify, this means that the Council can consider the repositioning of the gates and brick wall anywhere on the former Barrett Street Hospital site not just on the parcels of land on which the gates and brick wall currently stand. The certificate of title showing the extent of the site is attached as Appendix 7.

There are three key reasons why it is proposed to make the gates and brick wall subject to the repositioning rule. Firstly, the gates and brick wall received the same scores for their heritage assessment that the Te Henui Cemetery Gates received. Secondly, the gates and brick wall were designed by Frank Messenger as were the Te Henui Cemetery Gates. Thirdly, when Council officers approached TAIA in November 2013 asking if they had any plans for the former Barrett Street Hospital site and whether they would support the gates and brick wall being listed as a Category A item (with the inability to consider repositioning) in the District Plan, TAIA expressed concerns that upgrading them from a Category B to an A might impact on any future development. Allowing the Council to consider repositioning the gates and brick wall should provide TAIA with some flexibility if they become the future landowners of the site and if they choose to develop the site.

Effect of Category A Classification on Landowners

Classifying the gates and brick wall means that future landowners will be subject to the resource consent process. Resource consent fees are waived for applications involving the modification of Category A heritage buildings and items. However, as part of their resource consent application landowners may need to engage professionals at their own expense such as conservation architects, stone masons or engineers. They may also need to consult with the New Zealand Historic Places Trust. Depending on the nature of work proposed it is possible that a resource consent application may be publicly notified calling for submissions in support or opposition. As with all Category A, B and C heritage buildings and items, landowners are eligible for two hours free architectural advice and one hour of free colour consultancy. It is also likely that the landowners of the gates and brick wall will be eligible for funding from the Council's heritage protection fund.

6. APPROPRIATENESS OF THE OBJECTIVES OF THE PLAN CHANGE

Section 32(1)(a) requires an examination of whether the objectives of the Plan Change are considered to be the most appropriate way to achieve the purpose of the RMA. Plan Change PLC14/00041 does not propose the addition of new objectives to the District Plan. Therefore the objectives currently in the District Plan that are relevant to the Plan Change are examined to see if they are the most appropriate way to achieve the purpose of the RMA.

Resource Management Act 1991

Section 5 defines the purpose of the RMA as the sustainable management of natural and physical resources while Sections 6 (Matters of National Importance), 7 (Other Matters) and 8 (Treaty of Waitangi) are defined as the principles of the RMA. Section 6(f) of the RMA requires all persons exercising functions or powers under it to recognise and provide for "the protection of historic heritage from inappropriate subdivision, use, and development," as a matter of national importance.

Assessment of Current Objectives

The District Plan recognises and provides for historic heritage as required in the RMA through Objective 11: "To recognise the district's heritage resources, provide for their protection and promote their enhancement." Objective 11 is achieved through Policy 11.2: "The heritage values of buildings and items and their settings should be protected and where practicable enhanced." Policy 11.2 is implemented through the identification of over 800 heritage buildings and items, control of activities on and in close proximity to Category A heritage buildings and items, protection of heritage values if necessary, e.g. consideration of use of heritage orders, acquisition of reserves, etc., incentives, and information and education.

The community associates a Category A classification on the District Plan with regulation although, as is the case with many councils, there is confusion about what is listed in the District Plan (Category A, B and C) versus what is listed on the New Zealand Historic Places Trust register (Category I and II). Each Category A, B and C heritage building and item has a Council heritage record. These are regularly given to

the public as a result of phone or counter enquiries or as part of LIMs. A handful of landowners take advantage of free architectural advice and colour consultancy each year. The Council has assisted (both financially and in terms of advice) with recent developments involving heritage buildings that have resulted in the retention of heritage and positive outcomes for the community, e.g. the White Hart Hotel redevelopment. The heritage provisions will be reviewed as part of the District Plan review scheduled to commence in August 2015.

7. APPROPRIATENESS OF THE PLAN CHANGE PROVISIONS

Assessment of the Plan Change Provisions

Section 32(1)(b) requires the Council to examine whether the provisions in the Plan Change are the most appropriate way to achieve the objectives of the District Plan by assessing their efficiency and effectiveness.

Proposed Plan Change PLC14/00041 will ensure that the heritage values of the gates and brick wall assessed as appropriate for Category A status are protected and enhanced, as promoted by Objective 11. The ability for the Council to consider repositioning the gates and brick wall on the same site will contribute positively to any future development on the former Barrett Street Hospital site which is likely to be in the interests of the community, e.g. residential and commercial development, the generation of jobs, the creation of recreation areas, connectivity links for walking and cycling, etc. This aligns with Policy 11.2 which states that “The heritage values of buildings and items and their settings should be protected and where practicable enhanced.”

The addition of the gates and brick wall as Category A is the most appropriate means of achieving the objective of the District Plan. The use of regulation will protect them from inappropriate subdivision, use or development, as directed by Section 6(f) of the Act.

Benefits and Costs of Anticipated Effects

Section 32(2)(a) requires the Council to identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the Plan Change. These benefits and costs have been quantified where practicable, as required by Section 32(2)(b).

Environmental Effects

Benefits

- The gates and brick wall are an iconic feature in the New Plymouth CBD.
- The gates and brick wall contribute to an environment that is pleasant to walk, cycle and drive in.
- The brick wall already forms a boundary between the road and the former Barrett Street Hospital site should the site be developed in the future. This means that a new fence will not be required and that materials will not be used unnecessarily.

Costs

- The land on which the gates and brick wall stand could be used for other things that contribute positively to the quality of the environment, e.g. natural resources such as bush, physical resources such as artwork.

Economic Effects

Benefits

- The ability for future landowners to apply to the Council to reposition the gates and brick wall provides flexibility for future development of the former Barrett Street Hospital site. This may contribute to an increase in employment opportunities and economic growth, e.g. builders will be required to refurbish existing buildings or construct new buildings; this will occur in accordance with plans that have been drawn by architects; the businesses will require employees such as chefs, wait staff and bar people and require on-going support such as marketing, accounting and legal advice.
- Application fees for resource consent applications for the modification of Category A heritage buildings and items are waived as an incentive in the District Plan.

Costs

- The classification of the gates and brick wall as Category A, and in turn making them subject to the resource consent process, could be perceived as an encroachment of private property rights.
- If future landowners choose to apply to the Council to reposition the gates and brick wall they will need to seek advice at their expense from professionals, e.g. conservation architects, stone masons, engineers, etc. A professional could cost in the range of \$80-\$250 hour.
- It could cost tens of thousands of dollars to reposition the gates and brick wall.
- The gates and brick wall occupy space that could be used by developments that may benefit from being located on an arterial road.

Social Effects

Benefits

- The gates and brick wall have significance for many people in the community. Classifying them as Category A will contribute to the retention of an iconic feature that is highly regarded and recognised.
- It will build community cohesiveness and a sense of togetherness.
- The ability for future landowners to apply to the Council to reposition the gates and brick wall provides flexibility for future development of the former Barrett Street Hospital site. This may create opportunities for social interaction, e.g. through the provision of recreation areas and connectivity links for walking and cycling.

Costs

- There are no apparent costs.

Cultural Effects

Benefits

- The land on which the gates and brick wall stand has cultural significance to TAIA. The whole of the former Barrett Street Hospital site is on an old pa called Otumaikuku.

Costs

- There are no apparent costs.

8. OPTIONS

Section 32(1)(b)(i) requires the Council to identify other reasonably practicable options for achieving the purpose of the RMA.

Doing Nothing

This option involves maintaining the status quo, i.e. the gates and brick wall will remain a Category B heritage item and not be subject to rules in the District Plan.

Education, Advice and Advocacy

This option uses non-regulatory methods in the District Plan to encourage protection of the gates and brick wall. This option is similar to Option 1 relating to the status quo.

Add to Category A Schedule with Inability to Reposition

This option adds the gates and brick wall to the Category A schedule so they will be subject to rules in the District Plan. However, unlike the proposed Plan Change, they will not be subject to Rule OL38 which allows for the Council to consider the repositioning of them on the same site.

9. REASONS FOR DECIDING ON THE PROPOSED PLAN CHANGE

Section 32(1)(b)(iii) requires the Council to summarise the reasons for deciding on the Plan Change.

- The Council will meet its obligations under section 6(f) of the RMA which states that the Council must recognise and provide for “the protection of historic heritage from inappropriate subdivision, use, and development.”
- The Council will meet Objective 11 of the District Plan by recognising the gates and brick wall as a heritage resource, providing for its protection and promoting its enhancement.

- The retention of the gates and brick wall will continue to contribute positively to the streetscape of the New Plymouth CBD.
- The ability for future landowners to apply to the Council to reposition the gates and brick wall provides flexibility for future development of the former Barrett Street Hospital site. This may contribute to an increase in employment opportunities, economic growth and social interaction.
- The retention of the gates and brick wall will contribute positively to social well being, community cohesiveness and the appreciation of heritage.

10. RISK ASSOCIATED WITH ACTING OR NOT ACTING

Section 32(2)(c) outlines that the evaluation must take into account the risks associated with “acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions (i.e. the policies and methods).”

Having regard to Section 32(2)(c) and the scope of the background research, investigation and consultation undertaken in the development of this Plan Change, as far as can be ascertained there is no uncertain or insufficient information that poses any material risk to acting or not acting on the provisions of the subject Plan Change as recommended.

11. CONCLUSION

Having regard to the relevant objectives of the District Plan and the provisions of the proposed Plan Change PLC14/00041 (Classification of Barrett Street Hospital Gates and Brick Wall, New Plymouth as Category A Heritage Item), and having been evaluated in accordance with and as provided for in Section 32 of the RMA, it is concluded that the proposed Plan Change is the most appropriate way to achieve the purpose of the RMA.

12. APPENDICES

- Appendix 1: 2013 Heritage Assessment Report for the Gates and Brick Wall
- Appendix 2: Sources Forming Basis of Heritage Assessment
- Appendix 3: Extract from AB Scanlan’s Book Titled “Hospital on the Hill”
- Appendix 4: Extract from Taranaki Herald’s “Papers Past” – 14 April 1908
- Appendix 5: Extract from Taranaki Herald’s “Papers Past” – 25 April 1908
- Appendix 6: Extract from Taranaki Herald’s “Papers Past” – 2 December 1908
- Appendix 7: Certificate of Title for Former Barrett Street Hospital Site

Appendix 1: 2013 Heritage Assessment Report for the Gates and Brick Wall

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**New Plymouth District Council
Environmental Strategy and Policy
Attention; Lauren O'Byrne
Senior Policy Advisor**

HERITAGE ASSESSMENT BARRETT ST HOSPITAL GATES AND BRICK WALL

29 October 2013

Dear Lauren,
As requested I have carried out the following heritage assessment for the gates and wall as follows;

criteria	score	comments
A. Historic	4	Money allocated to provide a quality entrance Gates involving prominent local architect Frank Messenger in 1908
B. Importance to community	4	High importance to community as the gateway to New Plymouth's hospital from the early colonial period through to the 1960's
C. Aesthetic appeal	3	Recessed entry forms with wrought iron work forms an impressive sense of beauty
D. Rarity	2	Last physical relic of the former hospital
E. Architecture and use	3	Fine Victorian detailing and quality
F. Technical	2	
G. Setting	3	High importance main entrance driveway and footpaths to the hospital with the brick wall forming a quality margin to the elaborate gardens. Contributes to streetscape.
H. Context	3	Significance as gateway/entry/identity
I. Cultural value for future	3	Has historical, social, spiritual significance to New Plymouth. The gates form part of the NPDC Barrett St heritage Character area(2007)
Total	27	

Suggested revisions to NPDC Heritage Site Report

Condition; fair (maintenance required)
Constructed; 1908
Architect; Messenger
Builder; Messrs Russell and Son

Reference sources;
Papers Past Taranaki Herald, 14 April, 1908, page 4
Papers Past Taranaki Herald, 25 April, 1908, page 7
Papers Past Taranaki Herald, 2 December, 1908, page 7

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Hospital on the Hill by AB Scanlon page 48

History: Constructed as hospital main entrance in 1908
Themes in History; health

Statement of significance; add item (vii) gates are included in NPDC Barrett St Heritage Character Area (2007)

Yours faithfully,



Alan Reed Architect Ltd

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Appendix 2: Sources Forming Basis of Heritage Assessment

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**New Plymouth District Council
Environmental Strategy and Policy
Attention ; Lauren O'Byrne
Senior Policy Advisor**

**BARRETT ST HOSPITAL GATES AND BRICK WALL
DAWSON ST, NEW PLYMOUTH
REVISED HERITAGE ASSESSMENT**

29 October 2013

Dear Lauren,

Further to your letter of 10 October I have established from the following sources, further information which has formed the basis of the revised heritage assessment attached;

From the book " Hospital on the hill" by A B Scanlan, covering a century of history on the hospital, page 48 , that the entrance gates and brick wall were funded from a balance of money raised by New Plymouth citizens and government subsidies.

From Papers past Taranaki Herald;

- 14 April 1908 Taranaki Hospital Board and Charitable Aid Board approve plan of Messrs Russell and Son for the construction of gates and brick wall. On checking with Papers past it seems that Messrs Russell and Son were bricklayers and monumental masons.
- 25 April 1908 tender advertised by architect Frank Messenger for the "iron entrance gates".
- 2 December 1908 report that the gates had now been erected at the cost of 87 pounds and that "the entrance was now more in keeping with the importance of the institution."

Based on a revised score of 27 points I recommend the gates and brick wall for inclusion in the council's register for Category A status.

Yours faithfully



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Appendix 3: Extract from AB Scanlan's Book Titled "Hospital on the Hill"

Dr. Valentine was present at the July meeting to discuss plans for the new hospital; it was agreed that 84 patients should be the target and that construction be gradual with the growth of the district. Then Dr. Valentine touched on a subject that was to break into sharp controversy more than half a century later. "There are too many hospital boards in a somewhat small district," he said. "There should really be one hospital board from New Plymouth to Hawera." Two years earlier at a hospital board conference he had advocated large districts but the 1909 legislation had increased the number from 28 to 36; he thought 20 would be sufficient.

As always the board had its diverting moments. An affray at the Old People's Home brought court proceedings. A 75-year-old Orangeman, "whose failings seemed to be relish for whisky and a rabid bigotry in religious matters," returned to the home from a drinking bout in town and provoked a 65-year-old Irishman who struck him more than once on the head with a poker, fortunately not heavy enough for lasting harm. A board member, quoting from the court report, said the porter was in the habit of going round the home each evening and serving out whisky. The ratepayers had been surprised to read this and he considered that any inmate who required whisky was ill enough to be a hospital patient. The chairman replied that whisky was given only on doctor's orders for medicinal purposes. "I do not know whether whisky does the old men any good," added Mr. Bellinger, "nor do I know the taste of it." The secretary, Mr. Lepper, had the last word: "I can assure the board the whisky does the old men a lot of good."

The inmates soon had exciting news; the board was to shift the Old People's Home. Distance from the centre of the town was not the only advantage. Inmates from the Hawera and Stratford districts were being received and the home must have room to expand on the ground floor. And, most important, a site had to be found for the new hospital. The broad farmlands of Upper Westown were examined and the board bought 32 acres from Mr. James Sole at £80 per acre. This was part of "Soleville," taken up by Mr. Sole in 1850. A further section was bought by the board to give access to David Street.

The historic significance of this purchase was to appear nearly half a century later, but in the meantime the board prepared for what was one of the biggest shifts the town had seen. The tender of Boon Bros. (£1,296) was accepted in October, 1910, for removing and re-erecting the building (in sections) and installing drainage etc. The shift was completed during the fine weather early in 1911. A steam traction engine hauled the broad, low frame on which sections of the building were carried. A photograph has survived of the last journey with the frame piled with furniture. It was a gala occasion with two flags flying and some nurses, aged inmates and board members enjoying the experience.

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At New Plymouth overcrowding was the price of success and if the standards set were not to decline a larger and more modern hospital was needed. In 1909 a firm of Wellington architects, Atkins and Bacon, accepted an offer of 25 guineas to confer with the board and Dr. Valentine for the preliminary planning of one and two-storey alternatives at a proposed cost of £4,000. That the public were with the board in this forward step was indicated by the success of the annual Hospital Saturday and Sunday. House to house canvasses, subscription lists in hotels and clubs, and bands playing before 2,000 people in Pukekura Park were raising between £150 and £160. This carried a Government subsidy of 24s in the pound and was used to purchase up-to-date equipment. From the balance the entrance gates and brick wall in Dawson Street were erected.

The value of this fund-raising cannot be judged by present standards. In 1909 building sections sold for £50, a Christmas hamper (one bottle each of whisky, brandy, wine and rum, and eight bottles of beer) cost 20/-, milk was 2d a quart, a complete set of teeth 23s, a large towel 11d and a pair of boy's trousers 1s 11d. Rating values were correspondingly small. The estimates of March, 1909, of the now reduced hospital district produced £1,744, the rate of 9d in the £100 of capital value bringing these amounts: New Plymouth Borough, £411; Fitzroy Town Board, £43; Taranaki County, £761; Clifton County, £258; part of Egmont County, £172; Inglewood Borough, £50; Waitara Borough, £49.

So the hospital moved into the 1910s and for the first time it had an elected and not an appointed board, the amended Act of 1909 requiring this new method of appointment every three years. The first election was on March 16, 1910, for 12 seats. The new boards met all over the country on April 1 and at New Plymouth Mr. Bellinger indicated the important tasks ahead. Dr. Leatham was resigning as medical superintendent at the end of the month and it was proposed to make three appointments for the price of two, reducing the salaries of the superintendent and his assistant while relieving them of some of their duties. Mr. Bellinger added with exuberant reassurance, "If Drs. Walker, Wylie and Home accept the positions offered the hospital will have a staff that in ability will be second to none south of the equator." At a second meeting on April 13 the appointments were confirmed, Dr. Walker being medical superintendent. Dr. D. S. Wylie assistant surgeon and Dr. Home extra medical officer. Dr. Leatham's services were retained for X-ray work. A newspaper letter-writer complained that the appointments were "cut and dried" and that other doctors of longer experience had been overlooked, but the editor's footnote said the four doctors were on the hospital staff and the appointments under the new legislation had to be approved by the Minister of Health.

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Appendix 4: Extract from Taranaki Herald's "Papers Past" – 14 April 1908

English | 1880d

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Untitled

Taranaki Herald, Volume LIV, Issue 13635, 14 April 1908, Page 4

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The mayoral election is apparently arousing more interest than at first appears to be the case, for nearly three hundred claims for enrolment on the register have been received.

The Borough Council last night negatived a motion that steps should be taken to circulate among money-lending institutions an announcement that the Council had debentures for disposal.

It is not often one hears a discussion nowadays as to whether or not a public body should adjourn for lunch. This, however, was so at a meeting of the Hospital Board yesterday, a division even being called for.

At the meeting of the Borough Council last night a special rate of 1s 6d in the £ to meet the interest on the loan of £90,000 was levied. It transpired that this gave an increase of 8d in the £ compared with last year, but that there would be no increase in the total rates of the borough, the general rate being reduced by a like amount.

Mr W. Ambury waited on the Borough Council last night and presented a petition signed by twenty-four residents of Frankley Road asking that the electric light mains should be extended in this suburb for a distance of three miles. One hundred and seventeen lights were guaranteed. Mr Ambury pointed out that in addition the Road Board was considering the question of street lighting. The question was referred to the Electric Light

Committee.

The annual meeting of the New Plymouth branch of the Civil Service Association was held last night. The report and balance-sheet were discussed and approved, and several remits to the Executive Council were framed. The following committee was elected for the ensuing year:—Messrs H. S. Fitzherbert, S.M., W. A. D. Banks, S. Hill, F. Carrington, J. Fletcher, J. Hempton, W. S. Wiggs, J. O'Grady, H. Willis, and H. Bannister. The chairman and secretary will be elected from the executive.

The extent of drinking among women has been inquired into in Dunedin. A Press telegram says the police report states that the bars in Dunedin and suburbs are visited by women to a very limited extent. Those who go into hotels to consume liquor on the premises go into the sitting-room and not into the bar, and a few other women purchased small quantities of liquor for consumption in their homes. This report corresponds with the personal experience of the chairman and several members of the Licensing Committee who have made inquiries into the matter.

A motion was submitted to the Borough Council last night to the effect that the appointment of Mr F. T. Bellringer as secretary of the New Plymouth Fire Board should be confirmed. Several members thought it would be unwise for the Town Clerk to take the position as his time was now almost fully occupied. Mr Bellringer explained that he had not sought the position and had only consented to take it subject to the approval of the Council because pressure had been brought upon him to do so. The motion was negatived. It will therefore be necessary for the Fire Board to appoint another secretary.

The Taranaki Hospital and Charitable Aid Board yesterday considered

Mr Tom Mann is expected in Wellington this week, and will tour the Dominion.

Four hundred and forty thousand feet of timber were shipped by the Mokoia, which left Auckland for Sydney last evening.

Mr Hawke is the successful tenderer for the bookstall rights at the New Plymouth railway station. Mr Betts secured the Stratford rights.

The Borough Electric Light Committee last night withdrew from its report the recommendation to the Estimates Committee to favourably consider an increase in the engineer's salary.

An endeavour is to be made to secure an interview between the District Engineer of Railways and representatives of the Borough Council with regard to Waimanu Street.

An error appeared in our Inglewood correspondent's report of the local Borough Council meeting. The name of an applicant for charitable aid was given as William Day instead of William Banks.

The amount of rates levied for the borough of New Plymouth during the year ended March 31st, 1908, was £7781 19s 2d. The amount collected was £7718 13s 1d, leaving outstanding £13 6s 1d.

The retail butchers in Wellington received notice yesterday from the wholesale companies supplying them that they on and after that day prices would be raised 1s per 100lb for beef and 4d per lb for mutton, bringing the charges to 20s and 34d respectively.

The election in connection with the Carrington Road Board takes place early in May. There will be three vacancies to fill. Messrs C. Carter and J. Lashbrook retire by rotation but will, it is generally expected, offer

plans for new entrance gates to the hospital grounds. Mr Andrews was opposed to the acceptance of any of the plans submitted considering they were too elaborate and that an outlay of £20 or £25 for the purpose would be ample. He thought if the Board was to expend money raised voluntarily in this way the people would refrain from subscribing in the future. The majority of the members held a different view and said the public subscribed not towards the maintenance of the hospital but with a view to providing additional comforts for the patients and beautifying the grounds. Eventually the plan of Messrs Russell and Son was accepted.

A meeting, convened by Mr C. E. Bellinger, will be held at the Council Chamber to-morrow afternoon, at three o'clock, of those interested in making some public recognition of the many services rendered to the people of New Plymouth by the Mayoress, Mrs Dockrill. In drawing special attention to the meeting we need scarcely remind our readers that for many years, when her husband has occupied the Mayoral chair or not, Mrs Dockrill has been one of the foremost in undertaking such public and semi-public duties as it is possible for ladies to take part in. Whether as leader of a movement or as one of the rank and file, she has always been a hard worker for the public good. To name only one branch of usefulness, there is the annual Fire Brigade Ball. When Mrs Goldwater was obliged to give up the active direction of this popular gathering Mrs Dockrill took her place and for several years has headed the committee which has been the means of adding so handsomely to the funds of the Brigade every year. No one, we feel sure, has ever more thoroughly deserved some such recognition as is proposed of the services she has rendered than does Mrs Dockrill, and we hope to see the suggestion taken up very heartily.

themselves for re-election, and Mr J. Peppercall has resigned.

"How shall we spend our Easter holidays?" is a question being asked in nearly every home. The greatest difficulty in solving this matter is in most cases the expense. Knowing this, the Recreation Sports Ground Committee has arranged for an open-air concert to be held in the ground tomorrow, commencing at 8 p.m.

Discussing the past year's receipts and expenditure at the Borough Council meeting last night, Councillor Mills said the weak point of the year's operations was that the full amount of money allocated for the streets had not been expended. The Mayor said extensive improvements had been made to the streets of the Borough, but they had been effected economically.

A meeting of the Carrington Road Board was held last night. Mr C. Carter (chairman) presided. A letter was received from the Government stating that the rate of interest on special loans had been reduced to 3 1/3 per cent. It was explained that this would mean a saving to the Board of £500 on the loan of £2700 recently raised, repayment of which extends over a period of 41 years. The chairman submitted a report of the proceedings at the County Council in reference to the Road Board subsidies. Work on the contract on Brooklands Road will, it transpired, be commenced this week. The clerk reported that with the exception of a few pounds, the whole of the rates for the past year had now been paid. The price of Mr E. Wells to form an entrance on the side road leading to his property was accepted. It was reported that the bulk of the stone required for Ratanui was now broken and would be spread without delay.

A visitor to the backblocks of Tākā-

naki writes:—"During a recent visit to the Waro Survey District by means of the Okau and Mangatoro roads I came across a public works puzzle which, as such, I feel sure, is destined to become famous if it remains where it is. The puzzle in question consists of a fair-weather low-level bridge, which was erected, after oft-repeated prayers of pioneers, some three years ago over the Tongaporutu River at the junction of Okau and Mangatoro roads, and the problem is to discover the purpose of such a bridge. I found the place where the deck of the bridge ought to be on April 2nd and there was just about 5 feet of space and 5 feet of water from that spot to where, as I afterwards discovered, the deck actually was. I was informed by weary-of-waiting settlers that this structure was intended to represent an example of public works economy, and there is not the slightest doubt that it does. I understand that a petition to the Public Works Minister is at present being circulated to get a high-level bridge in place of the afore-mentioned puzzle, as the latter is a serious drawback and inconvenience to all the struggling pioneers concerned.

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Appendix 5: Extract from Taranaki Herald's "Papers Past" – 25 April 1908

PAPERSPAST

English | Ebbidi

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Page 7 Advertisements Column 3

Taranaki Herald, Volume LIV, Issue 13653, 25 April 1908, Page 7

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New computer-generated text

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20 Springing Heifers,
5 Fat Cows,
1 Gig and Hamess,
1 Double-seated Bugey; pole,
Shafts and Lamps.
12.30 o'clock. b241

WAIWAKAIHO.
THURSDAY, APRIL 30.

N E W T O N K I N G
Will sell by auction at his Waiwakaiko
Yards, on THURSDAY, April 30:—

200 MIXED CATTLE,
including—
60 Yearlings,
20 Fat and Forward Speyed Heifers.
100 Fat Sheep.
Sale at 12.30 o'clock. b242

TUESDAY, APRIL 28.
J. A. NOLAN & COY.

Have received instructions from Mr
McNab who is leaving the district,
to sell by auction at his residence,
at the corner of Buller and Elliot
Streets, on TUESDAY, April 28th:—
**THE WHOLE OF HIS HOUSE-
EFFECTS:—**
Bedsteads, Kapoc and Wire Mattress-
es, Duchess Pair, Chest Drawers,
Combination Chest, Toilet Ware,
Chairs, Handsome Sideboard,
Leather Couch, Fancy Cane and
Rocker Chairs, Easel, Fender,
Etc.

SALES BY AUCTION.
STONY RIVER.
WEDNESDAY, APRIL 29.

N E W T O N K I N G
Will sell by auction at his Stony River
Yards, on WEDNESDAY, April 29:

300 MIXED CATTLE,
including—
100 Calves to Yearlings,
50 18-months Mixed,
18 Springing Heifers.
50 Fat Store Cows.
20 Fat F. M. Ewes.
50 Shorn Lambs.
12.30 o'clock. b240

RAHOTU.
TUESDAY, APRIL 28.

N E W T O N K I N G
Will sell by auction at his Rahotu
Yards, on TUESDAY, April 28:—
200 MIXED CATTLE,
including—
75 Mixed Weyners,
50 Store Cows and Heifers.

p.m., May 1st, for the erection of a Residence in Courtenay Street East.
J. JONES,
Architect.

b200

TENDERS.

TENDERS wanted for 100 chains, more or less, wire fencing, on Kahui Road, Rahotu.
Apply to Mr D'Arcy Penwarden, Rahotu.

Tenders CLOSE on APRIL 28th. b126

£4.

199 ACRES good undulating country, nearly all in grass; 60 acres level river flats; 6-room house with scullery and verandah; 14-bail cowshed, trapshed, etc.; adjoining Store, Post Office, and School; within 1-mile of dramsery.

Title, L.I.P. at £19 5s 8d per annum. Goodwill, only £4 per acre. A Bargain.

Apply sharp to—
NEWTON KING,
NEW PLYMOUTH.

b266

AGRICULTURAL KNIVES, MUSIC CUBBER BARK Piano Stool, Hall-stand, Linoleum, Runner, Kitchen Utensils, Crockery, Fruit Jars, Meat Safe, Tables, etc., Garden Hose, Lawn Mower, Gardener Tools.

Sale at 2 o'clock. b188

SALE OF TOWN PROPERTY.

THURSDAY, APRIL 30.

W. E. B. S. T. E. R. B. R. O. S.

Will sell by auction on the ground on THURSDAY NEXT, at 2.15 p.m. (wet or dry):—

40 FT. FRONTAGE to Dawson St., with 40ft. frontage to Short Lane, together with good little Iron Store. The property adjoins Mr Syke's residence, and is suitable for a residence or wholesale store. b277

TENDERS.

TENDERS.

TENDERS will be received at my office up to 4 p.m. on SATURDAY, May 2nd, for the erection of Iron Entrance Gates to the Hospital Grounds.

FRANK MESSINGER,
Architect,
Devon Street.

b261

TENDERS.

TENDERS will be received at my Office, Devon Street, until 4



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Appendix 6: Extract from Taranaki Herald's "Papers Past" – 2 December 1908

a patient has been advised by a medical man that the treatment they would benefit him, and hope that you may see your way to alter the existing rule. My Board consider the sanatorium was built for the benefit of New Zealanders and not as they are led to believe for tourists.—Yours faithfully, C. M. Lepper, secretary.

Members failed to see anything discourteous in the letter and considered that the Board had in face of the communication now received, grounds on which to write a strong letter in response.

Nothing was done in the matter.

ADMISSION TO HOSPITALS.

The secretary of the Waikato Hospital Trustees wrote that at the last ordinary meeting of the Waikato Hospital Trustees a resolution was adopted congratulating the delegates of the New Plymouth, Haveria, and Stratford Hospital Boards on the stand taken by them at the late conference at Haveria in regard to the admission of persons to the hospitals throughout the Dominion as a matter of right and not of privilege or charity. The trustees were of opinion that the resolution carried at the conference should in the interests of the community receive the hearty support of every Hospital Board throughout the Dominion.

MEDICAL REPORT.

Dr. Leatham reported that the number of patients admitted to the Hospital during November was 31; 38 had been discharged and there had been 3 deaths. The number remaining in the Hospital was 38.

MISCELLANEOUS.

The name of Miss Olive Katharine Baker, Carrington Road, was placed on the probationers' list.

Miss Grace F. Sisley tendered her resignation as fourth-year nurse in the Hospital, having obtained a more lucrative position in another hospital.

The head gardener, W. Sadler, was

PAPERSPAST

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HOSPITAL BOARD.

Taranaki Herald, Volume LIV, Issue 13823, 2 December 1908, Page 7

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HOSPITAL BOARD.

The Taranaki Hospital and Charitable Aid Board met this morning. Mr Fred Bellringer (chairman) presided. There were also present Messrs. G. W. Browne, Andrews, Hill, J. Brown, O'Sullivan, and McDonald.

OLD PEOPLE'S HOME.

Mrs. M. Farrar, matron of the Old People's Home, reported that from October 19 to December 12 there had been three admissions to the Home, and one departure. The number of inmates at present was 34—29 males and 5 females. The general health of the inmates was fair. Discipline was good except with two inmates.

"DISCOURTEOUS AND PETTY IN TONE"

The Acting Chief Health Officer wrote:—"I am in receipt of your communication of the 28th inst. re the case of Mr. A. E. Farrar. I can scarcely believe that a responsible public body like the Taranaki Hospital Board intended you should send a letter so discourteous and petty in tone."

The secretary's letter referred to was as follows:—"The Chief Health Officer Wellington: Sir—It was a surprise to my Board to be informed by Dr. Valintine that Mr. A. E. Farrar had been refused admittance to the Cambridge Sanatorium, and I was instructed to write you that they consider such a practice most arbitrary, especially when

granted an increase of salary of £1 per month. Accounts amounting to £200 8s 5d were passed for payment. The Treasury notified that £270 13s 7d subsidy had been paid to the credit of the Board.

THE ANNUAL MEETING.

The annual meeting of the Board was subsequently held. The clerk, Mr. C. M. Lepper, presided, pro tem.

On the motion of Mr O'Sullivan and Mr. McDonald Mr. Bellringer was unanimously re-elected chairman for the ensuing year.

Mr. Bellringer briefly replied, thanking the Board for its continued confidence. He extended a hearty welcome to Mr. J. Harvey, the newly elected representative of the Egmont County.

The following members were appointed to the House Committee:—Messrs Bellringer, G. W. Biowne, J. Brown and McDonald.

It was decided that the monthly meetings should be held on the third Monday in each month and that four should form a quorum.

The Chairman was authorised to call special meetings of the Board when he considered them necessary.

The following tenders were accepted for the ensuing year:—Groceries, G. G. Boulton; bread, C. Buchanan, Ltd lb; meat, H. T. Joll, 4½ lb; milk, R. C. Clemow, 2d quart; fuel, Ward and Son; wines and spirits, Goldwater Bros.; boots, A.B.C.; undertaking, R. W. Bond.

THE YEAR'S WORK.

CHAIRMAN'S REVIEW.

At the final meeting of the old Hospital Board this morning, the chairman, Mr Fred Bellringer, gave a brief review of the operations of the Board

During the past year, the amount of work at the Hospital demanding immediate attention. In the first place Drs. Lea-therman and Walker considered it absolutely necessary that certain alterations to the isolation ward should be made at once. It was also recommended by Dr. Valintino and Dr. Frengley that certain accommodation should be provided for nurses, and that the cottage known as "Tariki" should be set aside from the isolation nurses. These recommendations were given effect to, the cost amounting to £1210, including £120 for extra furniture. The cost of the alteration to the isolation ward was £267. Alterations were also made to the cell at a cost of £76 15s 6d, this being borne by the Health Department. The interior of the Hospital had been painted.

A portion of the cemetery had been set aside as a burial place for inmates of the Old People's Home. The plot had been enclosed in concrete. The cost was £64 5s, which he considered was money well spent. In future the graves would be kept together and would be kept in good order, and a small memorial placed at the head of each.

The verandah of the Old People's Home had been enclosed with glass on the western side, and was now used as a smoking-room by the inmates. The cost of this work was £46.

At the main entrance to the Hospital grounds gates had been erected at a cost of £87. The entrance was now more in keeping with the importance of the institution. The road had been metalled, the work being carried out in a creditable manner under the supervision of the county foreman, J. Holmes. This work had cost £90.

As to finance, he could not go into this matter fully owing to the fact that the financial year ended in March,

whilst the Board's term of office ended in November. From a statement of

very much regretted that Mr Farrar had been unwell for some time, but hoped he might soon be able to resume his duties.

The Board had nineteen children under its control and for fourteen of these permanent and comfortable homes had been obtained.

In conclusion he expressed his thanks to the members of the Board for their valued assistance and support during his term as chairman, to Drs. Leatham and Walker for their unremitting attention to the Institutions, to the matron for the efficient manner in which she had discharged her many duties, and also to Mr. and Mrs. Farrar for their work at the Old People's Home. He especially noted the excellent manner in which the secretary and treasurer had at all times discharged his varied duties.

Embrocations and liniments won't cure Rheumatism, Gout, Lumbago, or Sciatica. The cause of the trouble is in the blood—uric acid—and the only possible cure is to eradicate this poison. RHEUMO does this, and does it thoroughly. Thousands who once suffered have been restored to health by RHEUMO. All chemists and stores, 2s 6d and 4s 6d.

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the works executed it would be seen that something over £800 had been expended on works outside the ordinary upkeep—expenditure which had not been anticipated when the rate was struck. As there remained some four months before the end of the financial year, he anticipated an overdraft of £598. Against this there was £271 6s 1d owing by the contributing bodies. This when paid with the addition of the Government subsidy of £483 16s 9d would more than extinguish the present overdraft.

Mr Bellinger then went on to refer to the conference of Hospital Boards in Wellington, and also to the conference of delegates from the New Plymouth, Stratford, and Hawera Hospitals. So far as the administration of the local hospital was concerned, everything had been working satisfactorily under the capable management of Drs. Leatham and Walker and the matron (Miss Brown) and her staff. The Hospital had not been so busy as in past years. This was no doubt owing to the establishment of hospitals at Stratford and Hawera. Several changes had taken place in the nursing staff during the year. The probationers had all passed their examinations. During the year a Hospital Sunday and Hospital Ball had been held. He thanked all who had assisted to bring about the success of those gatherings, and recommended that they should be made annual affairs. During the year the nursing staff had been re-adjusted to ensure that the Hospital should at all times be in charge of a certificated nurse. Nurse O'Brien and Nurse Campbell had been appointed assistant matrons.

There were ten families at present in receipt of charitable aid.

There were at present thirty-five inmates of the Old People's Home. Mr and Mrs Farrar and staff had discharged their duties to his entire satisfaction. The way the institution was kept was a credit to them and all concerned.



Appendix 7: Certificate of Title for Former Barrett Street Hospital Site



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



Identifier **TNK3/768**
Land Registration District **Taranaki**
Date Issued 26 February 1997

Prior References
TN170/186

Estate	Fee Simple
Area	7.6274 hectares more or less
Legal Description	Section 406-409, Section 424-425, Section 432-435, Section 444-445, Section 450-451, Section 458-459, Section 470-471, Section 476-478, Section 484, Section 496-498, Section 522-525, Section 2358-2359, Section 2361, Section 2387, Part Section 404-405, Part Section 479-483, Part Section 499, Part Section 2360, Part Section 2388 and Part Section H Town of New Plymouth and part Bulteel Street closed Town of New Plymouth
Purpose	purpose of the Land Act 1948

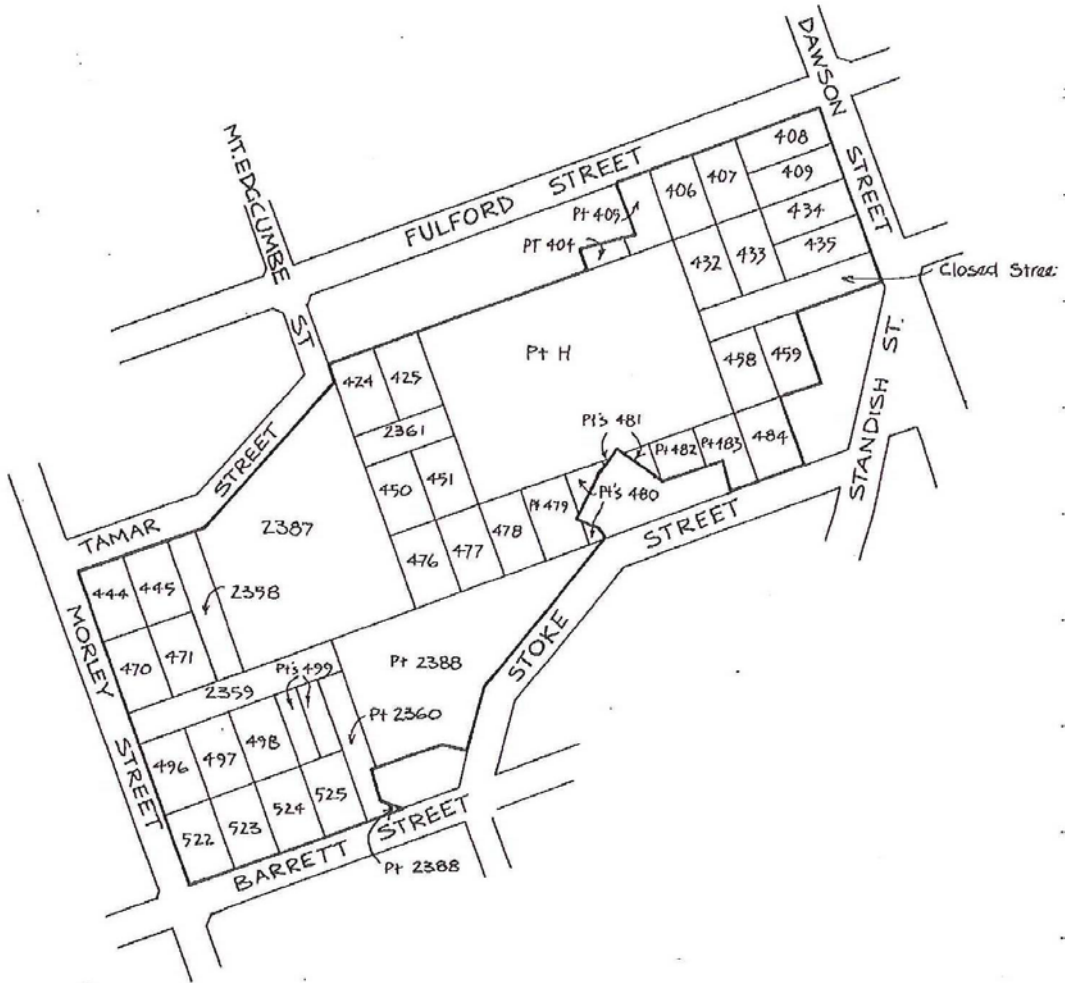
Proprietors
Her Majesty the Queen

Interests
Subject to Section 59 Land Act 1948 (affects Sections 444, 445, 470, 471, 496, 497, 498, 522, 523, 524, 525, 2387 and part Section 2388)
Subject to Section 8 Coal Mines Amendment Act 1950 (affects Sections 444, 445, 470, 471, 496, 497, 498, 522, 523, 524, 525, 2387 and part Section 2388)

Transaction Id 39495414
Client Reference pdavis003

Search Copy Dated 7/03/14 11:23 am, Page 1 of 1
Register Only





Reference:
Prior C/T. 170/186 (bal)

Land and Deeds 70

No. K3/768

Transfer No.
N/C. Order No. 439472.5



REGISTER
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26th day of February one thousand nine hundred and ninety-seven under the seal of the District Land Registrar of the Land Registration District of TARANAKI

WITNESSETH that HER MAJESTY THE QUEEN is seised of an estate in fee simple for the purposes of the Land Act 1948 -

~~xxxxxx~~ (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 7.6274 hectares more or less situate in Block V Paritutu Survey District being Sections 406, 407, 408, 409, 424, 425, 432, 433, 434, 435, 444, 445, 450, 451, 458, 459, 470, 471, 476, 477, 478, 484, 496, 497, 498, 522, 523, 524, 525, 2358, 2359, 2361, 2387, part Sections 404, 405, 479, 480, 481, 482, 483, 499, 2360, 2388, H and part Bulteel Street closed Town of New Plymouth -



Assistant Land Registrar

The land and the dispositions thereof of Sections 444, 445, 470, 471, 496, 497, 498, 522, 523, 524, 525, 2387 and part Section 2388 are subject to the reservations and conditions imposed by Section 59 of the Land Act 1948 and subject also to the reservations imposed by Section 8 of the Coal Mines Amendment Act 1950

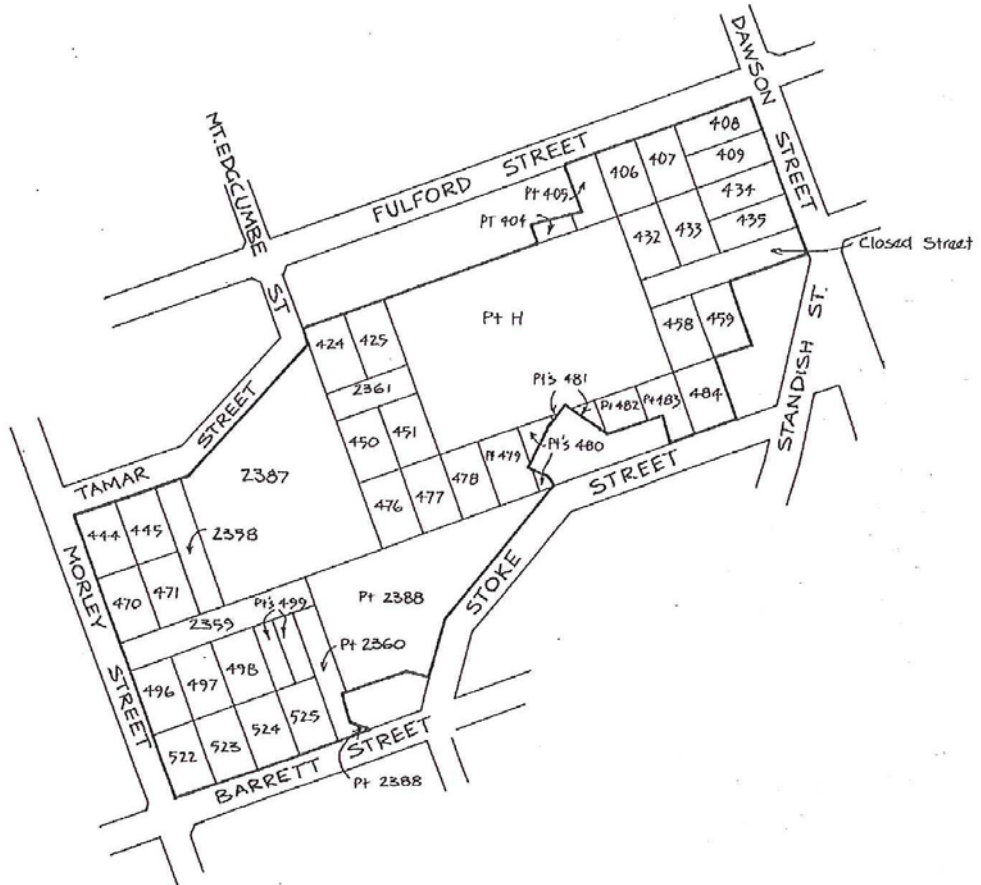
A.L.R.
A.L.R.

No. K3/768

Register copy for L. & D. 69, 71, 72

CERTIFICATE OF TITLE

K3. 168.



Total Area : 7.6274 ha

MEASUREMENTS ARE METRIC

SO 7743, 8449, 3788, 6135 DP 321

Refer to Plans. for individual areas.
20486

