



899
3

899/3

528 Beaumont St Slipway
Workshop & Mill. (Hardwood
1950 - 1958 899/3

Timber
site)

FILE NO. 899/3.

BEAUMONT ST. SLIPWAY, WORKSHOP & MILL.

SITE FOR STORAGE OF HARDWOOD TIMBER AND FUTURE SLIPWAY

- See Also:
1. New Workshops Beaumont st.
 2. " " " " - Carpenters
and Joiners Shop Machinery.

EXTRACT FROM MINUTES
PROPERTY COMMITTEE
23 SEP 1958

6. FORESHORE SITES : STORAGE OF HARDWOOD AND FUTURE SLIPWAY C

The Committee had under consideration report of the General Manager advising that on the 3rd June 1958 the Board resolved to resume Lot 27 and Part Lot 28 in Beaumont Street as the leases fall due in 1963 and 1964 or earlier if the Lessee so agrees. The whole matter has recently been discussed with the Manager of W.G. Lowe & Son Ltd. who stated the Company's position regarding the area. Since the discussion confidential advice has been received of a waterfront property in Hamer Street which is being placed on the market at an asking price of £25,000.

It is desirable that the Board acquire such property as necessary for meeting the requirements of the Port for Board purposes or allied needs.

~~X~~ It was RESOLVED to recommend that in the circumstances authority be given for the purchase of this property on the best terms available.

FINANCIAL RESOLUTION
MADE 23 SEP 1958

Received

ADOPTED BY BOARD IN COMMITTEE

23 SEP 1958 AND REMAINED IN COMMITTEE

X: See Res. in Comm. Minutes - 23/9/58 re further reports of Chief Engineer & General Manager.

J.S.

EXTRACT FROM MINUTES
BOARD IN COMMITTEE

23 SEP 1958

Property Committee dated 16th September 1958

Consideration was given to the further reports of the Chief Engineer dated 19th September and the General Manager dated 22nd September 1958 on Item 6 - Foreshore Sites, Storage of Hardwood and future Slipway, in which the need and future use of these properties was set out and further submissions received from the Solicitors for A. & G. Price Limited - Messrs. Nicholson, Gribbin, Rogerson & Nicholson.

RESOLVED -

- (a) That the recommendations in relation to -
Item 3 - National Expenditure Adjustment Act 1932;
" 4 - Access Way, Gore Street;
" 5 - Handling of Cement in Bulk - proposals by
 Wilson's (N.Z.) Portland Cement Ltd.;
" 8 - Lots 31/33 Halsey Drive, Waikowhai -
 Lessee Winstone Ltd.
 be adopted and remain in Committee.
- (b) That the recommendation of the Committee in relation to Item 6 be received.
- (c) That the General Manager's report of the 22nd September 1958 re Item 6 be adopted and remain in Committee.

ADOPTED BY BOARD IN COMMITTEE

23 SEP 1958 AND REMAINED IN COMMITTEE

- rej.*
1. Lessee to be advised that it is the Board's intention to resume possession of lots 27, 28, 29 Beaumont St. on termination of present lease.
 2. No action be taken to purchase lots 4/5 Haines St.

No action required by this Dept. meantime
B.T.

19th September, 1958.

The General Manager,
A.H.B.

LOTS 27, 28 and 29 BEAUMONT STREET

As requested I have considered the suggestion that the Board should occupy the whole of Lots 27, 28 and 29 Beaumont Street and have the following comments to make:-

1. As was stated in my report of 16.5.58 the need for land in this locality is primarily for sufficient space for the construction of an additional slipway which may well be warranted by 1968 or 1973, that is in ten or fifteen years' time. An additional need is for a forward depot for storing, handling and preparing hardwood and piles which can very well be provided for by constructing a reclamation to the seaward of the existing mill and timber yard. However should the opportunity offer of being able to use existing land for this latter purpose it would be prudent to do so. Accordingly I recommended that a suitable short term use for Lot 27 and part of Lot 28 would be the storage of hardwood and piles.
2. Since it now appears that all three of these sections may become available for the Board's purposes by 1971 the following uses are suggested:-
 - (a) Lot 27 as from 1963
Part Lot 28 as from 1964 } To be used for the storage, handling and preparation of hardwoods and piles and the mooring of Board's works craft.
 - (b) Part Lot 28 from 1964 to 1971 } To be used for the storage of hardwood.
 - (c) Part Lot 28 and Lot 29 as from 1971 } To be used for the provision of an additional slipway for Board's craft.
3. Considering the suggestion that Lots 4/5 Hamer Street be required for Board's purposes -

These lots are 188 feet deep to M.H.W. with frontages totalling 100 feet. The large shed on Lot 5 could be easily adapted to serve as a store or works shed for Board's purposes but the adjoining smaller sheds would not be of much use.

These lots, being shallow, would require considerable expenditure for development as a slipway for the Board's craft and are not as well suited for that purpose as are Lots 27, 28 and 29 Beaumont Street. They could be made suitable for the storage, handling and preparation of hardwoods and piles but their remoteness from the existing slipway and workshop is a considerable disadvantage when considered for either of these uses.

If Lots 27, 28 and 29 Beaumont Street are not available for the Board's purposes then Lots 4 and 5 Hamer Street may very well be used for the storage, handling and preparation of hardwoods and piles inspite of their not being nearly so suitable as the Beaumont Street properties.

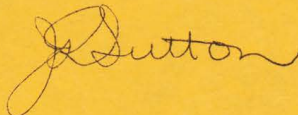
4. Conclusion and Recommendation:

The Board's fleet of works craft is rapidly increasing and it is necessary that adequate provision be made for it's mooring and maintenance.

The land at present used for the storage and handling of hardwood and piles will be required for railway and roading development to serve Freyberg Wharf and the site on Eastern Reclamation proposed for the future location of this activity is indeed unlikely to be available for such purpose.

Accordingly I recommend as follows:-

- (a) That the Board acquires Lots 27, 28 and 29 Beaumont Street as they become available for the purposes set out in paragraph 2 (a) (b) and (c) above.
- (b) That, if the Board is unable to acquire Lots 27, 28 and 29 Beaumont Street, Lots 4/5 Hamer Street be acquired for the purposes set out in paragraph 3 above.



CHIEF ENGINEER TO THE BOARD

C
O
P
Y

NICHOLSON, GRIBBIN, ROGERSON & NICHOLSON.

Power Board Building,
Queen Street,
Auckland, C.1.,
New Zealand.

16th September, 1958.

The General Manager,
Auckland Harbour Board,
AUCKLAND, C.1.

Dear Sir,

RE: A. & G. PRICE LTD. and LOTS 27, 28 and 29,
BELMONT STREET.

We refer to the Writer's conversation with you when we informed you that we had received instructions from A. & G. Price to communicate with you in connection with the above matter.

We understand that at the recent meeting which took place between representatives of your Board and Mr. E.A. Cooke, Auckland Manager of A. & G. Price Ltd., you requested that a formal reply should be made by our client Company dealing with the last paragraph of your letter to that Company of the 25th June last.

As the Writer stated at the conference with the Chairman in company with you and the Property Officer on the 3rd of July last any reduction in the present area would prevent A. & G. Price from carrying out the improvements and the expansion of existing facilities necessary to make the whole block an efficient and economic waterfront unit.

These views were submitted having regard to the terms of your letter of the 25th of June and in particular relation to the last two paragraphs of that letter.

We believe that Mr. Cooke at the recent meeting above referred to also explained the serious result which will ensue if A. & G. Price are not to receive any extension of the area covered by the present leases from your Board.

It was also pointed out that the relinquishment by the Company of Lots 27 and 28 before the expiry of the current leases in 1963 and 1964 respectively would only serve to accentuate the difficulties now being faced and add to the loss which will be suffered if no renewals of the present terms are granted.

We think that you already have on your file the extract from the report by Mr. Cooke to the General Manager of the Engineering Division of William Cable Holdings dated 3rd July 1958 setting out some details of the work then being carried on at the area in question and further details of enquiries then pending relating to additional work.

We asked our client Company to report to us on the present position as to the user of the areas and we now set out the relevant portion of that report.

... ..

"It should be noted that we are now busier at Lowes than ever before. In addition to the various sundry repair work on smaller vessels we are engaged upon a major repair job to the "Hokianga" on the large slip. This we are endeavouring to complete at an early date as the "Argyle" - owners Messrs. McCallum, is due for a major overhaul, and in addition we are undertaking a great deal of work for the Northern Steamship Co. The latter will include the slipping of the "Waiotahi" to complete repairs which could not be finalised when this vessel was recently on the Harbour Board slipway.

All of this work and the demands made upon the large slip is throwing added emphasis for a decision to be reached concerning the enlargement of the smaller slip. Here again we are being pressed by fishing vessel owners to take on work which cannot be handled on the small slip as it now is.

We also have under construction, in addition to the 56 ft. steel trawler, a large steel barge for Tauranga which we are having to build upon the sections, renewal of leases of which, are at present under discussion."

Our client Company recognizes that they are in the hands of your Board with regard to their future activities on this area, but they have asked us to stress what we believe has already been brought forward at previous interviews, that at the time they entered into the very substantial obligation involved in the purchase of Sections 28 and 29 they had reasonable grounds for hoping for extended terms under both these Leases.

The subsequent purchase from the Northern Steamship Company of the Lease of Lot 27 was made on the same basis and provided the Company with an area which could be developed to give a return to our client Company on the capital invested and at the same time provide facilities of value to the Port.

It is hoped that upon further consideration your Board may be able to grant to our client Company some appropriate extension of the present terms.

Yours faithfully,

NICHOLSON, GRIBBIN, ROGERSON & NICHOLSON.

Per: (sgd) H.M. Rogerson.

19th September, 1958.

The General Manager,
A.H.B.

LOTS 27, 28 and 29 BEAUMONT STREET

As requested I have considered the suggestion that the Board should occupy the whole of Lots 27, 28 and 29 Beaumont Street and have the following comments to make:-

1. As was stated in my report of 16.5.58 the need for land in this locality is primarily for sufficient space for the construction of an additional slipway which may well be warranted by 1968 or 1973, that is in ten or fifteen years' time. An additional need is for a forward depot for storing, handling and preparing hardwood and piles which can very well be provided for by constructing a reclamation to the seaward of the existing mill and timber yard; However should the opportunity offer of being able to use existing land for this latter purpose it would be prudent to do so. Accordingly I recommended that a suitable short term use for Lot 27 and part of Lot 28 would be the storage of hardwood and piles.
2. Since it now appears that all three of these sections may become available for the Board's purposes by 1971 the following uses are suggested:-
 - (a) Lot 27 as from 1963
Part Lot 28 as from 1964 } To be used for the storage, handling and preparation of hardwoods and piles and the mooring of Board's works craft.
 - (b) Part Lot 28 from 1964 to 1971 } To be used for the storage of hardwood.
 - (c) Part Lot 28 and Lot 29 as from 1971 } To be used for the provision of an additional slipway for Board's craft.
3. Considering the suggestion that Lots 4/5 Hamer Street be required for Board's purposes -

These lots are 188 feet deep to M.H.N. with frontages totalling 100 feet. The large shed on Lot 5 could be easily adapted to serve as a store or works shed for Board's purposes but the adjoining smaller sheds would not be of much use.

These lots, being shallow, would require considerable expenditure for development as a slipway for the Board's craft and are not as well suited for that purpose as are Lots 27, 28 and 19 Beaumont Street. They could be made suitable for the storage, handling and preparation of hardwoods and piles but their remoteness from the existing slipway and workshop is a considerable disadvantage when considered for either of these uses.

... ..

If Lots 27, 28 and 29 Beaumont Street are not available for the Board's purposes then Lots 4 and 5 Hamer Street may very well be used for the storage, handling and preparation of hardwoods and piles inspite of their not being nearly so suitable as the Beaumont Street properties.

4. Conclusion and Recommendation:

The Board's fleet of works craft is rapidly increasing and it is necessary that adequate provision be made for it's mooring and maintenance.

The land at present used for the storage and handling of hardwood and piles will be required for railway and roading development to serve Freyberg Wharf and the site on Eastern Reclamation proposed for the future location of this activity is indeed unlikely to be available for such purpose.

Accordingly I recommend as follows:-

- (a) That the Board acquires Lots 27, 28 and 29 Beaumont Street as they become available for the purposes set out in paragraph 2 (a) (b) and (c) above.
- (b) That, if the Board is unable to acquire Lots 27, 28 and 29 Beaumont Street, Lots 4/5 Hamer Street be acquired for the purposes set out in parggraph 3 above.

CHIEF ENGINEER TO THE BOARD

EXTRACT FROM MINUTES
BOARD IN COMMITTEE
E3 JUN 1958

Property Committee dated 27th May, 1958:

Mr. Nathan referred to item 1 and after discussion thereon, it was agreed that recommendation (c) should be amended by the addition of the words "at a site yet to be determined", after the word "hardwood".

ADOPTED BY BOARD IN COMMITTEE

E3 JUN 1958 AND REMAINED IN COMMITTEE

Resigning Engr. to note,
G.

16th July, 1958

THE CHIEF ENGINEER

THE GENERAL MANAGER

LOTS 27, 28 & 29 BEAUMONT STREET
(Your memo 14.7.58 addressed to the
Property Officer)

The reasons for my requiring Lot 27 and part of Lot 28 Beaumont Street are as set out in my report to the Board dated 16th May 1958 and adopted on June 3rd.

Unless I can be assured that adequate and convenient provision is to be made elsewhere for the storage, handling and preparation of hardwood and for the provision of an additional slipway I am not prepared to withdraw my requirement in favour of Messrs. A. & G. Price's proposal.

CHIEF ENGINEER TO THE BOARD

RAJS:HEB

EXTRACT FROM MINUTES
PROPERTY COMMITTEE
27 MAY 1958

1. BEAUMONT STREET SLIPWAY, WORKSHOP & MILL - SITE FOR STORAGE OF
HARDWOOD AND FUTURE SLIPWAY.

The Committee had under consideration reports of the Chief Engineer and the General Manager on the above subject. Attention was drawn to the position of Lots 27, 28 and 29 Beaumont Street adjoining the Board's Slipway, Workshop and Mill, and currently leased to W.G. Lowe & Son Limited, the leases expiring in 1963, 1964 and 1971, without any right of renewal, and being now under consideration for extension. It was pointed out that it was in the Board's interests to acquire possession of portion of this land for the following purposes -

- (a) Short term use - the storage and handling of hardwood and piles.
- (b) Long Term use - to provide a site for a future slipway.

Attention was also drawn to the necessity for alternative storage provision being provided as the area at present used for this purpose at the Eastern Reclamation would shortly be required for rail and road development in connection with Freyberg Wharf construction. The portion of land required would be 66ft. frontage leaving some 80 ft. available for leasing.

The recommendation of the Chief Engineer was amended as regards section (c) by deleting the words "in the Fanshawe Street - Pakenham Street reclamation locality."

It was RESOLVED to recommend -

- (a) That the Board acquire Lot 27 and an 18ft. frontage of Lot 28 as the leases fall due or earlier if the lessee so agrees.
- (b) That the use of Lot 27 and the specified portion of Lot 28 be stabilised, in the first instance, for hardwood storage and in the long term for future slipway.
- (c) An area of approximately half an acre be set aside for the storage of additional piles and hardwood.

ADOPTED BY BOARD IN COMMITTEE

3 JUN 1958

AND REMAINED IN COMMITTEE

X. See also Minutes Sub. in Com.

3/6/58

Designing Eng. - Please prepare detailed scheme for Stage I

105/1

59/73

59/136

16th May, 1958.

The General Manager,
A.H.B.

BEAUMONT STREET SLIPWAY, WORKSHOP AND MILL -
SITE FOR STORAGE OF HARDWOOD AND FUTURE SLIP-
WAY

The Board's Beaumont Street Slipway, Workshop and Mill at present occupy Lots 25/26 and 40/41 an area of some $2\frac{1}{4}$ acres. The adjoining occupier to the southward is Messrs. Seagar Bros. who have fully developed their property and to the northward lies Lots 27, 28 and 29 comprising an area of $1\frac{1}{4}$ acres and currently leased to Messrs. W.G. Lowe & Son Ltd.. These leases expire in 1963, 1964 and 1971 without any right of renewal and, at the moment, they are under consideration for extension provided the lessee submits firm plans for development in boat building.

It is in the Board's interests to acquire possession of a portion of this land for the following purposes:-

- (a) Short term use - the storage and handling of hardwoods and piles.
- (b) Long term use - to provide a site for a future slipway.

Considering the short term use the present situation is as follows:-

The Board's stocks of hardwood and turpentine piles, alongwith a stock of piles held for the Navy, are stored at Eastern Reclamation on a site with land and water access. This site will be required for rail and road development serving the proposed Freyberg Wharf and provision has been made in the current plan for the Eastern Foreshore for the establishment of a new hardwoods depot on a site to be reclaimed immediately inside the tide deflector and in front of Tasman Airways.

Whilst this site is admirable for the purpose, being of adequate size and well served with land and water access, it is now apparent that its reclamation will not be completed in sufficient time to permit direct transfer from the existing site. Further, it appears that the demands of shipping and cargo working in this locality will render its retention for the storage of piles and hardwood uneconomic and impractical. In such event an alternative site will have to be found.

As far as the long term use is concerned, that is as a site for a future slipway, the Board's fleet of floating plant has increased rapidly in the last few years and the implementation of current plans for the expansion of plant will result in a further increase. Again, the natural growth of the port will result in more craft requiring regular slipping. These demands may well outstrip the capacity of the existing slip facilities within ten or fifteen years and the current development plans do not include a site for an additional slipway.

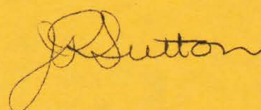
It is submitted, then, that these two needs (hardwood storage and site for future slip) can be very well met at Beaumont Street on Lot 27 and part of Lot 28 and in this regard it should be appreciated that these sites are amongst the very few remaining in the port area with land and water access. For the Board to acquire possession of a frontage of 66 ft. will leave some 80 ft. available for leasing, which frontage should be adequate for the shipbuilding needs of the present lessee.

In addition to this site at Beaumont Street which would be used as a forward depot for hardwood and piles there will be required an area of about half an acre to accommodate the Navy piles and the Board's slow moving and reserve stocks. Water access is not essential for this purpose and a site of about half an acre in Fanshawe Street or Pakenham Street Reclamation would serve very well.

The current property situation at Beaumont Street along with the proposed rearrangement at Lots 27, 28 and 29 is shown on the accompanying plan Drawing S.1219.

In order to meet the needs outlined above it is recommended that-

- (a) The Board acquire Lot 27 and an eighteen feet frontage of Lot 28 as the leases fall due or earlier if the lessee so agrees.
- (b) The use of Lot 27 and the specified portion of Lot 28 be stabilised, in the first instance, for hardwood storage and in the long term for future slipway.
- (c) An area of approximately half an acre be set aside for the storage of additional piles and hardwood in the Fanshawe Street - Pakenham Street Reclamation locality.

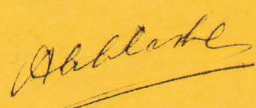


CHIEF ENGINEER TO THE BOARD

The Chairman,
Property Committee,
AUCKLAND HARBOUR BOARD.

It is clear that with the development of the Eastern Reclamation, together with the increasing number of craft owned and operated by the Board, provision as outlined in this report is not only desirable but necessary.

I recommend therefore that approval be given to proceed accordingly.


GENERAL MANAGER

20th May 1958

17th April 1958

THE CHIEF ENGINEER

THE PROPERTY OFFICER

STORAGE AND HANDLING OF HARDWOOD & PILES

As already discussed with you I am at present examining schemes for the handling and storage of the Board's stocks of hardwoods and piles. It is probable that the current plans wherein this service is to be situated at the eastern end of Eastern Reclamation may not eventuate and accordingly I am examining other sites. Of these the most favourable appear to be Beaumont Street Lots 27, 28 and 29, and Fanshawe Street Lots 2, 3 and 4 (D.P.31743).

I request therefore that any negotiations directed at leasing these properties be deferred pending the submission of my report which I expect to be in time for the Board meeting set down for May 27th.

CHIEF ENGINEER TO THE BOARD

RAJS. JB

