

Auckland Council Archives

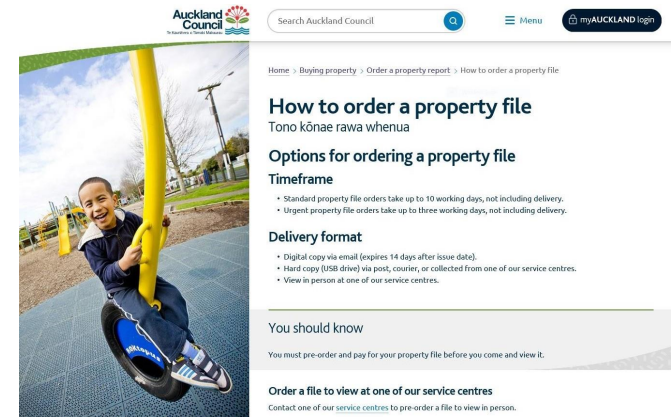
Property information resources guide

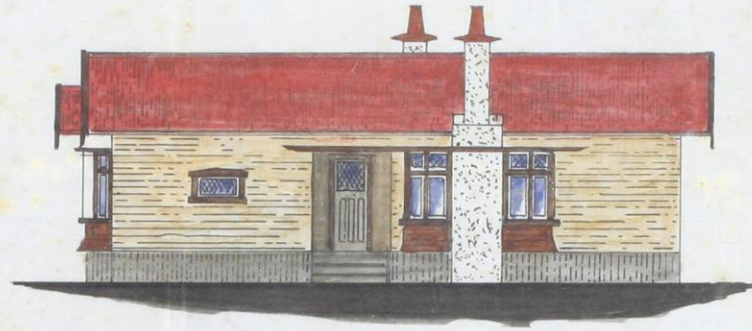
Resources for Property Research

- When researching a property, a good place to start is with a property file which can be ordered via the Auckland Council website. These files are managed by the Building Consents Department.

<https://www.aucklandcouncil.govt.nz/buying-property/order-property-report/Pages/order-property-file.aspx>

- A property file provides documents such as building and resource consent documents and any correspondence with the Council about the property.
- The contents of the file will depend on whether the Council is aware of work done on the property, how old the building is and what property information has survived from the legacy councils.





But what if there is nothing on the property file?

2/12/77 plan.



Prepared By Frank A. Harvey
Builder + Home Designer
For MR E Crawford
Dereport.

Auckland Council Archives Resources for Property Research

- Auckland Council Archives holds a range of records useful for researching the histories of properties.
- There are many types of property related records that are common to the legacy councils across Auckland.
- However, there can be some regional differences and gaps in our holdings.
- There are some property records that are unique to certain councils.



35 Grey Street, Onehunga

Auckland Council Archives AKC 024/15

Building Permit Information

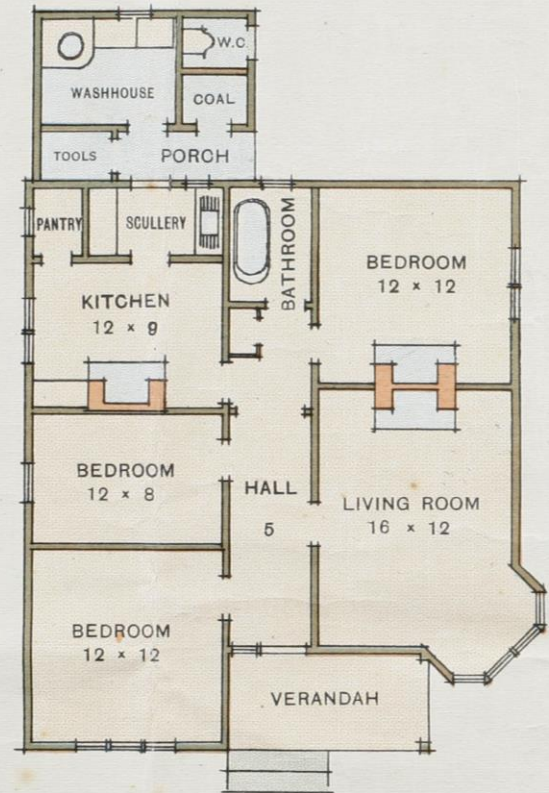
- The Municipal Corporations Act 1876 gave local councils the power to create by-laws to deal with building issues. Even so, until about the mid-20th century the introduction and enforcement of building regulations by councils was inconsistent.
- For instance, Birkenhead Borough Council building by-laws in 1910 required people to make a building application and to lodge plans and specifications with the Clerk, but there is no mention that duplicate copies were to be supplied for council records. Yet, Takapuna Borough Council's by-laws of 1915 state that a person shall "lodge with the Council complete plans and specifications in duplicate."
- Some councils also dispensed with the need for plans if the work was of a trivial nature. Frequently, many people who altered their homes did not bother getting council approval.
- While we do hold some building permit plans for parts of Auckland, these have not been kept consistently across the legacy councils or haven't been transferred to Archives.

31-36-13
14508

5 ROOMED COTTAGE RESIDENCE

For W W Houghton

Scale 1/8 inch = 1 foot



GROUND PLAN



FRONT ELEVATION



SIDE ELEVATION

Contractor
J H Arnott

Five roomed cottage residence [81 Aramoana Avenue, Devonport]
Auckland Council Archives DBC 105/33

[DBC 105/33]

Building Permit Information

- Besides plans, councils recorded building permit information on index cards, in registers and receipt books.
- We hold a wide range of these records from many of the legacy councils across Auckland.
- These can be particularly useful if there are no surviving building permit plans as they can give an idea of when a structure was constructed and what type of building work was done.
- Generally, building permit indexes and registers will provide a researcher with information such as: date of permit application, permit number, name of owner or contractor and particulars of proposed building work.

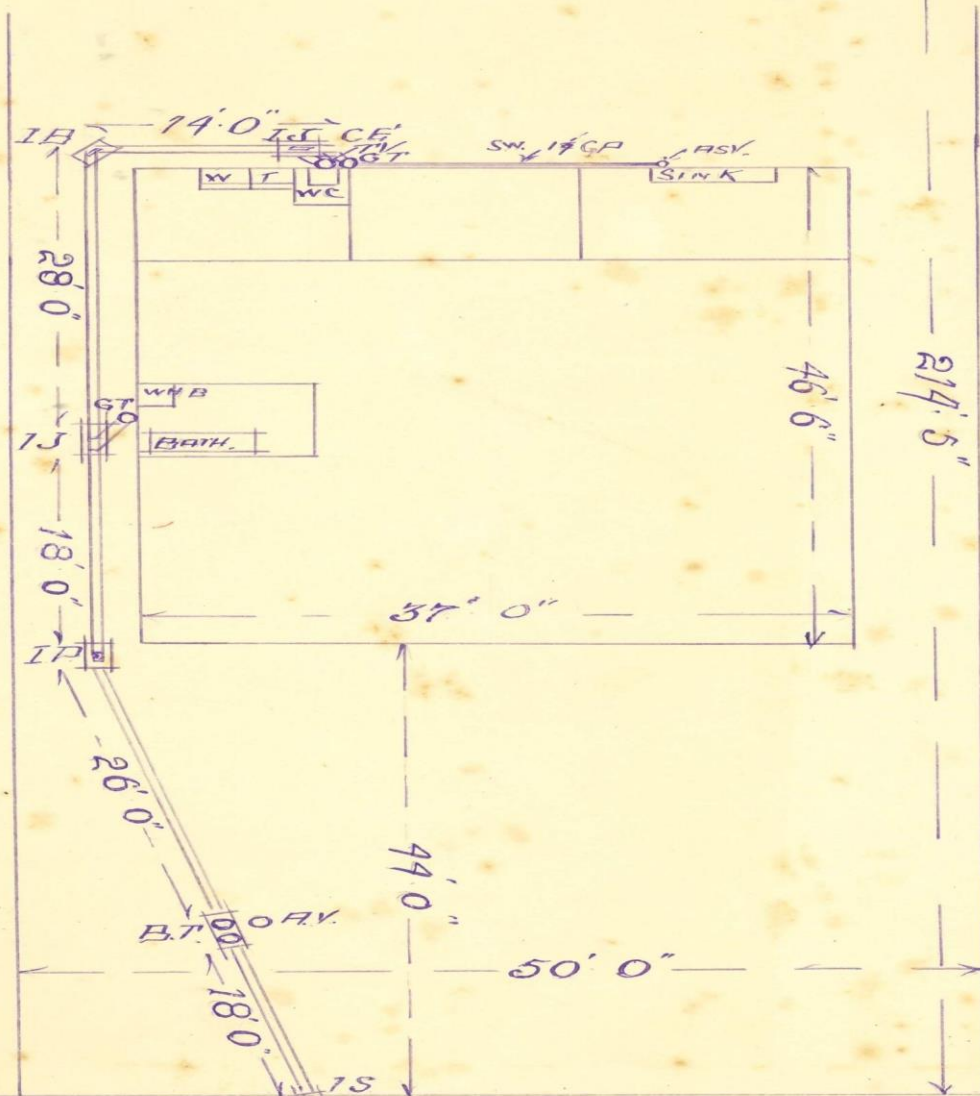
Plumbing and Drainage Records

- Most councils kept permits, index cards and registers relating to drainage and plumbing.
- While these sorts of records don't sound like they'd be very interesting, plumbing and drainage records for properties can reveal useful information.
- The records won't necessarily tell you when a property was constructed but can indicate when a building was first connected to drains or had plumbing installed which can give an approximate idea of its age.
- These records can provide information such as: permit date and number, name of property owner, the contractor (plumber or drainlayer), type of work done and the date it was completed.

DRAINAGE PLAN
 FOR M^{RS} FYKE'S RESIDENCE
 20 BELLE VIEW AV

NORTHCOTE.

SECT. 5
 of Subdn. of pt. 100
 THIRTIETH DIST.



Drainage plan for [20 Belle Vue Avenue, Northcote], 1926
 Auckland Council Archives

4" MAIN SEWER
 Approved
 G.B. White
 2/6/26

20
 BELLE VIEW AV.

11
 VI

Rate Books and Valuation Rolls

- Information found in valuation rolls and rate books can be helpful in tracking the age of a property.
- They can give an indication of when a structure was built or when substantial alterations may have taken place to a property when there are significant increases in the rateable value of the property between one year and the next.
- Typically, the type of information found in valuation and rate books will be the name and occupation of the owner and occupier, address of the property, the legal description and rateable value.
- We hold a large quantity of these records from the legacy councils, although bear in mind that there can be significant gaps in the holdings.

Rates made by the MOUNT EDEN BOROUGH

COUNCIL on the Sixteenth day of June, 1913.

FOR THE YEAR WHICH COMMENCED APRIL 1st, 1913.

A General Rate of One shilling and threepence in the pound made under the provisions of "The Rating Act 1908" and "The Municipal Corporations Act 1908" and Amendments.
 A Hospital and Charitable Aid Rate of Twopenny in the pound made under the provisions of "The Rating Act 1908" and "The Hospital and Charitable Aid Institutions Act 1908" and Amendments.
 An Auckland and Suburban Drainage Rate of Three farthings in the pound made under the provisions of "The Rating Act 1908" and "The Auckland and Suburban Drainage Act 1908" and Amendments.

FOR THE YEAR WHICH COMMENCED JUNE 1st, 1913.

A Special Annually Recurring Rate on No. 4 Loan of Sixpence in the pound to remain as struck, of which Local Bodies' Loans Act 1908" and Amendments.

FOR THE YEAR WHICH COMMENCES JULY 1st, 1913.

A Special Annually Recurring Rate on Nos. 5 and 6 Loans of One farthing in the pound to remain as struck, and "The Local Bodies' Loans Act 1908" and Amendments.

A Special Annually Recurring Rate on No. 7 Loan of Sixpence in the pound to remain as struck, of which Local Bodies' Loans Act 1908" and Amendments.

FOR THE YEAR WHICH COMMENCED JANUARY 1st, 1913.

A Special Annually Recurring Rate on No. 1 Special Water Supply District of Sixpence in the pound to Act 1908" and "The Local Bodies' Loans Act 1908" and Amendments.

FOR THE YEAR WHICH COMMENCED APRIL 1st, 1913.

A Special Annually Recurring Rate on No. 2 Special Water Supply District of Eightpence in the pound to Act 1908" and "The Local Bodies' Loans Act 1908" and Amendments.

FOR THE YEAR WHICH COMMENCED OCTOBER 1st, 1912.

A Non-Consumers' Water Rate as shown hereunder.

All the above Rates to be payable together in one instalment on the first day of July, 1913.

WATER

Water Rates upon all land and buildings to which water is supplied the annual value of which as appearing on the such annual value plus 5s. per annum for each bath in use on premises. The Water Rate to be payable in The Non-Consumers' Water Rate to be one-half of the above Water Rates.

AND ENDS MARCH 31st, 1914.

and "The Municipal Corporations Act 1908" and Amendments.
 1908" and "The Hospital and Charitable Aid Institutions Act 1908" and Amendments.
 Rating Act 1908" and "The Auckland and Suburban Drainage Act 1908" and Amendments.

AND ENDS MAY 31st, 1914.

Threepence farthing in the pound will be collected under the provisions of "The Rating Act 1908" and "The

AND ENDS JUNE 30th, 1914.

of which One-eighth of a penny in the pound will be collected under the provisions of "The Rating Act 1908"

Threepence half-penny in the pound will be collected under the provisions of "The Rating Act 1908" and "The Local

AND ENDS DECEMBER 31st, 1913.

remain as struck, of which One penny farthing in the pound will be collected under the provisions of "The Rating

AND ENDS MARCH 31st, 1914.

remain as struck, of which One penny in the pound will be collected under the provisions of "The Rating

AND ENDS SEPTEMBER 30th, 1913.

RATES.

Valuation Roll does not exceed £12 10s. a rate of 70s. per annum, and exceeding £12 10s. a rate of 5 per centum on advance in two equal instalments on July 1st, 1913, and January 1st, 1914.

CONVEYANCE NUMBER	R.A.L. NUMBER	OCCUPIER	OWNER	DESCRIPTION AND SITUATION OF PROPERTY	Sub-division	Acreage	Rateable Value	General Rate			TOTAL	Water	Non-Consumers	WATER CONSUMERS' RATES				
								No. 1 Water District	No. 2 Water District	Non-Consumers				Period ending 31st Dec. 1912		Period ending 31st Dec. 1913		
														Rates	Surch.	Rates	Surch.	
1	493	Abbott	Fred W	Abbott Road	29/10	61	6156	6/10			724 66							
2	490	Abbott	H H	Furrow Rd	173/100	58	5191		4/10		631 13							
3	481	Abbott	H D	Retiree office	Penland Avenue	27/10	11	127	1/2		189	5						
3	482					28/10	42	463	4/4		4107							
4	499	Abbott	Kawthp	Woodside Rd	147/100	18	4186		4		526 48							
5	489	Abraham	M E	Plunket St	100/100	40	421		3/4		455 10							
6	485	Abraham	Co	Woodbank Rd	12/710	52	569		5/2		569							
	497			Three Kings Rd	17/910	18	177		1/6	9	276							
	491					18/910	18	177		9	276							
	489			Shackleton St	16/310	8	165		5/2		165							
7	476	Adams	A A	Dominion Rd	4/100	100	1058		8/4		10137							
	477				12/10	125	1267		10/10		1375 15							
8	484	Adams	Edw	Newington Av	52/10	5	104		5/2	5	154							
9	489	Adams	Horana M	Paice Avenue	51/10	31	338		2/7		583 31							
10	493	Adams	H H	King Edward St	78/10	36	371		3		311 11							
11	489	Adams	Judith	Dominion Rd	141/100	54	515		7		519 5							
12	498	Adams	Wm Dwyer	Mount Eden St	76/10	34	510		5/8		516 6							
	484			Edwards Lane	6/10	34	391		3/6		394							
13	498	Adams	James H	Green Lane	5/10	26	511		5/10		6-9 58							
						110/10	46	494		4/10	493 44							
						113/10	17	174		1/6	240							
								94 5 3	2/3	17/6	176	103 5 3						

Mount Eden Borough rate book, 1913-1914
 Auckland Council Archives MEB 154/1

Unique Records

- Some of the legacy councils created valuable property related records unique to themselves.
- One of our most heavily used series of records for Auckland City Council are the valuation field sheets [ACC 213] which give yearly valuations of a property, describe the nature of improvements and permits and record the name of occupier and owner, plus their occupations. These sheets start from 1912.
- The City of Auckland 1908 map is a significant record of Auckland city's history and early infrastructure and can be viewed on the Archives webpage.
- Another unique series is Mount Eden borough's house connection plans [MEB 008] these plans show the building footprint along with drainage connections and record the name of owner, drain layer, street address and date.



City of Auckland map, 1919
Auckland Council Archives ACC 014/G12

Unique Records

- Takapuna City Council created LIMs (Land Information Memorandum) worksheets [TCC 002] which are maps showing building footprints annotated with building permit numbers and dates.
- Devonport Borough Council has a series of survey maps of the borough [DBC 852] showing building footprints and information about the type of building and materials.
- Waitemata City Council has an interesting series of records called farm land roll property files [WMCI A05-214] relating to land used for farming in west Auckland, covering 1976 to 1988.

Searching for Information

- You can also search for information using our online database:
<https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage/archives>
- If you can't find what you are looking for, email us your questions:
archives@aucklandcouncil.govt.nz