

Corban Estate Winery

426 Great North Road
Henderson



Crushing the harvest in the attic of the Old Cellar-photo by Khaleel Corban- c.1914

CONSERVATION PLAN
July 2005

BURGESS & TREP ARCHITECTS

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426 Great North Road
Henderson

For the Corban Estate Arts Centre
(Waitakere Arts and Cultural Development Trust)



Panorama of Garage, House, Cellar facing the street. Photo: Graeme Burgess 2004



Panorama of Bottling Hall, House, & Garage from the south. Photo: Graeme Burgess 2004

GRAEME BURGESS
BURGESS & TREEP ARCHITECTS

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The staff of Waitakere City have also been very helpful. The council files on the property proved to be a rich source of material for the period 1941-present. The overall project to revitalise this amazing precinct has been driven by Naomi McLeary and Janet Cole of Waitakere City and good on them for persisting.

The Corban family have been very supportive of this project. I had the pleasure of walking through the Homestead and Old Cellar with Helena and Janice Ataya, a revelation. Assid Corban met with me and has cleared some of the fog of the years.

I am also grateful that Whites Aviation existed and that this company has a fine (if intermittent) aerial photographic record of the property. Dick Scott's book "A Stake in the Country" provided the substance for all the family history. This book was also my primary source for the history of the winery. During the course of this project I have been assisted by friends Boris, Sommer, and Dale, and in my office Vance has scanned and placed endless images, and created key plans to help guide the text.



*Janice & Helena Ataya in the front lobby of the Homestead
Photo: Graeme Burgess 2004*

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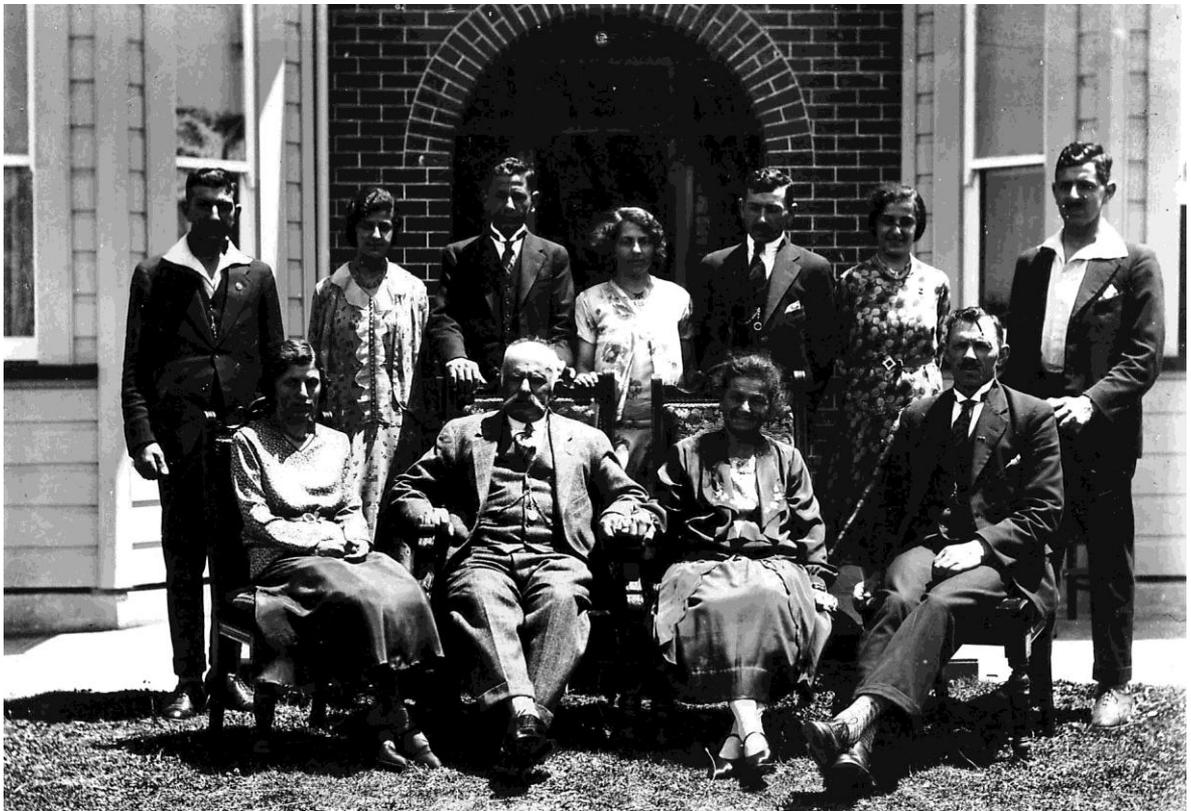
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Family outside Homestead, photo Khaleel Corban, 1930

1.0 INTRODUCTION / EXECUTIVE SUMMARY

This report was commissioned by the Corban Estate Arts Centre (Waitakere Arts and Cultural Development Trust). The Corban Estate Arts Centre currently has a broad range of arts related activities on the estate. It is intended to improve the facilities available for performing arts and studios, in order to establish this place as a unique facility for West Auckland.

The Corban Estate property is on the edge of the Henderson Town Centre. The site is owned by the Waitakere City Council. The site is considered by the Waitakere City Council as a significant element in the future development of the Henderson Town Centre.

The Corban Estate was the home, vineyard and winery of the Corban family. The patriarch of the family, Assid Abraham Corban, bought the property in 1902. He named the property Mt Lebanon Vineyards. Over time the family, with very hard work, developed the Corban winery. The Corban winery grew from very humble beginnings to be one of the foremost producers of quality wines in New Zealand. The family retained full ownership and control of the property and business until 1971, when an agreement was entered into with Rothmans Industries Ltd in order to raise capital for expansion. By 1975 ownership of Corbans Wines Ltd, and A.A. Corban & Sons Ltd had passed out of family hands. The property was sold by Rothmans to the Waitakere City Council in 1992.

All the older buildings on the property are administered by the Corban Estate Arts Centre (Waitakere Arts and Cultural Development Trust). These are: the Homestead, the Garage, the Old Cellar and the Distillery. The rest of the property is administered by the property department of Waitakere City.

1.0 (i) Description of the Corban Estate

The property is bounded by the railway line along Great North Road, the Opanuku Stream to the South, and Mt Lebanon Lane to the West. The site falls steeply from the railway down to the broad stream flats. There is a smaller natural platform level with the road beside the railway, the site of the earliest buildings on the property. The stream flats were developed as the vineyard.

The stream edges were planted by the Corbans, and orchards established in the “glades”, the two loops in the stream. The interrelationship between the winery and the vineyard defined the pattern of growth of the property. In the early years the maximum possible area was kept in vineyard. Photographs from this

period show the rows of grape vines abutting the buildings. The area outside the cellar and homestead on the railway side was also intensively gardened for cash crops. Once vineyards were established on other properties the building development expanded, with the end result of intensive building development in the winery area, set in a pastoral landscape. The buildings also relate closely to the original linkages to the property, the road crossing by the Depot, and the railway line. The buildings on the property and the site itself have been subject to many robust changes, as the business expanded.

1.0(ii) The Buildings

The old cellar, the homestead and the garage are all sited at the edge of the natural platform of high ground by the railway. The homestead faces Great North Road and the railway. The ground was excavated away beneath each of these buildings to create basements, to get maximum use out of the site. The winery buildings spread to the north west in an organic fashion, over seventy years, with functions in the buildings changing in response to the growth of the business and the introduction of new technology.

There is no prevailing style. Every building, with the exception of the homestead and, to a lesser extent, the garage, is utilitarian. The earlier structures, which constitute the original winery buildings, are very layered, a cocktail of forms, materials and spaces. The later buildings are larger and simple in form. Some of these have been demolished over the last ten years.

On the Great North Road side of the railway line is a small tiled roofed brick building, built by the Corbans as a sales depot in 1912. This building is on a separate property. Until very recently access to the property was across the railway next to the Depot. Since the development of Mt Lebanon Lane, completed in 2001, the road access has shifted and is now opposite the end of Lincoln Road.

The earliest remaining building is the Old Cellar, built from 1903-1907. Stables were built to the north of the cellar in the first decade and, as needs were met, additions to these buildings spread out and joined. This conglomerate structure, now called the Dry Store Area, was the winery up until the 1940's. On later plans this area was labelled the #3 Building.

The homestead and garage were built in 1923. Until this time the family lived in two small cottages with the older boys' bedroom in the Cellar. The Garage was later called the #1 Building, and the Homestead the #2 Building.

The distillery buildings were built against the railway embankment. The earliest buildings are the single storied, gabled brick buildings at the western end. The tower was built between 1935 and 1948. These buildings were known as the #6 Building.

In 1941 a design for a new winery building, three long gables with an open bottle washing bay facing the original winery, was submitted to the Henderson Borough Council. It was built by 1948.¹ This building was severely damaged by fire at the beginning of 2004. This building was known as the “Gables Building” and labelled the #8 Building.

A warehouse, known as the Barrel Store, was built to the south of the 1941 Winery at the beginning of the 1960s.

A new winery (on the railway side of the Gables Building) was built in 1967, expanded in 1969 and 1972. This building was demolished in 2000 or 2001.

Two large warehouse buildings were built to the south in the early 1970s, and numerous temporary buildings were brought on to the site at various times.

Old St Michael’s Church, built on the other side of Gt North Road, and long associated with the Corban family (Zealandia was the first to marry in the church), was shifted on to the property at the end of the 1990s. A conservation plan was prepared for this building by Dave Pearson Architects in 1997. This building is not the subject of this document.

1.0 (iii) Legal Status of the Property

The legal title of the property is Lot 2 D.P. 123921

The property is listed by the Waitakere City Council on its District Plan as a “Special Area” within the Human Environments Zone.

There are two Heritage registration references, #1474 and # 1491, on the property. #1474 is described as “ the Corbans Wine Shop” and is given a Category II registration. #1491 is described as “ Corbans Homestead, adjacent former garage, Corbans Winery building including former cellars, bottling hall, stables and workers canteen (now wineshop, offices, dispatch and storage area), distilling tower built between 1907 and 1950’s”. This is also Category II. The interiors of the buildings have not been registered.

¹ Whites Aviation photo #34781, 1948

1.0 (iv) Purpose of the Conservation Plan

The conservation plan is intended to be a template to assess the impact of change on the future care and interpretation of the Corban Estate. It is a document to establish the record of development of a place as accurately as possible, and, from this evidence, to determine which components of that place are of cultural significance. The conservation plan also discusses processes for appropriately protecting the most culturally significant fabric of the place, and considers other factors influencing the future of the place as a whole.

The heritage assessments, set out at the conclusion of the first section of the document, are intended to clarify which components of the property are fundamental to the cultural value of the place. There is a hierarchy of values and a defined set of appropriate conservation processes which may take place according to the particular value. These processes are defined in the ICOMOS (NZ) Charter (Appendix 1 of this document.)

Enhancing and protecting those parts and aspects of the property which connect most strongly to the significant early history of the place must be considered in the process of establishing future uses and development on the property.

One of the primary concerns for this property is ensuring that the Heritage Value of the place, intrinsically linked to its character, built and landscape form, and pattern of development, is enhanced, not obliterated or simply tacked on to new development as a meaningless gesture. The purpose of the Conservation Plan is to guide future processes on the property to ensure that the cultural value of the place is protected and enhanced. Change is inevitable and should be positive. This property must be useful and able to be used.

The cultural history of the place, particularly the association with the Corban family and, through this, with wine making, adds a rich layer of meaning to the property. The Waitakere Arts and Cultural Development Trust wish to ensure that those elements of the property which are most significant are recognised and protected. The aspects of the property contributing most to the Heritage Value of the place, identified in this document, should be used as the generators of future development.

Consideration has also been given to other factors which impact on the future care of the place. Regulatory authorities will be involved in any future processes on the property. The condition of the buildings on the property has serious implications for the future care of the property. With the exception of the house and garage, the buildings on the property have been barely

maintained. Most infrastructure dates from the later period of the winery operation. Exposed and insensitively placed services proliferate and many appear redundant. The recent fire highlights the need for fire safety and maintenance.

1.0 (v) Methodology

This document is based on *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Heritage Significance*, National Trust (N.S.W.), 1990, by James Semple Kerr, and on the principles and practices set out in the *ICOMOS New Zealand Charter For The Conservation Of Places Of Cultural Heritage Value*, 1995, and the *NZHPT Guidelines for the Preparation of Conservation Plans*, 1994.

Kerr's conservation plan for the Parramatta Correctional Centre has also been used a reference guide. In this document Kerr dealt with a number of buildings of different size, character and style built over a long period of time on a single site. The Corban Estate property has several distinct buildings or complexes. These are described previously under the heading "the Buildings". Dick Scott's book, "A Stake in the Country" has been used as a source for most of the Corban family history. We have also met with Helena and Janice Ataya, and separately with Assid Corban on the property, and their recollections have added considerable detail to this document. The photographs taken by Khaleel Corban during the early period of the development of the property provide wonderful documentary evidence explaining the changes during that time. The Waitakere City property file has also been most valuable for the period since the Second World War, and the aerial photographs of Whites Aviation have provided an intermittent record of changes on the property since 1935.

This document is intended to provide as full a record as possible of the buildings and the overall site, as it stands, assembled from readily available primary and secondary historical sources, a survey of the present state, and from the recollections of those associated with the Corban Estate, and in particular members of the Corban family.

Part One : Cultural Significance, establishes the history of the place, its relationship to broader events, and how the building contributes to the understanding of the place and community. This is summarized in the "Statement of Cultural Significance" at the end of the section.

Part Two : Conservation Policy. This section is intended as a management tool to guide the future development and care of the Corban Estate, in a manner which will retain and reinforce the significance of the place.

1.0 (vi) Summary of Significance

PRIMARY SIGNIFICANCE - The long association of the Corban Estate with the Corban family (in particular with A.A. Corban & Najibie Corban)

The buildings remaining on the property are physical evidence of the life of a remarkable family, and demonstrate developments in winemaking pioneered by the Corban family from 1902-1975. It is one of the few remaining properties in New Zealand embodying the continuous development of viticulture from vineyard to industrial winery.

It is evidence of the prevailing practices and philosophies both within the wine industry and, in the broader context of social development, towards the wine industry (in particular demonstrating the influence of the Prohibition movement on government policy) over those years.

The Corban family have contributed enormously to the development of Henderson, and this property embodies the record of their life and achievements.

- **The Corban family developed the winery and vineyard on the property from 1902 until 1975.**
- **The improvements made to the property up until 1941 when A.A. Corban died are physical evidence of the life of a remarkable man; the buildings from this period (the Old Cellar, the Stables, the Depot, the Homestead, the Garage, and parts of the Distillery), the siting of these buildings, the remnants of the early plantings and the site itself.**
- **The earliest buildings, the Old Cellar and the Stables, are the most significant, of the industrial buildings.**
- **The Homestead has a special significance, as this was the home of the Corban family for fifty years**
- **The Corban family have contributed enormously to the growth of West Auckland, both through the business and through many years of community involvement and service**

SECONDARY SIGNIFICANCE - The Corban Estate is evidence of the development of the Wine Industry in New Zealand from 1902-1980.

- **The property was a working winery and vineyard from 1902 until the 1980s**

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- **The buildings on the property are evidence of the changing technologies, social attitudes and business practices affecting this industry over the full period.**
 - **The Corban Winery was at the forefront of change and development in the wine industry throughout this period, from leader of the infant wine industry of the early 20th century through to the volume producer of the mid-1970s.**

The Heritage Values given in this report give emphasis to those elements of the property which are evidence of the early period of development of the property as a winery/vineyard (1902-41).

Future planning & development of the Corban Estate must respect the qualities and character of the early development (1902-1941).

The relationships between buildings, the relationship between the buildings and the landscape around and the vistas across the site are an integral part of the special character of the place.

1.1 HISTORY of DEVELOPMENT

1.1 (i) 1902-1941

Assid Abraham Corban left his home village of Shweir in Lebanon in 1891 to make a new life. He travelled first to Australia then on to New Zealand in 1892. He left behind his wife Najibie, then pregnant with her second child, and his eldest son Khaleel. During his time in Australia and during the first years in New Zealand he worked as a travelling salesman, peddling fancy goods. He set up shop as a haberdasher in the Coromandel, first in Waihi, then Thames. He moved to Auckland in 1895 and, with his cousins, established a shop at 340 Queen Street Auckland. He sent for his wife Najibie, and his sons Khaleel and Wadier, at the end of 1897.² Zealandia was born in 1898, Corban in 1900, and Zarefy in 1901.

Early in 1902 A.A. Corban, then 37 years old, bought land between the railway and Opanuku Stream, on Great North Road just out of Henderson. He was determined to establish a successful vineyard and winery. He called the property Mt Lebanon Vineyard in honour of his homeland. There was a small cottage on the property, and a few fruit trees. The family continued living over the shop in Queen Street for the first year. Four acres of grapes were planted that year. The income from the shop and from cash crops such as potatoes helped to fund the development of the vineyard. An orchard was established and crops were sown between the rows of grapes. Fruit and vegetables grown on the property, honey and dairy products were all sold at the gate and hawked by the children through Henderson.

At the end of 1903 the family suffered a tragic loss. Annis, born at the beginning of that year, died. To ease the strain of commuting the family moved to Henderson early in 1904. The Queen Street shop was closed, and developing the vineyard and the winery became the focus for the family. Four more children were born after the move; Annis Abraham in 1905, Annis in 1907, Najib in 1909 and Helena in 1911.

All the income from the farm went back into expansion and consolidation of the vineyard and winery. Until the production from the winery sustained the family income A.A. Corban and his two eldest sons continued to spend months on the road peddling fancy goods.

² Dick Scott, "A Stake in the Country" p29

The cellar building was commenced in 1903. Building the cellar, the first winery, was a long-term project not fully completed until 1909. The early photographs of the free-standing cellar building show a fresh building, slightly idiosyncratic as a consequence of the unusual windows, very clearly visible to the public eye. The Corbans were very aware of the importance of having a public profile, and the cellar has a considered appearance at this time, reflecting the importance of this building as the place for the sale and manufacture of fine wine. The verandah became Najibie's stall, and she sat here selling vegetables and other produce to locals and passers by.



Cellar from the road c.1907 photo Khaleel Corban

To the north west of the cellar was a row of tall pine trees and beyond them was a two storied stable building, also a simple gable finished in corrugated iron. This was built around 1907.



Cellar from the railway c.1915 photo Khaleel Corban



Pathway to the cellar, photo Khaleel Corban c.1909 note the Depot to the right, and the vegetable garden

The first vintage was bottled in 1908, and the first recorded sale was in 1909. The wines from this first vintage took first prize for red wine at the Henderson Show and the Albany Show. The expansion of the vineyards continued over the next 38 years and the winery grew to meet increasing production, and as new technologies were introduced. These were years of laborious effort, and years of vision.

The purchase of the property coincided with the appointment of Romeo Bragato as the Government Viticulturalist and his work to establish and consolidate the Viticultural Research Station at Te Kauwhata. Bragato was inspirational, and became a friend and mentor to A.A. Corban, who, with his sons, regularly visited the annual field day at Te Kauwhata. Bragato was an enthusiast, optimist and visionary. He encouraged the planting of classic grape varieties and the use of new technologies, in particular relating to chemical analysis. His enthusiasm was thwarted by the rise of prohibitionism.

During this period winemakers were subject to onerous government control. The prohibition movement almost succeeded in shutting down the industry. Entire districts became dry areas, including West Auckland, and only a timely court ruling prevented all vineyards in dry areas from destruction. The sales controls introduced during this period added new layers of absurdity to the fledgling business. Two gallons was the minimum quantity to be sold and wine had to pass out of a dry area and through a licensed depot. Orders to those within a dry area were required to be notified to the court clerk of that area.

Those ordering wine were required to fill yards of forms and if any details were left out the order could not be filled.

The depot, built in 1913, was a response to the Byzantine controls on the sale and distribution of wine imposed by legislation. When the electorate of West Auckland became a dry area following the election of 1909, Hobsonville, on the other side of the railway line remained wet. The Corbans rented the basement of a railway workers cottage for a time as a sales depot, then, when A.A. Corban bought a property from a remittance man in 1912 to expand the vineyard, the house on that property was shifted and used for this same purpose. In 1913 the small triangle of land on which the existing depot was built was sold to the family by the BNZ. It was perfectly located, adjoining the railway crossing, and is now a charming folly. The depot was closed in 1918 when the electoral boundary shifted making this part of the Eden electorate, a dry area. In 1920 a wine depot was opened in the city.



Depot c.1915 Photo Khaleel Corban

A.A. Corban, Khaleel and Wadier were strong advocates for the wine industry. The Corbans were founding members of the New Zealand Viticultural Association³ set up in 1911 by winemakers to fight the policies of the prohibitionists, and determined lobbyists of central government. When funds were required for lobbying the Corbans donated generously. Wadier chaired the organisation in 1917, Khaleel was the secretary and AA served on the committee. In 1919 a national liquor referendum was held. Initially the prohibitionists won, however the votes of soldiers serving overseas in the First World War turned the tide.⁴

³ Dick Scott, "A Stake in the Country" p71

⁴ Dick Scott, "A Stake in the Country" p80



*Photo: Khaleel Corban; rear of the estate c. 1924
the sheds below the retaining wall housed the bore and the generator⁵*

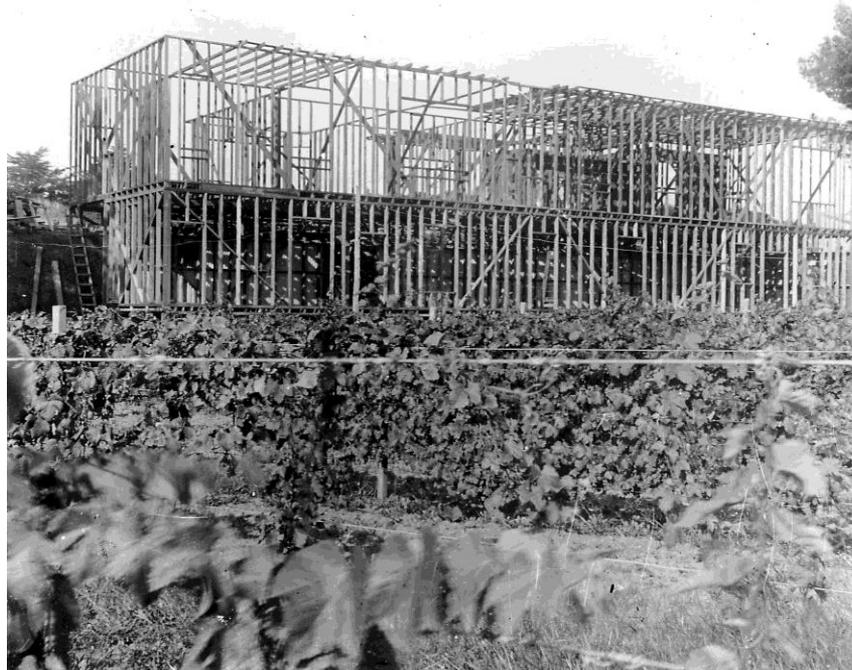
By the 1920s a long single storey shed had been constructed out into the vineyards from the back of the stable. On the other side of the pine trees, the cellar was continuing to expand. The basement area had spread out towards the trees and down towards the vineyard in a flat roofed sprawl. The yard space between the cellar and the trees was used for bottle washing and other activities. Towards the railway end of this new aggregation of spaces a brick building had been built. Helena Ataya remembers a boiler being set up in this area for bottle washing, and perhaps this brick structure housed the boiler. A boiler was installed in 1928.⁶ A large flue is clearly visible rising from that location in the Whites Aviation 1935 aerial photos of the property.

⁵ personal communication with Assid Corban 2004

⁶ Dick Scott, "A Stake in the Country" p68



Bottle washing, between the cellar & stables. Phot Khaleel Corban c.1924



Photo; Khaleel Corban; building the house, 1923

The home built by Assid Corban for his family in 1923 was the fulfilment of a dream and a reward for hard work. Up until this time the family had lived between the original two room cottage, a second two room cottage shifted onto the property prior to 1910, and the bedrooms in the cellar. Until this time all the profits from the selling of produce, the winery, and the other commercial activities engaged in by the family, had been used to consolidate the business. The house was built both to be a family home and as a statement of success. The style of the building, more villa than bungalow (the dominant period of the villa style was thirty years earlier), strongly suggests that the idea of this building was carried by A.A. Corban for a very long time. Traditionally Lebanese families lived together, with three generations living under one roof or

in very close proximity. The house was very “New Zealand” in appearance but a very Lebanese social statement. There were enough bedrooms in the house to accommodate all the children, and more, two kitchens, and generous living areas. Many of the children continued to live in the house when they married and new generations of the family grew up in the house.

Shortly after this the garage for three vehicles was built, in line with the house and also on the edge of the natural bank, allowing a half level to be excavated from beneath it. The basement of this building was only accessible at the house end and was a dairy and laundry. This building was constructed of poured concrete. The walls were not reinforced and relied on thickness for strength.⁷ It is a simple gable, in the bungalow style, with grand classically styled windows. From here the Corbans’ vans went out on selling trips around the whole country.

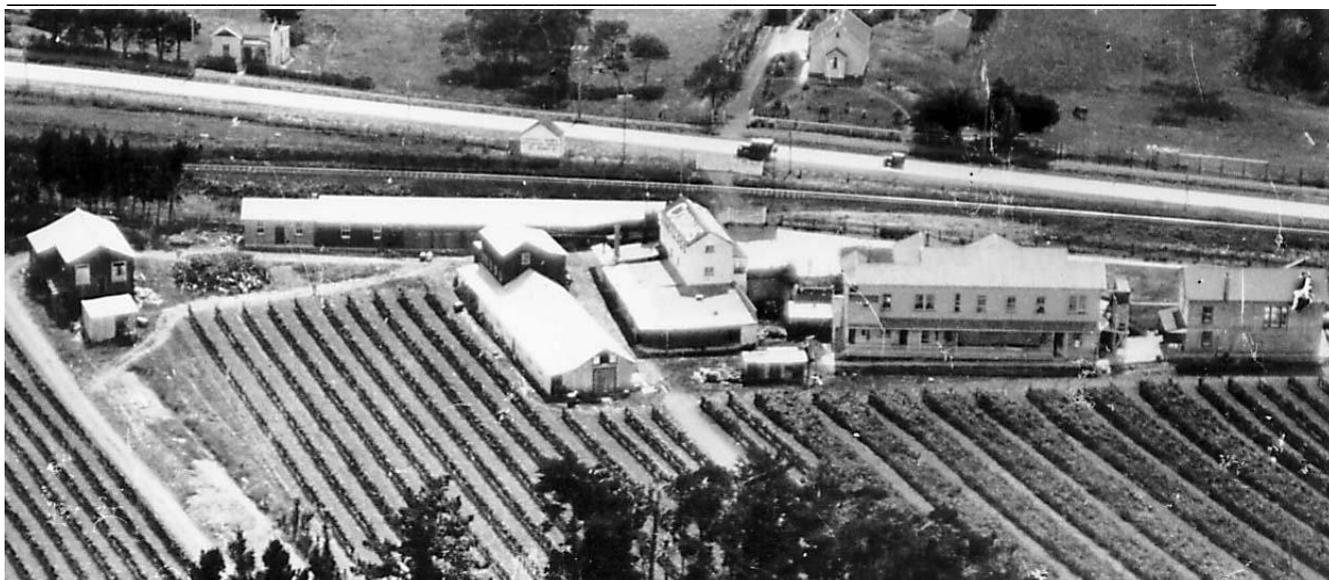
In 1929 the business of A.A. Corban became the partnership A.A. Corban & Sons.⁸ The family had always worked together and this was an acknowledgement of the contribution made by the children to the success of the business. Annis, then 13, was book keeper from 1919⁹, Najibe left school in 1921 at the age of 12 and took charge of the vineyards, he was a master of horses, but readily adapted to machinery. Khaleel and his father were the first winemakers, and worked with Romeo Bragato.¹⁰ Khaleel was the salesman, and Wadier the winemaker. The girls were also heavily involved in the business doing physical work, running the shops, doing book keeping and running the house.

⁷ Personal communication with Assid Corban 2004

⁸ Dick Scott, “A Stake in the Country” p139

⁹ Dick Scott, “A Stake in the Country” p107

¹⁰ Personal communication with Assid Corban 2004



Whites Aviation oblique aerial photo from the south 1935, detail

By 1935 the pine trees were gone, the long shed by the stables had grown a lean-to down its length and down the side of the stable building, and the stable also had an additional lean-to at the upper level on the cellar side. The cellar did not spread a great deal further. In further evidence of the Corbans talent for marketing, the roof of the cellar has been painted with the name Corban in large letters, unmistakable from the air.¹¹

The aerial photograph from this time clearly shows the early development of the distillery buildings. In 1935 the area later called the distillery was a long low set of buildings, unified in form, built into the railway bank. At the eastern end it extends out past the old cellar, and at the western end finishes in a gabled brick structure, part of this later became the base of the still room.

Not long after this rooms were added at the upper level between the cellar and the stables, connecting the ground floor of the cellar and the upper floor of the stables. At the lower level the sprawl of shed expanded and met to form an organic whole. The new rooms above were used as a family lunch & meeting room, the labelling room and the box room. According to Helena there was a second stair down from the staff room into the cellar in the area which became the sales rooms. This is shown on the 1960 permit drawings.¹²

¹¹ White's Aviation oblique aerial photo 1935

¹² Waitakere City property file #10094



Whites Aviation aerial photo 1935 #55936

By the end of the 1930s the Corban winery had outgrown the piecemeal facilities of the old cellar. The business was continuing to expand, more land had been bought, more acres of vineyard were being planted and a new winery was planned. Plans for the a new cellar building, designed by Lewis Walker Architects, were submitted to the Henderson Borough Council in November 1941. The vineyard had expanded to cover most of the property and other land had been bought and developed for grape growing.

The vineyards, the winery, the family home and the position the Corban name had by 1941 established in the New Zealand wine industry were all “striking testimony” to the determination and efforts of A.A. Corban and his family. A.A. Corban died of a stroke at the beginning of December that same year, walking home from a day spent working at the new Henderson vineyards.¹³

1.1 (ii) 1941-1965

The period following the death of A.A. Corban was a very difficult time for the family. Najibie fell very ill. All the family assets were in his name and would be subject to full death duty unless Najibie survived.¹⁴ She regained health and the family continued working together on the continuing development of the vineyards and winery.

¹³ Dick Scott, “A Stake in the Country” p131

¹⁴ Dick Scott, “A Stake in the Country” p134

The new winery building, permitted at the end of 1941, was another step up for the business. This building was as large as the entire old cellar complex, and was purpose built. The exterior of the building, to the West and East in particular, was designed as a show piece. The drawings show a colonnade, a porch with large bracketed timber posts, and tiled roofs.

Following the construction of the new cellar, the old cellar building became an office with the attic room used for old records. The basement area, accessed by a stair directly from the outside became a sales area, and the sprawling sheds were used for labelling and boxing.

The still room opposite the old cellar was built around this time. The first clear record of this structure is in the aerial photographs of 1948. (Whites Aviation photos #12749, #12750).

From the middle of the 1940s a new generation of Corbans came into the business.

Assid and David entered the firm in 1945 after attending university for a year. Assid assisted his uncle Wadier in the cellars; David took a management course and worked as a clerk-driver in the town office. Joseph joined in 1947 and worked in the cellars and vineyard. Alex joined in 1949 after gaining a BSc degree from the University of Auckland, and a Diploma in Oenology from Roseworthy Agricultural College , South Australia.

In the 1950s....David became secretary of A.A. Corban & Sons Ltd, where his uncle Annis was manager. Alex became the winemaker and winery director and Assid became winery operations manager. Joseph, working with his uncle Najib, assumed greater responsibilities in the vineyard...In 1959 Richard Annis joined to specialise in sales.¹⁵

The Corbans were always open to new ideas. When the Australians began producing table wines using the German techniques of cold fermentation under controlled pressures in 1953, planning began to introduce this technology into the processes of the winery. These processes needed very costly machinery and more space to allow for the production of specialist wines. Severe import restrictions imposed by the National Government in 1958, was a boon for the local wine industry. In 1955 the ridiculous minimum quantity sales requirement had been removed, now the brakes were off. A seven year plan was prepared for the expansion of the business in 1957.¹⁶

¹⁵ Dick Scott, "A Stake in the Country" p142-143

¹⁶ Dick Scott, "A Stake in the Country" p150

At the end of the 1950s a proposal was submitted to the Henderson Borough Council to rationalise the lower areas of the complex. The drawings submitted for this proposal in 1958 imply that the entire low level area of the building was rebuilt as a four bay shed, the form of the 1941 winery. The plans were amended twice. The upper room which later became the staff cafeteria was added and the first section of the concrete block toilet area to the south eastern corner was also constructed.

At the beginning of 1960 the exterior of the upper floor areas, including the original cellar were reclad in fibrolite sheet. At this time a new entry stair, the present one, was built down at the end of the verandah space into the sales area. A new concrete block porch was built to the offices on the railway end of the building.

A further bay was added to the southern end of the old cellar building, right across, in 1963.

The need to meet the changes in the industry and stay players as production methods changed and volumes rose meant that the Corbans were forced to find investors. In 1963 A.A. Corban & Sons was converted into a private company, Corbans Wines Ltd, then in 1964 to raise capital a 19% share holding by selected wine and spirit merchants was introduced to guarantee market share. The family, through Corbans Holdings Ltd, retained the 81% controlling interest. A.A. Corban & Sons Ltd, the Corbans' distribution company was unaffected by these changes.

1.1 (iii) 1965-Present

A new winery was constructed in 1966, beside the 1941 winery towards the distillery. This building on two levels was in the industrial style of that period. The scale was larger and expressed the change in technology.

By this time the Mt Lebanon property had become primarily the manufacturing centre of the business. The vineyard operations had been moved off the property, with new vineyards established in Henderson, Taupaki and, from 1967, in Gisborne, to ensure that Corbans had control of grape supply as well as production. The new winery had been constructed and other buildings brought on to the property to facilitate the expanded operations.

“In the five years to 1969...cellar capacity rose by 50 percent to around 750,000 gallons and winery buildings spread over 100,000 square feet.”¹⁷

¹⁷ Dick Scott, “A Stake in the Country” p156

In 1969 capital was raised to facilitate an increase in vineyard acreage, to build a new bottling hall and automatic bottling line on the property, and to build a fermentation winery at Gisborne. The Gisborne winery was opened in 1972. The plans for the bottling hall done by Richard Hillary & Co, Architects, would have obliterated the area behind the house and swallowed the garage.¹⁸ Fortunately only one section of this was constructed.

The cost of these capital works was high. The primary investor was Rothmans Industries. Rothmans had invested \$1,500,000 by the end of 1972, and the government owned Development Finance Corporation a further \$750,000. As a direct consequence of this managerial control slipped from family control. By 1975 Rothmans had a 78 percent shareholding. When Khaleel died in 1975 it became very clear that funds needed to be unlocked to protect the family financially. The business was sold to Magnum Corporation, a division of Rothmans Industries, and a family investment company established. This was the end of the direct family ownership of the property.

Rothmans Industries formed a new company Corbans Wines Limited to run the business. In 1979 the house was altered to form offices for Corbans Wines Limited. The brick archway, built by A. A. Corban as a reminder of the masonry traditions of Shwier, was removed as part of this process. Magnum closed the winery down in 1992 but continued to have an office on the property, with a small sales and dispatch area until 31 March 2000. The offices were in the homestead and at the upper level of the Old Cellar. The garage was used for dispatch.

The last members of the family to live in the house were Zealandia and her husband, Caliel Khouri. They moved back to the house in 1951 to care for Najibie and moved out in 1959. The house was not lived in from this time. It was used by the family as a venue for functions and meetings, and for storage, until the 1970s.

The Corban family have maintained an involvement in the wine industry. Joe and Pat Corban established Corbans Viticulture at Riverlea. Alwyn and Brian Corban have Ngatarawa Wines at Hastings. The family legacy of hard work and involvement in the community is reflected in a broad range of achievements.

¹⁸ Waitakere City Council property file #10095

In 1992 the property was sold to the Waitakere City Council. A special trust, The Corban Winery Estate Trust, was set up by council to administer the property. The trust was dissolved by the end of the 1990s.

New activities moved on to the property: the Waitakere Basketball Association operated from the two 1970s warehouse buildings until 2004; The Waitemata Theatre Group now use the lower area of the Dry Goods Area for drama, with a theatre in the former boardroom and a lobby in the former sales area; the cafeteria above the bottling hall is used a studio space for performance activities; some of the other spaces within the winery buildings are let as studios for artists. In 1997 plans were prepared by Burgess & Treep for the Corban Winery Estate Trust to turn the 1967 winery building into a commercial office building as a catalyst for developing the property without affecting the known Heritage areas of the property. This did not progress past planning stages and the new winery building has since been demolished. Most of the temporary shed buildings, such as the Nissen huts brought on to the property in the 1960s to give additional storage, have also been removed from the property. The tank loft, an interesting feature of the 1960s engineering based development, has also been taken down.

The Waitakere Arts and Cultural Development Trust was established by the Waitakere City Council in September 1999 and took a lease on the Homestead, the Garage, the Dry Goods Area, and the Distillery Buildings in March 2001. The first staff member was appointed in October 2001 to begin the development of the Corban estate Arts Centre. In 2002 the homestead was altered to form offices, galleries and meeting rooms for the Corban Estate Arts Centre. Art based activities have become the primary focus for the property.

The remainder of the property is administered by Waitakere City Council.

At the beginning of 2004 a fire, caused by an electrical fault, very badly damaged most of the Gables Building (the 1941 Winery). At the time the building was leased by the Pacific island Advisory Board and was being run as a Pacific Island Cultural Centre.

1.2 CHRONOLOGY

Abbreviations

H A	Personal communication with Helena Ataya, 2004.
ASITC	A Stake In The Country, Assid Abraham Corban and His Family, 1892-2002 by Dick Scott, pub. Reed, Southern Cross, Auckland 1977, 2002
WCPF	Waitakere City Property File
CFP	Corban family photo
WA	Whites Aviation Photograph

Date	Event	Source
25 August 1865	Assid Abraham Corban born in Shwier, Lebanon	p.17 ASITC
10 March 1888	A.A.Corban married Najibie Ataia (then 16)	p.18 ASITC
18 May 1889	Khaleel Corban born	p. 18 ASITC
10 March 1891	A.A.Corban departed Beirut, for Australia	p.23 ASITC
24 October 1891	Wadier Corban born	p.20 ASITC
1892	A.A.Corban arrives in New Zealand	p.25 ASITC
1895	A.A.Corban established a shop, with his cousins, at 340 Queen St, Auckland.	p.29 ASITC
1897	Najibie with Khaleel and Wadier leave for NZ	p.29 ASITC
20 Dec. 1898	Zealandia Corban born in Auckland	p.31 ASITC
8 March 1900	Corban Corban born in Auckland	p.197 ASITC
7 Nov. 1901	Zafery Corban born in Auckland	p. 197 ASITC
21 April 1902	9 3/4 acre block of land at 426 Great North Road bought by A.A.Corban.	p. 34 ASITC
1902	Romeo Bragato appointed as Viticulturalist at the Government Experimental farm, Waerenga	3.0 TKVRS Cons. Plan.
1902	First four acres of grapes planted	p.36 ASITC

12 March 1903	The first Annis Abraham Corban born	p.197 ASITC
1903	Construction of the Cellar commenced.	p. 53 ASITC
8 Dec.1903	Annis died.	p. 197 ASITC
1904	The family move to Henderson	p.39 ASITC
28 Nov. 1905	The second Annis Abraham Corban born	p.197 ASITC
1907	Cellar completed	p.54 ASITC
7 August 1907	Annisie Corban born	p.197 ASITC
1908	First Vintage	p.60 ASITC
1908	1st prize for Red Grape Wine- Henderson Show 1st prize for Red Wine –Albany Show	p.62 ASITC
Feb. 1909	20 acres on Sturges Road bought for vineyard expansion	p. 63 ASITC
June 1909	Feature article in “New Zealand Farmer”	p.59 ASITC
9 June 1909	Najib Corban born	p. 197 ASITC
1909	Romeo Bragato resigns & departs NZ	3.0 TKVRS Cons. Plan
1909	West Auckland votes for prohibition	p. 59 ASITC
1911	New Zealand Viticultural Association formed	p.71 ASITC
28 Feb. 1911	Helena Corban born	p.197 ASITC
1912	1/4 acre section on Gt North Rd purchased for a depot	p.64 ASITC
1912	Corbans awarded contract to supply wine to Auckland Hospital	p. 73 ASITC
1913	Triangle of land directly opposite cellars over the railway bought. Depot built	p.65 ASITC
1914	1913/14 Auckland Exhibition two gold medals for port & sherry, two silvers for claret & red	p.73 ASITC

1917	Wadier becomes Chairman of the Viticultural Association	p.77 ASITC
26 April 1917	Zealandia marries Caliel Khouri (first wedding at St Michaels Church, Henderson)	p.92, 201 ASITC
1918	Area of prohibition extended-depot closed	p.78 ASITC
1918	Wadier principle winemaker, Khaleel sales, Annis bookkeeper, Najib vineyard manager	p.106, 107 ASITC
1919	National prohibition thwarted by votes of returning servicemen	p.79 ASITC
1920	Wine Depot opened in Auckland City at 31 Fort St.	p. 81 ASITC
1922	Planning begun for the Homestead	p. 84 ASITC
1923	Equipment for expansion bought from Greenmeadows Vineyards, Hawkes Bay	p.94 ASITC
1923	Construction of the Homestead	p. 84 ASITC
1923/24	Construction of the Garage	p. 85 ASITC
8 May 1924	Double wedding at St Michaels of Wadier & Annis to Tagie & Lesa Mattar	p.94 ASITC
1925	Corban John Corban thesis describing the vineyard	p.102, 183 ASITC
1928	First boiler installed	p.68 ASITC
1929	A.A.Corban, became A.A.Corban & Sons	p.139 ASITC
1929	Wadier elected to Henderson Town Board	p. 109 ASITC
1930	TMV wine bar bought in Hawera-Zaferly moves to become manager	p. 119 ASITC
1932	The author Robyn Hyde visited the vineyard	p.143 ASITC
Nov. 1934	Property at 28 Fort St bought and city depot moved	p.127 ASITC
1935	Whites aviation oblique aerial photos taken	WA #55936
1936	First tractor	p.108 ASITC

1936	Khaleel took over management at Hawera	p.127 ASITC
16 June 1937	Najib married Ruby Corban	p.96, 207 ASITC
1939	Viticultural Association revived- Annis secretary	p. 135 ASITC
October 1941	Plans submitted to Henderson Borough Council for a new winery	WCPF #10094
2 Dec.1941	Assid Abraham Corban died	p.131 ASITC
1945	Assid (son of Khaleel) & David Corban (son of Wadier) join the firm. Assid in cellars, David in the town office	p.142 ASITC
1947	Joseph Corban (son of Annis) enters the firm, cellars & vineyard	p.143 ASITC
1948	Still Tower has been built	WA#12749, #12750
1949	Alex Corban (son of Annis) enters as a winemaker	P.143 ASITC
1951	Zealandia & Caliel Khouri return to the homestead to care for Najibie	p.com. Miriam Corban 2004
1952	Barrel storage warehouse built behind 1941 winery	WCPF #10094
22 Feb. 1957	Najibie Corban died	p.141 ASITC
1957	Programme for cellar expansion prepared	p. 150 ASITC
1958/59	Bottling halls built behind Old Cellars & Stables	WCPF #10094
June 1959	Building work extended to include second story over one bay and new toilet area at eastern side	WCPF #10094
1959	Zealandia & Caliel Khouri move out of the homestead	p.com. Miriam Corban 2004
1959	New vineyard established at Whenuapai	p.148 ASITC
1959	Process begun to manufacture naturally sparkling wines	p.144 ASITC
1959	City premises shifted to 51-57 Hobson St	p.152 ASITC
March 1960	Street frontage of Old Cellar through to Stables reclad, new entry & stair to sales area below	WCPF #10094

1960	Nissen Huts brought on to property	WCPF#10094
Jan. 1961	New vineyard established at Kumeu	p.148 ASITC
1963	Extension to south side of bottling halls #3 building	WCPF #10094
1963	Suspended cooling plant room built between 1941 Winery & Barrel store	WCPF #10094
1963	A.A.Corban & Sons, converted to Corbans Wines Ltd	p. 155 ASITC
Feb. 1964	Ten wholesale merchants invited to become shareholders	p. 155 ASITC
1964	Addition to warehouse	WCPF #10095
1965	20x 5000 gal tanks built	WCPF#10095
1966	New verandah to side of Gables Building	WCPF#10095
1966/67	New winery built	WCPF#10095
1967	Contract growers engaged in Gisborne & Auckland	p.150 ASITC
1970	New winery extended	WCPF#10095
1971	New bottling hall &warehouse proposed, only part built	WCPF#10095
1971/72	Money borrowed from Rothmans & DFC to finance further expansion	p.159 ASITC
1972	Aitkenhead arched barn erected to west of the Gable's Building	WCPF#10095
1974	Storage warehouse extended	WCPF#10095
1975	Ownership of Corbans Wines Ltd passes from family control	p.161 ASITC
1976	Major extension proposed to the west-never carried out	WCPF#10095
1979	Homestead altered to become office	WCPF#10095
1981	Garage altered to become office	WCPF #10095
1992	Winery closed	
1992	WCC Purchased the property.	p. com.Tanya Wilkinson, 2005

1992	WCC establishes the Corban Winery Estate Trust to manage the Corban Estate	
1999	Corban Winery Estate Trust dissolved	p. com.Tanya Wilkinson, 2005
Sept 1999	Waitakere Arts & Cultural Development Trust established	p. com.Tanya Wilkinson, 2005
2000	Newest part of the 1967 winery demolished.	p. com.Tanya Wilkinson, 2005
2000	Newest part of the 1967 winery demolished.	p. com.Tanya Wilkinson, 2005
2001	WACDT leases homestead, garage, old cellar and distillery buildings	p. com.Tanya Wilkinson, 2005
Oct. 2001	Entry shifted & western end of the property subdivided as housing estate	p. com.Tanya Wilkinson, 2005
2002	Homestead altered to become gallery	WCPF #10095
April. 2004	Fire in Gables Building (1941 winery)	p. com.Tanya Wilkinson, 2005
2005	Gables Building (1941 winery) Demolished	p. com.Tanya Wilkinson, 2005



Aerial photo, May 1997. Whites Aviation #312657

KEY PLAN

- | | |
|--------------------------|-------------------------------|
| 1. Old Cellar | 8. Distillery |
| 2. Stables | 9. Gables Building |
| 3. Boxing Rooms | 10. Barrel Store |
| 4. Bottling Halls | 11. 1967 Winery |
| 5. Depot | 12. Final Expansion |
| 6. Homestead | 13. St Michaels Church |
| 7. Garage | |

1.3 DESCRIPTION of the CORBAN ESTATE- Discussion of Style

1.3 (i) Introduction

The Corban Estate is a complex group of buildings on a remarkable site, close to Henderson township, between the main trunk railway north and Opanuku Stream. The complexity of building fabric and form is a consequence of the evolution of the property from 1902 to the present, changing from a family home and vineyard, with a basic winery, through to the industrial estate of the late 1970's. This unusual mix tells a significant story. None of the buildings on the property are unique or remarkable examples of a particular building type or style, in fact the buildings are, with the exception of the house, utilitarian. Collectively the buildings express the pattern of development of the vineyard and winery, and clearly demonstrate the contribution made by A.A. Corban and his family to the development of Henderson and the wine industry.

The earliest period of the development of the property has been captured in the wonderful photographs taken by Khaleel Corban. Whites Aviation began taking aerial photographs of the property from 1935. These images have provided a valuable record of change and development. Dick Scott, thoroughly researched and recorded the family history, and consequently recorded the history of the development of the vineyard and winery through to the end of the 1970s, for his book "A Stake in the Country", first published in 1977 and reissued in the centenary year 2002. The Waitakere City Council, in their property file for the site, hold a large number of permit drawings for buildings and services changes on the property since 1941.

The site has been visited many times, each time with a greater understanding of how it has evolved. A visual survey of the property has been carried out. Helena Ataya, the youngest daughter of Assid and Najibie Corban, and her daughter Janice very kindly walked through the house and the Old Winery (Dry Goods Area) and helped to explain how these buildings were used by the family. The physical evidence of the buildings on the property has been compared with the other evidence to establish the history of development of the property and to determine which buildings and elements of buildings survive in original form.

The site has a number of distinct built elements. In this document these have been described separately as follows.

(A) The Old Winery (Dry Goods Area). The first buildings built on the property were the original Cellar and the Stables, 1903-1909. Over time these buildings grew together. The original cellar building, and the stable have been integrated into an organic tangle, and changes to both the interior and exterior have layered and obscured the original structures. In the late 1950s the utility buildings on the vineyard (southern) side of the Cellar were demolished and the Bottling Halls and new Cafeteria built. The entire complex (known as the Dry Goods Area) has been considered as a whole in the following section called the Old Winery. Each distinct element has been described separately. The building has been broken into; the old cellar, the stables, the boxing rooms, the bottling halls & cafeteria.

(B) The Depot building, built in 1913.

(C) The Homestead. The house was built in 1923. The period photographs and later aerial photographs clearly demonstrate the original form of this building. Khaleel's photographs of the house under construction contribute enormously to the understanding of the building. The Waitakere City Council property file has permit drawings for the alterations made to the building in 1979 for Corban's Wines Limited, and the permit plans submitted in 2001 to create exhibition space and offices for the Corban Estate Arts Centre. This building stands alone.

(D) The Garage was built in 1923/4, following the construction of the house. It also is a stand alone structure. The garage was altered in 1981 to form an enclosed office area with a loft space over.¹⁹ In 2002 a toilet was added to the left hand room at the lower level. Also at this time, a kitchenette was constructed on the ground level.

(E) The Distillery and boiler buildings were constructed between the beginning of the 1930s and the end of the 1940s.

(F) The Gable's Building (1941 Winery) has been considered as a single entity. This building was granted a building permit in 1941. It was built by 1948. This building was the first preplanned winery building.

None of the other buildings on the site have been described in detail.

¹⁹ Waitakere City Property File #10095

1.3 (ii) The Setting

The Corban Estate is on a clearly defined property at the edge of Henderson Township between the Opanuku Stream and the railway line north. Great North Road runs parallel to the railway line. The site slopes away to the south from the small ridge beside the railway down to the flat land of the former vineyard. The meandering edge of the stream defines the southern boundary. The topography of the property, particularly the small area of flat land at the upper level adjoining the railway, governed the early development. The Cellar, the Homestead and the Garage are all built to the edge of this area, with a full or part basement area below level with the vineyard. The primary access to the property was a railway crossing by the Old Cellar. The Depot was built on the other side of the railway right beside the crossing. During the first years this property was the only vineyard. Photographs from this time show the rows of vines growing right up to the sides of the buildings. It was a working vineyard and winery. There were some trees on the property, and more were planted by the Corbans.

Between the First & Second World Wars other properties in Henderson and Swanson were bought and developed as vineyards. The winery buildings grew to meet the higher grape production, and were built out into the vineyards. The first major intrusion into the vineyard was the 1941 Winery, a building covering as much land as all the other buildings on the property. This was built to the west of the Bottling Halls around 1950. An open verandah the length of the building faced the Old Cellar complex. The railway embankment was also utilised. The distillery and boiler house buildings were built into the edge of this boundary, defining this edge of the property.



1960 aerial photograph, Whites Aviation #52770

The property remained relatively unchanged up until the 1960s. Aerial photographs from this time show the Gables Building (1941 Winery) open to the vineyards and utility buildings spreading beyond to the south towards the

trees at the stream bank. From this time on the vineyard activities almost ceased and the property was developed as an industrial estate.

The relationship between the newer buildings and the earlier buildings on the property is accidental. The new buildings grew next to and around the earlier development expanding into the gap between the Gables Building (1941 Winery) and the still building (1967 Winery), and spreading back to the South (the new large industrial warehouses). Activities associated with the winery also spread to the west; tank farms and various utility sheds were built into the railway embankment. The large area of concrete with plinths and channels on the property is the trace of some of these activities.

In 1996 Jim Bade, Iris Donoghue, and Joe Corban carried out a broad overview of the property. Their report describes the planting on the property, most of which was comparatively recent. The trees at the stream edge, oaks, pines and macrocarpas were considered to be significant, in particular the oaks on the stream bend. There were remnant orchard trees in both glades. The list of fruit trees grown on the property was; apples, lemons, pears, poor mans grapefruit, quinces, plums, figs, grapes, olives. Olive trees were planted down the driveway between the distillery buildings and the winery buildings. Only two of these survive. According to this report there was also a fountain in this area. The report also identifies the location of the “washing pool” used for washing bottles and equipment during the early years of the winery. This report is included in this document as Appendix 3.



View towards Henderson across the estate, 1997, photo Graeme Burgess

1.3 (iii) The Old Winery (the Old Cellar, the Stables, the Boxing Rooms²⁰, the Bottling Halls & Cafeteria) #3 Building

1.3 (iii) a- The Old Cellar- General Description

This simple building, the first winery, was built at the western end of the flat area of ground beside the railway, along the edge of the natural bank which delineates the top area of the site. Construction began in 1903 and work on the cellar was completed in 1909.

The original cellar building is a long gabled structure 5m wide and 14m long. A verandah ran the length of the building down the eastern side and a single external stair at the northern end accessed the loft space, an attic room the length of the building. The entire area beneath the cellar building and the verandah has been excavated to form a basement. The basement, when it was finished, was the cellaring area, the attic room was the first processing room. The grape harvest was carried up to this room in boxes. The ground floor of the building was initially used as a shop for the goods left over from Queen Street, with two bedrooms at the southern end, one a parlour and guest room, the other a bedroom for the older boys. The last room on the ground floor of the building, closest to the railway end of the building, began as a vat room.



outside the Old Cellar, photo Khaleel Corban, c.1908

1.3 (iii) b-The Old Cellar-Exterior

The cellar building had a simple elegance when it was first completed. The practicality of the plain form, and even plainer corrugated iron cladding, was

²⁰ These rooms were known by Helena Ataya as the Boxing Rooms and were later called the Carton Rooms, p.com. Helena Ataya, 2004

enlivened by three remarkable round windows, on the eastern wall of the loft space, evenly set down its length, by the verandah, and by the quality of the joinery to the verandah elevation. The upper windows, recovered from the fire damaged Auckland Town Hall²¹, do not appear to have lasted long.



The Old Cellar from the vegetable garden, note the Depot beyond. Photo Khaleel Corban c. 1914

The roof of this structure was, and remains, corrugated iron. The spouting is fixed to a planted fascia. The roof has no eave. The original cladding of the building was vertical corrugated iron. On the northern frontage of the building this was replaced by sheet fibrolite material in the early 1960s. The walls above the verandah and to the west and south are still clad in vertical corrugated iron.



North east corner of Old Cellar 2004, photo Graeme Burgess.

²¹ Dick Scott, "A Stake in the Country" p54



Part elevation, alterations 1960, Waitakere City Property File #10094

An external stairway to the gable end was the only access to the loft space of the building. This was a simple, unbalustraded stair up to the loft, and a gantry beam projected from the ridge above the doorway. On each side of the central doorway were two six light windows set level with the head of the door. A lean-to addition was made to the western side of the cellar after 1935. At that time there appear to have been windows to the loft down the western wall and at the southern gable end a single window to the loft and a single window to the ground floor area of the building. By 1935 the name “Corbans” had been painted in large letters on each side of the roof, a remarkably prescient example of early advertising²². In 1960 the entire northern frontage of the building, from the cellar through to the stables, was reclad in fibrolite sheeting and a concrete block based entry was formed at the eastern end (refer image above). This entry porch opens into the office and meeting area at the end of the cellar and gives access to the studio rooms over the expanded basement level cellar towards the stables.

²² Whites Aviation photo #55936, 1935



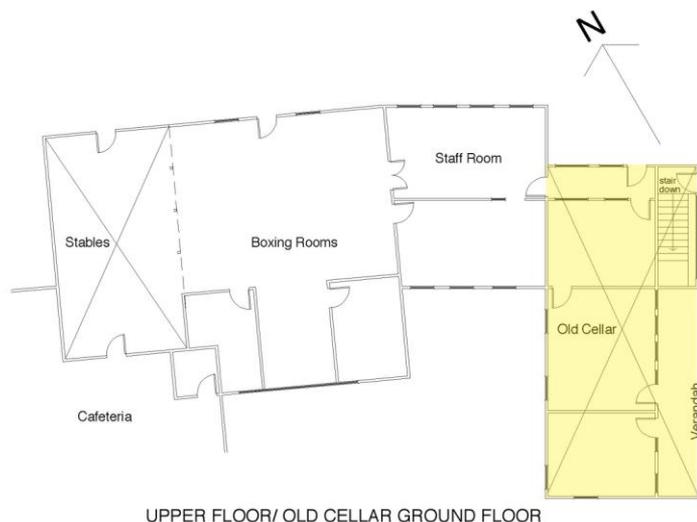
Verandah elevation of the new cellar, photo Khaleel Corban c.1908

The verandah has been filled in at the northern end in the 1960s. The finishes on the verandah are not the original finishes. The early post detail was plain, with simple brackets (refer to Khaleel Corban's photographs, p15, p.16, p. 39 and this page). These have been replaced with fretted brackets. The southern end of the verandah was closed by a glazed panel. The verandah was open when first built (refer photo page 15) and this screen was fitted before the house was built. The first section of the verandah from the southern end was balustraded, as the ground dropped away at this end of the building. A twenty light fixed window had been fitted as a screen at this end of the verandah by c.1908 (refer photo p.39). This area is now clad in corrugated iron. The original doors and windows remain towards the southern end of the verandah. At the north eastern end a new lobby and stairway was formed in 1960 to access the basement as a sales area, as described previously.

The exterior walls on the western and southern side of the Old Cellar are clad in vertical corrugated iron. The iron is simply wrapped around the corners. There are three windows in the western side of the cellar wall. They reduce in height from the left hand side. The right hand window is a fixed aluminium window, the other windows are plain timber joinery. The timber windows appear to match the size and location of the windows showing in the 1935 aerial photo. There are two windows in the southern gable end, one to the loft, the other to the end room of the ground floor. The upper window is smaller in height than the lower window. Both windows are horizontal and divided into six lights. These windows date from the early period of the building and show clearly on Khaleel's photograph, "rear of the estate" (p.18 of this document).

A small gabled pump house for the sprinkler system has been built in line with the end of the verandah at the southern end. This structure is intrusive.

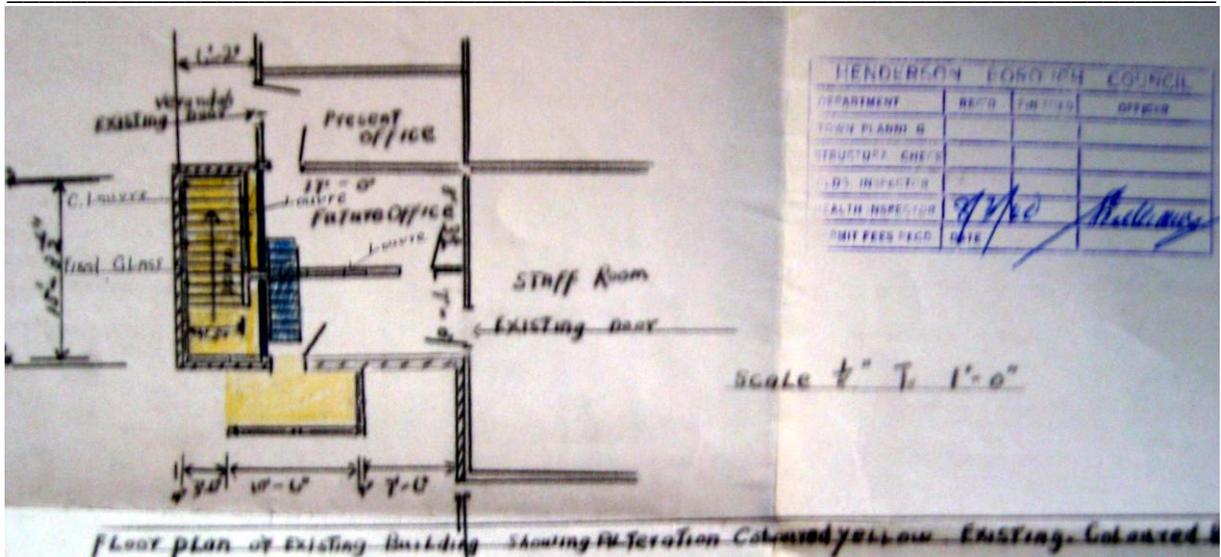
1.3 (iii) c- The Old Cellar- Interior



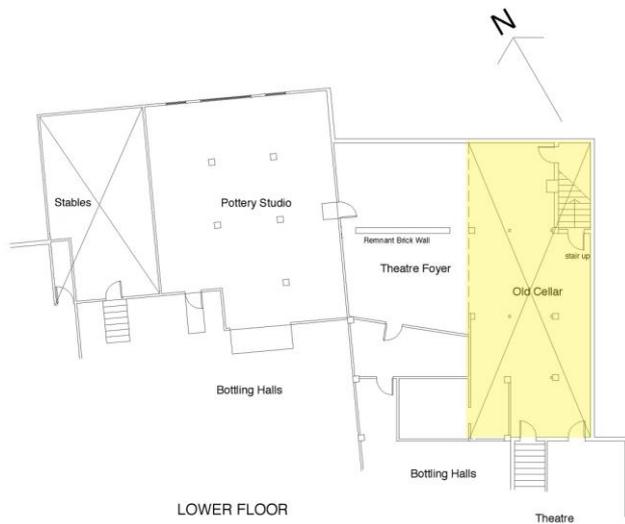
The cellar was the first winery, a bedroom for the older boys, a shop, and a visitors room. Dick Scott describes the rooms on the ground floor (first floor) of the building on pages 53-54 of “A Stake In The Country”

The first floor was temporarily used as a shop stocked with items left over from Queen St. Two rooms were partitioned off for living quarters. The boys slept in one and the other was reserved for visitors. The walls of the first bedroom were decorated with large chromolithographs- an odd medley of ferocious scenes from the Crimean War and English Civil War battles and saccharine advertising pictures of a gentle maid clasping a bunch of grapes to her throat (Californian wine) and a boy blowing bubbles (Pears Soap). The guest room was even more magnificently variegated. It was papered all over- walls and ceiling- with wallpaper sample books from the Queen St shop.....

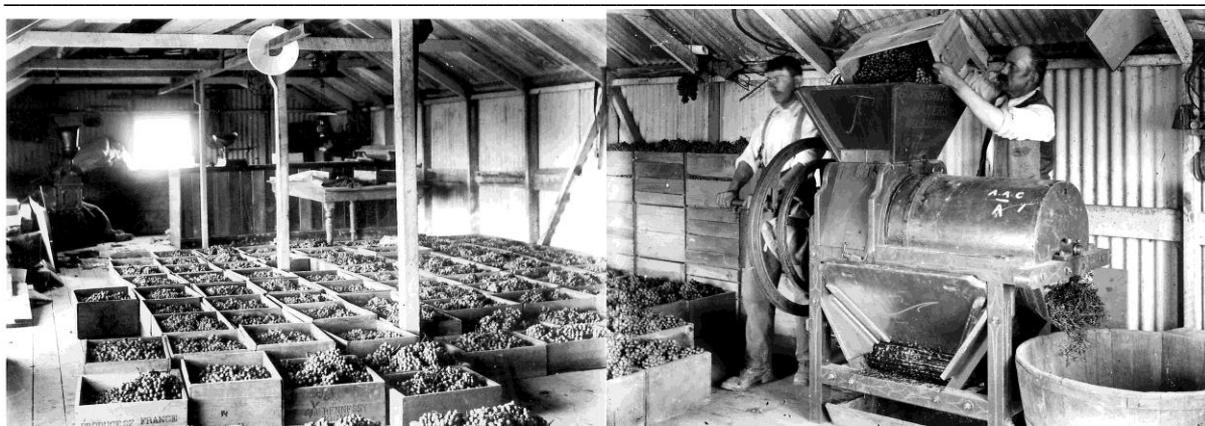
All of this has been covered or removed. Dick Scott’s quote implies that there may have been remnants of these finishes in 1977 when he wrote the book. These rooms have since been substantially modified. The northern end of the building was altered in 1960. At this time a new stair was built in the verandah space down to the basement, and a new entry to the office space made of concrete blocks and louvres on the northern face of the building. There is no record of any building consents to modify the interior of the building since that time. It has been relined and new ceiling beams have been installed.



Plan detail, alterations 1960, Waitakere City Property File #10094



The stair to the basement has elements of glorious kitsch. A band of fake barrel staves lines the wall, at the base of the stair is a wrought iron gateway with more fake barrel elements. The basement was fitted out as the sales area in the 1960s. The barrel staves, wrought iron and plastic grapes remain, in the themed bar/lobby of the theatre. The barrel stave bar has been shifted (Helena). The external wall of the basement is painted concrete. This is the retaining wall beneath the exterior line of the verandah. There are remnant posts, although some posts have been removed and new beams fitted. There is a small section of brick wall, possibly from the original boiler room as this is outside the line of the cellar. The floor throughout this area falls in different directions. There are odd changes of level, ramps and generally a sense of this area having evolved rather than being planned. The floor, once earth, is now concreted.

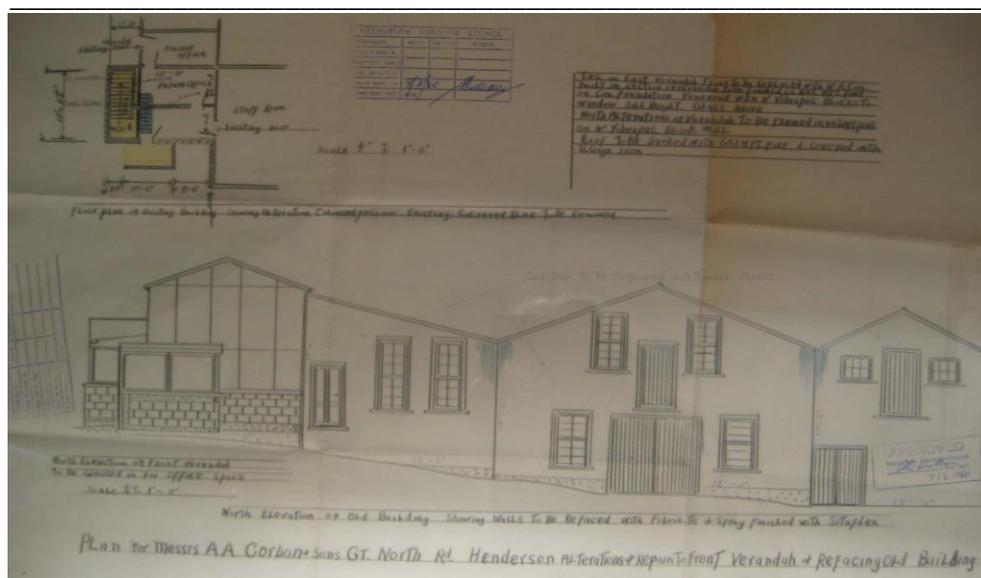


Old Cellar, Loft. Wadier working the crusher, A.A. feeding grapes, photo Khaleel Corban c.1910

There is a fine pair of photographs by Khaleel of the upper room, the attic space, with A.A. and Wadier working the crusher. The space is filled with boxes of grapes and flooded with light from the eastern windows. This room was the first step in processing. All the openings, apart from the window in the southern gable end have now been removed. The space remains as it was left by the Corban family. There are no linings. The roof and walls are exposed framing with the underside of the corrugated iron roofing and cladding also exposed. The floor of strip timber flooring is very fragile. Some boards have turned to dust. There are some boxes of packaging from the 1950s (and perhaps earlier) still in this space. This room can now only be accessed by a ceiling hatch in the end room of the ground floor. There are a number of electrical cables and some orange plastic conduiting.



Old Cellar, loft, photo Graeme Burgess 2004



North elevation, alterations 1960, Waitakere City Property File #10094

1.3 (iii) d- The Stables -Exterior

The Stables building was a plain two storied gabled building, roofed and clad in corrugated iron. This building also had no eaves. A series of square openings modulated the lower floor of the building down the western side, four pane windows alternating with fixed wooden louvres (refer Khaleel's photograph "rear of the estate" p.18 of this document). The stables were accessed from the railway end and the floor was a timber floor built up on piles above the falling ground. These piles are clearly shown in the family photograph "rear of the estate". A shed was built out from the stables at the vineyard level c. 1920. There was a single window in the gable end of the stables facing south. The 1935 Whites Aviation aerial photograph (p.21 of this document) shows one lean-to had been added by this time to the upper level of the stables towards the cellar, and another right down the side of the stables and the length of the shed below on the western side of the building.

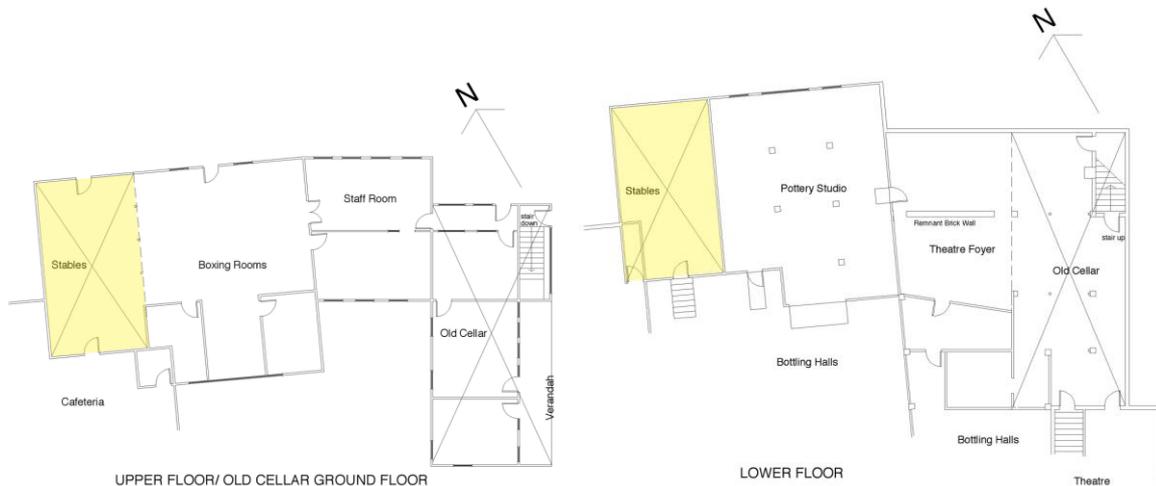


spraying beside the stables c.1924 photo Khaleel Corban

1.3 (iii) e- The Stables- Interior

The lower floor of the stables was not accessible at the time of writing this document.

The upper floor, as with the attic space of the cellar, is unlined. The roof and wall framing is fully exposed. At the roof wall intersection on the western wall kerosene tins or something similar, have been flattened out and fitted down the length of the wall. The wall to the canteen has been lined with hardboard sheeting. There is a small door opening in this wall into the canteen. There is no wall between the Stables and the Boxing Rooms, just exposed studs, with the rafters landing on a single top plate.



1.3 (iii) f- The Boxing Rooms - Exterior

The sequence of gables and lean-tos connecting the Cellar to the Stables was constructed at some time between 1935 and 1948²³. This area was used as the boxing rooms and the staff lunchroom²⁴. These additions are in line with the face of the stables, and finish at the side of the Cellar in a projecting lean-to. The lean-to flows seamlessly into a wide gable which is contiguous with the gable of the stables. The connecting buildings are relatively narrow, with the main gable projecting out beyond the lean-to. These sections of the building are finished to match; corrugated iron roofs, plain planted fascia boards (i.e. no eaves), vertical corrugated iron cladding to the southern side, fibrolite sheet cladding to the northern side, timber joinery. At the internal corner between the boxing rooms and the cafeteria the corrugated cladding is run for a short distance along the wall of the cafeteria. The downpipe on this internal corner has been covered by the cladding.



Detail, Whites Aviation photo #34781, 1954

The joinery used here is typical of the late nineteenth century, imparting a dissonance as this section of the building was constructed in the mid 20th century. Many of the windows are double hung, and the joinery has been placed with some formality. On the southern side of the lean-to three double hung windows are evenly placed along the wall, stepped in size with the slope of the roof. The other elevation of the lean-to is informally resolved; here two matching double hung windows are centred on the wall with a small louvred opening to the left and a larger two panelled louvre opening on the right hand

²³ Whites Aviation photos #55936, 1935, #12749, 12750, 1948

²⁴ personal communication with Helena Ataya, 2004

side. There is a timber access door to the underfloor space and a ventilation louvered panel also at this lower level.



Detail, Whites Aviation photo #51430, 1959

The next section of the building, the wide gable end, has two double hung windows formally placed each side of a tongued and grooved panelled door at the upper level. There are three openings below. Only the right hand opening is in line with the openings above. The windows have been blocked. On the southern side of the wide gable are three symmetrically placed windows. The central window is a double hung window. Either side are long horizontal twelve light fixed windows. The early photographs, and the plans submitted in 1960 show different joinery. At that time there was a large pair of tongued and grooved doors. Each side of these doors is a double-hung window.

The only opening in the gable end of the Stables is a tongued and grooved panelled door, centred beneath the gable end at the upper level. In 1960 there were two six-light windows each side of the door at the upper level, and a pair of tongued and grooved doors hard to the left at the base of this section of the building. The other sides of the Stables building have been enclosed or reclad. The floor is strip timber. None of the surfaces have been finished in any way.

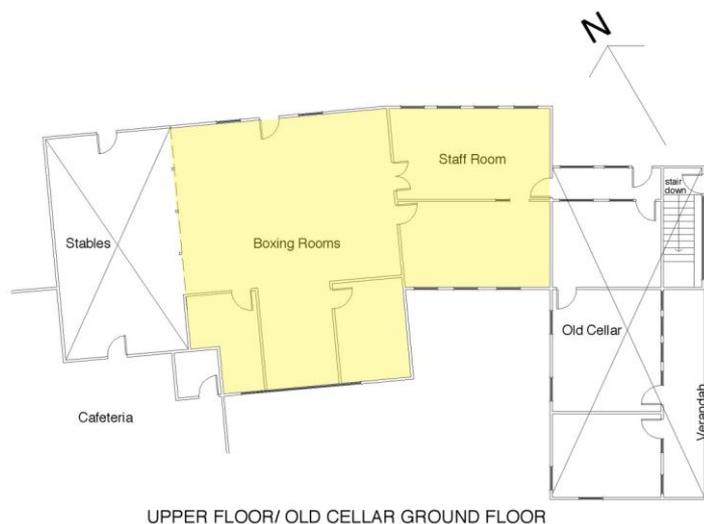
1.3 (iii) g- The Boxing Rooms- Interior

The rooms between the cellar and the stables were used as a work lunch/meeting room, and for boxing and labelling. These rooms were later known as the Carton Rooms, as this was where the cardboard boxes were made up.²⁵ The room immediately beside the cellar, now divided into two rooms, was the lunchroom.²⁶ From this space a set of steps led up to the gabled Boxing

²⁵ personal communication with Assid Corban, 2004

²⁶ personal communication with Helena Ataya, 2004

Room. The steps have been shifted.²⁷ The Boxing Room is also generally unlined, exposed framing and no surface finishes. Two hardboard clad rooms have been built at the southern end of the room on each side. Between these is a vertical tongued and grooved wall, with a low door, which is now over clad. This room is covered in chalk graffiti, the signatures of the family and workers.



There was a hatch in the strip timber floor, and one of the children once dropped through this on to the shoulders of a surprised uncle below.²⁸

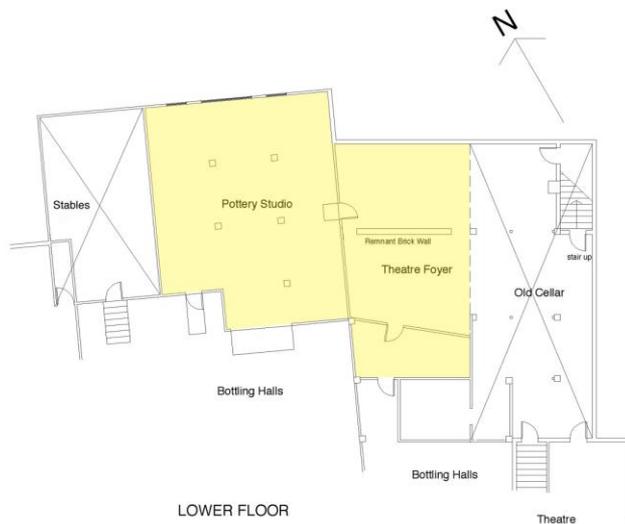


Helena & Janice Ataya, beside the graffiti on the door of the Boxing Room Photo Graeme Burgess 2004

²⁷ personal communication with Helena Ataya, 2004

²⁸ personal communication with Helena Ataya, 2004

This area, below the lunchroom, is now part of the bar area of the theatre described previously (refer: The Old Cellar-Interior, p.41).



The area below the Boxing Room is currently a pottery studio. It is larger in plan than the room above and steps out along the southern wall. The ceiling of this room is exposed framing, with lines of herring bone strutting between the joists. The joists are supported on deep timber beams on large square timber posts, set on raised concrete plinths, with a spreader block beneath the beams. At the southern end of the room the structure of the gabled truss is exposed. Clear plastic roofing has been fixed over this area bringing natural light into the room.

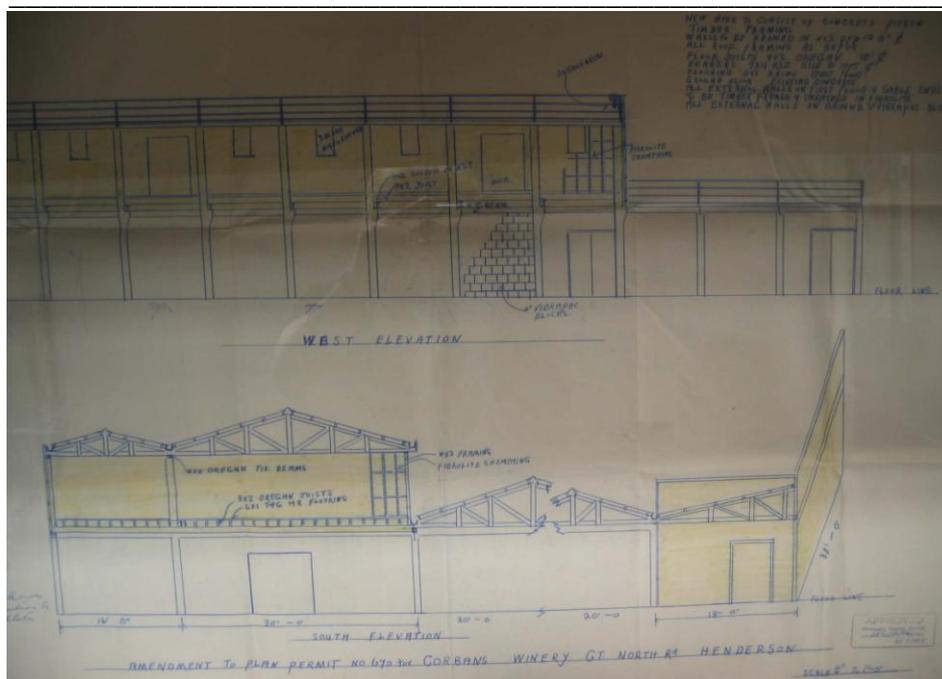
The side walls are brickwork. The eastern wall has a small section of horizontally clad framing set above the brickwork. Some parts of this wall are finished in timber. There is an infilled brick archway in the wall, and a single panelled door, with a glazed upper panel, opening to the adjoining bar area. There is a timber ramp down from this doorway. At the southern end of this wall the lining becomes hardboard sheeting. The southern wall is stepped in plan. There is a section of horizontal timber clad wall, with a doorway to the bottling hall, on the right hand side. Most of the south wall of the room is stepped out beyond the line of the room above, under the trussed gable of the bottling hall area beyond. This wall is finished in hardboard sheeting. There is an industrial roller doorway into the bottling hall, and the truss contained in this wall is exposed. The northern wall is lined in horizontal tongued and grooved above ground level. The original doorway has been narrowed, infilled with plywood on timber framing. The base of the wall, below outside ground level is off-form concrete. A set of timber steps, with a plywood balustrade lead up to the entrance. The windows in this wall do not match. The architraves have been removed from the left hand window, the opening around the right hand

window is exposed and appears to be relatively new. The left hand window is barred on the inside.

The floor of the entire area has been concreted. No part of the floor is level. As in the adjoining areas, this floor has evolved out of the slow development of the general area, it was not planned. There are post remnants, and the plinths supporting the posts projecting out of the floor.



*Looking across the Pottery studio
Post/beam intersection in the Pottery studio,
clear roofing beyond, both photos Graeme Burgess 2004*



Bottling Plant –elevations, permit drawings 1957, Waitakere City property file # 10094

1.3 (iii) h-The Bottling Halls and Cafeteria - Exterior

The lower area of the old cellar buildings, outside the footprint of the Old Cellar, the Stables and the connecting building, was rebuilt in 1959, as the Bottling Plant. On the western side a second level was added. This was used as a labelling and dispatch and later became the staff cafeteria (at this time a free standing staff cafeteria was built at the back of the building behind the house- this was demolished in the 1970s). This room is now used as a performance studio.

The Whites Aviation photograph #34781 taken in 1954 clearly shows the conglomeration of sheds which had grown in this area before that time. The Waitakere City Council property file #10094 contains a number of permit applications relating to this work and further additions and alterations made to this section of the building. The elevations of the 1959 proposal, drawn by an amateur, look remarkably similar to the set-out of the 1941 cellar buildings. The new area is divided into four gabled bays running north-south, two wide central bays and two narrower side bays.



Detail, Whites Aviation photo #51430, 1959

Before work was completed a half gable was added at the south eastern corner, and a second storey of two gables was added above the two western bays down two thirds of the length of the building. These engulf the form of the stables. In 1963 the southern end of the building was extended in a style to match across its full width. The lower sections of this area of the building are in concrete blockwork, the upper floor and gable ends are clad in sheet fibrolite. There are two sets of external sliding, vertically tongued and grooved doors at the upper level on the western side of the building and six louvred windows. At the lower level there are three doorways, one below the southern end of the double storey section, one into the area added in 1963 and a third between these. There are two windows into the lower area below the double storey section of the building.



Southern Elevation Bottling Halls. Photo Graeme Burgess 2004

The southern elevation of the new area of the old cellars is a clumsy combination of parapets and gables. The right hand section of the building is an up-turned lean-to, this and part of the next gable have been enclosed by a

concrete block parapet, a charmless feature of the building which returns back down the eastern side of the building all the way to the back of original cellar building. An exitway has been formed into the theatre area around the intersection of the eastern wall with the steps down from above. There are doorways into the toilet areas in this section of the wall and high aluminium windows. The concrete blockwork toilet area at the corner was added in 1975. The remaining gable ends are expressed, each has a rectangular louvred panel in the gable end. At the roof edge there is no barge board, the barge roll flashing is planted to the face of the sheet cladding. There are large metal rainwater heads at the valley ends of the exposed gables. There is an industrial door into the right hand wide gable, three windows into the next gable along and two in the last gable.

1.3 (iii) i- The Bottling Halls And Cafeteria - Interior

The cafeteria was initially the labelling room.²⁹ When this room was first built the only access was from the Boxing Room. The sliding doors on the outside wall were opened for ventilation and for deliveries. A stair has since been built on the western side. The stair is timber and the walls are lined with painted hardboard. The interior of the cafeteria is also lined in painted hardboard. The trusses are exposed. A kitchen area has been partitioned off at the southern end of the room.



Assid checking stock, Bottling Plant, Corban Family photo, c. 1965

The interior of the Bottling Plant hall is very plain. The roof trusses, made of boards, are all exposed, except in the gable end beyond the cafeteria, where the

²⁹ personal communication with Helena Ataya, 2004

roof structure has been lined with painted hardboard. The fibrolite internal gutters are also exposed. The ceilings and walls are mainly lined with painted hardboard. In the area beneath the cafeteria the floor structure above, and the steel beam structure supporting the floor, is exposed. The supporting posts in this area are reinforced concrete. The wall of the stables facing into this area is vertical corrugated iron. The walls between the toilet area and the main area are exposed concrete blockwork, as is the external wall down the western side of the building.



Interior of the Bottling Plant, photo Graeme Burgess 2004

The lean-to rooms at the western end of the addition across the back of the building are lined in gib board, with a flat gib ceiling. On the two eastern bays the gabled warehouse space extends to the outside line of the building.

At the north west corner of the building is a studio in the area of the former engineering shop. The interior of this space is separated from the Bottling Plant by a hardboard lined partition wall. The exterior walls are concrete blockwork. The wall to the stables area is exposed timber framing with fibrolite sheeting behind. The floor structure of the room above is exposed.

The interior of the toilet area is finished in painted blockwork. The ceiling is of flat plaster with flush clear panels beneath the sections of clear roofing above. Each toilet area has proprietary partitions. The fittings are plain industrial basins, toilet pans and urinal.



Depot looking across Great North Road, Homestead beyond, photo Graeme Burgess 2004

1.3 (iv) The Depot

The depot, built in 1913, has barely changed since it was built.

The setting has changed considerably. When the depot was opened Great North Road was a rural highway. Lincoln Road, opposite the property, remained unsealed into the 1960s. The entrance to the property across the railway lines was right beside the depot. There were no footpaths, the bridge across from Henderson, the Jubilee Bridge, had only just opened (1911), and Great North Road followed a slightly different line. The most significant change to the relationship of the building to the street are the altered levels of the road and footpath. The depot is now below the level of the road, and the footpath, recently been built across the front of the depot, is above the level of the door.



Western side of Depot, photo Graeme Burgess 2004

The depot is a single room, a simple gable structure with brick walls and a concrete tiled roof. In keeping with the form of the original winery building,

this building has no eaves. It also has no spouting. A fascia board is planted to the brick face at the eaves. At the gable end a scribed board closes the edge of the tiles. This has a batten fixed to it to give a detail line. Four gaps have been formed in the brickwork of the gable ends as ventilation. There are two openings in the gable facing the street. The other elevations of the building are of plain bonded brickwork. The two openings are a doorway to the left, and a window to the right. These openings are eccentrically placed in the wall. The head of each opening is slightly arched. The window head is a single course below the head of the door and the doorway is a course below the intersection of the barge with the outside wall. The door is a rectangular vertically panelled tongued and grooved door, the head of the door frame is radiused to the arch of the opening. The window is a plain timber window, also with a radiused frame. The window is square, and is the width of the door. There is a metal rod grill over the window.

During the few years it was in use the exterior of the building was a billboard. The wall facing Henderson carried the motto; “CORBAN’S WINES FOR INVALIDS”, the end gable the title “A.A. CORBANS WINE DEPOT”, and to the left “NOT LESS THAN GAL 2 SOLD”. The message on the right hand side is obscured by a truck in the family photograph “Depot”.



Depot c.1914, photo Khaleel Corban

Recently the road has been realigned and a new concrete footpath has been built right against the depot above the level of the floor. The door opens inwards to allow access.

1.3 (v) Corban Family Homestead (#2 Building)

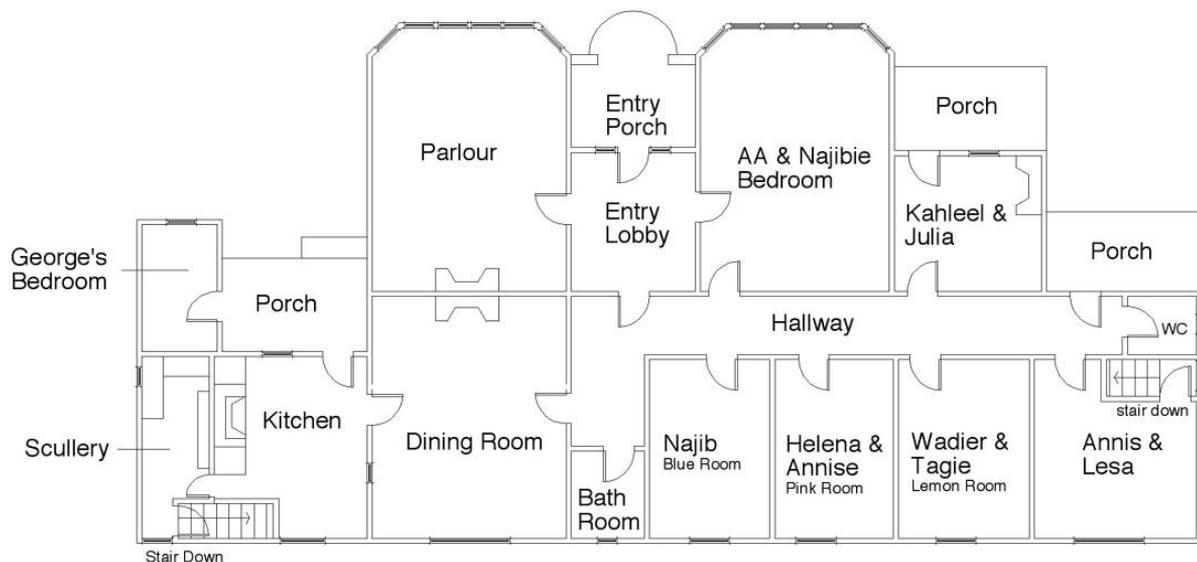


Homestead c.1925, photo Khaleel Corban

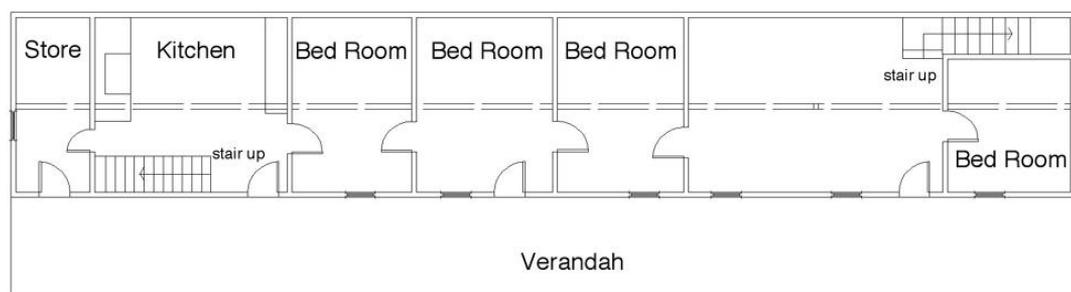
1.3 (v) a. General Description

The homestead, built in 1923, is a very conservative building for that period. It is largely in the villa style, with the shallower pitch of the roof and the gable ends taken from the bungalow style, then the predominant domestic building type in New Zealand. The faceted bays, the bracketed eaves, the bull-nosed verandahs with fretted and turned valence panels, the dual colour stepped chimneys, the double-hung windows, the formal planning, and the high stud height are all design features which refer back to the villa style, a style which had all but disappeared in new housing by 1918.

From the street the house appears to be a large single storied building. This building was also sited at the edge of the bank, and a half basement was excavated as part of the works. The basement runs the length of the house and from the back the building has the appearance of a Victorian Hotel. The verandah down this side of the house was narrower than the present verandah, and the land was farmed right up to it.



GROUND FLOOR



BASEMENT LEVEL

Plan derived from as existing plan 1979 permit. Burgess & Treep 2005

Most of the family lived on the upper level of the house. The children's bedrooms faced out over the vineyard, Najibe next to the bathroom in the blue room, then Helena and Annise in the pink room, Wadier and his wife Tagie in the lemon room and Annis with his wife Lesa in the corner room. Assid and Najibie slept in one of the large front bay rooms, the other bay was the formal lounge. The room beside the main bedroom was used as a library and office by AA. According to Helena, Kahleel and his wife had this room until they moved into their own house on the property. At each end of the house there was a stair down to the lower area, the basement dug into the bank. A verandah ran the full length of the house at this level and this was the primary access to the rooms. The lower rooms were used as isolation bedrooms in times of illness, and as additional bedrooms for the children³⁰. The verandah was used as a sleep out during the summer months. An electric power generation plant was built to power the house at the back of the cellar complex and at the eastern end vast tanks collected the roof water.

³⁰ p.cm. Helena Ataya, 2004



Panorama of Garage, House, Cellar facing the street. Photo: Graeme Burgess 2004



Panorama of Bottling Hall, House, Garage from the south. Photo: Graeme Burgess 2004

1.2 (v) b. Exterior

The house has a long formal frontage facing Great North Road across the yard and the railway. The building is on two levels. The primary form of the house is a long stepped gable parallel to the street frontage, this ends in a tiny projecting gable at the western end, and steps into a narrower gable at the eastern end. The ridge of the diminutive gable at the western end of the building is carried across the face of the main gable and the roof ends at the south west corner in a hip. Two broad gables project out to the street. These are finished as matching bays. Between these gables is the formal entry. In line to the left are two verandah porches, and to the right a verandah porch set back and enclosed to the west by the central projecting gable described above.



Entry between the gables, photo Graeme Burgess 2004



Kitchen verandah, and George Ataya's gabled bedroom photo Graeme Burgess 2004



View across Great North Road. c.1925 Photo Khaleel Corban



*Eastern end, note the square windows to the toilet and hall,
photo Graeme Burgess 2004*

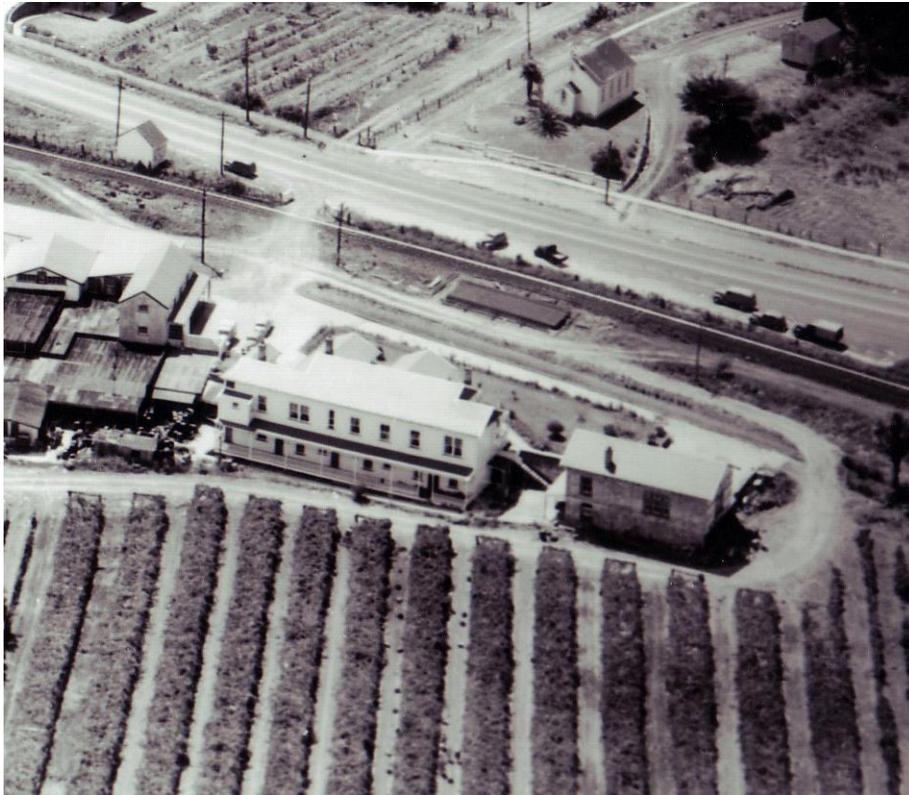
The western end of the building faces the old cellar. A relatively new external stair runs down the side of the house to the lower level of the property. This side of the building is plain. There are two windows in this face, a small double hung window into the room of the projecting gable and a narrow double hung window into the kitchen area. The smaller window is not original. Early photographs show a pantry cantilevered over the verandah at the upper level.



Rear of the Homestead, photo Graeme Burgess 2004

The rear of the house, facing out over the former vineyard, is two storied and plain by comparison with the street frontage. A verandah runs almost the full length of the building at the lower level. The verandah and the verandah deck have been rebuilt. These elements were originally narrower, and the deck did

not project beyond the outside line of the verandah. The verandah originally did run the length of the building. The pantry room overhung the verandah at the western end. The high square fixed window at the top right corner was above this room. The doorway from the verandah at this end of the building has also been removed. All the windows at the upper level on this side, with the exception of the high square window at the left, are double hung. At the lower level there are three panelled doors, one with three sunk panels across, the other with two (originally there was a fourth door at the western end), five double hung windows, and two horizontally pivoting windows.



Detail, Whites Aviation photo #34781, 1954

At the eastern end of the house the building finishes in a gable. There is a bull nosed verandah to the right at the upper level, and two square fixed windows one above the other at the right hand side of the gable end. There is an external stair down from the verandah area. The brick base of the stair platform was a toilet. This is now empty. At the lower level there is a vertical tongued and grooved doorway into the maintenance walkway behind the basement rooms. The verandah finishes at the corner. The existing verandah is wider than the original and more elaborately detailed. This was rebuilt during the Rothmans period.



*North east corner, concrete stair, with toilet room below landing. Note access door to sub-floor
photo Graeme Burgess 2004*

The roof is painted corrugated iron. The edge of the verandah roof is bull-nosed.

The eaves are boxed, with spaced fretted brackets set on a frieze board. The spouting was quarter round, and is now ogee profile. There are three chimneys. Each of these are built in two tone brickwork, capped with ceramic chimney pots. The gable ends are finished in wide boards with the outer section down-turned and scalloped to finish level with the eave. The gable ends all have a framed, louvred ventilator panel, with a swagged sub-cill board. The gable ends are slightly set out from the face of the building and are finished in shingles. The line of the frieze board runs across beneath the gable ends, separating the gable end from the wall. The shingles were initially painted a dark colour and the louvres were pale. At the corners of the large bays the gable ends are supported on fretted brackets which spring from the face of the building to an inverted post, finished in an onion, placed at the intersection of the frieze boards. The general cladding of the house is rusticated weatherboards. On long walls the junction of the weatherboards is covered with a planted and scribed board. The corners are boxed. The facing boards to the windows and doors are plain.

The verandahs to the street are Victorian in style, with additional emphasis given by the bull-nosed roof edge. The verandah posts are elaborately turned. An open valence of turned rails defines the lintel of each verandah. At the intersection of the posts and the valence rail are curlicued, fretted brackets with planted tear drop mouldings at the outside edge of the bracket under the valence rail. At the walls the posts are pilastered (i.e. cut in half and planted against the wall).



Detail, Whites Aviation photo #51430, 1959

The main entry now has matching timberwork, with an aluminium door screen behind. Until 1979 the archway to the entry porch was brickwork. According to Dick Scott, Assid Corban wanted to build the house in brick with arched entryways as a reference to Lebanon.³¹ The cost of building in brick was prohibitive, and a single archway across the most significant opening was the remnant of this ambition. This was a carefully considered decision. Even the selection of the bricks, sourced in Palmerston North at a time when brick making was a prime industry in West Auckland. The brick arch fitted to the edge of the bull-nose.

The verandah across the back of the house has been rebuilt. The verandah was originally narrower and plainer. The roof was single pitch, the verandah posts were plain in section with plain rectangular bracket detail (matching the detail of the verandah of the Old Cellar). The balustrade rails were turned (Family photo "Building the House #3"). At the time of construction there were no steps at the western end of the verandah. By the time of the photograph, "Rear of the Estate", there were steps down from the verandah at this end. The ground across this side of the building sloped gradually up to the eastern end. At this end the verandah deck was very close to the ground. The reconstructed verandah is wider and does not run the length of the building. The new verandah does not match the size, detail, or form of the original verandah. An air-conditioning unit sits above the left hand end of the new verandah. The ground in front of the building has been scraped down to a lower level, and a wall built from the edge of the new verandah platform to the access way beyond the garage, forming a platform at the base of the garage and between the garage and the house. The verandah deck is now modern timber decking, a new set of steps has been

³¹ ASITC p.85

constructed at the centre of the verandah, and the base has been enclosed with horizontal whalings.

The original joinery on the house is all timber. Most of the windows on the upper level of the house are double hung sashes. There are stained glass fan lights above the windows in each of the large bays, and over the entry door. There is an eight pane fanlight over the door at the porch to the hallway. The double hung windows vary in size and detail, narrow windows to the large bays and the bathroom, standard width windows with each sash divided by a single vertical glazing bar to all the bedrooms except at the eastern end of the southern elevation, where the windows are taller than the rest. The top sash of these windows is divided into nine lights. At the western end of this wall is the square fixed window set high in the wall above the line of the old pantry lean-to. There are two square windows set one above the other in the eastern wall the lower window lighting what was the toilet at the end of the hall, the upper window lighting the hallway.



*Looking along lower verandah to the west,
Photos Graeme Burgess 2004*



Looking along lower verandah to the east

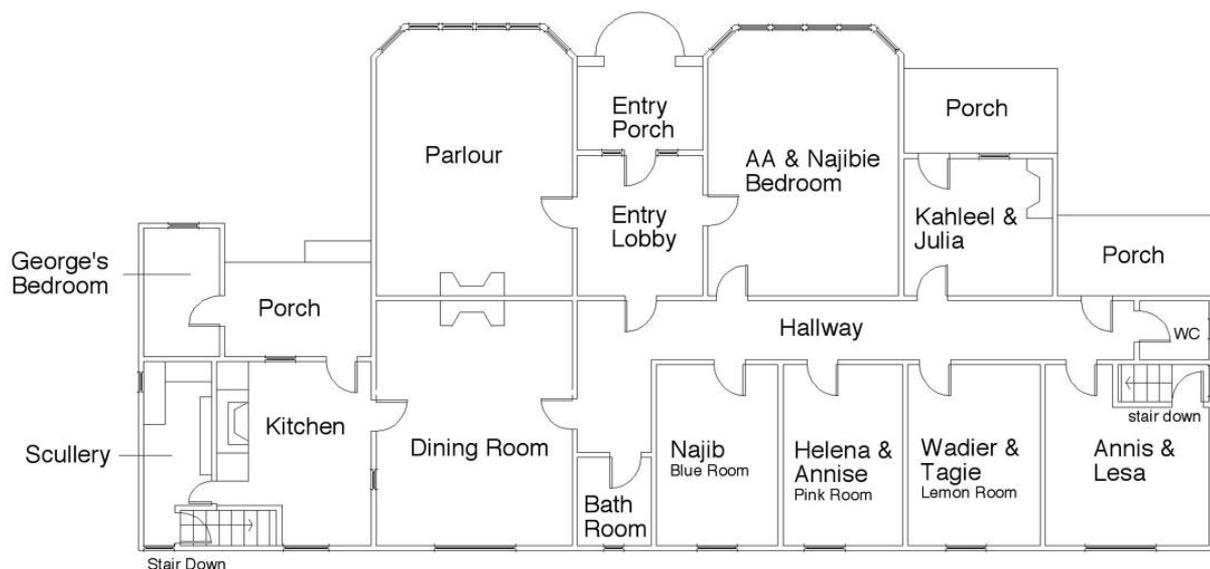
The joinery at the lower level is more idiosyncratic. The predominant windows are still double hung. With the exception of the doorway at the Western end which has been removed. From the western end the joinery across the verandah is; doorway (removed), double hung window with six light upper sash and bottom sash with a single vertical glazing bar, panelled timber door, a second window matching the first, a nine light horizontally pivoting window, a second panelled timber door, a large double hung window two vertical glazing bars to each sash set just in from the side rail each side, with a matching horizontal rail at the bottom and head, a second nine light pivoting window, a double hung window with each sash in six lights, a three panel door, a second double hung window with each sash in six lights.

The aerial photograph taken in 1935 (p.18) shows the braced timber platform across the eastern end of the building, set out about a metre and a half from the

face of the building, to support the water tanks. There is a skillion roof at the lower level integrated into the tank support structure.

1.3 (v) c. Homestead Interior

The internal plan of the main floor of the building is also a hybrid, mixing strong elements of the villa style with selected features of the bungalow style. The stud height throughout the building is very high, and the ceilings, except the western front bay room (the parlour), are board and batten, the characteristic villa ceiling. The ceilings of the western front room are panelled. The original architraves and skirtings are bevelled wide boards, a classic bungalow period moulding. The doors and exterior joinery is largely derived from villa style, with the exception of the fanlights, a window type more associated with the bungalow period.

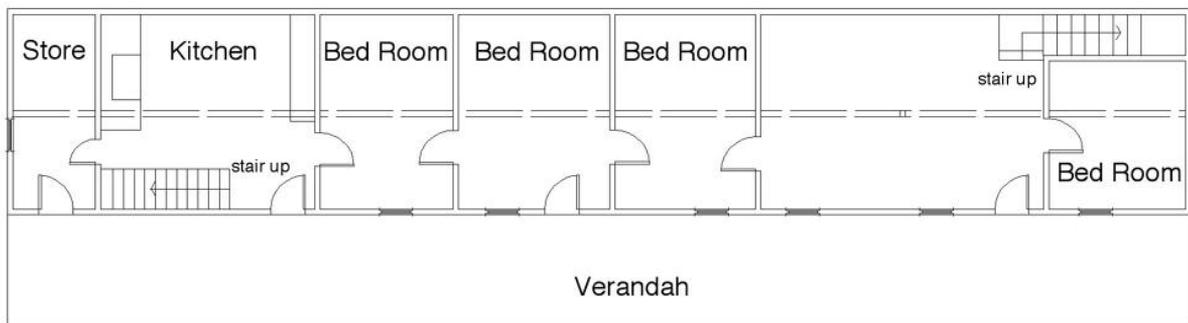


GROUND FLOOR

Plan derived from as existing plan 1979 permit. Burgess & Treep 2005

The house is planned around an “T” shaped hallway. The short leg of the “T” to the north is the entry lobby between the two large projecting bays. This connects to the central hallway of the house running to the east. The two main rooms of the house, the parlour and A.A. & Najibie’s bedroom are the broad bays each side of the wide entry hall, all the other bedrooms were off the central hallway. The short leg of the “T” to the south continued to become the bathroom. The area behind the main bedroom was the dining area. The doorway to this area was beside the bathroom. The rooms at the western end of the building were the kitchen and scullery. Recessed back on the eastern side of the parents’ bedroom is the study. This room was the second cottage. The house is

a farmhouse. There are secondary entryways, each with a covered verandah porch, into the kitchen area at the western end, and, at the eastern end into the study, and directly into the hallway. The room built beside the verandah at the north western corner of the house was a bedroom for George Ataya. There were stairways down to the lower rooms at each end of the house, one from the scullery, another in the last bedroom. At the end of the hallway was a toilet. The two windows in the end of the hall suggest that the hall ceiling was open over this room. There is now a bulkhead over this section of the hall and within the bulkhead are traces of the original finishes, a dappled cream wall paper with a deco pattern frieze, and varnished panel batted timber ceiling with a coved varnished cornice.



BASEMENT LEVEL

Plan derived from as existing plan 1979 permit. Burgess & Treep 2005

The rooms below were in line, connected by doors through on the inside with no hall, and by a verandah along the outside. The ceilings throughout this area are varnished board and batten, running the length of the building. The original walls are horizontal tongued and grooved also varnished, with a dowel to the ceiling and corner intersections. Architraves are plain bevelled boards. The timber floors are covered. The internal doors are four panel timber doors, in the villa style. There is a timber beam running the length of the building supported on posts with spreaders at each wall, and at the centre span of the open rooms. The post is expressed in the cross walls. The original coal range is still in place. This is set within a white tiled recess. A plain board mantle has been fitted over the arched opening. The mantle is supported by bandsawn brackets on each side. To the right of the range is a slim cupboard in two sections. The cupboard is made of vertical tongued and grooved boards. The doorway to the left of the range, and the gib board wall to the stair, are new. Original doors have been reused in the doorway and the door to the storage area under the stair.



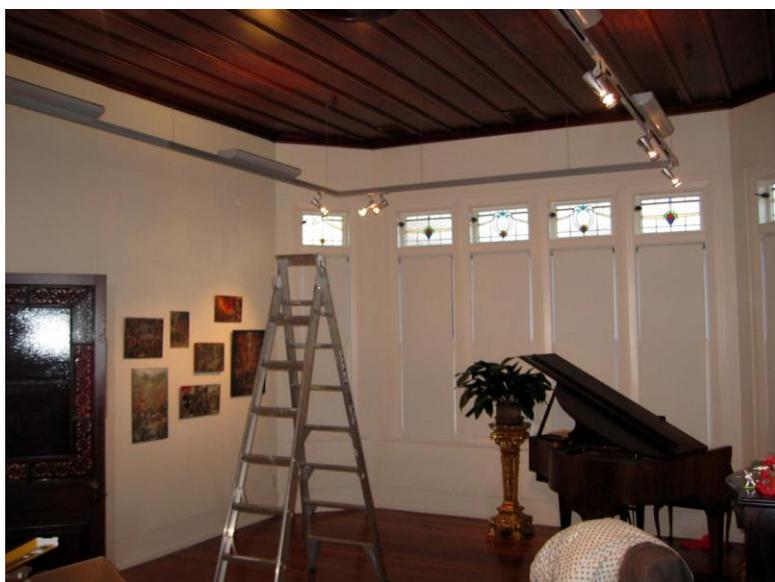
Front door, photo Graeme Burgess 2004



Entry lobby ceiling, photo Graeme Burgess 2004

The main entrance to the house, as stated above, was between the two large bays. The remnant brick archway was at the outer edge of the verandah, and the ceiling of the verandah space is lined with tongued and grooved match lining. The doorway set back within the verandah space is a complex panelled unit, a central doorway with two wide fixed panels each side and fanlights above. The door has an arched, stained glass top panel, a broad lock rail with a brass letter slot, a horizontal sunk panel over two vertical sunk panels. These panels are diamond faceted with bolection mouldings around. The side panels have taller, arched stained glass panels, with a flat sunk panel below. The three fanlights over are also finished in stained glass. The stained glass is in a grape pattern. This joinery unit is finished as natural timber. The doors to the parlour and main bedroom and to the hall are elaborate panelled doors. The upper section is

glazed, two horizontally divided burgundy panels with a radially divided border of etched red glass in a grape leaf pattern around it. There is a single sunk timber panel beneath this with a planted pattern of timber mouldings. The architraves to the original openings here, and throughout the upper floor, are single-bevelled wide boards. This area and the hallway had a timber dado before 1979. This was removed and new linings fixed. The wall between the entry lobby and hallway was also removed at this time and the etched glass door relocated in the hallway. The ceilings in the lobby and hall are natural finished board and batten, with elaborate fretted ceiling roses. The floors here and throughout the house are strip timber tongued and grooved flooring.



Bedroom bay, photo Graeme Burgess 2004



Parlour ceiling, photo Graeme Burgess 2004



Etched glass door, bedroom bay, photo Graeme Burgess 2004



Stained glass fanlights, bay rooms, photo Graeme Burgess 2004



*Stained glass 1915 Courtville Apartments, Parliament St Auckland
Photo Graeme Burgess 1990*



*Remnant of wallpaper and ceiling mouldings, eastern end of hallway,
photo Graeme Burgess 2004*

The two bay rooms are similarly finished. The ceiling in the western bay is in bungalow style, a coffered ceiling of plasterboard sheeting between dark stained

beams with a central domed plaster ceiling rose. Ceiling vent panels have been integrated into the composition at the window frontage. These are new. The ceiling in the eastern bay is a board and batten ceiling with a fretted ceiling rose. The fanlights above the double hung windows in both bays are finished in stained glass. The stained glass is composed as a classical pattern across all the windows in each room, a swag with a drop at each end. The grape motif is incorporated into the composition but is not dominant. The fireplace in the parlour room has been enclosed.



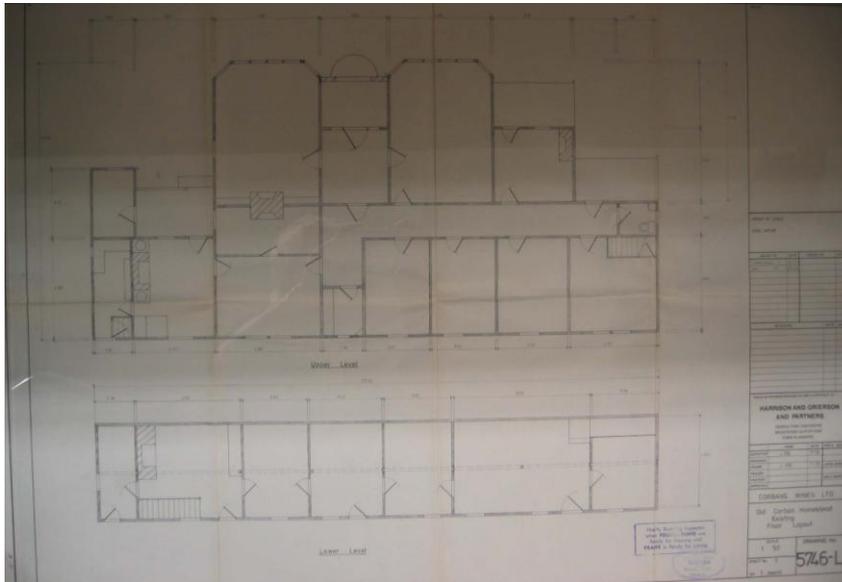
Dining Room fireplace, photo Graeme Burgess 2004



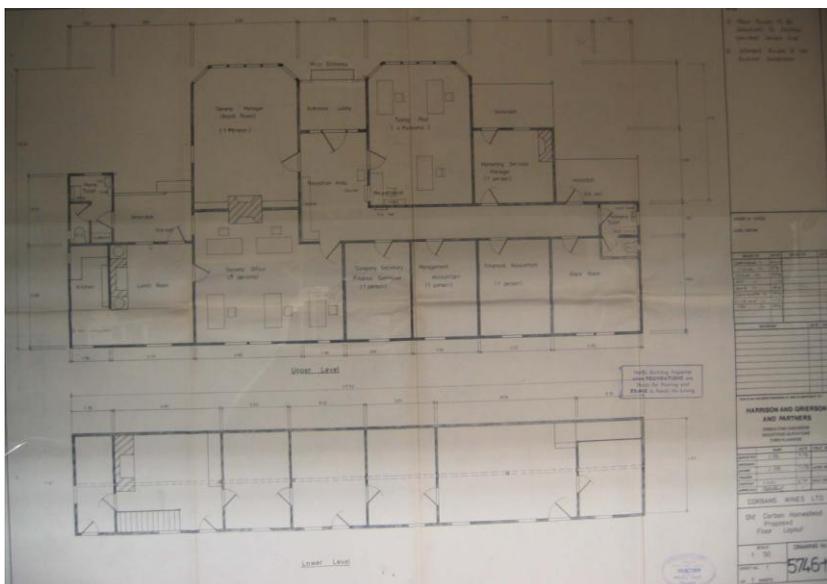
Servery Hatch, dining room, photo Graeme Burgess 2004

The interior of the Homestead has been significantly modified twice since 1979. The first alterations were carried out by Corbans Wines Ltd in 1979 when the Rothmans controlled company created offices in the building. The building was

altered again in 2002 when the Corban Estate Arts Centre set up galleries and an office in the building.



Plan , as existing, 1979 permit application, Waitakere City Council property file #10095



Plan , proposed, 1979 permit application, Waitakere City Council property file #10095

In the 1979 changes, documented by Harrison & Grierson & Partners, Consulting Engineers, the brick archway at the entry was removed. The internal stair at the eastern end of the building was removed and a women's toilet built in its place. The entry lobby was opened into the hallway to form a reception area. The bathroom was opened into the dining room to form a general office area. The stair from the scullery is shown in the plans as boarded over at the upper level and left in place below. The "Existing Plan" shows that the stair was enclosed within the kitchen area, and clearly show the original run of the stair, now reversed. By this time the scullery area has been converted into a kitchen

The “Existing plan” also shows a wall across the dining room. This wall, not part of the original plan of the house, was to be removed as part of these works. It remained in place, as it is clearly shown on the “Existing Plan” drawing done in 2001. The pattern of the ceilings, showing the outline of the original spaces, was retained. The “Existing Plan” also shows a door, almost at the corner of the hall, into the main bedroom, removed in the “Proposed Plan”. The location of this door was confirmed by Helena. A hatch for the reception was cut into the entryway wall of this room. The small gabled room, George Ataya’s bedroom, was fitted out as a men’s lavatory. The permit drawings from 1979 also show a semi-circular area outside the main entry on the “Existing Plan”, which is removed on the “Proposed Plan”. The specification for the work at this time also describe the removal of the original dado panels in the entry lobby and hallway. A new retaining wall of reinforced concrete blockwork was built across the face of the excavated bank behind the back wall of the basement area. At this time a full sprinkler system was also installed. According to the permit documents no changes were made at this time to the lower floor area.



Basement rooms, internal doorway, photo Graeme Burgess 2004



Coal range, basement rooms, photo Graeme Burgess 2004

Photographs taken in 1996 show that the verandah at the rear of the homestead had been rebuilt by that time.



Ceiling in the reception area, previously a bathroom, photo Graeme Burgess 2004

In 2001 plans for further alterations were prepared by Graham Keys Architects. The intention of these alterations was to create an office and exhibition spaces for the Corban Estate Arts Centre. The existing plans show the western stair below reversed, but otherwise the lower floor is unchanged from 1979. Change has, however, occurred. The doorway into the store room has been removed, and the wall between the next two rooms. The notes on these drawings show that the stair had been reversed by this time and a “new” open balustrade fitted. Two large aluminium joinery units were fitted as part of these works, one at the

outside edge of the entry porch, a second in line with the hall across the face of the new office area. An aluminium window was fitted into the western end of the entry foyer. The last remaining wall of the old bathroom was removed to create the office space. The toilet, constructed over the stair at the eastern end of the building, was removed and the entire room at that corner of the building was divided to make two toilets large enough to meet code requirements for disabled access, and a storeroom. The toilet at the end of the hallway was removed. The wall between the next two bedrooms, and the entire wall between these rooms and the hallway was also removed to form the large gallery space. It is to be hoped that the doors removed at that time were put into safe storage. A lobby, using one of the original etched glass doors, was formed at the end of the hallway. These plans generally show all new doors as flush doors, or formed to make flush openings. A doorway, referred to as existing, is shown at the eastern end of the south wall of the main bedroom (Gallery 4). The reception hatch was made good, and the 1979 dado panels removed. Beside the kitchen a new office space was formed, and a small space for the photocopier. The doorway into the kitchen area where the new office has been formed has been shut off. The servery hatch has been retained. These plans show the kitchen opened into the scullery area (now the kitchen). The hot water cylinder beside the fireplace was relocated before 2001 (Tanya Wilkinson). The line of the walls enclosing the chimney and the hot water cupboard remains on the ceiling. The pathways up to the front of the house were formed at this time. These are institutional exposed concrete aggregate, and do not refer to the original porch or pathways.



*Stair down from kitchen, this has been reversed
photo Graeme Burgess 2004*



Entry porch, photo Graeme Burgess 2004

1.3 (vi) Garage (#1 Building)

1.3 (vi) a. Exterior

The garage was built after the house was completed in 1924. In the manner of the other buildings on the property, this building is also set at the edge of the natural bank. As a consequence the building is double storied at the western end. The rooms beneath the building were the laundry and the dairy room, and are now a toilet and a studio. In form the building is a plain gabled rectangle. The primary elevation of the building faces the road. The gable runs parallel to the road. Although this building is the contemporary of the house, and is sited beside it, the garage does not follow the style of the house. This building is closer to the bungalow style. The building was built of off-form concrete. The north, east, and west sides of the building are plastered, and the south has been left as it came out of its boxing. This gives the exterior of this face of the building a rough texture, very apparent as the backdrop in the photograph of Assid and Najibie sitting against the back of the building. By the mid 1990s this building was covered in creeping fig. The roof is corrugated iron and the rafters are expressed at the eaves. The barge ends are narrow, cantilevered out with a broad soffit.



North elevation of garage, photo Graeme Burgess 2004

On the northern face of the building were three parking bays at the eastern end and a doorway and window to the office at the end of the building facing the house.



West elevation, photo Graeme Burgess 2004

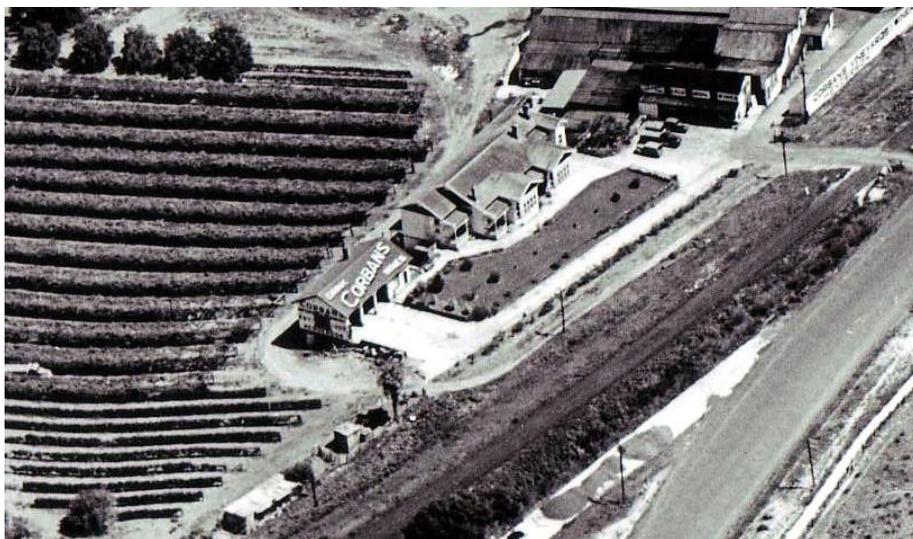


Tripart window, south wall, note texture of concrete, photo Graeme Burgess 2004



Eastern end view showing relationship of Garage to Homestead, photo Graeme Burgess 2004

At the western gable end of the building there is a timber louvred vent panel at the peak of the gable. Beneath this is a single double hung window at the upper level. The 1935 aerial photograph shows a verandah right across the western face of the building at the lower level. This has been removed. At the lower level there is, from the left hand side; a double hung window, a panelled timber door, a second panelled timber door, a double hung window.



Detail, Whites Aviation photo #26530, 1951. The Garage is a billboard.

The rear frontage of the building, the south elevation, has three openings, two double hung windows one above the other, but slightly out of line, at each level at the western end, each sash with a single vertical glazing bar, and a tripartite window centred on the garage space. This window is composed of three vertical elements, two narrow double hung windows each side of a large double hung window, with a line of matching width fanlights above. The facing boards

of this unit are expressed as timber pilasters and the overall composition is classical in style.

The same tripart window is used centrally placed in the eastern gable end of the building.

This building was altered in 1981 to plans drawn up by Walker Co. Partnership.

1.3 (vi) b. Interior

The interior finishes of the upper areas of this building date from the 1981 alterations. At this time the garage door openings were enclosed and a loft space was built. The end office, closest to the house, was made into a kitchen in 2002. The dairy and laundry rooms below have recently been converted into a studio and toilet.³²

³² p.com. Tanya Wilkinson 2005

1.3 (vii) The Distillery Buildings (#6 Building)

1.3 (vii) a. General Description

The distillery buildings define the railway edge of the site. This is a long sequence of buildings, of similar width, built against the railway embankment since 1925 (they are not shown on Corban Corban's thesis diagram of 1925, reproduced on p183 of "A Stake in the Country"). These buildings were built for a variety of functions and are called the distillery because this was the most dramatic use. The first building was a single storey brick gable built as barrel storage against the railway boundary. Comparing the oblique aerial photographs of 1935 & 1960 it appears that this building is the base of the still tower. A long lean-to shed, which may have predated the brick building, was built to the east of this along the boundary. Other sheds were added over time at each end to house boilers and eventually a transformer facility for the property (western end).



*Whites Aviation aerial oblique photo 1935 #55936.
Distillery building long and low against the railway boundary*



Whites Aviation aerial oblique photo 1960 #52767

Note the long low lean-to towards the house beyond the still tower

The first distillery used by the Corbans was a simple standing still. The huge industrial still, housed in the tower and now a defining feature of the property, was not built until after 1935. (A similar distillation tower was built at the Government Viticultural Research Station at Waerenga in 1942. This was used primarily to manufacture ethyl alcohol for medical use during the Second World War, and then to supply medical grade alcohol to the hospital system after the war.) The still has been removed. The extension to the still room, the base of the “Exhibition Storeroom”, and the adjoining storage rooms to the west are brickwork. The new buildings at each end are of concrete block with corrugated iron roofing. The western-most buildings were built as transformer rooms after 1960. The sheds at the eastern end, beyond the tower, are also concrete blockwork and recent arrivals, built to house a new boiler. The tower and second storey storeroom are both clad in corrugated iron. Most of the windows in all these buildings are double hung, the doors are vertical tongued and grooved timber. The roofs, with the exception of the lean-to at the western end, are all gabled with the ridge running the length of the building. All the roofs are corrugated iron. In 1960 the roof of the western section of the building, beyond the storage rooms, was tiled.³³

³³ Whites Aviation photo #60597, annotated.



*Detail, Whites Aviation photo #34781, 1954
The building in the foreground is the Gables Building.*



*Detail, Whites Aviation photo #26530, 1951
Note the wedge shaped lean-to opposite the Old Cellar in the foreground
And the use of the walls and walls for advertising.*



Detail, Whites Aviation photo #51430, 1959

Distillery buildings in the foreground with the Old Cellar and Bottling Plant behind. The Gables Building is to the right.

In 1960 a long wall with the sign “CORBANS VINEYARD & WINERY HENDERSON” ran from the side of the tower to the entranceway, and behind this was a lean-to, with the flue of the boiler in the section closest to the still tower. These are the buildings which occupy the site in 1935, with the same sign, and a small brick building on the site of the still tower. Whites Aviation #52767, 1960, #52770, 1935. This lean-to structure has gone.



Eastern face of Distillery tower and view along railway embankment, photo Graeme Burgess 2004

1.3 (vii) b. Exterior

There are no apparent openings on the northern side of the building. At the eastern end, the new boiler house building is below ground level, its roof, a low

pitched gable, and the section of wall above retaining height, concealed from view by a shrubbery. The boiler house abuts the distilling tower. This tower sits on a white painted brick base. The wall is clad in vertical corrugated iron which is wrapped around the corners and lapped down over the brickwork. In 1960 the top of this wall was painted with the sign; “CORBANS FOR WINE”, and beneath this was a framed billboard. In keeping with the Corbans tradition of saying it large and loud, the billboard over the face of the cladding remains, in a slightly higher position. It is lit by two cantilevered billboard signs. The bottom of the billboard is level with the fascia of the adjoining storeroom (in 1960 the middle of the billboard was level with this fascia). The wall ends in a planted fascia and spouting. There is no downpipe. The eastern wall of the still tower is gabled and matches the finishes previously described. The barge is planted to the face of the cladding with the roof finishing in a barge roll flashing over it. There is a fixed four light window at the peak of the gable and a billboard fitted to the face of the wall. The western gable end has a fixed vent timber louvre panel at the gable, and a double hung window centred above the ridge of the storage room. The finishes are consistent with those facing east. The 1960s aerial photographs do not appear to show the top louvre. This wall also carried large signage at that time; “CORBANS VINE YARDS”.



Left, base of still tower and Exhibition Storeroom looking east. Right, sliding doors to Exhibition Storeroom, photos Graeme Burgess 2004

The base of the “Exhibition Storeroom” is white painted brickwork continuous with the base of the still tower. In this section of the base five metal vent hoods have been fitted to the upper section of the wall. The exterior wall of the storage room is clad in corrugated iron continuous with the cladding of the still tower. At the centre of the wall is a pair of top-hung, industrial sliding doors. These are constructed of heavy vertical tongued and grooved. (The door was painted a dark colour in the 1960s.) The pelmet over the top track is fixed to the fascia. The fascia, as with the still tower, is planted on the cladding at the top of

the wall. There is a rainwater head and downpipe at the left hand side. These are new. The gable end of this section of the building, facing west, also carried signage. The roof edge detail of this gable matches the detail of the tower above. The vertical corrugated iron cladding wraps around this face of the building. There are two openings on the right hand side; a doorway where the storeroom projects out beyond the line of the western section of the building, and to the side of this a double hung window. The door is vertical tongued and grooved, the top sash of the window is divided into six lights and the facings are planted to the surface of the cladding.



View along the embankment from the base of the Exhibition Storeroom, photo Graeme Burgess 2004

The first section of the building beyond the storage room is also brickwork. There are no vents in the wall and to the west the brickwork is unpainted. The planted fascia is level with the base of the cladding of the “Exhibition Storeroom”, and tucked in behind the lower edge of the metal. The ogee spouting on this section of the building has rusted and fallen in shreds to the ground.

The final section of gable is constructed of concrete blockwork. The spouting on this section is ogee profile p.v.c. This section of the building splays with the boundary line turning back slightly into the property. The gable end of this is concrete blockwork with a plain planted barge.



Western end of distillery buildings from the estate, photo Graeme Burgess 2004

At the western end of the complex is a lean-to falling to the railway. The base of this is concrete blockwork, with vertical corrugated iron cladding. There is no fascia or spouting. The western elevation is equally raw. The cladding is run down to the ground and the fascia barely finished. The ground at this end of the building is a bank falling to a four-course concrete block retaining wall. This end room returns along the southern frontage in a poured concrete base set above the height of the retaining wall. The room is half open. The left hand side is clad in corrugated iron, the section to the right was once enclosed by an industrial sliding door. This has now been replaced by a sculpture of bicycle parts.

At the end of the splayed concrete block gable section of the building on the southern side are a pair of large vertical tongued and grooved doors to the transformer room. There are timber louvres in the base and head of each door. The remaining openings in this section of wall are an adhoc collection. A window opening nearest to the transformer doors has been blocked, next to this is a tongued and grooved door at the top of a low set of concrete block steps (which run from right to left). A top hung industrial sliding door, also tongued and grooved, has been installed at the end of the concrete block section of the building. The head track of this door has been fitted across the face of a fixed window. There are concrete steps up to this large door running from right to left. The spouting remaining in this area is quarter round galvanised iron. It is rather dishevelled. The spouting is fixed on a directly planted fascia. There are some surface mounted cables beneath the fascia.

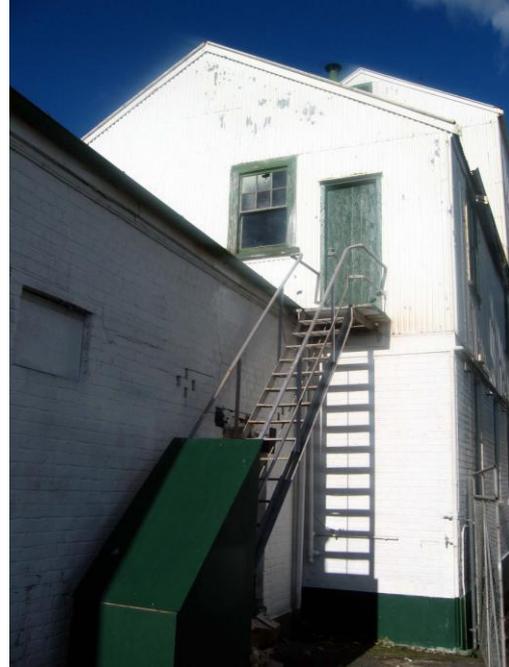


View along the southern sweep of the distillery buildings towards the tower, photo Graeme Burgess 2004

The next section of the building, up to the side of the “Exhibition Storeroom”, is brickwork, with a large infill section of poured concrete at the intersection with the concrete block section of the building. There are five vents formed in the brickwork by spaced bricks. This section of the wall is bulging. The window openings in this section of the building have been boarded over. There are three evenly spaced window openings, a pair of timber industrial sliding doors and a small opening level with the head of the other openings to the right hand side of the doors. The sliding doors are hybrid. The left hand door is a vertical wide board door and has a small panel cut out at the bottom left hand corner, the right hand door is older, with narrow boards, and an exposed frame. This section of the building finishes against the return of the “Exhibition Storeroom” space. A galvanised steel open tread stair runs up to the storeroom level across the face of the building. This has been enclosed for security at the base. Beneath the stair is a blocked wide opening. The timber lintel over this doorway is set into the brickwork, and is rotten.

The base of the “Exhibition Showroom” steps out about a metre from the face of the adjoining building. The exterior walls are white painted brickwork. The base is plastered, there is a concrete lintel across the top of the wall. There are three evenly spaced double hung windows in this wall. Each sash is divided by a vertical glazing bar. The cill of the windows in the lower room of this area are level with the centre of the windows at the base of the still. At the top of the brickwork are four metal vent hoods. Above this is a horizontal water pipe and a cable. The exterior of the storage space above is clad in vertical galvanised iron, lapped down over the concrete lintel and finishing under the planted fascia

at the top. There are two double hung windows in this wall positioned above the outside windows in the brick wall below. Above the right hand window are the remains of a track hood fixed to the fascia. Some of the spouting still exists on the right hand side, and there is a rainwater head and downpipe at the junction with the still tower.

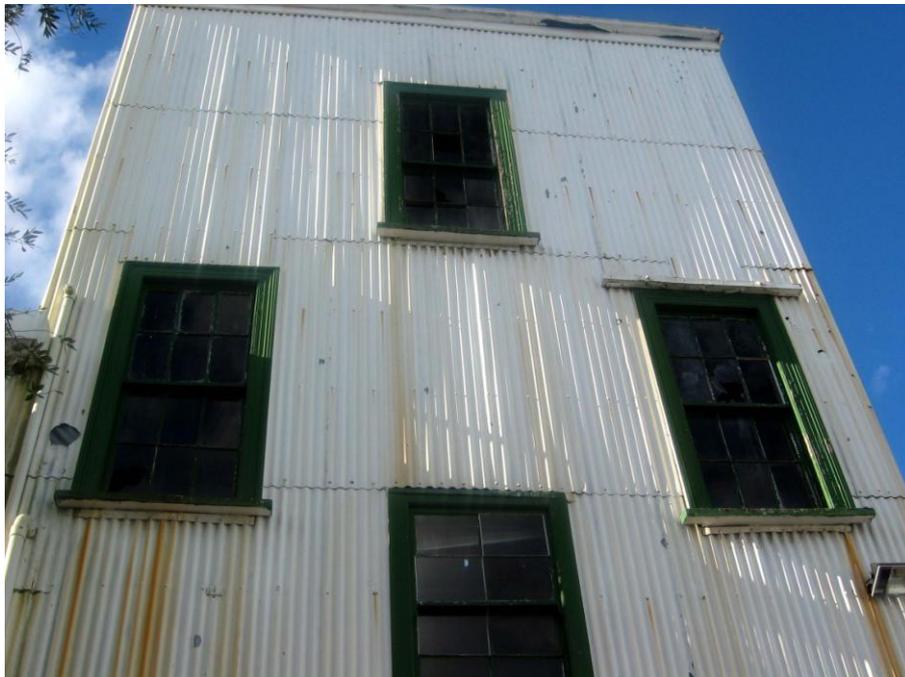


Left, intersection of Exhibition Room and Still tower, stair to Exhibition Room, photo Graeme Burgess 2004

The base of the still tower on this side of the building is brickwork. The floor is lower than in the adjoining room, and hence the two windows and central sliding door are lower. This is the original section of the building. The doorway from that period has been enlarged and replaced by a pair of gate hung large tongued and grooved panelled doors. There are two double hung windows each side of the doors, with vertical glazing bars to each sash. A concrete lintel has been poured across the entire wall level with the head of the openings. The line of the plastered base on the adjoining storeroom continues across this section of the building. At the right hand side of the base is a ceramic gulley trap set in concrete with a terracotta pipe discharging into it and a formed drain in the concrete base above it. The tower above is clad in vertical corrugated iron.



View of still tower between Gables Building (1941 Winery) & Bottling Halls, photo Graeme Burgess 2004



South wall Still Tower, photo Graeme Burgess 2004

There are four double hung windows, two centrally placed, one at the bottom and one at the top, and two at the mid-level set at each side of the tower. The top three windows match. These each have six light sashes. The lowest window has four light sashes. The facings around the upper windows are moulded. The facings of the lower window are plain. The fascia is planted and the spouting is quarter round metal on metal brackets. There is no downpipe. On the eastern return face of the still tower the ground is stepped up. An opening has been made for a doorway and a concrete ramp poured up to it. The door is plain sheet material. The opening has been weathered by broad facings. There are a number of services pipes and wires fixed to the exterior.



Eastern end of Distillery Buildings, boiler room, photo Graeme Burgess 2004

The final section of the building, the boiler room, is an eccentrically gabled concrete block structure which butts into the still tower and the boundary. The end section of this building steps in to the boundary in plan and has no openings. The first section, next to the still tower, has two door ways, a pair of sheet-metal doors to the left and a single doorway to the right. The gable end of the boiler room is flat sheet panel. There is a louvre panel beneath the peak of the gable. This end of the building has been used for oil storage and the pipe work associated with this, pipes in and out, and a charming indicator panel, remain on the exterior of the building.

1.3 (vii) c. Interior

These are industrial buildings. The interiors of these buildings are unlined framing, brickwork, concrete and blockwork. The structure of the building is expressed. In general these spaces are plain practical environments, built to achieve a simple purpose.



Distillery tower structure, Corban Estate. Photo Graeme Burgess 2004



Distillery tower roof structure, Te Kauwhata Viticultural Research Station. Photo Graeme Burgess 1995

The still tower, a filigree of timber framework, and ladder stairs with corrugated iron cladding, is remarkable. This structure housed the large copper still. A similar structure was built in 1941 at the Government Viticultural Research Station at Te Kauwhata. At the time of writing a conservation plan for that place in 1996, the still was in place.

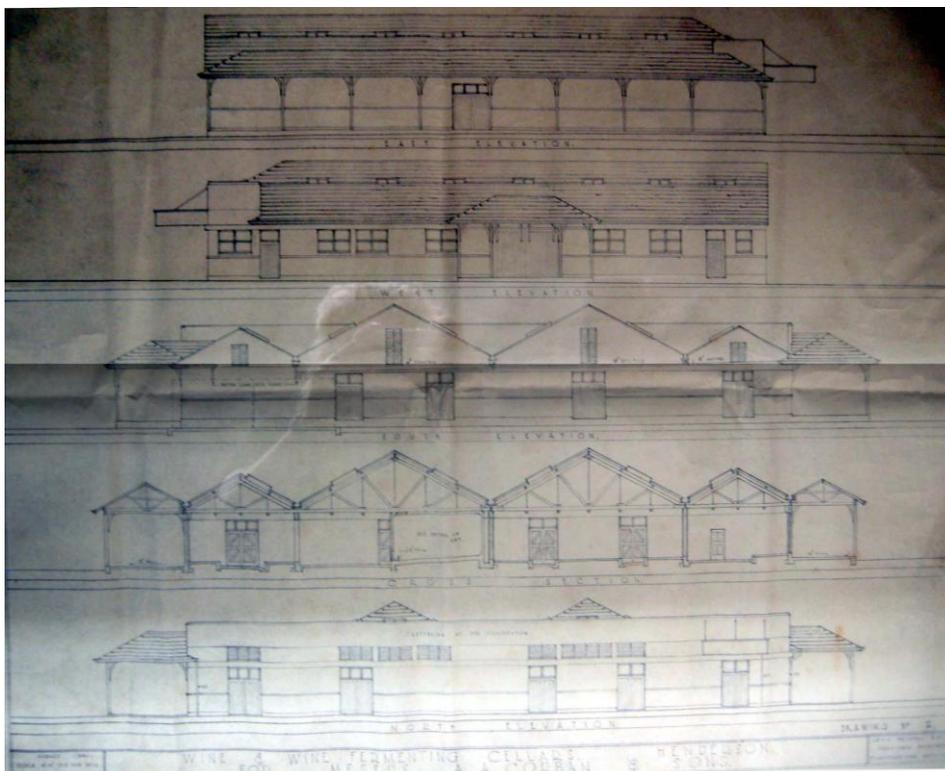
At the time of writing this report the exhibition rooms to the side of the still tower were not accessible.



Copper still, distillery tower Te Kauwhata Viticultural Research Station. Photo Graeme Burgess 1995

1.3 (viii) The Gables Building- 1941 Winery

The winery designed in 1941 was the first fully planned industrial building built on the property. The old winery had grown as necessary to meet the pressures of growth and changing technology. This new building was designed to provide the most modern facilities for winemaking at that time, with the ability to cope with the expanding production.



New Winery permit application 1941, elevations and section, Waitakere City property file #10095

The building was designed by the architect Lewis Walker. It was built beside the stables to the west, and covered a larger area than the Old Cellar complex. There are four long gables running north to south. The side gables are narrow, the centre gables are wide. These gables are expressed at the southern end of the building. On the northern frontage the roof is concealed behind a parapet. The parapet wraps back for a short distance at each end. The side roofs are gabled at this end and the central roofs are hipped. At the centre of the western wall was a hip-roofed verandah portico. This covered the entry to the building from the vineyard, and was where the harvest arrived for processing. This element was removed some time after 1960. A second hip-roofed verandah ran the length of the eastern side of the building. This has since been enclosed. The posts supporting the verandah roofs were six inches square, with elegant elongated brackets between the posts and the roof beams. The two verandahs, and the western gable were roofed in concrete tiles, the main roofs of the building were

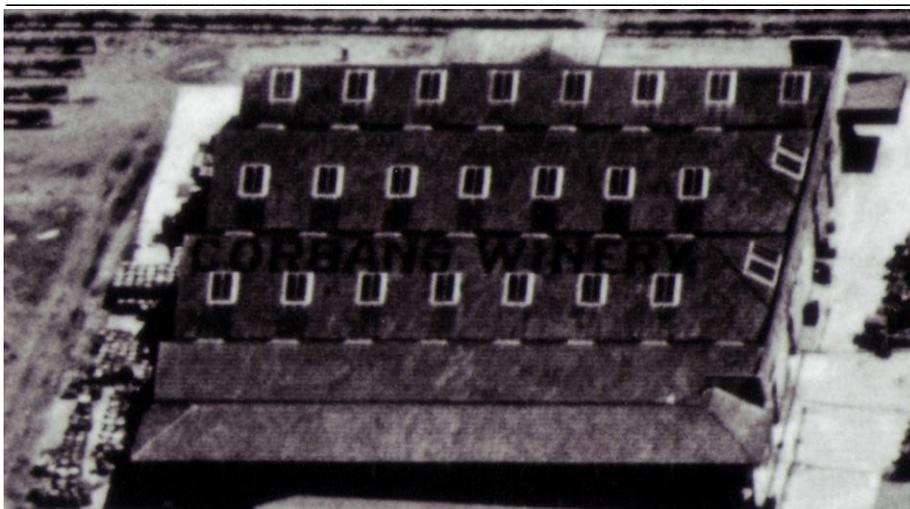
made of corrugated profile roofing, with large fixed skylights fitted to the western face of each gable. The tiled roof remains over the eastern verandah. The walls of the building are reinforced concrete post and beam with brickwork panels between. The exterior surface is plastered in some areas and has been left exposed in others. There are exposed brick panels at the eastern end of the northern wall, and the southern gable ends of the wide gables are brickwork. By 1960 a long lean-to element had been built across the southern face of the building and a parapet built across the curtailed south end of the long verandah. This was removed before 1963 by which time the barrel storage warehouse had been built.



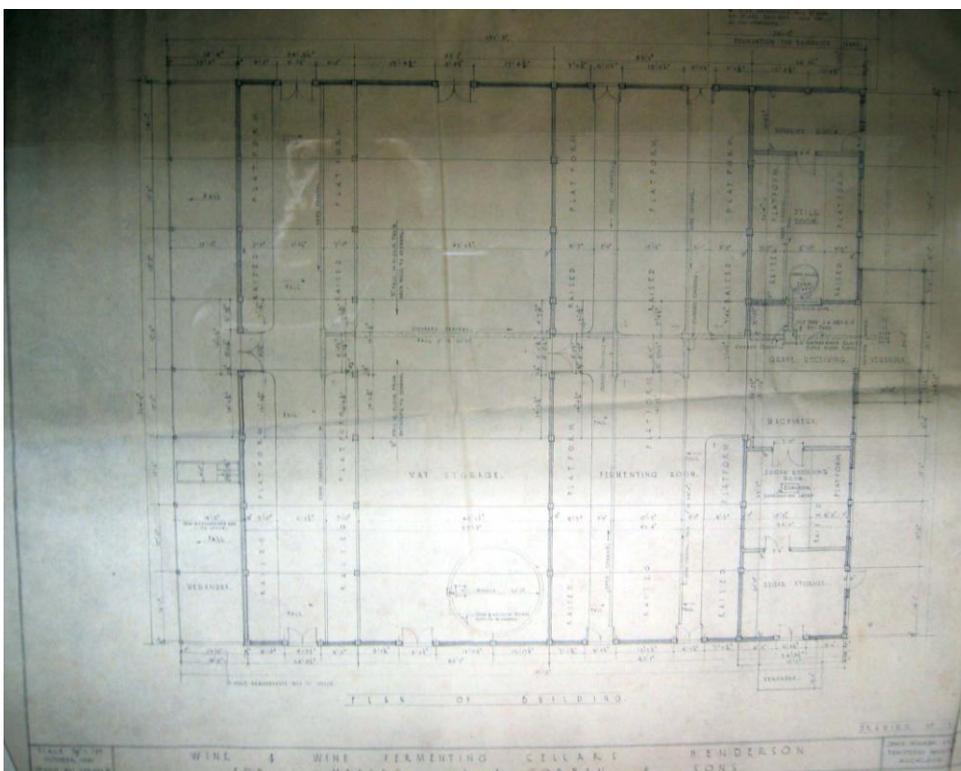
*North & West of the Gables Building, note roof lights and portico
Detail Whites Aviation Aerial oblique photo #51430, 1959*



*South of the Gables Building, note the open loggia to the east
And the roof signage.
Detail, Whites Aviation Aerial oblique photo #34781, 1954*



Detail, Whites Aviation photo #26530



New Winery permit application 1941, plan, Waitakere City property file #10095

The interior of the Gables Building is plain. The floors incorporate platforms for vats, and are laid to fall to drains. The primary structure is reinforced concrete post and beam. The roof is supported by timber trusses. Formerly, the western most bay of the building was divided into a sugar storage room at the northern corner with a sugar dissolving room adjoining. There was also a double door from the northern side of the building, and a single door from the western side of the building into the sugar storage, and double doors from the dissolving room to both the sugar store and into the adjoining grape receiving area. There was a raised platform on the western wall of the sugar dissolving room. The grape receiving area was open to the fermenting room in the next

section of the building, and beside the verandah portico. At the southern end next to the grape area was a still room with platforms each side and a separate sundries room at the end. The fermenting room occupied the whole next bay of the building, the first wide bay. At each end were three raised platforms, one on each side with a broader platform down the centre. Between the platforms at each end of the building were double doors and a central walkway ran across the axis in line with the grape receiving area. The next section of the building was for vat storage. There were no raised platforms in this area of the building. There were two sets of double doors at the southern end and a single set of double doors placed towards the east at the northern end. The final enclosed bay had platforms down each side and double doors at each end, and at the centre of the central walkway, opening to the long verandah. This is the area where the concrete vats, complete with cast iron sealed access doors, are still in place.

These last two sections of the building, and the enclosed verandah were severely damaged by fire in 2004. The building has now been demolished.

1.3 (ix) Final Expansion 1965-1978

The most active period of development on the property occurred from 1963 through until the mid 1970s. The buildings built at that time dominated the site from the west and still dominate the south-western side of the overall winery complex.



Corban Estate from the west 1997, Photo Graeme Burgess

The first of the new warehouses was the barrel store built at the back of the Gables Building (1941 Winery) at some time between 1960 and 1963. This building is a plain gabled industrial shed, the predominant form of the buildings remaining on the site. In the early 1960s a number of Nissen Huts were brought on to the property to provide additional storage. These were sited in a row across the front of the new barrel store. Nissen Huts are barrel vaulted metal barns designed as the most economical form of relocatable shelter for use during the Second World War. All the Nissen huts have been removed.

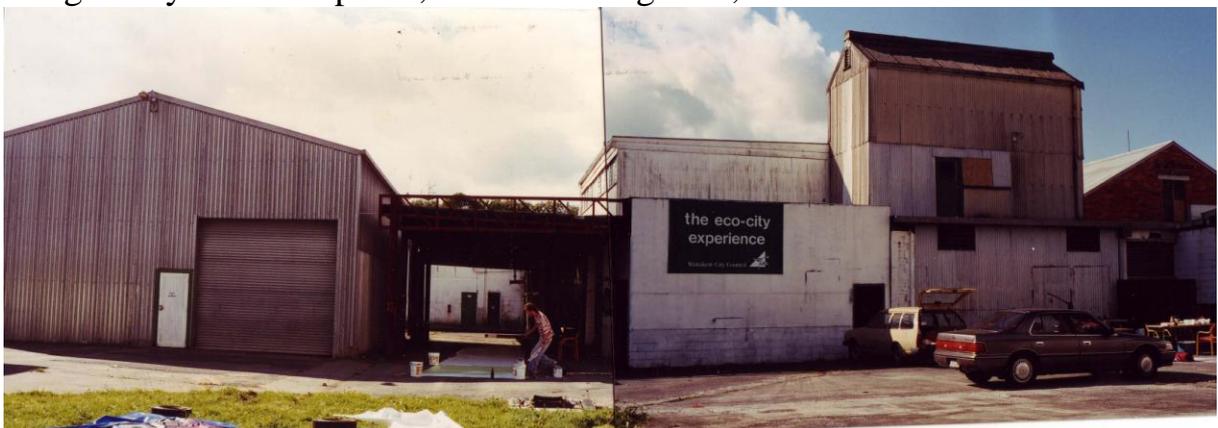


Corban Estate view to the west over the 1966 winery, 1997, Photo Graeme Burgess

In 1966 a new winery was designed by the architect Richard Hillary. This winery building was built to the west of the Gables Building (1941 winery) and up towards the railway. It was a reinforced concrete structure on two levels, with a single pitch roof. Extensions joining this building to the Gables Building were carried out in 1970 and 1972. The building was demolished in 2001 (Tanya Wilkinson).³⁴

Two new storage buildings were moved on to the property in 1972, the Aitkenhead arched barn and an adjoining gabled storage shed. These very prosaic structures remain in place.

The large warehouse beyond the barrel store at the back of the property was built around 1970 and extended in 1974. The timber pole portico outside this, designed by John Chapman, Structural Engineer, was built in 1987.



Corban Estate behind the Gables Building (1941 winery), 1997, Photo Graeme Burgess

³⁴ p.com. Tanya Wilkinson 2005



Portico outside the 1970s warehouse buildings, photo Graeme Burgess 2004

1.4 ASSESSMENT OF HERITAGE VALUE

1.4 (i) Explanation

The buildings of the Corbans Estate are significant collectively. They represent the most intact grouping of buildings in New Zealand, continuously used in wine production by one family for over seventy years, 1902-1975. The buildings, in their original setting, directly express how the vineyard and winery changed over a this long period of time. The differences in scale, construction and finishes from one building to the next, or, in the slowly developed areas, the changes in form and materials on a single building, are evidence of the approach the Corban family took to growing the business at different periods. The Corban Estate is evidence of the contribution of the Corban family to the development of the wine industry, and their collective contribution to the growth of Henderson.

The earliest buildings, the Old Cellar, Stables, Depot, Homestead and Garage in particular, are of special significance as these buildings were built by A.A. Corban, the founder of Corbans Wines, with his family and are evidence of the earliest period of the winery.

In a presentation made at the UNITEC Conservation Planning Conference-1995, Jeremy Salmond³⁵ argued that the concept of “the continuum of history” giving conservation value to all periods of the history of a place is philosophically flawed:

It presupposes that everything that has happened to a building as a part of its history is of equal significance and should be preserved regardless. This privileges the building's most recent layers at the expense of those which give rise to its primary significance...In its logical extension, this argument must hold that anything that will happen to a building is also part of its history, and thus should not be interfered with. This logically includes its inappropriate alteration, decay or demolition.

In this instance the difficulty lies in how to determine the Heritage Value of each component of the property, as the buildings vary widely in type, scale and aesthetic appearance.

There is a clear association with the Corban Family from inception through until the mid-1970s. In assessing this aspect of cultural significance of the fabric of

³⁵ Jeremy Salmond, Cultural Heritage Significance, a paper given at the Conservation Planning Conference, Auckland 1995.

the building, the Heritage Values given, are highest for components of the building which existed or have been confirmed as being built during the A.A. Corban period of winery and vineyard development. The second phase of the development of the property was up to the mid-1970s. During this time the business was still very much in family control. Since that time the property has been owned by the Waitakere City Council, hence any development since that time carries no associational value.

The Corban Estate also demonstrates technological changes in the wine making industry. The buildings remaining are the shells that this activity took place in. There are no longer vats, pipe work, crushers, bottling machinery. All that remains from the winery are a few vats in the Gables Building (1941 Winery), and the set dressed sales area, now the bar area of the theatre, and the various concrete plinths and platforms in the area of the new winery buildings where the equipment and buildings once stood.

Heritage Values are an assessment of the cultural significance of each item. No consideration is given to function. Each building has been given an overall value, based primarily on age and association with the Corban family. The Heritage Values given to the parts of the buildings, similarly, are based on which period of the development they represent, and the strength of association with the early period of development of the property (1902-1935).

There is at least one further layer required in overall consideration of the property. The collective significance of the buildings, and their setting, becomes greater if it is considered that the cultural value of the Corban Estate as evidence of the changing technologies and philosophies of the New Zealand wine industry over 70 years, deserves a very high overall Heritage Value. It is undeniable that the remaining evidence of the development of the property is clear evidence of this, with even the mangier later industrial buildings an integral part of that overall evidence. This has been taken into account in consideration of the setting, as a matter requiring some debate.

The following tables are based on the description of each building (1.3). On the right hand side of the table a heritage value is given. These values are intended to guide any processes undertaken on the buildings, as defined in the section "Conservation Processes" in the ICOMOS (NZ) Charter (Appendix One);

Heritage Value 3 - *Of great significance* Work on spaces or elements of great significance is limited to non-intervention, maintenance, stabilisation, repair. This rating has been applied to

elements of the building which have existed from the earliest period of development, or which relate most strongly to A.A. Corban.

Heritage Value 2 - Significant

These items should be preserved and protected where this does not conflict with the conservation of items of higher significance. Building fabric and spaces with a Heritage Value of 2 may be adapted to new uses, otherwise work must be limited to maintenance, stabilisation, restoration, reconstruction and reinstatement. In general this value has been applied to the significant works of 1935-48 period.

Heritage Value 1 - *Of little Significance* It is preferable to retain these items. Removal may be justified where this facilitates the recovery of overall significance. Any modifications to elements with Heritage Value 1 must not conflict with items of a higher Heritage Value.

Neg. - *Of no Significance*

These items may be retained for practical or functional reasons as long as they do not obscure components or sections of the building with Heritage Values of 2 or 3. If possible parts of the building's fabric rated Neg. should be removed.

Int.-*Intrusive- detracts from the heritage value of the place*

These items should be removed or concealed as they obscure or detract from the significance of the place. Some elements rated int. are elements which have been rebuilt but not in the known original form.

1.4 (ii) TABULATION OF HERITAGE VALUES

SETTING

Relationship between pre 1941 Buildings & Siting of pre 1941 Buildings	H.V.3
Remaining former vineyard (unbuilt)	H.V.3
Orchard areas	H.V.3
Stream edge plantings (oaks, pines)	H.V.3
Vista from the west	H.V.3
View to house & old winery from glades	H.V.3
Relationship to Great North Road (particularly former line of Gt Nth Rd)	H.V.3
Relationship of 1941 Winery to Old Cellar	H.V.2
Vista of Still tower between Old Cellar & 1941 Winery	H.V.2
Site Developments 1902-41 (Corban & Wine Industry)	H.V.3
Site Developments 1941-67 (Corban)	H.V.1
<i>Site Developments 1941-67 (Wine Industry)</i>	<i>H.V.2</i>
Site Developments 1967-75 (Corban)	Neg
<i>Site Developments 1967-75 (Wine Industry)</i>	<i>H.V.1</i>
Site Developments since 1975	Neg.

BUILDINGS

Old Cellar	overall	H.V.3
Exterior		
Roof		
	corrugated iron roofing	H.V.3
	original roof form	H.V.3
Cladding		
	Corrugated iron cladding	H.V.3
	Sheet fibrolite	Int.
	Concrete block	Int.
Joinery		
	Original doors & windows	H.V.3
	Single aluminium window	Int.
Verandah		
	New verandah posts & brackets	Int.
	Verandah deck	H.V.2
	Enclosed stair to Theatre	Int.
New Lobby		
		Int.
Interior		
Loft		
	Original finishes; timber frame & floor	H.V.3
	Remaining window	H.V.3
Ground Floor		
	New linings and new structure	Int.
	Original finishes if found	H.V.3
	Original joinery	H.V.3
	Stair to theatre	H.V.1
	New partitions	Int.
Basement		
	Original posts & beams	H.V.3
	Remnant brick wall	H.V.2
	Concrete retaining wall	H.V.2
	Bar & decorative elements from 1960s	H.V.1

	Partitions	Neg.
	Rolling concrete floor	H.V.2
Stables	overall	H.V.3
Exterior		
	Remaining exterior form	H.V.3
	Remaining original joinery	H.V.3
	Corrugated iron cladding & roofing	H.V.3
	New fibrolite cladding	Int.
Interior		
	Upper floor- exposed framing	H.V.3
	Timber floor	H.V.3
	New partition to cafeteria wall	Neg.
	Lower floor not accessible	
Boxing Room & Staff Room	overall	H.V.2
Exterior		
	Exterior form	H.V.2
	Remaining original joinery	H.V.2
	Corrugated iron cladding & roofing	H.V.2
	New fibrolite cladding	Int.
Interior Staff room		
	New Interior finishes	Neg.
	Original joinery	H.V.2
	Dividing wall	Neg.
	Door & steps to Boxing Room (not original)	Neg.
Interior Boxing Room		
	Exposed framing	H.V.2
	Chalked Graffiti	H.V.3
	Original joinery	
	(including tongued and grooved doors)	H.V.2
	New partitions	Int.
	Tongued and grooved lining and low door	H.V.2
	Timber floor	H.V.2
Theatre Bar below Staff Room		
	Refer to lower floor of Cellar	
Potters Studio below Boxing Room		

	Ceiling-structure of floor above	H.V.2
	Roof structure beyond line of boxing room	H.V.1
	Original post & beams	H.V.2
	Original openings to exterior	H.V.2
	Brick walls	H.V.2
	Tongued and grooved linings	H.V.1
	Entry to theatre bar	H.V.1
	Wall to bottling hall	Neg.
	Roller door to bottling hall	Neg.
	Steps to door	Neg.
	Rolling floor	H.V.2
Bottling Plant & Cafeteria	overall	Neg.
Exterior		
	Roof- corrugated iron and clear roofing	Neg.
	Roof form	Neg.
	Exterior block work	Neg.
	Exterior of cafeteria	Neg.
	Toilet area	Neg./Int.
	Theatre entry	Int.
	Extension to south	Neg.
	Joinery	Neg.
Interior Bottling Plant		
	Exposed structure	Neg.
	Corrugated lining of stables	H.V.3
	Partition walls	Neg.
	Toilet areas	Int.
	Theatre/ boardroom	H.V.1
Cafeteria Interior		
	Roof trusses	Neg.
	Hardboard linings	Neg.
	Floor	Neg.
	Later stair down	Neg.
	Joinery	Neg.
Depot	overall	H.V.3
Exterior		
	Form of Depot	H.V.3

	Tiled roof	H.V.3
	Roof barge & fascia	H.V.3
	Brick walls	H.V.3
	Original signage	H.V.3
	Joinery	H.V.3
Interior cannot be accessed		
Homestead	overall	H.V.3
Exterior		
	Form of house	H.V.3
	Roof-corrugated iron	H.V.2
	Brick chimneys	H.V.3
	Pvc spouting	Neg.
	Bracketed eaves	H.V.3
	Gable ends (shingles & louvre panels)	H.V.3
	Weatherboards	H.V.3
	Exterior joinery	H.V.3
	Side verandahs	H.V.3
	New verandah decks	Neg.
	Entry porch-with brick arch (from photos)	H.V.3
	New post & valence over entry porch	Int.
	New aluminium sliding screen	Int.
	New concrete pathways	Neg.
	Stair down west face	Neg.
	Stair down at eastern end	H.V.2
	Toilet beneath east stair	H.V.2
	Verandah at rear of house (from photos)	H.V.3
	Rebuilt verandah	Int.
Garage	overall	H.V.3
Exterior		
	Form of garage	H.V.3
	Roof- corrugated iron	H.V.2
	Flue with Chinese hat	Neg.
	Exposed eaves	H.V.3
	T&g soffits	H.V.3
Walls	North, east & west plastered concrete	H.V.3
	South wall exposed aggregate concrete	H.V.3
	Garage door openings, north wall	H.V.3

Infill joinery to garage door openings	Neg.
Gable end louvre, west wall	H.V.3
Double hung windows (1 north wall 2 west wall at lower level, 1 at upper level, 2 south wall one on each level)	H.V.3
Sunk panelled timber doors (1 north wall 2 West wall at lower level)	H.V.3
Tripart windows (1 east wall, 1 south)	H.V.3
Terrace outside dairy area at lower level	H.V.2
Finishes to terrace, all recent	Neg.
Interior	
There are no significant elements or Finishes remaining on the interior	Neg.
Gables Building (1941 Winery) overall	H.V.2
Original form of Gables Building	H.V.2
Concrete post & beam structure with Brick infill panels.	H.V.2
Former arcaded loggia to eastern side	H.V.3
General interior	H.V.1
Tank rooms	H.V.2

This building was compromised by additions on the northern and western sides and has been badly damaged by fire. The damage caused may prevent the retention of fabric of heritage value. It is a building which deserves recognition in the context of the development of the Corban winery.

1.5 STATEMENT OF CULTURAL SIGNIFICANCE

THE PRIMARY CULTURAL SIGNIFICANCE OF THE CORBAN ESTATE ARISES AS A CONSEQUENCE OF THE ASSOCIATION OF THE PROPERTY WITH A.A. CORBAN AND HIS FAMILY

The buildings, in their original settings and other traces of development remaining on the property are physical evidence of the life of a remarkable family, and demonstrate the approach of the Corban family to establishing and growing a winemaking business from 1902-1975. The differences in scale, construction and finishes from one building to the next, or, in the slowly developed areas, the changes in form and materials on a single building, are evidence of the approach the Corban family took to growing the business at different periods, and the fabric of the place demonstrates the prevailing philosophies and attitudes which drove this change.

The pattern of development of the site and the consequent landscape are evidence of the activities of A.A. Corban and his family.

The Corban family have contributed to the development of Henderson, as well as to the development of the New Zealand wine industry and this property embodies the record of their achievements.

The earliest buildings, the Old Cellar, Stables, Depot, Homestead and Garage and sections of the Distillery, are of special significance as these buildings were built during the time of A.A. Corban, the founder of Corbans Wines, with his family and are evidence of the earliest period of the winery.

THE SECONDARY SIGNIFICANCE OF THE PROPERTY IS DERIVED FROM THE EVIDENCE THE CORBAN ESTATE PRESENTS OF THE CHANGING PHILOSOPHIES AND TECHNOLOGIES IN THE WINE INDUSTRY DURING THE FOUNDING YEARS OF THAT INDUSTRY.

The Corban Estate is one of the few remaining properties in New Zealand embodying the continuous development of viticulture from vineyard to industrial winery from 1900-1970s. It is evidence of the prevailing practices and philosophies both within the wine industry and, in the broader context of social development, towards the wine industry (in particular demonstrating the influence of the Prohibition movement on government policy) over those years.

TOWNSCAPE SIGNIFICANCE

The Buildings of the Corban Estate, particularly the Still Tower and the Depot, have a strong presence in the local townscape. The Depot and still tower are local landmarks. The defining edge of the distillery buildings to the railway is a unique feature of the built environment.

LANDSCAPE SIGNIFICANCE

The parklike character of the property, a consequence of the concentration of buildings leaving the former vineyard and orchard areas open, is fundamental to its character. The traces of the winery operation which remain, the tank platforms and roadways associated with the winery contribute to the special character of this place.

2.0 CONSERVATION POLICY

2.1 METHODOLOGY

The purpose of this document is to provide a tool to be used to guide the future care and use of the Corban Estate and to ensure that all factors affecting the heritage value of the place are considered. The document is intended to enhance the meaning of the buildings to the community by encouraging the understanding of its history and an appreciation of their qualities.

In order to determine appropriate conservation policies, the building has been inspected and recorded in its present state and the existing archival records of the development of the building have been researched. From this information an assessment has been made of the Heritage Value of the building and its component parts (refer to Part One : Cultural Significance 1.4 Assessment of Heritage Value). The Heritage Values are intended to clearly guide which conservation processes (as defined in the ICOMOS (NZ) Charter) are appropriate for each part of the building, to ensure that any changes, including maintenance and repair, will not destroy the cultural heritage significance of the place.

The Corban Estate is owned by the Waitakere City Council and is administered by the Waitakere Arts and Cultural Development Trust. The Corban Estate is listed on the Waitakere City Council District Plan as a place of Heritage significance.

If any building work is to be carried out on the property it will be necessary to apply to the Waitakere City Council for Building Consent and Resource Consent. An application would be assessed against the requirements of relevant Statutory Codes, the Building Act (2004), and Section 6 of the Resource Management Act (1991) in particular. The responsibilities of these external authorities, and how their requirements may influence processes of change, has been considered in formulating the conservation policies.

Successfully meeting the requirements of the property owners, finding appropriate uses for the buildings and enhancing the relationship of the property with the community, are fundamental to the success of any conservation work on the Corban Estate.

Consideration has been given to the existing condition of the buildings. The oldest buildings are in poorest condition, and are most compromised by new

additions. In some instances, cultural heritage conservation of the most significant buildings will involve reconstruction.

The Guiding Conservation Principles which follow are the essential principles which should be applied, by all involved, to protect the building as a place of cultural heritage value and to ensure that the future development of the building is appropriately managed. The recommendations and policies set out through the text are also collated at the end of this section.

2.2 GUIDING CONSERVATION POLICIES

The I.C.O.M.O.S. N.Z. Aotearoa Charter (Appendix 1) sets out the definitions and guiding principles of building conservation. These methods and principles are intended to give clear guidelines as to how change can be managed, especially appropriate methods for carrying out building work. The intention of these principles is to ensure that the fabric of the buildings of significant heritage value is retained and appropriately treated.

Policy 1 - The fabric of the site & buildings which has been assessed as significantly contributing to the understanding of the site & buildings as a place of cultural heritage value (as set out in the Statement of Cultural Significance) should be protected.

Policy 2 - The principles and guidelines of the I.C.M.O.S. N.Z. Aotearoa Charter are to be applied in determining the appropriate methods and /or treatment of the site & buildings and their parts to ensure the preservation and care of their significance

Policy 3 - A formal process should be established to ensure that the recommendations of this document are supported by the external authorities which may be involved in decisions regarding its future.

Policy 5 - In considering changes to be made to the site & buildings, whether for Building or Resource Consent, the Territorial Authority should give full consideration to the cultural significance of the site & buildings, and their parts (as set out in the tabulations of Heritage Values)

Policy 6 - Where possible, without compromising the heritage value of the site & buildings, new work is to comply with the requirements of the Building Act (2004).

Policy 7 - All work on the site & buildings should be carried out by experienced trades people aware of (and sympathetic to) conservation requirements and familiar with the conservation processes and methodologies set out in the I.C.O.M.O.S. N.Z. Aotearoa Charter .

2.3 IMPLEMENTATION OF CONSERVATION POLICY

2.3 (i) EXTERNAL AUTHORITIES

The conservation and maintenance of the Corban Estate will be influenced by the requirements of a number of outside authorities or organisations which may have a role determining the future of the building. These organisations need to be aware of why the Corban Estate is significant and how they can assist in its preservation/conservation. (**refer to Conservation Policies 3 - 7**)

The role of the “external authorities” in decision making with respect to the Corban Estate is complicated by ownership; the external authority with responsibility for the administration of District Plan and other legislative requirements is the owner, the Waitakere City Council. The buildings on the property, and the property itself are not registered by the New Zealand Historic Places Trust, the organisation one usually expects to have a caretaking role with respect to places of cultural heritage value.

The Waitakere City Council is the local territorial authority responsible for administering the provisions of the Resource Management Act (1991), and the Building Act (2004).

The site and buildings are subject to all the ordinary provisions of the Waitakere City Council District Plan, as they apply to this property. The property is listed by the Waitakere City Council on its District Plan as a “Special Area” within the Human Environments Zone. There are two Heritage registration references, #1474 and # 1491, on the property. #1474 is described as “ the Corbans Wine Shop” and is given a Category II registration. #1491 is described as “ Corbans Homestead, adjacent former garage, Corbans Winery building including former cellars, bottling hall, stables and workers canteen (now wineshop, offices, dispatch and storage area), distilling tower built between 1907 and 1950’s”. The interiors of the buildings have not been registered. Any proposed change which involves the removal of original building fabric or which will obscure parts of the building will require a Resource Consent (proposal to be assessed against the rules of the Waitakere City Council District Plan) and may require a Building Consent.

The provisions and requirements of the Building Act (2004) are considered by the Territorial Authority when processing Building Consent applications. The Territorial Authority is Waitakere City. A Building Consent is required for any changes to buildings which involve changes to structure and exterior claddings,

or changes to the building services. The Building Act (2004) covers all services (plumbing, drainage, electrical) and sets out all the provisions which apply to them. The Building Act (2004) also addresses fire safety, disabled access requirements and structural integrity.

In considering and applying these provisions the Territorial Authority is required to take into account the special historical and cultural value of the place to ensure that these qualities are not compromised. When new work is undertaken, it should be carried out in accordance with the requirements of the Building Act, “as nearly as is reasonably practicable”.

The Waitakere City Council is a stakeholder in the property. The property has been owned by Waitakere City since 1992. The Corban Estate has been part of the public domain for almost fifteen years. It is a significant area of open land connected by walkways to the surrounding parks. It is at the edge of Henderson Township and has been identified as an important component in the revitalisation of Henderson. The new Waitakere City Centre is about to be built over the road (Henderson Valley Road) from the Corban Estate. The Heritage assets of the Corban Estate, and the open land of the property with its many opportunities for different forms of activities, make the Corban Estate an extremely sensitive element in the future planning of the wider area. (refer to Owner Requirements following).

(refer to Conservation Policies 3 - 6).

Recommendation: The description and definitions of the areas of Heritage Value on the property defined in the Waitakere City District Plan should be revised to match the findings of this conservation plan as the current listing is not clear.

The Heritage listing should be extended to include all parts of the Corban Estate which contribute to the cultural heritage value of the property including landscape elements such as the glade areas and stream border with the identified mature trees, the pathways and areas such as the “washing pool” identified in the Heritage Submission by the Corban Winery Estate Trust Board, October 1995 (Appendix 5).

2.3 (ii) OWNER'S REQUIREMENTS AND USES

All work, from basic maintenance through to the introduction of new facilities, has an effect on the fabric of the building and may affect the heritage value of the building. This document is intended to guide these processes to ensure that an appropriate level of care is taken to protect the fabric of the Corban Estate which is most significant to the cultural heritage value of the place.

‘any change...should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions and alterations should be compatible with the original fabric but should be sufficiently distinct that they can be read as new work.’

(I.C.O.M.OS. Charter, 20. Adaptation)

The existing condition of the buildings, considered later in this document, will affect how they can be used.

This is a large property, and a key to the future development of Henderson township. It is administered by Waitakere City, through its property department and the Corban Estate Arts Centre. Future use of the property must consider how the place can best be administered. All the parts of the property are currently interlinked. Maintaining a single control over the property and its component parts is the best way to ensure that the future development and conservation of the place is controlled without conflict.

The property is currently used generally for arts based activities with a mix of galleries, studios and performance spaces.

Any change in proposed use of the buildings must be assessed in terms of the impact that any change of use may have on the significant heritage fabric of the building and of compatibility of the proposed use with the general use of the property.

Recommendation: The considerable Heritage Value of the property adds a layer of meaning and community value to the overall property. This value should be a key value in planning the future development of the property, its use and how to make connections.

Policy 8 - The proposed uses of the Corban Estate must respect and enhance the cultural heritage value of the place .

Recommendation: The property has considerable value to the citizens of Waitakere City as a public space. The future planning of the property should ensure that the public/private mix which has evolved on the property since the place has been in public ownership is maintained/enhanced.

Policy 9: The property should remain as a single entity with a single controlling body, with the acknowledged Heritage Value of the place used as a guiding philosophy in assessing changes.

Policy 10: The processes used to govern changes on the property should involve a continuity of experienced and relevant conservation advice.

2.3 (iii) INTERPRETATION

The property is evidence of the hard work and vision of A.A. Corban and the achievements of the Corban family in establishing their vineyard and winery. The Corban family defined Henderson as it grew into the mid 20th Century, and have continued to contribute to Waitakere City and the New Zealand wine industry.

The buildings and pattern of development of the property are now the only evidence of the winery. With the exception of a few small items, including an old hand press, there is no winemaking machinery left on the property. There is no longer a vineyard. The family planted many of the trees on the property. There is also a magnificent record of the life lived by the Corban family, the book “A Stake in the Country” written by Dick Scott, the archive of family photographs, council records, family records.

The traces of development on the property, in particular the remnants of the early years of development add inestimable value to the place. The Corbans buildings and the pattern of development tell an important story, a very West Auckland story.

Policy 11: Interpretation: An archive of material relating to the Corban Estate should be established. This will reinforce the value of the building to the community and help to further the understanding and the development of the property as a whole.

Policy 12: Interpretation: The existing Heritage Fabric of the place, both buildings and landscape, should be used to express the history of the Corban winery and the Corban family. The process of conservation should be used to encourage public curiosity in order to increase the understanding of the place.

2.3 (iv) EXISTING CONDITION OF THE BUILDINGS

With the exception of the homestead and garage the buildings are in very poor condition. There has been no regular maintenance carried out on the Old Winery Buildings, or the Distillery Buildings for at least twenty years. These buildings have recently been painted, the only sign of proper care, however no repair work appears to have been carried out before this work was done. Rotten timberwork has been painted over, and many of the older timber windows in these buildings are now beyond simple repair. There are many situations where the intersections of cladding and roof or at corners and openings is not weather tight. The roofs in these buildings are in very poor condition. The areas of clear roofing are dangerously brittle and the roofs are not weather tight. On one occasion, during part of the survey work for this report, it was raining heavily and the bottling hall areas leaked badly. The cladding of the still tower is not intact. On the distillery buildings all the rainwater systems are failing. There are no spoutings on much of the building and where there are spoutings these are not connected to any dispersal system. Similarly downpipes on the house discharge onto the ground at the base of the building and have begun to cause decay in these areas. The joinery in the tower is in very bad condition. Many of the recent alterations to the buildings have destroyed internal finishes. The loft space of the Old Cellar is particularly fragile. The timber floor in this room has begun to decay and appears to have substantial borer infestation. All the timberwork in these buildings requires assessment. All these buildings are built against and into banks. These buildings require an assessment by a structural engineer.

Building work has been carried out on the homestead very recently. There are some areas of the house which need attention nevertheless. The cladding runs down to the ground across the northern frontage. The new concrete paths built against the building will harm the timberwork. The concrete stair down the western wall of the house may also cause long term damage to the building. At the eastern verandah a hose tap has been fitted against the structure of the verandah.

The garage appears to be in reasonable condition.

Both the Garage and Homestead should have a plan of regular cyclical maintenance to ensure that they remain in good condition (refer 2.3(vi)).

The current physical condition of the buildings on the property seriously compromises its Heritage Value. Buildings in a state of disorder or decay are

not respected by owners or users. If the evidence of what this place has been is lost it cannot be recovered. The obvious physical problems with the buildings, the lack of proper maintenance and the deterioration of the Old Cellar in particular, may require substantial mitigation. On buildings of high heritage value this may involve reconstruction.

Recommendation: Existing Condition of Buildings: Carry out a full survey of the condition of each building.

Recommendation: Existing Condition of Buildings: A structural Engineer experienced in conservation should be engaged to check structural condition of the buildings.

Recommendation: Existing Condition of Buildings: Determine a scope of works for each building/part of building to maintain or enhance the Heritage Value of that building/part of building, with proposed works based on the principles of the ICOMOS(NZ) Charter (referring to Heritage Values set out in this report).

Recommendation: Existing Condition of Buildings: Begin a programme of works to upgrade all the buildings as soon as possible.

2.3 (v) RECONSTRUCTION TO RECOVER SIGNIFICANCE-REMOVAL OF INTRUSIVE ELEMENTS

There are many significant elements of high Heritage Value which have been removed, obscured or reconstructed in a new form. These have been identified in the survey. Where evidence exists of the original form and construction of these elements it is possible to reconstruct these elements. Elements which have been rebuilt in a new form, such as the entry porch to the house, disrupt the understanding of the place. These should wherever possible be removed and reconstructed in original form.

The sprinkler pump house, built in front of the Old Cellar, is very inappropriately positioned and is large. This should be relocated if possible or at least rebuilt in a more discreet form.

Refer also to the discussion in 2.3 (iv) Existing Condition

Policy 13: Reconstruction and Recovery of Significance: Where an area of significant Heritage Value has been concealed or covered by inappropriate additions or alterations this work should be removed carefully to allow the

repair or reconstruction of that area to its previously known form and finish. Where walls have been removed, if possible these should be reinstated.



*Missing section of window cill. Rear of Boxing Rooms
Photos Graeme Burgess 2004*



*North east porch, note d.p. spills to ground
Corner post & weatherboards repaired.*

2.3 (vi) MAINTENANCE

A programme of regular, cyclical maintenance to aid the prevention of damage and misuse should be instigated. The objective of such “preventative” maintenance is to do the right thing at the right time, to do what is necessary and to have a checking and approval process for the work. This involves cleaning and repair and the checking of services and building fabric for use and wear. General cleaning needs to be carried out depending on frequency of use. Allowance needs to be made for larger refurbishment such as painting and re-roofing, which should be scheduled on a period determined by the expected life of those materials from new.

A maintenance plan is required for each of the buildings on the property.

The maintenance plan should be assessed to ensure that proper consideration is given to protection of fabric of heritage significance, and adjusted if necessary to make allowance for this.

Policy 14: Maintenance: A regular maintenance programme must be established for each building. This must take full account of the heritage value of the building fabric, as set out in the tabulations of Heritage Value, in this document. A maintenance programme for the entire property should also be developed as a critical management tool.

2.3 (vii) FIRE SAFETY

As demonstrated by the damage to the Gables Building (1941 Winery), fire is the greatest single threat to the buildings. The best protection against fire is prevention. Some of the issues discussed elsewhere, in particular the use of the property, and the condition of the buildings and building services, have a bearing on fire safety.

A full sprinkler system and smoke/heat detection system has been installed in the house. Management policies should also be established to ensure that electrical services are regularly checked and that accelerants are not kept on the property. There should be no smoking in or around the buildings as a further control to protect against the possibility of fire. Storing materials around the building, in particular management of timber and paper waste should be controlled to keep flammable material away from the exterior of the building.

During any building process there is also a greater chance of fire damage than during normal use. Proper care and attention is required during any building works to ensure that problems do not occur which may result in a fire.

Fire protection systems require infrastructure, and, as with the sprinkler pump house in front of the Old Cellar, this infrastructure can obscure or otherwise disrupt the interpretation of the Corban Estate as a place of cultural heritage value.

Recommendation: All proposed fire protection systems should be designed to be discreet.

Policy 15: Fire Safety: The existing fire protection system in the Homestead must be regularly checked and maintained

Policy 16 :Fire Safety: New fire protection systems should be installed in all buildings. There must be rules for use (e.g. no smoking, buildings to be secured out of hours of use).

Policy 17: Fire Safety: Consideration needs to be given to fire separation between different occupancies in buildings such as the Bottling Halls and Old Cellar where spaces have been divided.

Policy 18: Fire Safety: Any re-planning of the buildings must take into account fire egress and fire separation requirements. This will depend on the future uses of the buildings.

Recommendation: Clear guidelines should be established to ensure that; waste collection systems are managed and no flammable materials are stockpiled inappropriately. Activities, such as smoking, which pose a threat to the fire safety of the property must be controlled.

2.3 (viii) SECURITY

The property is in the public domain, and this is one of its most positive qualities. The character of the property as a pedestrian precinct open to the public creates a high level of self monitoring yet also introduces security risk. There is no simple solution. Public access is desirable, and maintaining a positive presence on the property at all times is the best form of security. The future use of the property will influence the sense of security on the property and the need for security on the property.

The current pattern of “streets” and buildings within the winery area, has created a “village” intimacy. Occupation of these spaces, with the implied self-monitoring that this brings, including making the environment a destination for recreational walking, is the best form of security.

Access to the buildings is currently restricted and a security system has been installed. There is no simple way to maintain after hours security.

New uses on the property such as residential apartments may introduce a measure of self monitoring onto the property.

Policy 19: Security: The use of the property as a public destination and thoroughway is to be encouraged.

Policy 20: Security: The existing security systems must be regularly checked and maintained. New systems will be required to monitor the property.

2.3 (ix) FACILITIES FOR THE DISABLED

When planning changes to the building, provision should be made to ensure that the requirements of the disabled are taken into account. This applies particularly to access. Some provision has already been made to allow access for the disabled to the upper floor of the building.

Policy 21: Facilities for the Disabled: Provision of facilities for the disabled should be made as discreetly as possible with respect to Heritage Values as set out in Cultural Significance section of this document. Full access to all areas may not be achievable.



*Left: power lines from homestead to garage Right: services cables across roof to Old Cellar
Photos Graeme Burgess 2004*

2.3 (x) SERVICES

Great bundles of cables have been fitted right around the property. The easiest route was always chosen. These services are potentially hazardous as well as being eyesores. Cables appear to have been run haphazardly in other situations. A telephone line penetrates the roof of the Bottling Halls and runs across the roof surface to a connection somewhere in another part of the building. The services need to be rationalised and somehow brought under control.

Recommendation: Services: All services on the property, power, telephone, gas, stormwater and sewerage, should be surveyed and checked.

Policy 22: Services: A plan should be prepared to rationalise all services to remove redundant elements and to achieve a more elegant solution to the problem of ill placed and unsightly services.



*View across Gt North Road towards the Corban Estate
Photo Graeme Burgess*

2.3 (xi) SETTING / CONTEXT

The site is separated from Henderson by the Opanuku Stream, a border shrouded in vegetation, and the almost motorway expanse of Great North Road. The road is on a ridge and the site barely reveals itself from here as the railway embankment and buildings break the view. Even covered in industrial buildings the property has a park like character. There are expansive areas of open land to the west and south, the former vineyards, and the orchard areas.



Whites Aviation Photo #26530, 1951

The place is now part of the public domain connected by walkways and bridges to the adjoining parks and cityscape. It is accessible and available for recreational use. The proximity to Henderson Township, and the opportunities for spontaneous or planned visits to and from the Corban Estate is a key to the future of this property. As described in the previous section 2.3(viii) Security, the buildings are part of the pattern of the site. The earlier buildings were built in response to the site. The ramping of the property and the siting and form of these buildings add significantly to the quality of the site.

There are significant vistas across and through the property which should be protected, in particular the view towards the house, garage and old cellar from the south glade, and the view of the winery from the railway. The foreground of open field is essential to these views. Maintaining the openness and “street” character in future development is desirable to protect the Heritage landscape.

Areas of significant planting have been identified (refer appendix 3). These are stream edge and orchards, the former vineyard areas and a significant area of the stream known to the family as the washing pool.

Policy 23: Setting: The contrast between the open landscape around and the “village” character of the winery should be maintained.

Policy 24: Setting: Significant vistas through and across the property to the winery should be identified and protected.

Policy 25: Setting: Identified areas of significant planting, in particular the oak and pine trees at the stream edge, should be identified and protected.

Policy 26: Setting: The washpool area of the stream should be protected and enhanced.



View towards Homestead from south glade. Photo Graeme Burgess

2.3 (xii) ACCESS TO THE PROPERTY- VEHICLE & PEDESTRIANS

The primary vehicular access to the property was directly into the forecourt of the Old Cellar and Homestead, with the driveway across the railway line immediately beside the Depot. This is now a pedestrian route. Around 2000 a new roadway was created opposite the end of Lincoln road with a fully controlled intersection at Great North Road. This is now the only route for vehicular access to the site. A circular pattern of clockwise movement for vehicles has been imposed on the property. The new roadway slopes down through the former vineyard area and then sweeps back between the Distillery Buildings and the Old Cellar into the forecourt. The sense of unveiling of the place as one drives through this is very pleasant, and the pleasure is increased as a pedestrian. In the area of the Homestead and Winery the concreted/sealed areas spread wide. The roadway becomes blurred into the general pattern of connections and at the back of the property the large warehouse buildings bluntly interface with the landscape and the ad-hoc roadway. The re-connection back to the beginning of the loop in is very new, all kerb and channel in the manner of a sub-division in waiting.

At present the intensity of use of the property can accommodate vehicle movement and parking. There are parking areas in front of the house, beyond the garage, and in the area out of the site beside the Jubilee Bridge. The

blurring of definition between and at the edges of the buildings at present allows for casual parking. Dealing with vehicles, the need to have service vehicles come and go, vehicle use by the occupiers of the property and visitors to the property, how the vehicles move and where they may stop, all this will impact on the Heritage Values on the property.

The best way to experience the property is by walking. Walking also results in social engagement and fosters a sense of community. Ensuring that the existing pedestrian areas are enhanced and that even the roadways are treated primarily as walkways will protect the visual amenity of the property and should enhance the Heritage Value of the property. There are further opportunities to develop the existing defined walkways on the property and also to make discreet new connections to the properties beyond, in particular back to Henderson, which will, by encouraging more positive use of the property, encourage a better understanding of the Corban Estate. There are superb areas of park scape on the margins of the property with views across and through to the winery area.

Recommendation: Access: The ambiguity that exists in the movement areas of the site giving a priority to pedestrian movement should be maintained and enhanced and clear definition made subliminal. Facilities and infrastructure to encourage pedestrian use of the site based on the existing informal systems should be used to develop these opportunities throughout the site and as an element in any future development. The obvious roading infrastructure recently built at the western end of the property should be deconstructed.

Policy 27: Access: Restrict areas to be used by vehicles for movement and parking, and restrict the speed of vehicles on the site.

Policy 28: Access: Encourage pedestrian use of the property using the methodology set out in the recommendation above.

2.3 (xiii) RELOCATION OF HERITAGE BUILDINGS

St Michaels Church has recently been shifted on to the property. This was the church attended by the Corban family and it was originally sited opposite the Corban Estate on the other side of New North Road. There is a meaningful relationship between this building and the Corbans, but this building was not part of this site. The authenticity of the Corban Estate should not be muddled. If the property becomes a “colonial village”, a repository for any building or object of age which has survived in the general area, this will diminish the clarity of the history of this wonderful place as much as insensitive new

development. The presence of the church on the property, adjacent to the early buildings confuses the history of development of the property.

The Henderson Railway Station, also loosely associated with the Corban family, may be moved to the property. If this happens it should be located away from the Corban buildings, if possible out of sight.

Recommendation: Relocation of Heritage Buildings: the Corban Estate should not be treated as a MOTAT, as this will diminish the heritage value of the authentic buildings on the site.

Policy 29: Relocation of Heritage Buildings: Relocation of heritage buildings from elsewhere to the Corban Estate is to be discouraged.

Policy 30: Any relocated Heritage Buildings should not intrude on the original site development. These buildings should be clearly distinguished as new visitors to the Corban Estate, and located as discretely as possible.

2.3 (xiv) NEW DEVELOPMENT

The Corban Estate will be redeveloped. The heritage values given in this plan are intended to give protection to those parts of the Corban Estate which contribute most to the understanding of the place. The Corban Estate is complex, a mix of buildings and landscape, which deserves careful consideration. New development should not overwhelm the qualities and characteristics of the site as it exists. The earliest buildings on the property should be protected and enhanced. The “village” character of the winery buildings and spaces between provides a template for new development. Any new development should also respect the vistas through the site and preserve the sense of open landscape around the clustered built area.

Policy 31: New Development : Any redevelopment of the site should respect the heritage values identified in this document.

Policy 32: New Development : The positive qualities and characteristics of the Corban Estate as it exists, most of which are a consequence of the development patterns of the years up to 1950, should be respected and used as a template for further development.

2.4 SUMMARY OF CONSERVATION POLICIES & RECOMMENDATIONS

Policy 1 - The fabric of the site & buildings which has been assessed as significantly contributing to the understanding of the site & buildings as a place of cultural heritage value (as set out in the Statement of Cultural Significance) should be protected.

Policy 2 - The principles and guidelines of the I.C.M.O.S. N.Z. Aotearoa Charter are to be applied in determining the appropriate methods and /or treatment of the site & buildings and their parts to ensure the preservation and care of their significance

Policy 3 - A formal process should be established to ensure that the recommendations of this document are supported by the external authorities which may be involved in decisions regarding its future.

Policy 5 - In considering changes to be made to the site & buildings, whether for Building or Resource Consent, the Territorial Authority should give full consideration to the cultural significance of the site & buildings, and their parts (as set out in the tabulations of Heritage Values)

Policy 6 - Where possible, without compromising the heritage value of the site & buildings, new work is to comply with the requirements of the Building Act (2004).

Policy 7 - All work on the site & buildings should be carried out by experienced trades people aware of (and sympathetic to) conservation requirements and familiar with the conservation processes and methodologies set out in the I.C.O.M.O.S. N.Z. Aotearoa Charter .

Recommendation 1: The description and definitions of the areas of Heritage Value on the property defined in the Waitakere City District Plan should be revised to match the findings of this conservation plan as the current listing is not clear.

The Heritage listing should be extended to include all parts of the Corban Estate which contribute to the cultural heritage value of the property including landscape elements such as the glade areas and stream border with the identified mature trees.

Recommendation 2: The considerable Heritage Value of the property adds a layer of meaning and community value to the overall property. This value should be a key consideration in planning the future development of the property, its use and how to make connections.

Policy 8: Use: The proposed uses of the Corban Estate should respect and enhance the significant cultural heritage value of the place .

Recommendation 3: Use: The property has considerable value to the citizens of Waitakere City as a public space. The future planning of the property should ensure that the public/private mix which has evolved on the property since the place has been in public ownership is maintained/enhanced.

Policy 9: Use: The property should remain as a single entity with a single controlling body, with the acknowledged Heritage Value of the place used as a guiding philosophy in assessing changes.

Policy 10: Use: The processes used to govern changes on the property should involve a continuity of experienced and relevant conservation advice.

Policy 11: Interpretation: An archive of material relating to the Corban Estate should be established. This will reinforce the value of the building to the community and help to further the understanding and the development of the property as a whole.

Policy 12: Interpretation: The existing Heritage Fabric of the place, both buildings and landscape, should be used to express the history of the Corban winery and the Corban family. The process of conservation is to be used to encourage public curiosity in order to increase the understanding of the place.

Recommendation 4: Existing Condition of Buildings: Carry out a full survey of the condition of each building.

Recommendation 5: Existing Condition of Buildings: A structural Engineer experienced in conservation should be engaged to check structural condition of the buildings.

Recommendation 6: Existing Condition of Buildings: Determine a scope of works for each building/part of building to maintain or enhance the Heritage Value of that building/part of building, with proposed works based on the principles of the ICOMOS(NZ) Charter (referring to Heritage Values set out in this report).

Recommendation 7: Existing Condition of Buildings: Begin a programme of works to upgrade all the buildings as soon as possible.

Policy 13: Reconstruction and Recovery of Significance: Where an area of significant Heritage Value has been concealed or covered by inappropriate additions or alterations this work should be removed carefully to allow the repair or reconstruction of that area to its previously known form and finish. Where walls have been removed, if possible these should be reinstated.

Policy 14: Maintenance: A regular maintenance programme should be established for each building. This must take full account of the heritage value of the building fabric, as set out in the tabulations of Heritage Value, in this document. A maintenance programme for the entire property should also be developed as a critical management tool.

Policy 15: Fire Safety: The existing fire protection system in the Homestead should be regularly checked and maintained

Policy 16 : Fire Safety: New fire protection systems should be installed in all buildings. There should be rules for use (e.g. no smoking, building to be secured out of hours of use).

Policy 17: Fire Safety: Consideration needs to be given to fire separation between different occupancies in buildings such as the Bottling Halls and Old Cellar where spaces have been divided.

Policy 18: Fire Safety: Any re-planning of the buildings should take into account fire egress and fire separation requirements. This will depend on the future uses of the buildings.

Policy 19: Security: The use of the property as a public destination and thoroughway is to be encouraged.

Policy 20: Security: The existing security systems should be regularly checked and maintained. New systems will be required to monitor the property.

Policy 21: Facilities for the Disabled: Provision of facilities for the disabled should be made as discretely as possible with respect to Heritage Values as set out in Cultural Significance section of this document. Full access to all areas may not be achievable.

Recommendation 8: Services: All services on the property, power, telephone, gas, fire protection, stormwater and sewerage, should be surveyed and checked.

Policy 22: Services: A plan should be prepared to rationalise all services to remove redundant elements and to achieve a more elegant solution to the problem of ill placed and unsightly services.

Policy 23: Setting: The contrast between the open landscape around and the “village” character of the winery should be maintained.

Policy 24: Setting: Significant vistas through and across the property to the winery should be identified and protected.

Policy 25: Setting: Identified areas of significant planting, in particular the oak and pine trees at the stream edge, should be identified and protected.

Policy 26: Setting: The washpool area of the stream should be protected and enhanced.

Recommendation 9: Access: The ambiguity that exists in the movement areas of the site giving a priority to pedestrian movement should be maintained and enhanced and clear definition made subliminal. Facilities and infrastructure are to encourage pedestrian use of the site based on the existing informal systems should be used to develop these opportunities throughout the site and as an element in any future development. The obvious roading infrastructure recently built at the western end of the property should be deconstructed.

Policy 27: Access: Restrict areas to be used by vehicles for movement and parking, allowing for proper service, and restrict the speed of vehicles on the site.

Policy 28: Access: Encourage pedestrian use of the property using the methodology set out in the recommendation above.

Recommendation: Relocation of Heritage Buildings: the Corban Estate should not be treated as a MOTAT, as this will diminish the heritage value of the authentic buildings on the site.

Policy 29: Relocation of Heritage Buildings: Relocation of heritage buildings from elsewhere to the Corban Estate is to be discouraged.

Policy 30: Any relocated Heritage Buildings should not intrude on the original site development. These buildings must be clearly distinguished as new visitors to the Corban Estate, and located as discretely as possible.

Policy 31: New Development : Any redevelopment of the site should respect the heritage values identified in this document.

Policy 32: New Development : The positive qualities and characteristics of the Corban Estate as it exists, most of which are a consequence of the development patterns of the years up to 1950, should be respected and used asa template for further development

