FILE NO.586.

A.H.B. OFFICE EXTENSION AND ALTERATIONS 1927.

Including: Proposed New Building for
both A.H.B. and CUSTOMS on Dock Site.

VARIOUS.

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Including: Proposed New Building for
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VARIOUS.

576

31st. August 26

Mr. Cornes,
Customs Department,
AUCKLAND.

Dear Sir,

CUSTOMS EXAMINATION SHED.

As discussed with you last Thursday 26th. inst., I am enclosing three black and white prints for your consideration.

No 317a

Yours truly,

ASSISTANT ENGINEER TO THE BOARD.

586

18th. October 26

The Superintendent.

OFFICE BUILDINGS AND CUSTOMS ACCOMMODATION.

In view of the suggestion for the early construction of Central Examination Room for H. M. Customs, it is desirable to give fuller consideration to the Board's plans for the utilization of the Old Dock Site.

The proposal to reserve the entire Quay Street frontage for erecting a building for housing the Auckland Harbour Board Offices, H. M. Customs, Marine Department and other Bodies connected with the shipping interests has much to commend it, but at the same time it is very questionable whether such a building would give a reasonable return on the very great capital cost for many years to come.

The inadequacy of the Board's present building for the administration of the Harbour Board's business is becoming more and more apparent, but the building which was erected in 1885 does not occupy the whole of the allotment on which it stands.

Before definitely deciding upon such a costly undertaking it would be well to fully investigate alternative proposals.

In order to assist the Board in this direction I have had ~~had~~ a tentative scheme prepared for the enlargement of the existing building by the utilization of the spare ground at the back of the building and out to the Albert Street frontage.

The rough preliminary estimate for this work is say £25,000 and the accommodation provided should be sufficient to meet the Boards requirements for at least 20 years.

Should an investigation indicate that this enlarged accommodation would not be sufficient, it might still be preferable to resume one of the allotments immediately behind the present building which has recently been completely renovated.

With regard to Customs Examination Building it has been assumed that this would be constructed in conjunction with additional warehouse accommodation for the Board's

own purposes; and whether such additional accommodation is required at present or not is open ~~for~~ to question, and should be very carefully investigated.

I am of opinion that the whole of the accommodation for Customs Examination for the Port for say at least ten years could be conveniently provided by fitting up the whole of the top floor of Shed 15 Queens Wharf for this purpose.

I believe this arrangement would be acceptable to the Department and that it would involve a relatively small expenditure.

The whole of the bottom floor of the shed would be available for transit purposes and the saving in capital outlay to the Board would be so great as to justify very careful consideration.

Sketch herewith.

ENGINEER TO THE BOARD.

Auckland Harbour Board

REPORT OF DEPARTMENTAL COMMITTEE.
RE USE OF DOCK SITE, PROVISION OF
CENTRAL EXAMINATION SHED, ALTER-
ATIONS TO A.H.B. OFFICE, ETC.

Monday, 29th. November, 1926, @ 2.15 p.m.

PRESENT:- The Chairman (Mr. H.R. Mackenzie), Messrs. T.B. Clay, E.W. Inder & J.B. Johnston.

The first thing to consider in these proposals is that of finance, and the question must be asked:-

Is the Board warranted, - taking into consideration the present slackness in trade and the prospects of it continuing for some time to come, - in entertaining a proposal for the provision of new administrative offices costing approximately £250,000? In the opinion of the Committee the answer is, - No.

It is admitted that the Board requires more room in the present building for the staff, and there is no question but that the Board Members require much more suitable accommodation than is at present provided for holding its meetings.

The Engineer offers suggestions which we think worthy of earnest consideration, and which, at a cost of say £25,000, will meet the needs of the Board for the next twenty years. If the Board decided to adopt the recommendations of the Departmental Committee we think that the work should be done by Contract.

The money at present allocated to the Customs Examination Building could, with Parliament's consent, be diverted to altering our present building.

The adoption of the Engineer's suggestion regarding alterations and additions to the present building will do away with the proposal to build a Central Examination Building for the Customs; for this building was to be later on a portion of the New Administrative building. We approve of the Traffic Manager's suggestion to leave the Customs accommodation where it is at present, and not to go to any further expense in alterations to the top floor of Shed 15.

Re the suggested warehouse accommodation on the dock site, - we think that this can be done without, and the Chairman's report to Members dated 13th. May last gives proof that we have made ample accommodation for years to come in the sheds already provided, taking into consideration the building in the near future of a railway wharf which will relieve many berths provided with shed accommodation which are now used for bulk cargoes. We have the sheds, and consideration must be given to the problem of putting them to the best and most profitable use in the interests of the Board's finance.

If these proposals are approved, the question arises - what are we going to do with the Old Dock Site?

This is a big problem. for to allow the site to lie idle means loss of revenue and to lease it, - say for a term of fifty years, - means the loss of the area to the Board, when it will probably be required at a later date.

The Committee is of opinion that, with the increasing growth of Auckland, this valuable site will within ten years' time be required by the Board, and that it should on no account go out of the Board's hands.

The City Council approached the Board a short time ago for the use of this block as apparking area for cars. perhaps some revenue might be obtained if we leased the site to the Council for a short term of years on condition that the Council provide the necessary improvements and make a charge for the accommodation; or some other use may be found for it which would bring in revenue to the Board.

The Committee therefore recommends:-

(1) That the present A.H.B. office be altered and enlarged as suggested by the Board's Engineer in order to provide necessary accommodation for the Board Members and Staff.

(2) That, if the Board requires further space for its Head office Staff in the future, the adjoining section at the back of the Office, the lease of which expires in 17 years, need not be re-leased, and could be made available for the purpose.

(3) That an Architect be appointed to draw up the plans of the alterations to the office, and that tenders be called for the work.

(4) That the necessary statutory authority be sought for altering the schedule to "The A.H.B. Loan & Empowering Act 1924" to provide for expenditure upon the Board's Office instead of on the Customs Examination building.

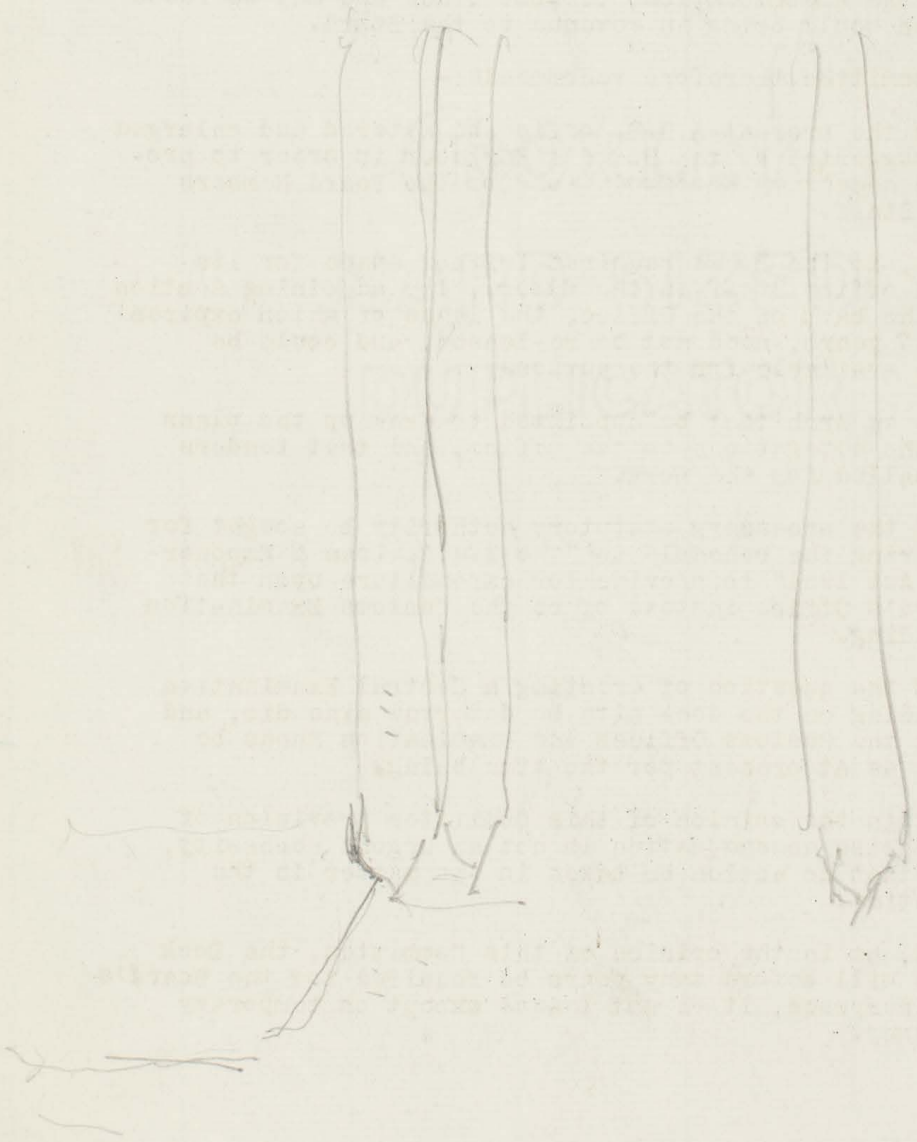
(5) That the question of erecting a Central Examination Building on the dock site be deferred sine die, and that the Customs Offices and Examination Sheds be left as at present for the time being.

(6) That in the opinion of this Committee provision of warehouse accommodation is not an urgent necessity, and that no action be taken in the matter in the meantime.

(7) That, as in the opinion of this Committee, the Dock Site will before many years be required for the Board's own purposes, it be not leased except on temporary tenancy.

(Sgd.) H.R. MACKENZIE.

CHAIRMAN.



586

Treasurer's Notes 27th May 1927

OFFICE ACCOMMODATION, TREASURER'S DEPT.

The proposed lift to be installed in the Head Office will curtail the counter accommodation.

We have at present 10 running feet of counter space available for display of manifests.

Our system of accounts involves the checking by merchants at this office by direct reference to the books of manifests. These books open out ~~over an area of~~ 3' 3" each.

We are required to produce to the merchants ~~books in number.~~ 25 to 28 books It is quite impossible to give to the merchants any degree of reasonable facility of reference to these books with a counter space of ~~under~~ 10'. Merchants have complained during a very long period past, and with growth of our business they are becoming more and more restive.

The period of checking ranges from 10th to 24th.

It is important that we furnish additional counter space upon which the books may be ranged with much greater convenience. The alternative - on the assumption that the merchants can reasonably be expected to make organised representation - is that we alter our system of accounts, the particulars being all detailed in our renderings, and thus obviate the necessity for the merchants' inspection of manifests at this office.

This alternative is a very serious matter. It must automatically increase the annual cost by a very large figure. Additional staff and equipment would have to be engaged, and further accommodation would become absolutely essential, the present accommodation for our present staff being already seriously overtaxed.

The suggestion on the plan herewith shows a wing along the southern wall extending from the present western face to the doorway in the centre of the southern wall. The south-eastern end of the wing would be occupied by a strong-room, affording slightly greater space than our present strong-room, which is inadequate to meet our reasonable requirements, and certainly will present great difficulties within a very short period.

The site of the present strong-room would become a recess with desk on three sides, providing accommodation for a large number of books. This has the additional advantage of relieving the congestion in the main corridor, particularly in front of the lift, the approach to which should be, for the sake of the dignity of the Office, if for no other reason, kept clear.

The remaining area of the wing, say 22' by 15', will furnish the additional area to relieve the pressure in our present staff room. Ordinary working conditions are adverse, and the summer time experience calls for sympathetic consideration for the sake of the well-being of the staff, and for the elimination of conditions opposed to most satisfactory working results.

Auckland Harbour Board.

MEMORANDUM

FROM The Foreman of Works A.H.B.

To THE ENGINEER

30th May 1927

Instr No 1561.

Sir,

Estimate for alterations to Head Office Building according to Plan B.767-2

Work on 1st Floor.

Take out door frame from Brickwall	1	.	.
Brick up same	7	.	.
Plaster both sides of same 7 yds @ 10/- per yd	3	10	.
Replace skirting boards both sides	3	.	.
Cut new opening in brick wall for above door	4	.	.
Re-fix above door in B.C. Office	4	.	.
Repoint round door frame with plaster	1	.	.
Remove & refit fittings & furniture from B.C. Clerks room in new location	12	.	.

Fittings for Traffic & Purchasing Office.

Four doors & frames @ 18/- each	36	.	.
10 Squares of flaming for Masonite Boards @ 120/- ea	60	.	.
20 " of Masonite Boards @ 22/- per 100 each sq - 100 sq ft	22	.	.
Battens for above 2000 ft 2" x 5/8"	10	.	.
Fixing above boards & battens	12	.	.
16 Lin. of Counters	20	.	.
Remove furniture & fitting from Purchasing Office to New Office	12	.	.
Remove furniture & fitting from Traffic Office to New Office	45	.	.
222 Yards of Painting (New Work Only) @ 2/- per yd	22	4	.
C.A. £	274	14	0

A 586

Auckland Harbour Board.

MEMORANDUM

FROM The Foreman of Works A.H.B. To THE ENGINEER

30th May 1927

Instr No 1561

B.Fd.	274	14	0
Remove Lavatory from Members Room.			
Remove Wood Wall.	2	.	.
" Old Tiles from Wall.	2	.	.
Plaster Wall. 10 Yards @ 10/- per Yd.	5	.	.
Top Floor Work.			
Cut two window openings in back Wall & make & fix windows.	45	.	.
Partly block one Window & make & fix small window	15	.	.
Scaffolding for above.	75	.	.
5000 Sup. Ft of Ceiling Joists @ 90/- per 100	225	.	.
3 Elliptical Arches with framing & plaster @ £7 each	21	.	.
Caretakers Quarters & Statisticians Room & Lunch Room.			
Utilizing old partitions where possible & making & fitting new where required	300	.	.
Alterations & refitting of Plumber work.	40	.	.
12 Doors @ 80/- each	48	.	.
16½ Sqs of Wood Ceiling @ 150/-	123	15	.
Statisticians Office Furniture	12	.	.
C/Fd. £	1188	9	0

586

Auckland Harbour Board.

MEMORANDUM

FROM The Foreman of Works A.H.B. To THE ENGINEER

30th May 1927

Instr. No 1561.

Bfd.	1188	9	0
New Board Room & ~~Members~~ Room & Committee Room.			
Renew floor of Board Room (if required) 46" x 18'	72	.	.
Linoleum 204 Sq yds @ 25/ per Sq. yd.	255	.	.
Preparing floors for Linoleum	12	.	.
Wood partitions for Lath & Plaster Walls 1815 Sq feet @ £6 per 100	108	18	.
1 Pair Swing Doors in frame	25	.	.
4 New Doors & frames @ £10 each	40	.	.
430 Yards Lath & Plaster @ 8/ per yd.	172	.	.
152 " Brick wall Plaster @ 8/ "	60	16	.
21½ Sqs. Fibrous ceiling @ £7	150	10	.
416 Fet. " Cornice @ 2/6	52	.	.
400 Fet. Heavy Skirting Boards @ 2/ per ft	40	.	.
100 " Window Stall Boards @ 100/ per 100 ft	5	.	.
100 " " Moulding @ 170/ "	8	10	.
375 " " architraves @ 170/ "	31	17	.
360 " Picture Moulding @ 170/ "	30	12	.
Members Lavatories.			
New Lead Floors	8	.	.
Install fittings from 1st floor	25	.	.
110 Sq. fet. of Tiles Fixed	25	.	.
Cfd. £	2310	12	0

586

Auckland Harbour Board.

MEMORANDUM

FROM The Foreman of Works A.H.B.

To THE ENGINEER

30th May 1927

Instr No 1561

B. Fd.	2310	12	.
Stripping all fittings in Contractors and Lunch rooms &c.	40	.	.
Painting.			
800 Sq. yds Plaster work @ 2/6 Sq yd	100	.	.
710 " " of Woodwork @ 2/6 "	88	15	.
	2539	7	0
plus 10% for Incidentals	253	18	8
	2793	5	8
Electric Light, Fans, Heaters &c say	300	0	0
£	3100	0	0

W. Bates
Foreman of Works.

586

Auckland Harbour Board.

MEMORANDUM

FROM The Foreman of Works A. H. B.

To THE ENGINEER

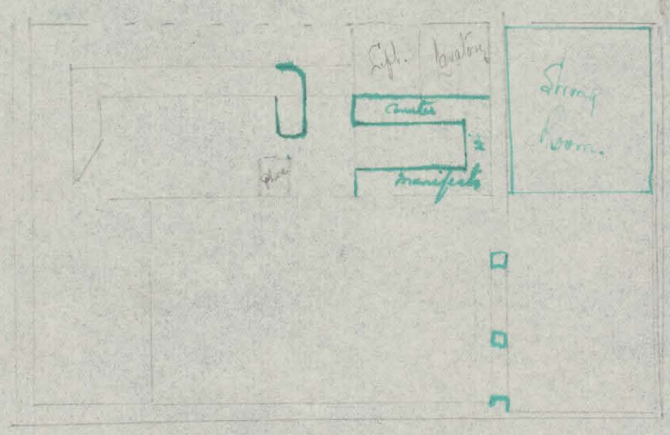
8th June 1927

Estimate for alterations to Head Office, as per Plan 767-3 B. Western elevation B 767-4

Foundations for Building Extension	300	.	.
New additions, including Windows, floors & partitions & roof in Brickwork 16' x 40' x 48' @ 2/6	3840	.	.
Plastering West Front 90 yds @ 80/- per yd	360	.	.
" South & East face 314 yds @ 8/-	125	.	.
Ground Floor.			
Clear away strong room	50	.	.
Cut thru openings in Brick Wall & East Same	36	.	.
Cut & form 2 arches	150	.	.
New Counter	50	.	.
First Floor.			
Cut two openings in Brickwall & arch Same	20	.	.
Cut five " " Backwall, Door & Framing @ £16 ea	80	.	.
Five Urinals & two basins & plumbing Work	150	.	.
New Plastered Partition 15 x 15	36	.	.
Second Floor.			
Three door openings with door & frames @ £16 ea	48	.	.
One opening for lift	7	.	.
Nine Lavatories including plumber work &c	180	.	.
Linoleum for New Floors	200	.	.
Electric Light, etc. say	200	.	.
	£5832	0	0

W. Batey
Foreman of Works.

386



Scale 1/16" = 1 foot.

586

9th. June 27

The Superintendent.

HEAD OFFICE BUILDING.

(Boards Resolution dated 26th. April 1927).

On the 26th April the Board adopted the report of the Departmental Committee which contained a recommendation that the Engineer should submit plan and estimate of cost for the removal of the Board Room to the top floor of the Building and provision of Committee Rooms, with other necessary alterations.

Plan B767-2 herewith shews Board Room, Committee Room and Members Room on the top floor, Purchasing Department and Traffic Department Offices in the area at present occupied by the Board Room, with a re-arrangement of the caretakers quarters and other offices.

The cost of carrying out this work in materials and workmanship in keeping with the building is estimated at, £3,100.

Probably the most serious shortcoming of the existing building is the inadequacy of accommodation for the Treasurer and his staff; and the scheme outlined on this plan even further curtails the limited space available for the display of manifests and accommodation for the Treasurers Staff.

The installation of the lift on the site already approved by the Board, necessitates reduction in the Treasurers accommodation and I consider the cost of these alterations to which must be added the £1;300 for the new lift, excessive, in view of the limited time that the building could be occupied.

I have gone carefully into the matter and I am of opinion that the expense of moving the Board Room etc. to the top floor could only be justified if combined with an extension of the building as shewn on plan B767-3 which is a modification of the larger scheme put forward on 18th October 1926.

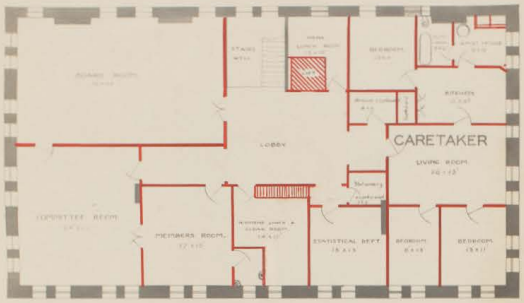
The Cost of this addition to the building would add a further, £5,800,
bringing the total cost of the alterations and additions to, £8,900,
or including the lift, £10,200.

Drawing No.B767-4 indicates the western elevation of the building with the extension added.

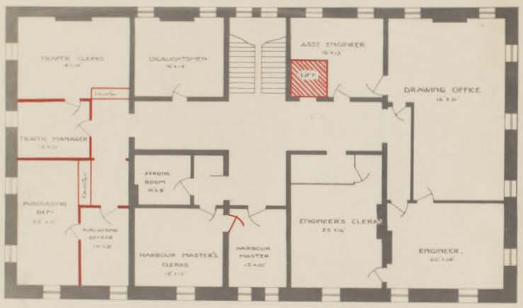
The accommodation thus provided would be sufficient for a number of years and would I think be much more satisfactory in every way.

Please return plan B 767-4 as this is the only copy.

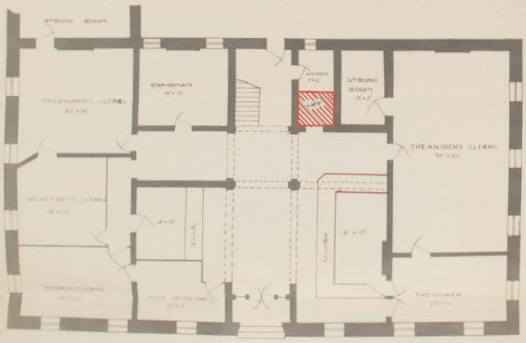
ENGINEER TO THE BOARD.



SECOND FLOOR



FIRST FLOOR



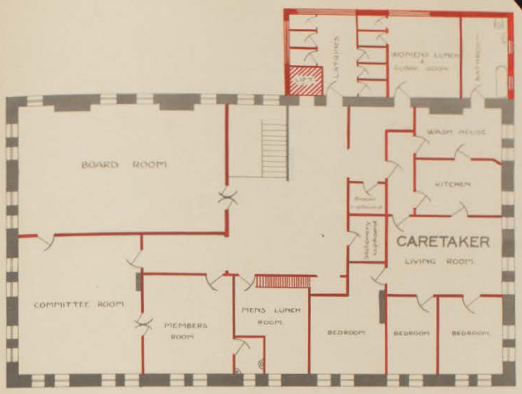
GROUND FLOOR

A.H.B.

ALTERATIONS TO OFFICE.

WITHOUT ADDITIONS

B.767.2



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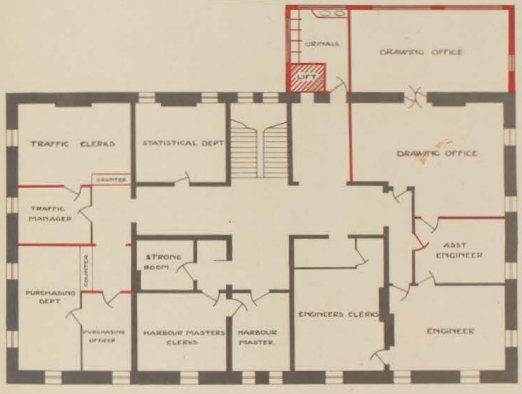

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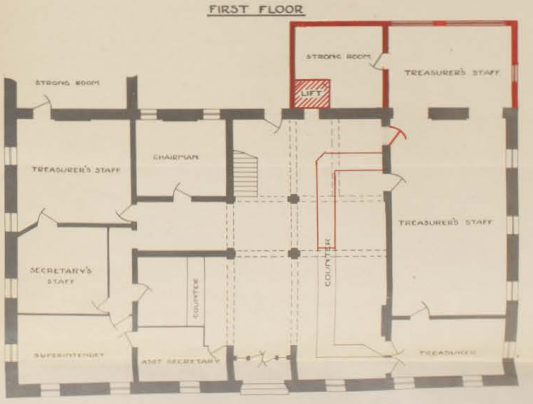

GROUND FLOOR

A.H.B.

ALTERATIONS TO OFFICE.

WITH NEW WING ADDED.

B.767.3

ELEVATION.

WESTERN SIDE.

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Auckland Harbour Board

7th July, 1927

.e Members,

A.H.B.

HEAD OFFICE BUILDING.

The position regarding the Harbour Board's Office is as follows:-

In 1924, when the Board was promoting its Empowering Bill, provision was made in it to borrow the sum of £250,000 for new A.H.B. Offices on the Old Dock Site, including accommodation for H.M. Customs and other Government Departments, and for Shipping Agents.

The Customs, Marine and Police Departments were approached and asked what accommodation would be required if they were all housed in the building. Negotiations were carried on for some time, but no finality was reached.

During the next year or two, the revenue of the Board fell off considerably, and it was decided that the Board was not warranted in going on with this large unproductive expenditure, and that it could stand over for five years. Then, when Mr. Holderness' scheme of Harbour Development was approved last year by the Board, it was decided not to seek further borrowing powers, and the Schedule to the 1924 Empowering Act was amended, one of the items deleted being the £250,000 referred to above, the Board being of the opinion that productive works were more important than the new building. There is, therefore, now no Statutory provision for borrowing money for the work.

In September 1926 the Engineer reported regarding provision of a Lift in the Board's premises at an estimated cost of £1,350. Later on his suggestions were approved, and tenders have been called for the installation of the Lift , returnable 16th August.

In November 1926 a report from myself on the whole matter of the use of the Dock Site, etc., was referred to the Departmental Committee, who recommended on 29th November as follows:-

1. That the present A.H.B. Office be altered and enlarged as suggested by the Board's Engineer, in order to provide necessary accommodation for the Board Members and Staff.

2. That, if the Board requires further space for its Head Office Staff in the future, the adjoining section at the back of the Office, the lease of which expires in 17 years, need not be re-leased, and could be made available for the purpose.

3. That an Architect be appointed to draw up the plans of the alterations to the Office, and that tenders be called for the work.

4. That the necessary Statutory authority be sought for altering the schedule to "The A.H.B. Loan and Empowering Act 1924" to provide for expenditure

upon the Board's Office instead of on the Customs Examination Building.

5. That the question of erecting a Central Examination Building on the Dock Site be deferred sine die, and that the Customs Offices and Examination Sheds be left as at present for the time being.

6. That in the opinion of this Committee provision of warehouse accommodation is not an urgent necessity, and that no action be taken in the matter in the meantime.

7. That, as in the opinion of this Committee the Dock Site will before many years be required for the Board's own purposes, it be not leased except on temporary tenancy.

Upon submission of the same to the Board on 7th December 1926, it was decided that the report be referred to the Board in Committee. The Board in Committee on the 14th December 1926 decided:-

"That consideration of clauses 1, 2, 3 and 4 be deferred for six months, and that clauses 5, 6 and 7 be adopted."

A further report submitted by the Board's Engineer, dated 9.6.1927, re more accommodation at Head Office, is now before the Board in Committee for consideration, and plans of same have been furnished to each member of the Board.

The question of the future policy of the Board re accommodation is a big one, and worthy of mature consideration, and I suggest that a Special Committee be set up to consider and report to the Board on its future policy in this matter; the Committee to have power to engage the services of an Architect or to obtain other expert advice.

The Committee should consider:-

1. Should further additions be made to the present building so as to provide adequate accommodation for the Members of the Board and Staff, say for the next 10 years, leaving consideration of the provision of the future building for a later date.

2. Should the land at the back of the present offices be quietly negotiated for, with a view to additions to the present building being made later on, so as to give adequate accommodation for all time.

3. Should the Board make provision for new offices on the Old Dock Site.

4. Generally what action should be taken in regard to the utilisation of the Old Dock Site.

Members are aware that their accommodation is totally inadequate; a better Board Room is urgently required; a room

for the Members own private use should be provided, where they may write letters, leave papers, and also meet anyone whom they may desire to see. This especially applies to the Country Members of the Board.

A Committee Room is also essential.

Accommodation for the Traffic Manager should be provided in the Building.

More accommodation is urgently needed for the Treasurer's Department, and must be provided.

A Lift is also essential, but, in my opinion, it would be unwise to provide same unless more room were provided to meet the above mentioned requirements. Consideration of the tenders might be deferred, or the time for acceptance of the tenders extended for two months.

As mentioned above, I consider the matter requires mature consideration, and as I shall not be present on Tuesday, I have suggested to the Deputy Chairman the names of a Special Committee who should be asked to go into the whole question, and report to the Board in Committee (say) within three months.

(Sgd) H. R. MACKENZIE,

Chairman.

Clay
Jones
Wallace
Wynyard
Chairman

Sub Committee re building

HRM/WMG

C O P Y.

AUCKLAND HARBOUR BOARD.

MEMORANDUM.

29th. July, 1927.

The Engineer,
A.H.B.

At a meeting of the special Committee with reference to alterations to A.H.B. Head Office Building held yesterday afternoon, it was resolved:-

That Messrs. Norman Wade & Bartley, Architects, be engaged to advise the Committee on the plans submitted by the Engineer and to make any suggestions of their own regarding additions to the present A.H.B. Office and furnish estimates of cost of same; also to report on the foundations of the existing building and whether or not any strengthening is required.

Sgd. H.B. Burnett,

Superintendent.

24. 8.28.

SUPERINTENDENT'S MEMO.

ENGINEER: Please let me have the estimated cost of works carried out by your staff, including Inter Office Phones; also Lift.

ENGINEERS NOTES:

Lift;		
Contract	£758	
Wiring etc	100	858
Telephones		300
A.H.B. Work done to 14.8.28		354
Still to do say		100
		£1,612

Sgd. D.H.
27/8/28.

THE OLD DOCK SITE.

H. 28·9·27.

SUBDIVISION BY BOARD.

AREAS TO BE LEASED.

SMALL PORTION RETAINED.

FUTURE BUILDING NEEDS.

A decision to subdivide and lease the greater part of the old dock site near Prince's Wharf was reached at a meeting of the Auckland Harbour Board yesterday. It is the board's intention to retain only a sufficient area for the purpose of erecting a customs examination building and bond warehouse, if these buildings prove necessary in the future.

The opinion was expressed in a report by the special committee appointed to go into the question of carrying out alterations to the board's existing offices that there was no need to erect new offices on the dock site. It was considered there was ample room for the extension of the present building in Quay Street in later years by taking in the sections at the back. The proposal to utilise the dock site for an administrative block to provide accommodation for the customs, marine and police departments now operating in conjunction with the board, could, therefore, be abandoned. The board had already decided to postpone indefinitely the provision of a central examination building and a bond warehouse, but the committee was of the opinion that this scheme should not be lost sight of, as provision had already been made for borrowing funds for the purpose by the passing of special legislation in 1926.

The Quay Street Building.

In reference to the existing building in Quay Street the report stated that the board's architects had gone into the question of additions and alterations to provide for the accommodation of the board's staff for the next 15 or 17 years. It was anticipated that an expenditure of £9000 would be sufficient to meet all contingencies. The sections at the back would not be required in the meantime, but would be available when the leases expired in 17 years if further accommodation were then imperative.

Mr. T. Bloodworth expressed the opinion that the board should make sure that the old dock site was not required for public utility before undertaking any definite scheme. Public opinion was in favour of retaining the land for the use of the community many years ago and it seemed its preservation was now more essential than ever. There was practically no vacant land in the vicinity of the site, which would prove invaluable as a parking area even more than as a public reserve. There was no provision for the accommodation of vehicles along the new waterfront road, and this section would probably fulfil a much-felt want. Either the City Council or the Town Planning Board should be approached in connection with its future uses.

Matter For City Council.

Mr. C. G. Macindoe considered it was not the function of the board to provide parking areas in the city. However much it might like to give attention to any proposals that might be made, he did not think the suggestion could be given serious thought.

Mr. J. B. Johnston thought the City Council possessed a full sense of its responsibilities, and that it would have gone into the question of retaining the area before had it been desired to use it for any public purpose.

Mr. C. Johnstone: It is a much too valuable area to give away. It is certain to be retained by the Harbour Board.

It was decided to adopt the committee's report. A previous resolution to the effect that the site be leased on temporary tenancy only was rescinded. The site will now be subdivided for leasing, and tenders are to be called for the work of altering the present offices in Quay Street.

586.

2nd. February 1928.

ALTERATIONS & ADDITIONS A.H.B. BUILDING.

TENDERS AS CONSIDERED BY BOARD ON 31st. JANUARY.

Craig Bros.	£10,700	
Ferguson J.B.	8,467	
Julian J.T. & Son.	7,900	
Curlett H.C.	8,337	
Fletcher Construction Co.	9,200	
Stien	8,888	
Reardon J.J. & Son.	7,781	
Lee Cecil A.	8,597	
Cornish R.A.	8,278	
Mackenzie	8,623	
Hayman	8,593	
Sutherland G.	7,777	
Finlay	8,247	
Adams & Hine	7,400	(Accepted)
Fawcett F.J.	7,972	
Philcox W. & Sons.	8,827.	

- : - : -

556

21st. May 8

The Superintendent.

HEATING OF BOARD'S OFFICES.

Artificial heating of the Board's offices is at present effected by a combination of open fires and electric radiators.

The system proposed by the Architects for the alterations to the building is an extension of the same principle.

Where possible, advantage has been taken of existing chimneys, and in the new Board Room there will be two fire-places and one in the Committee Room.

The building is very favourably situated for taking advantage of natural heat; and although provided, artificial heat is very rarely required or used in any of the rooms facing Quay Street.

This is reflected in the annual consumption of electric current, coal etc., the total for 12 months ending 31st. March 1928 including caretaker's quarters being:-

Electric current	£49-15-11
Coal and coke	9-14- 6
Total.	£59-10- 5

In cold climates where continuous heating over long periods of the year is necessary, some form of central heating either by circulation of hot water, steam or hot air is now universally adopted.

It is questionable whether any such system would be justified in such a building as this; and the installation in any case would be costly.

Careful estimates would require preparing before an indication of the cost could be given, but I am of opinion that any system of central heating would be more costly than the present one.

ENGINEER TO THE BOARD.

. - WELLINGTON . CHRISTCHURCH - OAMARU - DUNEDIN - INVERCARGILL

.N.Z. CENTRAL HEATING CO.

HEATING ENGINEERS

49 QUEEN STREET
AUCKLAND, N.Z.

4th.April, 1928

The Manager,
Auckland Harbour Board,
AUCKLAND

Dear Sir, A NEW SYSTEM OF HEATING FOR SHOPS, ETC.

We have recently introduced into this Dominion a most economical and efficient heating system, which is entirely different to anything else that has been placed upon this market.

Our plants distribute warmth throughout the building without the use of Water or Steam, and we do not require any pipes or radiators to assist in the distribution.

These plants will burn any fuel, and they are also designed to act as rubbish destructors. The whole design embodies the maximum of saftey, combined with astounding efficiency. Our greatest difficulty is to get clients to believe our story, until they have had the opportunity of visiting a building where the system has been installed. We may mention that amongst the Warehousemen the following firms have adopted our system:

Bing Harris & Co., Ltd.
Macky Logan Caldwell Ltd.
L. D. Nathan & Co., Ltd.
Ross & Glendining Ltd.
Sargood Son & Ewen Ltd. and numerous others.

The following are the names of a few of the Stores who have installed our system:

Jas. Gray & Sons Ltd.	Milton
Hetherington Ltd.	Hamilton
N. M. Hyndman & Co.	Invercargill
McGruers Ltd.	Wanganui
N.Z. Farmers Co-op. Ltd.	Rangiora
Jas. Pascoe Jewellery Emporium	Auckland
C. M. Ross Ltd.	Palmerston N.
Thomson & Beattie Ltd.	Gore
Thomson Bridger & Co.	Dunedin
Whitehead & Pears Ltd.	Wellington

besides a very large number of others.

The plants cost very little to install and the prices range from £25 to £120. If you have any heating difficulties we strongly recommend you to get into touch with us.

Yours faithfully,

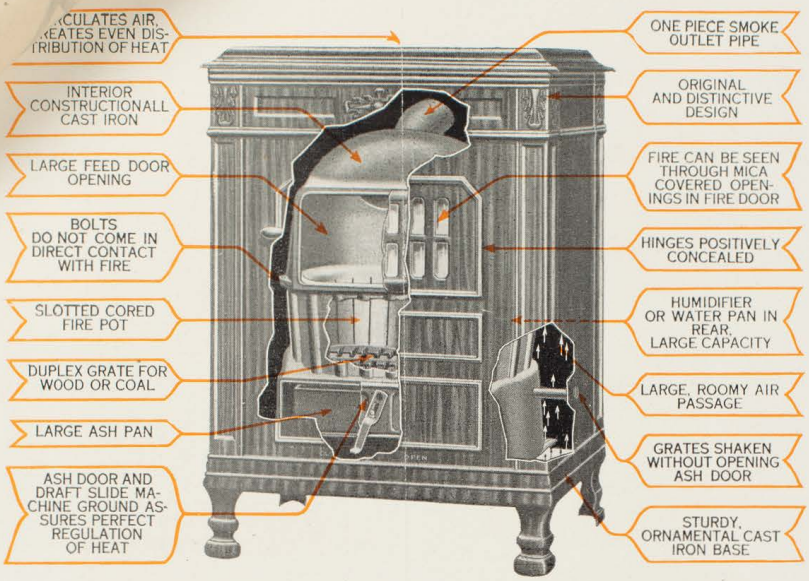
B. M. Andrew
Manager.

Chippendale Circulators are especially designed for heating large rooms, schools, bungalows, cottages, offices or any other building where even distribution of heat is required.

DIMENSIONS

Height Over All	46 inches
Width	28 inches
Depth	19 inches
Fire Pot	20x13x9 inches
Feed Door Opening	7¼x14 inches
Ash Door Opening	6x14 inches
Smoke Pipe	7 inches
Shipping Weight	410 Pounds

Why You Should Heat Your Home with the Chippendale Circulator



GRAINED MAHOGANY FINISH

Chippendale Circulators are especially designed for heating large rooms, schools, bungalows, cottages, offices or any other building where even distribution of heat is required.

BLACK, GREY IRON ENAMEL TRIMMED

DIMENSIONS

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Depth	19 inches
Fire Pot	20x13x9 inches
Feed Door Opening	7¼x14 inches
Ash Door Opening	6x14 inches
Smoke Pipe	7 inches
Shipping Weight	410 Pounds

The Chippendale Circulator

The Chippendale Circulator brings to your home a beautifully designed, efficient heater, neatly proportioned that will make an ornament in any home, besides giving you a heating plant of the very same construction of the modern up-to-date furnace.

Chippendale's Mica Glassed fire door permits ready vision of the fire giving you fire-place thoughts with furnace heating efficiency.

Chippendale Circulators are built according to most modern warm air furnace principles and may be placed in any room in the home. It draws cold air from the floor which in passing the heated portion of the heater, warms and humidifies the air, humidification being caused by the water pan in the rear and sends this humidified warm air to all parts of the area to be heated, thereby creating an even distribution of heated air as well as even temperature.

N. Z. Central Heating Co.
Head Office Auckland
Sole N. Z. Distributors

Enjoy Summer Comfort in times like this with

C O P Y.

NORMAN WADE & A.M. BARTLEY.

24th. August 1928.

The Chairman & Members,

Auckland Harbour Board,

AUCKLAND.

Dear Sir and Gentlemen;

The following is a Schedule of cost of alterations to the offices, Quay Street to date.

Contract	7400.	0.	0
Levelling floors of Board Room, committee room, members room, and lobby	70.	0.	0
Embossed glass in windows of Board Room	73.	8.	6
Desks in Treasurers Department	63.	0.	0
Furniture in Traffic Managers Office	34.	14.	6
Lobby at yard entrance ~~to~~ door	20.	0.	0
Proposed alterations to Mr. Smiths Office and inquiry room	59.	13.	0
Additional cost of extra power points floor vents etc. Electricians Work approximately	60.	0.	0
Sundries should not exceed contingency allowance of £200 included in contract price			
	£7780.	16.	0

We remain,

Yours faithfully,

NORMAN WADE & A.M. BARTLEY.

per Norman Wade.

C O P Y.

NORMAN WADE & A.M. BARTLEY.

24th. August 1928.

H.B. Burnett, Esq.,
Superintendent & Secretary,
Auckland Harbour Board,
AUCKLAND.

Dear Sir;

Enclosed herewith is Schedule of cost to date of alterations to the Board's Offices, amounting to £7780. 16. 0. To this sum will require to be added the Electric Lift Installation, rubber flooring material in Board Room, sundry works carried out by Mr. Holderness and Architects Fees at 6½%. Mr. Wynyard, Deputy Chairman requested us to furnish the above information as a check on the authorised amount of expenditure for the improvements.

We remain,

Yours faithfully,

NORMAN WADE & A.M. BARTLEY.
Per. Norman Wade.

Left. Contract - £758
allow for Installation work say £100 — £858

Phones £300 estimate — £300

Work done by Board for alterations to Building and furniture to 14/8/28 — £354

Additional yet to be done say — £100

£1612

£7780 to Contractors
500 Architects fee
say 150 flooring Bd Room
1612 as above
10,042

of the purchasing officer and the statistician. A comfortable lunch room has been made for the staff. Above the third floor is accommodation for photographers.

The harbourmaster, Captain H. H. Sergeant, is now installed in his new office, which was formerly the room adjoining to the old board room. The traffic manager, Mr. W. R. Golden, who formerly had his office on Queen's Wharf, now occupies the old board room, which has been transformed into a suite of offices for his staff. Other rooms previously occupied by the harbourmaster's chief clerk will be taken by various members of the staff.

The superintendent and secretary of the board, Mr. H. B. Burnett, is still in the same office on the ground floor, but alterations are being made to the room of the assistant secretary.

The public counter is to be extended to avoid any congestion on busy days. The room occupied by the clerks and recorders has been extended into the ground floor of the new wing, thus giving them more space.

Altogether, the alterations to the building have been a great success, and are worthy of the importance of the Harbour Board and its busy officials.

Harbour Board Has Palatial Quarters

Sun. 8/9/28

£10,000 IN ALTERATIONS

ATTRACTIVE BOARD-ROOM

On Tuesday the Auckland Harbour Board will hold the first meeting in its new board room. The alterations to the board's building in Quay Street, which are expected to cost about £10,000, are now almost complete.

Some time ago the Harbour Board considered whether to erect a new block of offices on the old dock site, or whether to alter the existing building to accommodate the large increase in business and staff which has come with the growth of the port.

The latter plan was eventually adopted, and the reconstruction was placed in the hands of Mr. Norman Wade, of Wade and Bartley, architects.

Under the new scheme, all the heads of the various departments are together in the one building, thus making the co-ordination of business more complete and efficient. A new wing has been added to the south-west corner, and several of the departments, such as the draughtsmen, have more space in which to work.

For 47 years four old-fashioned windows of coloured glass have lighted the stairway. These have now disappeared, and have been replaced with plain and tinted glass of a most attractive design and shade.

A lift is being installed in the building, but it will not be available for a few weeks.

The new board room, which is now on the third floor, is beautifully panelled in mahogany, and the desks of the members, and the chairman's desk, have been stained to match the prevailing shade. A white ceiling and a white border above the panelling set off the mahogany to perfection.

A committee room and a members' sitting room open off a hall near the board room. Both are comfortably furnished and carpeted.

Also on the third floor are the offices of the purchasing officer and the statistician. A comfortable lunch room has been made for the staff. Above the third floor is accommodation for photographers.

The harbourmaster, Captain H. H. Sergeant, is now installed in his new office, which was formerly the room adjoining to the old board room. The traffic manager, Mr. W. R. Golden, who formerly had his office on Queen's Wharf, now occupies the old board room, which has been transformed into a suite of offices for his staff. Other rooms previously occupied by the harbourmaster's chief clerk will be taken by various members of the staff.

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586

21st. February 31

The Superintendent.

HEAD OFFICE BUILDING.

In 1928 additions and alterations to Head Office Building were carried out by Adams & Hine - Contractors.

Considerable difficulty is now being experienced particularly with doors, very few of which close accurately and some will not close at all.

Portions of the moulding in Board Room are continually falling off.

The plaster on the whole of one wall has broken away from the lathing and will have to be renewed.

Timber used in doors and elsewhere has shrunk leaving the ends of tenons exposed and wide gaping openings.

Although the maintenance period has long since expired I consider the matter should be referred to the Architects to take up with the contractors with the object of getting this bad workmanship rectified without expense to the Board.

ENGINEER TO THE BOARD.

Auckland Harbour Board

MEMORANDUM

FROM: The Foreman of Works A.H.B.

TO: THE ENGINEER

23rd February 1931.

W. & T. LTD. 48475

Sir,

Examination of A.H.B. Office & Estimated Cost of Repairs, is as follows:-

Top Floor.		
Caretakers Department.		
3 Doors to be cased. & Locks attended. to:	15	0
First Floor.		
Mr Golden's Office.		
Private Office door. slightly cast should be scribed to the door jambs so that lock works truly.	5	0
Office, Couter, The sliding doors under counter want refitting, for at present they are falling out of grooves.	7	6
Traffic. Dept. Spare Room.		
The door leading into spare Room has warped ¼ of 1" & wants attention	5	0
Ladies Lavatory.		
Sashes want attention hard to open	4	0
Mr Angus's Office.		
Door wants attention very much shrunk	4	0
Total	2	0 6

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Auckland Harbour Board

MEMORANDUM

FROM The Foreman of Works, A.H.B.

TO THE ENGINEER

23rd February 1931.

W.&T.LTD. 48475

Catalogue Room.	B.Fd.	2	0	6
The Lath & Plaster on this wall is falling off & wants renewing. The wall is about 13' x 14' Sq 20 yds. @ 12/- Per Yd		12	0	0
all other Lath & Plastered Walls unsatisfactory, they appear bouncy.				
Auditors Room.				
Door Cast 3/4" on locking style. Procedure:- Alter Stops, lock & Short handging Style, repair part that have been replaned.			15	0
Board Room.				
Moulding Round Panelling require fixing appr 100' Dentals, 4 are off, but the whole should be examined, removed where loose & refixed with Glue & finishing nails		2	0	0
Board Room Door leading to Committee Room.				
This door owing to General Shrinkage requires the Centre Bar in the escutcheon removed, the door could then be closed. the lower portion of the lock style. however should be packed out with cedar, in order to fill the opening & prevent daylight, from showing through.		2	0	0
C.H.L.		18	15	6

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Auckland Harbour Board

MEMORANDUM

FROM The Foreman of Works. a H.B.

TO THE ENGINEER

23rd February 1931.

W. & T. LTD. 48475

Committee Room. B/Fd.	18	15	6
Door leading into Committee Room is Cast ½". procedure:- Alter Stops, clean tenons off door where exposed through shrinkage, repaint parts that have been replaned.		15	0
Committee Anti Room.			
Door leading into Committee Room Cast 5/8" Alter Stops, case lock., clean off tenons. where exposed., repaint edge of door		15	0
Anti Room.			
Case lock on Door leading from lift into Room		3	6
Anti Room Cupboard Door.			
This door requires taking down refitting the door, having gone into Winding to such an extent that the stops. must be scribed to fit the door, the hinges & lock to be overhauled.	1	0	0
Purchasing Office.			
Door leading to General Office, Hinge bound		5	0
Stationery Cupboard, Door shrunk., build up same on the Hanging style.	1	5	0
Cfd £	22	19	0

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Auckland Harbour Board

MEMORANDUM

FROM The Foreman of Works A.H.B.

TO THE ENGINEER

23rd February 1931.

W. & T. LTD. 48475

B.Fd.	22	19	0
Mess Room.			
Hinges require attention.		7	6
Supervision say.	2	0	0
Total Estimated Cost.	£ 25	6	6

A/c. Foreman of Works.

Samuel Mills

586

4th. September, 31

The Superintendent.

HEAD OFFICE BUILDING.

Some months ago I called Mr. Wade's attention to the fact that settlement in the new portion of the building had caused the urinal stalls on the upper floor to crack along the bottom of the water channel.

This defect has developed so that liquid is now dripping through into the room below.

I doubt whether at this date the Contractor can be held responsible, and I would like to know whether the Board wishes this to be dealt with as ordinary maintenance or to refer it to the Board's Architect.

This matter is urgent.

ENGINEER TO THE BOARD.

Auckland Harbour Board.

MEMORANDUM.

FROM

THE ~~CHAIRMAN.~~ Superintendent.

9th. September, 1931.

To

The Engineer,

A.H.B.

66/59

At a meeting of the Works Committee held yesterday your report of 4th. inst. with reference to repairs to the Head Office Building was considered. It was decided to give authority for repairs to be effected.

Superintendent.

HBB/MJB.