UNIVERSITY OF AUCKLAND STUDENT CENTRE AND LIBRARY: ARCHAEOLOGICAL ASSESSMENT

Prepared for University of Auckland

September 2026



By

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Report Release and Reliance

This report has been prepared by Clough & Associates on the instructions of our client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application.

While Clough & Associates has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

STATEMENT OF QUALIFICATIONS AND EXPERIENCE

My full name is Glen David Farley

I am an Archaeologist at Clough & Associates Ltd. I hold the qualification of Master of Arts (MA) and have 23 years' professional experience in the field of Archaeology. My experience includes completing the archaeological requirements for the NZ International Convention Centre development in Hobson Street, the University of Auckland's B230 development and for a number of developments carried out by Auckland International Airport Limited in Māngere.

I have been engaged by the University of Auckland (the Applicant) to undertake an Archaeological Assessment associated with the proposed Student Centre and Library development project and to prepare this report in support of the substantive application under the Fast-track Approvals Act 2024 (FTAA).

While this is not an Environment Court proceeding, I confirm that I have prepared this assessment in accordance with the applicable professional and ethical obligations of my profession and that the opinions expressed are within my area of expertise.

Glen Farley

September 2026

INTRODUCTION

Project Background

The University of Auckland (UoA) proposes to develop an existing site on the corner of Princes Street and Alfred Street within the UoA's city campus (the Site) in order to construct a new multi-storey Student Centre and Library building (the Project). The legal description of the Site is Lot 1 DP 151178, Section 1 SO 46532 and Section 1 SO 44422. The Site is identified on Figure 1–Figure 4 and is currently occupied by the former Maidment Theatre site and the existing Student Union building.

The proposed Student Centre and Library will consist of nine levels, of which two levels will be below the Alfred Street/Princes Street level.

An archaeological assessment was commissioned by UoA to establish whether the proposed development is likely to impact on archaeological values. This report has been prepared in support of the substantive application to the Environmental Protection Authority (EPA) for approvals under the Fast-track Approvals Act 2024 (FTAA) and to identify any requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Recommendations are made in accordance with statutory requirements.

Methodology

The New Zealand Archaeological Association's (NZAA) site record database (ArchSite), Auckland Council's Tūtangi Ora O Ngā Mana Kōrero historic heritage information (TO), Auckland Unitary Plan (AUP) schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero were searched for information on archaeological and other historic heritage sites recorded in the vicinity. Literature and archaeological reports relevant to the area were consulted (see Bibliography). Early survey plans and aerial photographs were checked for information relating to past use of the Site. Archival research was carried out to establish the history of the Site.

A visual inspection of the Site was conducted on 2 February 2026, with a further inspection made on 10 September 2026.

Archaeological sites beneath modern buildings and sealed surfaces in urban environments can rarely be identified prior to being exposed in the course of redevelopment work, and the approach to archaeological assessment is therefore to identify historically recorded activities and assess the potential for archaeological evidence to have survived on the basis of later modifications to the site.

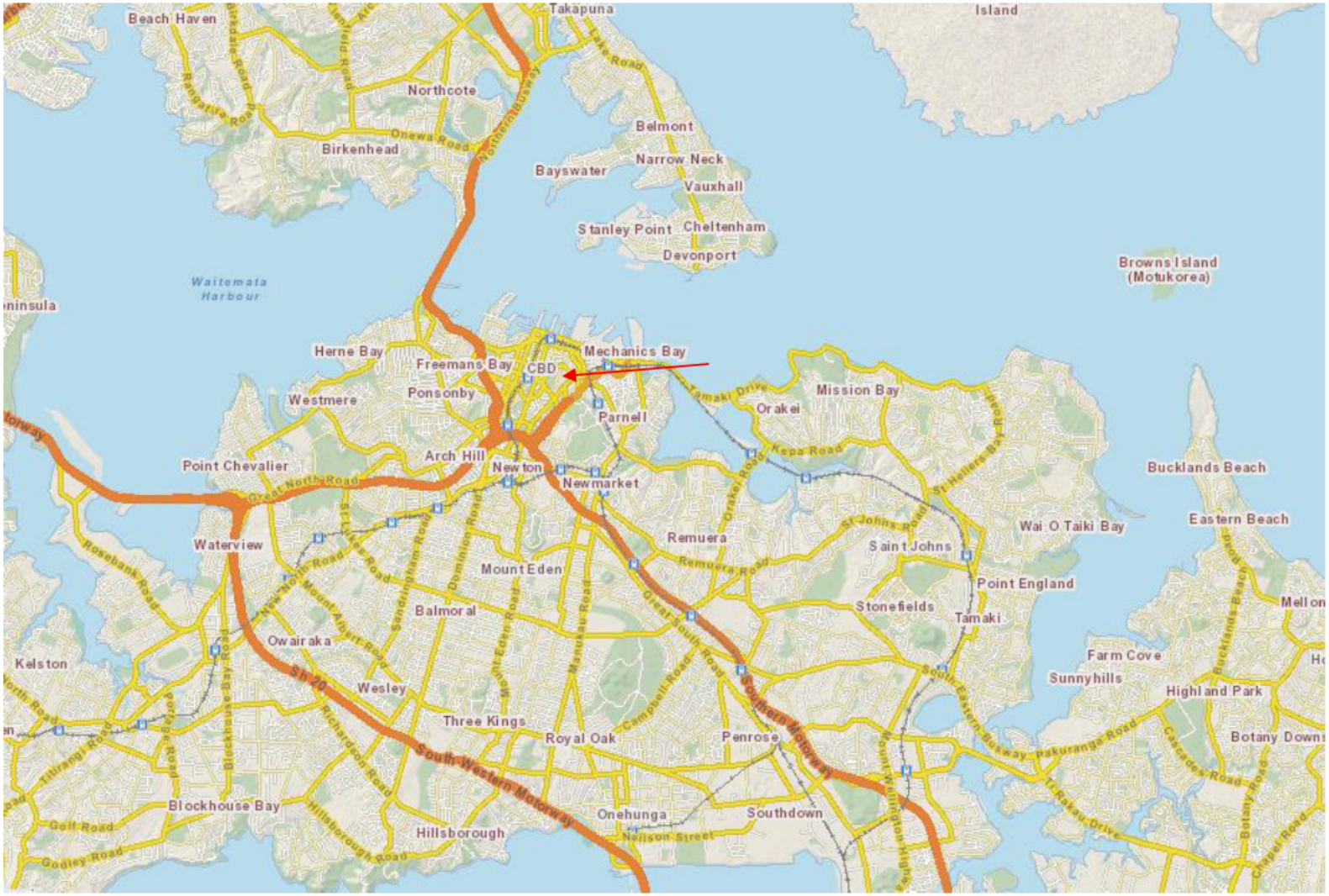


Figure 1. General plan showing location of the University of Auckland (source: Auckland Council GeoMaps)



Figure 2. Auckland University City Campus with existing heritage buildings (red) and associated heritage sites (yellow), with Precincts numbered (source: Clough 2009). The Project Site is identified with the red outline

3.0 **Design Proposal**
Site Plan



Figure 3. Proposed site plan



Figure 4. Proposed cross section, looking north east

HISTORICAL BACKGROUND

Māori Settlement[1]

The Symonds Street/Princes Street ridge has always played an important role in the history of Auckland, providing extensive views over the harbour and bays. It was the location of at least two pā sites: Rerenga-oraiti and Te Reuroa/Te Horotiu (site numbers R11/81 and R11/82) (Figure 6). Te Reuroa was situated at the top of Constitution Hill, on the site of the High Court and further west across to Old Government House (Blair 2018: 3). The water source for this pā was reportedly Waiariki, a natural spring originating in the area of Waterloo Quadrant and Eden Crescent.

The area below this, later named Mechanics Bay, was known to Māori as Te Toangaroa (Figure 6), which referred to 'the long pulling or dragging [of canoes]' (Graham 1926). This name reflected the shallow nature of the bay, and the effort required to beach canoes if the high tide was missed. Te Toangaroa is given as the name of a Site and Place of Significance to Mana Whenua within AUP Schedule 12. This is placed on the land behind the beachfront and is identified as the scene of an early battle; however, no further information as to this battle has been identified.

Within the Bay were two streams, the most westerly being Wai Paruru (Kelly and Surridge 1990) or 'Shady or Gloomy Creek' (Graham 1926). The eastern stream was known as Waipapa Stream, which was located just to the east of the Grafton Gully area (see Figure 6). In this vicinity was a fishing village also known as Waipapa. This was occupied in the summer months when fish and shellfish were collected and prepared for winter stores (Blair 2018: 3).

The early chronology for occupation of these areas is unknown, and just two radiocarbon dates are recorded across the entire Auckland CBD and inner suburbs. The dates relate to the Auckland Gaol excavation on Queen Street, with a shell date from a midden deposit indicating occupation during the 1400s AD, while a date on leaf litter preserved in the Waihorotiu creek returned a date from the 1200s (Best 1992), confirming that Tāmaki-Makaurau has been occupied since early in the history of human settlement in Aotearoa.

On 20 March 1840, Āpihai Te Kawau and other chiefs of Ngāti Whātua Ōrākei signed the Treaty of Waitangi at Manukau. Following this the Crown began negotiations for the transfer of approximately 3,500 acres of land, for which an agreement was reached in late 1840 (Waitangi Tribunal 1987: 22). On 18 September 1840 the British flagstaff was raised at a location near what is now the top of Queen Street, marking the founding of Auckland. Ngāti Whātua Ōrākei commemorate this date as the gifting of their land (tuku whenua). Early the following year Governor Hobson visited Ngāti Whātua at Ōkahu. During this visit Te Kawau addressed him:

> '…"Governor, Governor, welcome, welcome as a father to me! There is my land before you." He waved his hands towards the upper reaches of the harbour. "Governor, go and pick the best part of the land and place your people, at least our people upon it!"...' (Reed 1955: 58 quoted in The Waitangi Tribunal 1987:23)

[1] While based on reliable documentary sources, this information should not be viewed as complete or without other context. There are a large number of iwi historically associated with the Auckland region and many other histories are known to tangata whenua.

In 1850, about 10 years after the establishment of Auckland (see below), a hostel for Māori was opened adjacent to the beach in Mechanics Bay. This was a simple wooden building for sleeping, with all cooking conducted outside. The site was built as a location for traders to stay while trading in Auckland. Within two years renovations on the site were undertaken to install internal partitions and create fireplaces and a cooking area (Schrader 2017: 20). By the 1890s the structure was at the point of collapse. The building was demolished in 1903 and replaced with a brick structure and continued to be in high demand. By the 1950s the brick building had become dilapidated, and the demand for accommodation was declining. The structure was finally demolished in 1966 (ibid.: 34).

Te Toangaroa or Waipapa has been an area of significance in both Māori and early European history. The original shoreline served as a traditional landing place for canoes, allowing access to the Waipapa Marae located up what is now Parnell Rise. Temporary encampments and permanent settlement by Māori would have been focused on this and all the sheltered bays along the former shoreline of Tāmaki-Makaurau.

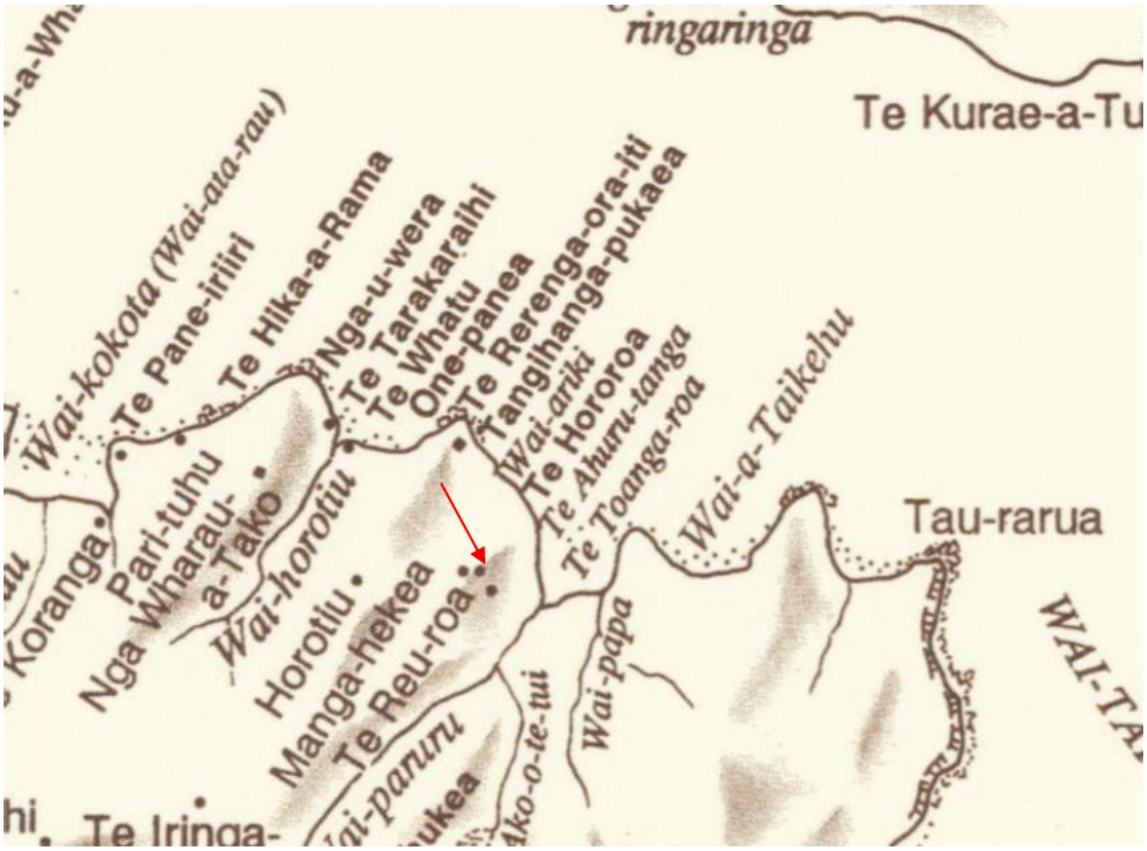


Figure 6. Detail from map of the Tāmaki Isthmus with Māori placenames (Kelly and Surridge 1990). Arrow points to the pā Te Reu-roa

European Settlement

Early 1845 witnessed the outbreak of war in the north when Hone Heke opposed the attempts of the British to assert authority over the Māori population (Belich 1988: 20-21; Moon 2000: 155, 165, 168). Settlers in the north fled to Auckland and the new town looked to improving its defences.

By July 1845 Governor Fitzroy had allocated land on Albert Hill to the ordnance department and a start had been made on the erection of a new wooden barrack building, which was completed by late December (*New Zealander* 5 July 1845: 3; 27 December 1845: 2). The Albert Barracks at its height included a number of timber barracks buildings, as well as stone buildings comprising a magazine, ordnance stores, Commissariat offices and a hospital, which by 1852 were enclosed by a substantial masonry wall (Figure 5 and Figure 6). The Barracks played a key role in the social life of Auckland as well as its defence. During the Waikato campaign of the New Zealand Wars in 1863-4, the entire adult male population of Auckland was enlisted for compulsory service and received military training at the Barracks (Barr 1985: 100-91, 129). In the late 1860s, after most of the fighting had ended, many of the imperial troops withdrew as the colonial government was unwilling to pay for their continued presence. In February 1870 the last of the 14 British regiments that served in New Zealand left the Albert Barracks (Rolfe 1999; *Southern Cross* 21 February 1870: 4). Following the closure of Albert Barracks the land was subdivided and individual lots were vested in The Auckland Improvement Commissioners under The Auckland Improvement Act 1873 (Figure 7 and Figure 8).

The proposed new Student Centre and Library is located within the land formerly described as Lots 10, 11, 12, 13, 14, 15, 16, 17, and 18 of Subsection 3, Section 13 City of Auckland (Figure 9 and Figure 10). The history of each of these land parcels following subdivision is examined below.



Figure 5. Photograph, dated 1850-60s, showing soldiers and military band in formation in Albert Barracks. The corrugated iron building at left has 'Military Store' on the door, the shape and arrangement of doors and windows of the middle stone building suggest this was likely the school, and the timber building at right is one of the soldiers' barracks buildings. If this is correct then the photograph would have been taken from a point within the Student Union Building facing towards the northern end of the Science Centre, B303 (source: Auckland Libraries Heritage Collections 4-00453)



Figure 6. Photograph 5 of a panorama of Auckland, dated 1860, looking northeast showing Wakefield Street, centre, Fitzroy Hotel, Airdale Street, Albert Barracks (indicated with red arrow), Government House and Old St Paul's Church. Mechanics Bay on extreme right (source: Auckland Libraries Heritage Collections 4-05190)

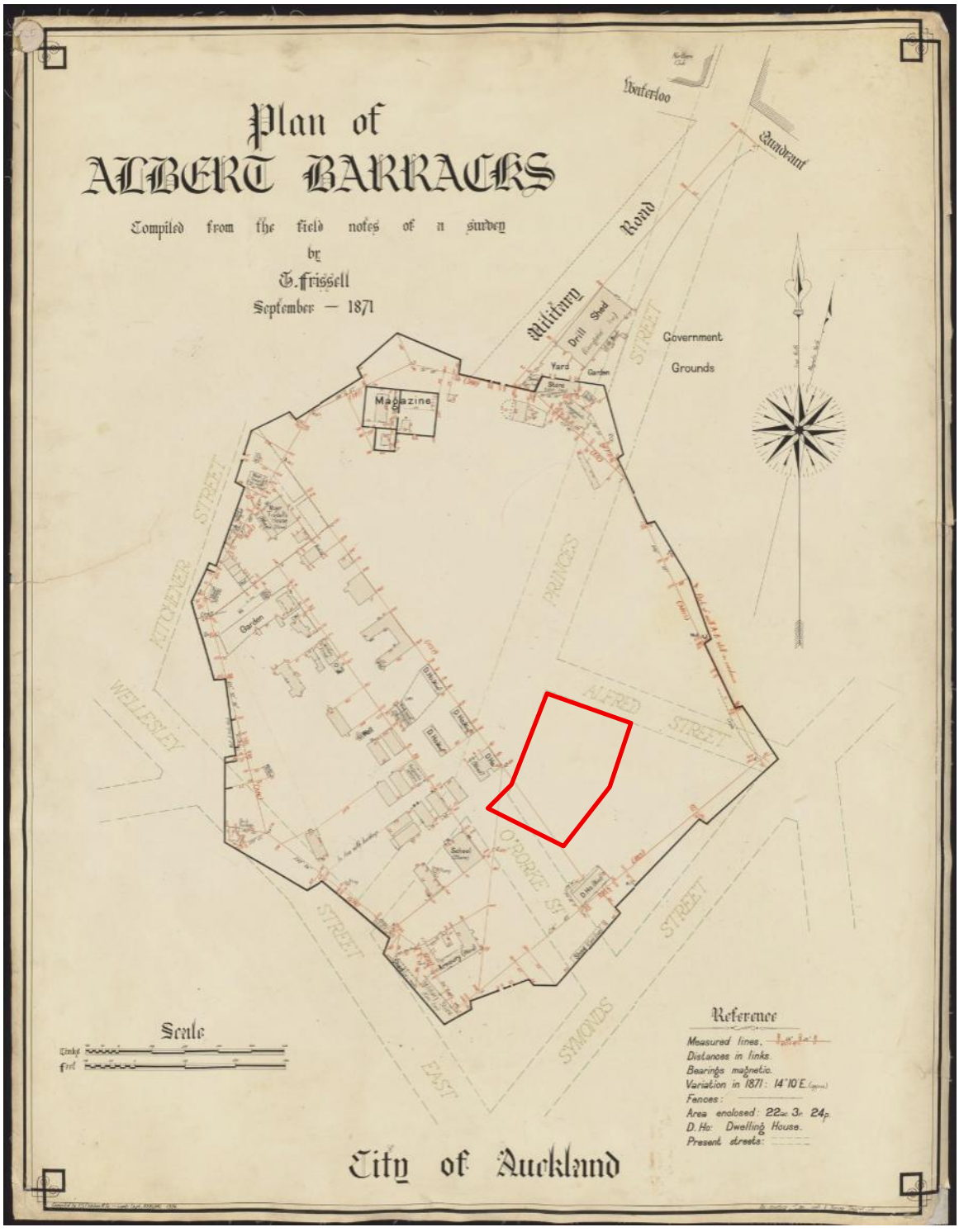


Figure 7. Plan of Albert Barracks, compiled from the field notes of a survey by E. Frissell, September 1871 (source: Auckland Libraries Heritage Collections Map 108). The Project Site is indicated in red

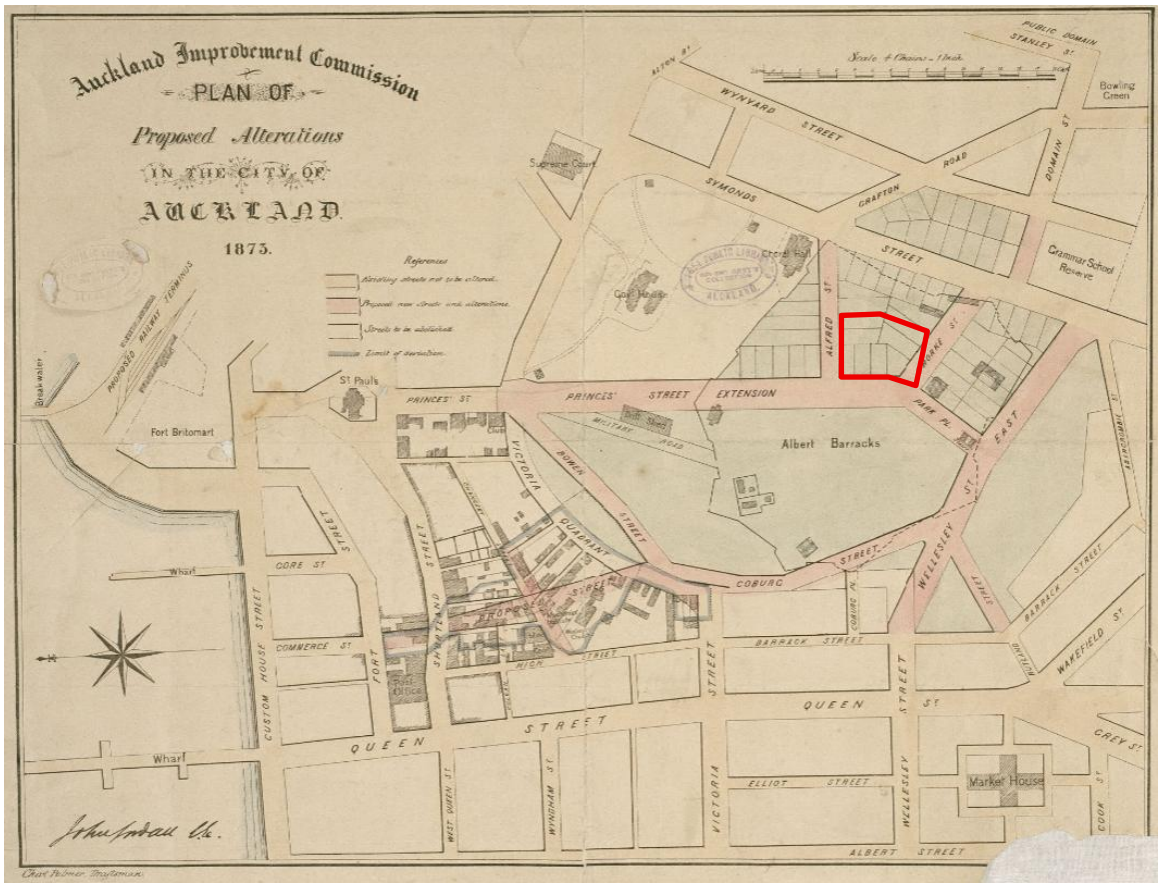


Figure 8. Plan, dated 1873, showing the alterations proposed by the Auckland Improvement Committee (source: Auckland Libraries Heritage Collections Map 3532). The Project Site is indicated in red

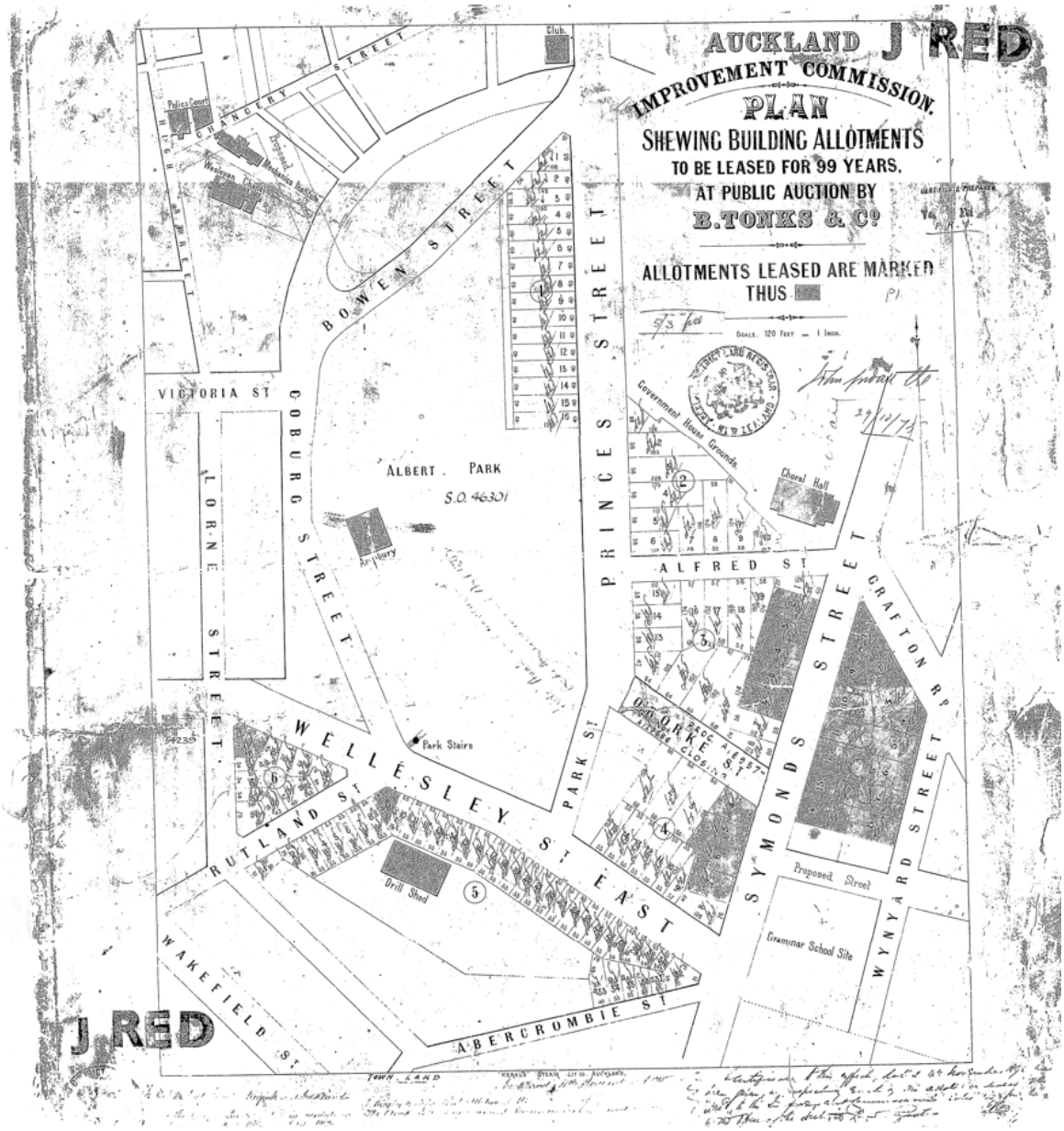


Figure 9. Deed Red J, dated c.1875, showing allotments created from the subdivision of Albert Barracks (source: Quickmap). See Figure 10 for close-up showing the Project Site

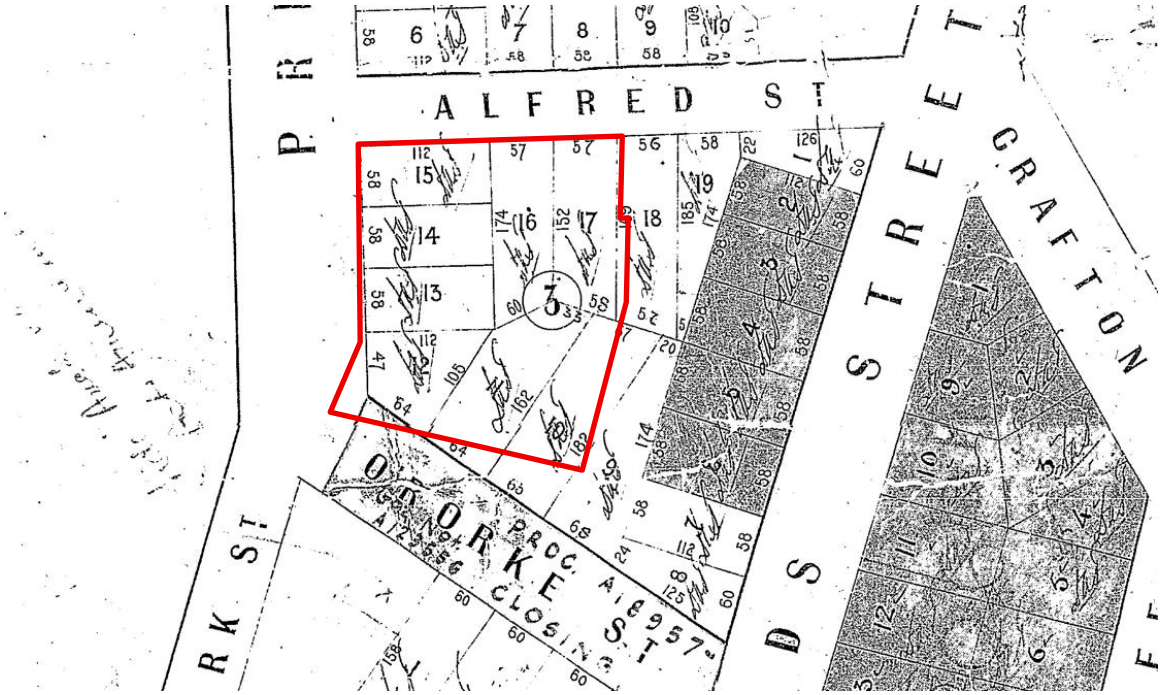


Figure 10. Close-up of Deed Red J, with approximate Project Site extent outlined in red

Lot 10, Subsection 3, Section 13 City of Auckland – 3 O'Rorke Street

Lot 10 had a frontage to O'Rorke Street 65 ft wide and was 182 ft deep (c.19.8 by 55.5m). Records for Lot 10 are recorded in Provisional Register 5, folio 36 (Archives NZ). Lot 10 was Leased (Lease No. 226) by the Auckland Improvement Commissioners to William Easdown of Auckland, baker, on 11 July 1878. Easdown sublet (Lease No. 351) the property to Gabriel Lewis, entered on the record on 27 August 1880 for a term of five years. Lewis (formerly of Lewis Brothers) was re-establishing his business career, opening a store in Queen Street as an auctioneer and general commission agent (*Auckland Star* 24 April 1880:3). Figure 11 shows the house at 3 O'Rorke Street to be a single level timber cottage with open verandah on the street frontage. Lewis is recorded as occupier of the property in the 1883-1886 *Wise's Street Directories*, but potentially resided there through 1887 (records missing). Mrs Lewis had advertised for the services of a general servant in 1885 (*Auckland Star* 21 March 1885:7), however there were no other articles or advertisements located regarding their occupation of the property.

Easdown appears to have briefly occupied the O'Rorke Street property, advertising a property for rent in Queen Street, providing the O'Rorke Street address for applications (*Auckland Star* 7 November 1888:1).

During the years 1890-1891 the *Wise's Street Directories* record P.A. Edmiston as residing at the property. Edmiston and his wife appear to have moved into O'Rorke Street in 1889, with Mrs Edmiston advertising to let a large house on the Epsom Road known as Capital House, with terms to be addressed to her at O'Rorke Street (*Auckland Star* 26 September 1889:8). In January 1880 two women were charged with stealing flowers from the garden of Philip Augustus Edmiston in O'Rorke Street and sentenced to seven days with hard labour (*Auckland Star* 8 January 1890:5).

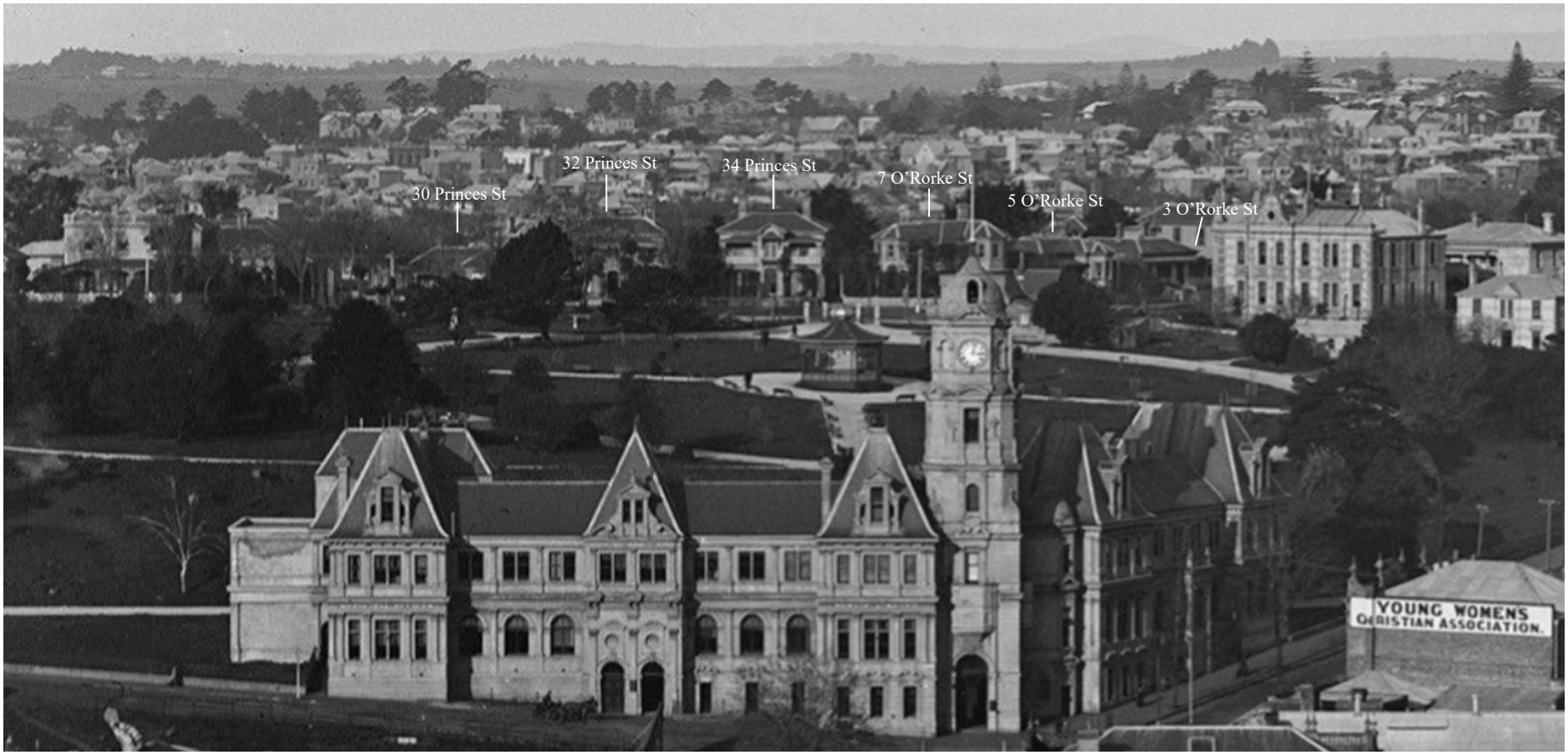
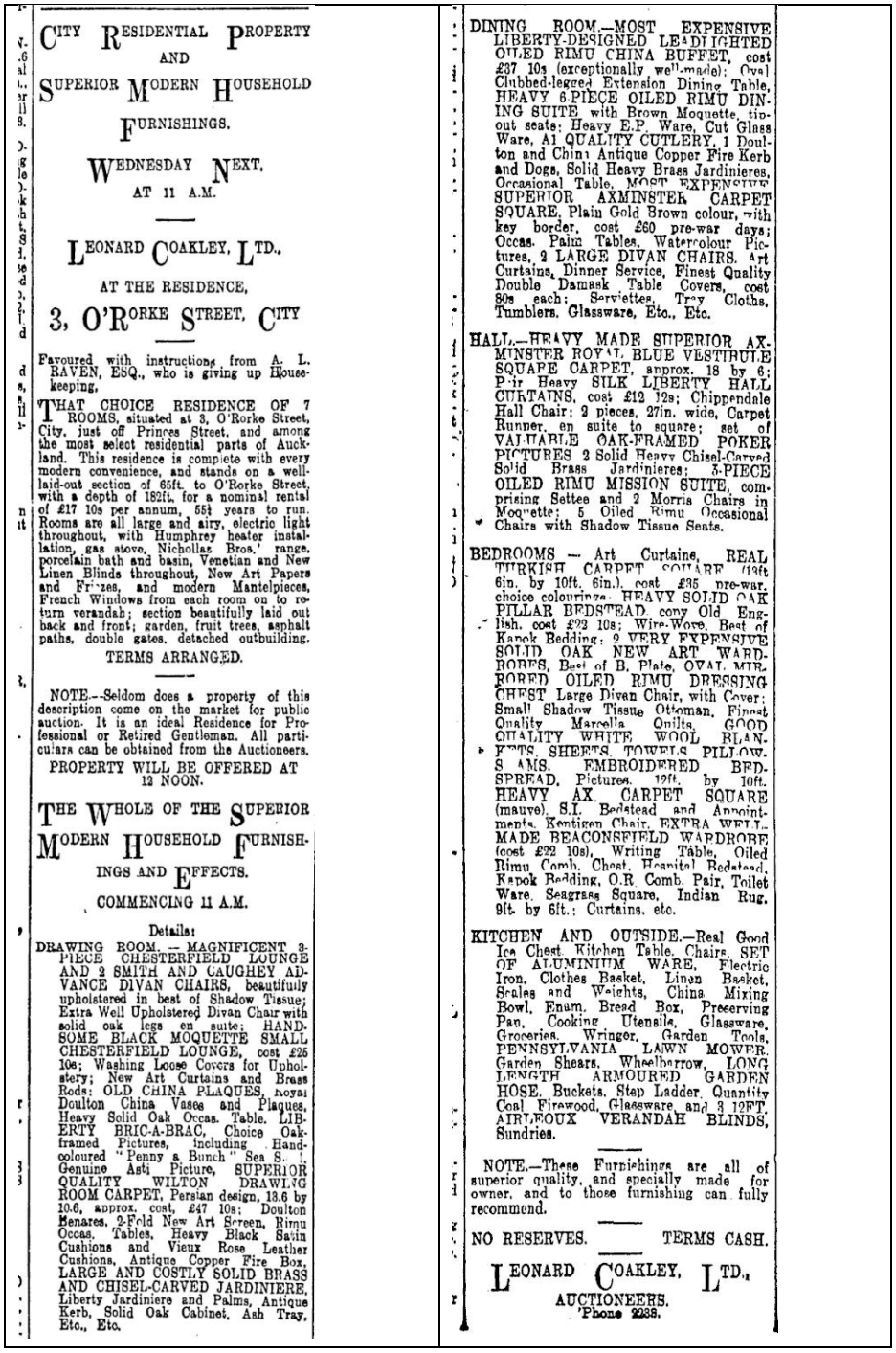


Figure 11. Close-up of a photograph dated 1906, with houses along Prices St and O'Rorke Street identified (source: Auckland Public Library and Art Gallery, 1906. Henry Winkelmann. Auckland Libraries Heritage Collections 1-W0019)

William Easdown and family occupied the house, noted in the *Wise's Street Directories* from 1892-1919. William Easdown transferred Lease No. 226 to his wife Mary Easdown on 29 March 1888. Mary Easdown died on 30 June 1913 and her executors transferred Lease No. 226 to Arthur Leopold Raven of Auckland, land agent on 5 June 1919, who took out a mortgage with the executors (Easdown and Ronayne) that day. Raven is listed as occupant in the *Wise's Street Directories* from 1920-1923. In 1922 Raven advertised the leasehold and contents for sale (Figure 12), however the leasehold appears not to have sold, resulting in the house later being advertised to let (*New Zealand Herald* 1 May 1922:10).



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SUPERIOR MODERN HOUSEHOLD
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LEONARD COAKLEY, LTD.,
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Favoured with instructions from A. L. RAVEN, ESQ., who is giving up Housekeeping.

THAT CHOICE RESIDENCE OF 7 ROOMS, situated at 3, O'Rorke Street, City, just off Princes Street, and among the most select residential parts of Auckland. This residence is complete with every modern convenience, and stands on a well-laid-out section of 65ft. to O'Rorke Street, with a depth of 182ft. for a nominal rental of £17 10s per annum, 55½ years to run. Rooms are all large and airy, electric light throughout, with Humphrey heater installation, gas stove, Nicholas Bros.' range, porcelain bath and basin, Venetian and New Linen Blinds throughout, New Art Papers and Friezes, and modern Mantelpieces, French Windows from each room on to return verandah; section beautifully laid out back and front; garden, fruit trees, asphalt paths, double gates, detached outbuilding.

TERMS ARRANGED.

NOTE.—Seldom does a property of this description come on the market for public auction. It is an ideal Residence for Professional or Retired Gentleman. All particulars can be obtained from the Auctioneers.

PROPERTY WILL BE OFFERED AT 12 NOON.

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Details:

DRAWING ROOM.—MAGNIFICENT 3-PIECE CHESTERFIELD LOUNGE AND 2 SMITH AND CAUGHEY ADVANCE DIVAN CHAIRS, beautifully upholstered in best of Shadow Tissue; Extra Well Upholstered Divan Chair with solid oak legs en suite; HANDSOME BLACK MOQUETTE SMALL CHESTERFIELD LOUNGE, cost £25 10s; Washing Loose Covers for Upholstery; New Art Curtains and Brass Rods; OLD CHINA PLAQUES, Royal Doulton China Vases and Plaques, Heavy Solid Oak Occas. Table, LIBERTY BRIC-A-BRAC, Choice Oak-framed Pictures, including Hand-coloured "Penny a Bunch" Sea S. ; Genuine Asti Picture, SUPERIOR QUALITY WILTON DRAWING ROOM CARPET, Persian design, 13.6 by 10.6, approx. cost, £47 10s; Doulton Benares, 2-Fold New Art Screen, Rimu Occas. Tables, Heavy Black Satin Cushions and Vieux Rose Leather Cushions, Antique Copper Fire Box, LARGE AND COSTLY SOLID BRASS AND CHISEL-CARVED JARDINIERE, Liberty Jardiniere and Palms, Antique Kerb, Solid Oak Cabinet, Ash Tray, Etc., Etc.

DINING ROOM.—MOST EXPENSIVE LIBERTY-DESIGNED LEADLIGHTED OILED RIMU CHINA BUFFET, cost £37 10s (exceptionally well-made); Oval Clubbed-legged Extension Dining Table, HEAVY 6-PIECE OILED RIMU DINING SUITE with Brown Moquette, tip-out seats; Heavy E.P. Ware, Cut Glass Ware, A1 QUALITY CUTLERY, 1 Doulton and China Antique Copper Fire Kerb and Dogs, Solid Heavy Brass Jardinieres, Occasional Table, MOST EXPENSIVE SUPERIOR AXMINSTER CARPET SQUARE, Plain Gold Brown colour, with key border, cost £60 pre-war days; Occas. Palm Tables, Watercolour Pictures, 2 LARGE DIVAN CHAIRS, Art Curtains, Dinner Service, Finest Quality Double Damask Table Covers, cost 80s each; Serviettes, Tray Cloths, Tumblers, Glassware, Etc., Etc.

HALL.—HEAVY MADE SUPERIOR AXMINSTER ROYAL BLUE VESTIBULE SQUARE CARPET, approx. 18 by 6; Pair Heavy SILK LIBERTY HALL CURTAINS, cost £12 12s; Chippendale Hall Chair; 2 pieces, 27in. wide, Carpet Runner, en suite to square; set of VALUABLE OAK-FRAMED POKER PICTURES 2 Solid Heavy Chisel-Carved Solid Brass Jardinieres; 5-PIECE OILED RIMU MISSION SUITE, comprising Settee and 2 Morris Chairs in Moquette; 5 Oiled Rimu Occasional Chairs with Shadow Tissue Seats.

BEDROOMS — Art Curtains, REAL TURKISH CARPET SQUARE (19ft 6in. by 10ft. 6in.), cost £35 pre-war, choice colourings. HEAVY SOLID OAK PILLAR BEDSTEAD, cony Old English, cost £22 10s; Wire-Wove, Best of Kapok Bedding; 2 VERY EXPENSIVE SOLID OAK NEW ART WARDROBES, Best of B. Plate, OVAL MIRRORED OILED RIMU DRESSING CHEST Large Divan Chair, with Cover; Small Shadow Tissue Ottoman, Finest Quality Marcella Quilts, GOOD QUALITY WHITE WOOL BLANKETS, SHEETS, TOWELS, PILLOWS, ARMS, EMBROIDERED BEDSPREAD, Pictures, 12ft. by 10ft. HEAVY AX. CARPET SQUARE (mauve), S.I. Bedstead and Appointments, Kentigen Chair, EXTRA WELL-MADE BEACONSFIELD WARDROBE (cost £22 10s), Writing Table, Oiled Rimu Comb. Chest, Hospital Bedstead, Kapok Bedding, O.R. Comb. Pair, Toilet Ware, Seagrass Square, Indian Rug, 9ft. by 6ft.; Curtains, etc.

KITCHEN AND OUTSIDE.—Real Good Ice Chest, Kitchen Table, Chairs, SET OF ALUMINIUM WARE, Electric Iron, Clothes Basket, Linen Basket, Scales and Weights, China Mixing Bowl, Enam. Bread Box, Preserving Pan, Cooking Utensils, Glassware, Groceries, Wringer, Garden Tools, PENNSYLVANIA LAWN MOWER, Garden Shears, Wheelbarrow, LONG LENGTH ARMOURED GARDEN HOSE, Buckets, Step Ladder, Quantity Coal, Firewood, Glassware, and 3 12FT. AIRLEOUX VERANDAH BLINDS, Sundries.

NOTE.—These Furnishings are all of superior quality, and specially made for owner, and to those furnishing can fully recommend.

NO RESERVES. TERMS CASH.

LEONARD COAKLEY, LTD.,
AUCTIONEERS.
'Phone 2238.

Figure 12. Advertisement for sale of leasehold and furniture at 3 O'Rorke Street. ***New Zealand Herald*** **18 March 1922:6.**

Raven transferred Lease No. 226 to Martin Savory Dunne of Auckland, land agent on 20 August 1924. Dunne held the lease for a short time, transferring to Thomas Alexander O'Brien on 5 December 1924. The *Wises Street Directory* lists Dunne as occupier from 1924-1926 and Thomas O'Brien, a theatre proprietor from 1927-1930.

The mortgage Raven had taken out with the executors of Mary Easdowns estate had not been repaid, with Thomas Hancock Easdown exercising the power of sale within the mortgage to transfer Lease No. 226 to John Hook of Auckland, gentleman on 7 May 1936.

Sometime prior to 1940 a two-storey brick apartment building was constructed at the front of the property (Figure 13), possibly replacing part of the original house.

On 23 August 1961 a proclamation was entered taking the land for a university.



Figure 13. Anon, c.1965, showing 3 O'Rorke Street, looking east, with the later brick apartment building at front of property and original cottage at rear (source: Waipapa Taumata Rau University of Auckland Library)

Lot 11 Subsection 3, Section 13 City of Auckland – 5 O'Rorke Street

Lot 11 had a frontage to O'Rorke Street 64 ft wide and was 162 ft deep (c.19.5 by 49.4m). Records for Lot 11 are recorded in Provisional Register 5, folio 37 (Archives NZ). Lot 11 was Leased (Lease No. 225) by the Auckland Improvement Commissioners to Thomas Trafford of Auckland, Dentist for a period of 99 years from 10 June 1878.

Thomas Trafford had a dental practice at Wakefield Street (*New Zealand Herald* 6 March 1885:3). In 1879 Trafford objected to the rates assessment on a vacant allotment he held, but did not appear at the hearing (*New Zealand Herald* 13 March 1879:3). It is possible this related to the property at 5 O'Rorke Street. In 1885 the *Wise's Street Directory* listed Charles Edward Button occupying the property.

Trafford transferred the lease to Henry Wilson of Auckland, printer, recorded on 18 April 1890. Wilson immediately transferred the lease to Louis Ehrenfried of Auckland, brewer. The *Wise's Street Directory* lists Ehrenfried occupying the property from 1890-1897 and his wife from 1898-1900. Louis Ehrenfried died on 26 February 1897 with his Probate granted to William Coleman, solicitor. *Wise's Street Directories* over the following years listed:- John F. Montague (1901), Ephraim Trendal (1902-1903), Alfred Drake, Metropolitan Hotel (1904), Robert Stopford (1905-1906), Mrs Mary Hemus boardinghouse (1907), T. Harle Giles (1908-1911), Mrs Mabel Bentley, Miss Annie Alexandra and Charles Hawkins (1912), Miss Annie Baxter Alexander boarding house (1913). On 1 November 1912 Coleman transferred the lease to Louisa Kronfeld, wife of Gustav Kronfeld of Auckland, merchant. Louisa Kronfeld sublet to Kenneth MacKenzie for the term of five years from 15 December 1913 (Lease No. 6729). Kenneth Mackenzie, surgeon, resided on the property from 1915-1917 and 1919, with the property seemingly vacant in 1918.

On 4 February 1919 Kronfeld transferred Lease No. 225 to Mary Elizabeth Winstone, wife of Frederick Brock Winstone of Auckland, merchant. Just over a year later Winstone transferred the lease to Cyril Hocken Tewsley of Auckland, medical practitioner, produced on 15 March 1920. John Tewsley resided on the property in 1920, with Cyril H. Tewsley medical practitioner, resident from 1920-1940 onwards. Tewsley first advertised his practice at his residence at 5 O'Rorke Street in early 1920 (*New Zealand Herald* 28 January 1920:4).

Following Tewsley's death a transmission to his widow Marjorie Douglas Tewsley as executrix was recorded on 15 July 1952. On 23 August 1961 a proclamation taking the land for a university subject to Lease No. 225 was entered. A compensation certificate for Lease No. 225 was entered by the Ministry of Works on 5 December 1962. On 6 November 1964 a gazette notice was entered taking the leasehold interest in the land for a university.

Figure 11 dated 1906 shows a single-level timber house; however, by 1940 the timber building had been replaced by a brick and tile structure (Figure 14).



Figure 14. Anon, c.1960s, showing 5 O'Rorke Street, looking north. Note: photograph taken c.1960s showing part of 7 O'Rorke Street to the left of image. This house appears to have replaced the original house prior to 1940 (source: Waipapa Taumata Rau University of Auckland Library)

Lot 12 Subsection 3, Section 13 City of Auckland – 7 O'Rorke Street

Lot 12 had a frontage to Princes Street 47 ft (14.3m), a frontage to O'Rorke Street 64 ft wide (19.5m) and was 105 ft long (32m). Records for Lot 12 are recorded in Provisional Register 5, folio 38 (Archives NZ).

Lot 12 was Leased (Lease No. 331) by the Auckland Improvement Commissioners to Franz Gottfried Herman Kummer of Auckland, merchant, entered on 18 March 1880. Kummer had previously resided in Picton, engaged in a business partnership as merchants and general storekeepers, later dissolved in 1876 (*Marlborough Press* 29 July 1876:1). In 1875 Kummer had taken over the business of Messrs P.W. Longdill & Co. in Fort Street, Auckland (*Daily Southern Cross* 5 July 1875:1). Following the purchase of the Lease in 1880, Kummer resided in the property at O'Rorke Street with his wife Renetta, who died there in 1881 (*New Zealand Herald* 18 March 1881:4). By the end of 1881 Kummer had financial difficulties and had been declared bankrupt in the Supreme Court (*Auckland Star* 8 November 1881:3). Kummer had taken out two mortgages over the lease, but failure to repay the second mortgage saw the mortgagee exercise the power of sale, transferring the lease to William Gorrie of Auckland, bookseller, on 12 May 1882, subject to the original mortgage. The first mortgage was subsequently discharged in 1885.

In 1886 Gorrie appealed against the tax assessment on the property due to excessive valuation at £1,250, whereas Gorrie indicated the value at £900, the case ultimately concluding valuation at £950 (*New Zealand Herald* 3 April 1886:3). The *Wise's Street Directory* lists William Gorrie as occupier of the property from 1885 to 1920, however William Gorrie died on 17 April 1911 and the lease was vested on 3 February 1912 in Morton Gorrie as administrator of Lizzie Gorrie, the sole devise of William Gorrie who had died on 10 May 1911. William Gorrie Jnr had been added to the *Wise's Street Directory* listing from 1910 and it is he who resided there following his father's death.

On 20 January 1920 a transfer of the lease was made to George Richard Henry of Auckland, metaphysician. The *Wise's Street Directory* listed Henry from 1921 to 1925, with his profession in 1922 recorded as a metaphysician. An advertisement indicated Henry as a psycho-physical practitioner using drugless healing operating from his residence at 7 O'Rorke Street, on the corner of Princes Street (*New Zealand Herald* 20 January 1920:1). In October 1924 Henry posted an advertisement advising he had disposed of the O'Rorke Street property to reside in One Tree Hill with consulting rooms in Vulcan Lane (*New Zealand Herald* 18 October 1924:7). A record of the lease being transferred from Henry to George Lowther Bradley of Auckland, paper merchant and Annie Augusta Bradley his wife was entered on 4 November 1924. The garage at the property was advertised for rent in 1925 (*Auckland Star* 7 August 1925:2). The advertisement noted the name of the property as 'Chelmsford'. By the end of 1925 the property was advertised within the flats to let category, and it is possible one or both of the two storeys were let separately. The *Wise's Street Directory* listed the property as G.F. Bradley apartment house, from 1926 onwards. Figure 11 shows the property in 1906. Figure 15 shows Chelmsford in O'Rorke Street, possibly taken in the early 1960s. On 4 April 1934 the lease was, by way of transmission, passed to Annie Bradley as survivor. On 14 March 1935 Annie Bradley transferred the lease to Grytha Von Dunker. Chelmsford continued to be advertised at various times to let, until 1937. By 1942 the property was occupied by Mrs J. Lighton, who offered musical tuition at the address (*Auckland Star* 7 February 1942:13); however, it is possible she was renting rooms from Von Dunker. The ground floor of the flats operated by von Dunker were damaged during a fire in 1944 (*Auckland Star* 29 June 1944:7). No further advertisements or articles were located for this property after that date; however, the property likely continued to operate as an apartment house following any necessary renovations.

On 23 August 1961 a proclamation was entered taking the land for a university, subject to Lease No. 331. A compensation certificate for Lease No. 331was entered by the Ministry of Works on 18 May 1965, and on 16 January 1970 Gazette Notice A440871 took the leasehold interest under Lease No. 331 for a university.



Figure 15. Anon, c.1960s showing Chelmsford, 7 O'Rorke Street (source: Waipapa Taumata Rau University of Auckland Library) Note: on the university photographic database this image is also incorrectly labelled 6 O'Rorke Street; comparison to aerial photographs confirms the correct address as 7 O'Rorke Street

Lot 13 Subsection 3, Section 13 City of Auckland – 34 Princes Street

Lot 13 had a frontage to Princes Street 58 ft wide and was 112 ft deep (c.17.7 by 34.1m). Records for Lot 13 are recorded in Provisional Register 5, folio 39 (Archives NZ). Lot 13 was Leased (Lease No. 852) by the Auckland Improvement Commissioners to Edmund Bell of Seafield View, builder, from 7 November 1878. Given Bell's profession it was likely he who constructed the original single-storey brick dwelling with concrete façade (see Figure 16, far right). There is a balustraded area on the roof, and an open verandah to the Princes Street frontage. Occupants listed in the *Wise's Street Directory* include John Douglas 1885-1886, Mrs Sarah Powell 1890-1891, Mrs Jane Butler boarding house 1892-1897 (known as Folkstone House 1896-1897), Mrs Cashel boarding house 1898-1900. During Mrs Cashel's tenure, the house was named Katoomba House (*New Zealand Herald* 9 February 1899:8). Cashel also held a second Katoomba House boardinghouse in Alfred Street.

Bell transferred the lease to Marianne Caughey Smith, wife of William Henry Smith of Auckland, warehouseman, from 15 June 1900. Smith (of Smith & Caughey) likely rebuilt the residence at 34 Princes Street into a larger residence prior to taking up residence. No detailed photographs of 34 Princes Street were located; however, the two-storey building

is visible in a 1906 image (Figure 11). The *Wise's Street Directory* listed W.H. Smith as occupant from 1901-1908, and 1911-1912. Mrs W.H. Smith is listed in 1916, 1926-1930. In 1909 the property was occupied by Miss A.E. McKenzie, William Girvin Runice, accountant 1913-1915, Frank P. Cruttenden, insurance manager 1917-1919, William Roulston, merchant 1920-1921, Gilbert Laing-Mearson 1924, and Mrs Iriene Timms 1925.

On 7 October 1932 a transmission of the lease was recorded, as Marianne Smith (widowed 1929) had married Raymond Preston of Auckland, minister of the Methodist Church. The leasehold was put up for sale in 1938, described as 'THE RESIDENCE, which is very substantially built, contains 4 rooms and kitchen and sun porch on the ground floor, 5 bedrooms, bathroom, lavatory, 2 balconies on the first floor' (*New Zealand Herald* 8 December 1938:10). Additional details were noted in an advertisement placed the following month including 'electric hot water, gas stove; attractive tiled bathroom, shower recess, 2 p.w.c.'s., wash-house, garage and outbuildings. Commanding a unique position within 3 minutes of Queen Street, and overlooking Albert Park. This is a City Council Leasehold Property with a long lease and low ground rental. Price £3250, or near offer' (*Auckland Star* 21 January 1939:3). A transmission of the lease to John Alexander, Samuel Little Barry, William James Mains and Albert Bygrave Chappell was entered on 2 March 1939. That same day the lease was transferred to David Arnott.

On 29 February 1944 the leased was transferred to the Public Trustee, who immediately transferred it to Margaret Anne Arnott. The lease was again transferred to the Public Trustee on 12 June 1945, who immediately transferred it to David Athol Arnott.

Around 1950 the property was vested in The Mayor, Councillors and Citizens of the City of Auckland. A new Lease (No. 22141) was issued to David Arnott from 24 November 1950, to expire 23 September 1977. On 18 September 1952 the lease was transferred to Henry Braund Cotterall and James Renshaw Drummond. In 1954 the lessees' names were update to Henry Brand Cotterall, Glen Royce Johnston and Lindsay Johnston. On 17 November 1955 Lease 22141 was substituted with Lease No. 23224, with the expiration date unchanged.

On 23 August 1961 a proclamation was entered taking the land for a university, subject to Lease No. 23224. A compensation certificate by the Ministry of Works was entered on 16 May 1963, and on 4 September 1963 Gazette Notice 19992 took the leasehold interest under Lease No 23224 for a university.

Lot 14 Subsection 3, Section 13 City of Auckland – 32 Princes Street

Lot 14 had a frontage to Princes Street 58 ft wide and was 112 ft deep (c.17.7 by 34.1m), with neighbouring Lot 13 to the south, and Lot 15 to the north. Records for Lot 14 are recorded in Provisional Register 5, folio 40 (Archives NZ).

Lot 14 was Leased (Lease No. 233) by the Auckland Improvement Commissioners to Hugh Hart Lusk of Newmarket, gentleman recorded on 5 September 1878. Lusk is unlikely to have made any improvements to the land before subleasing the property (Lease No. 335) to William Henry Skinner of Auckland, carpenter and builder on 22 April 1880, who likely constructed the two-storey timber dwelling seen in Figure 16, known as Lynton Villa. The *Wise's Street Directory* listings for the early 1880s were unclear for property in Princes Street; however, it was noted that Skinner was listed as occupant in the 1885-1886 and 1890-1891 editions. He was likely resident in the intervening years, but those editions are not available. Skinner sublet (Lease No. 1438) to William Coleman on 17 September 1896; however, Coleman was listed as occupant from 1894 in street directories. The directories

show that Coleman and his wife remained on the property until 1916. William Skinner died on 21 May 1915 and his Probate was granted to Louis Philip Skinner, Allen Thomas Skinner, and Henry James Skinner all of Auckland, builders on 3 August 1915. Lease No. 335 was transferred to George Henry Sinclair Foster of Auckland, gentleman on 22 February 1916. The property became a boarding house by 1917, operated by Mrs May Hall up until 1925 when it was operated by Mrs Phoebe May Beaumont, then from 1926 by Thomas Edward Beaumont. In 1930 the property was listed as an apartment house operated by Mrs Laura Kingsland. T. Wellington Wilkin (*Observer* 24 January 1920:24) briefly stayed at the boarding house while his new residence was constructed at 30 Princes Street.

From 1933 (*New Zealand Herald* 11 November 1933:1) to 1945 (*New Zealand Herald* 29 December 1945:1) the boarding house was advertised under the name Princes Lodge. Foster sublet the property to Florence McHutchison (Lease No. 15778) for a term of nine years from 30 June 1935. On 26 November 1937 McHutchinson transferred the lease to Mary Bethune. Lease No. 335 was transferred to Rosabelle Foster on 18 February 1938. This lease was transferred to Rita Ann Sims Cole on 20 May 1941. Cole then transferred the lease to Market Limited on 2 February 1942. On 7 December 1948 the lease was transferred to Alma Florence Barber of Auckland, apartment house proprietor.

Figure 17 shows Princes Lodge at 32 Princes Street c.1950-60s. The main body of the structure appears to be of original construction with alterations/enclosures to the balconies, addition to the northern side of the building, and replacement of the chimneys to modern aesthetics. The 1940 aerial photograph suggests a large addition to the rear of the building, likely to accommodate more patrons within the boarding house.



Figure 16. Houses on Princes Street, Auckland Central. Photographer unknown, c.1880s (Auckland Libraries Heritage Collections 4-RIC085). Note: Houses on the east side of Princes Street in the vicinity of the junction with Alfred Street, showing Ontario Villa (left) with the name on gate (no. 30 Princes Street), and Lynton Villa (centre), with the name over entrance (no. 32 Princes Street)



Figure 17. Anon, c. 1960s, showing Princes Lodge (source: Waipapa Taumata Rau University of Auckland Library)

On 23 August 1961 a proclamation was entered taking the land for a university subject to Lease No. 233. On 2 July 1968 a proclamation was entered declaring the leasehold interest under Lease No. 223 and the sublease interest under sublease No. 31589 of Lease No. 355 to be taken for a university.

Lot 15 Subsection 3, Section 13 City of Auckland – 30 Princes Street

Lot 15 had a frontage to Princes Street 58 ft wide and was 112 ft deep on the Alfred Street frontage (c.17.7 by 34.1m), with neighbouring Lot 14 to the south, and Lot 16 to the east. Records of lease are recorded in Provisional Register 5 folio 41. Lot 15 was Leased (Lease No. 233) by the Auckland Improvement Commissioners to Hugh Hart Lusk of Newmarket, gentleman recorded on 5 September 1878. It is unknown whether Lusk utilised the property or built the house known as 'Ontario Villa'. Lusk leased Lot 15 (Lease No. 337) to John Marshall, gentleman and Henry William Heath, agent on 22 April 1880. Henry Heath died on 7 March 1916. On 26 November 1917 Marshall transferred the lease to James Thomas Wellington Wilkin of Wanganui, medical practitioner. On 23 August 1961 a proclamation taking the land for a university subject to Lease No. 233 was entered. On 14 December 1962 Lease No. 337 was, by way of transmission, passed to George Clark Walker of Auckland, solicitor, as executor. A compensation certificate against Lease No. 337 was entered by the Ministry of Works on 6 March 1964. On 7 April 1964 a Gazette Notice was entered taking the leasehold interest in Lease No. 337 for a university.

There is no record that any of the early leaseholders physically occupied the property, and it is probable that the villa was let for the majority of the early decades, until occupation by T. Wellington Wilkin from 1921.

The earliest reference located regarding Ontario Villa was in 1883, when a Mrs Macdonald advertised for a good general servant (*Auckland Star* 6 November 1883:3). In 1884 Ontario Villa was advertised to let (*New Zealand Herald* 9 September 1884:1). Figure 16 shows Ontario Villa to the left of the image, the house being a single-storey wooden single bay villa with an open verandah wrapping around the northern and western side to the front door. The *Wise's Street Directory* for 1890-1891 lists F.O. Bridgeman as occupant. Bridgeman, from Melbourne, was acting as the local secretary and CEO of the Kauri Timber Company while George Holdship (managing director) was on leave in England (*New Zealand Herald* 21 April 1890:4). The property was again advertised by Marshall to let in 1893 (*Auckland Star* 21 April 1893:4); however, the directory for 1894-1895 does not list an occupant at the address. The *Wise's Street Directory* records the following occupants:- J. Levy in 1896, Laurence A. Levy from 1898-1902, George Patterson from 1903-1919, Charles Read 1920, T. Wellington Wilkin 1921-1930 (and possibly later). An article published on T. Wellington Wilkin (*Observer* 24 January 1920:24) states that 'Pending the building of his house he has taken consulting rooms next door, at 32, Princes Street' (Lot 14). Figure 18 shows the house and surgery built for Wilkin at 30 Princes Street and completed by 1921. The building remained in situ until 1972, when it was demolished to enable the construction of the Maidment Theatre.

The building was occupied by W. Cuthbert McCaw, orthopaedic surgeon from 1 May 1936 (*New Zealand Herald* 2 May 1936:25) to 1940 (*Auckland Star* 6 July 1940:18). No further newspaper articles or advertisements were located for 30 Princes Street.



Figure 18. Anon, n.d. showing the corner of Princes Street and Alfred Street with the building at 30 Princes Street constructed in 1921 (source: Waipapa Taumata Rau University of Auckland Library)

Alfred Street

The footprint of the proposed development extends into what were three allotments on the Alfred Street frontage, formerly described as Lots 16, 17 and 18 Subsection 3, Section 13 City of Auckland. Figure 19 shows the buildings on the Alfred Street frontage in 1918, with addresses indicated.



Figure 19. Photograph by Henry Winkelmann, 1918, showing Alfred Street (source: Auckland Libraries Heritage Collections 1-W0461)

Lot 16 Subsection 3, Section 13 City of Auckland – 8 Alfred Street

Lot 16 had a frontage to Alfred Street 57 ft wide and was 174 ft deep (c.17.4 by 53m) along the rear of Lots 13, 14 and 15 to the west, and Lot 17 to the east. Records of lease are recorded in Provisional Register 5 folio 42. Lot 16 was Leased (Lease No. 347) by the Auckland Improvement Commissioners to Margaret Haslett of Auckland, widow for a term of 99 years from 21 May 1877. Margaret Haslett had previously owned a boarding house in Waterloo Quadrant and the first advertisement placed for an address in Alfred Street was in 1882, seeking a general servant (*Auckland Star* 25 May 1882: 3). Haslett operated a boarding house on Lot 16 in 1883-1884 and again in 1894-1895. In other years the *Wise's Street Directories* listed the property occupied by Mrs Powell (1890-1891), Mrs Harrison boarding house (1896-1897), Mrs Cashel boarding house (1898-1899), Mrs Maud Ford (1900), Mrs Ernest C. Forbes boarding house (1901-1903), Mrs Annie Yates boarding house (1904-1905). The boarding house appears to have been a two-storey timber

construction, the original portion of which can be seen in front of brick additions to the rear in Figure 19 and Figure 20.

Margaret Haslett died on 6 January 1901 and her Probate was granted to James Alexander Haslett of Dunedin, chemist. James Haslett transferred the lease to Joseph Somerville of Auckland, medical practitioner on 15 March 1904. Somerville transferred the lease to Caroline Agnes Gleeson of Auckland, spinster on 18 May 1908. Miss Cath Gleeson operated the boarding house from 1907 to 1916 (*Wise's Street Directories*). Gleeson had named the boarding house Hinemoa. In 1912 a tender for brick additions to Hinemoa was advertised, the ad placed by architect B.C. Chilwell (*Auckland Star* 28 September 1912:12). Caroline Gleeson married John Francis Pullen of Auckland, solicitor on 3 December 1915. From 1916 to 1918 the boarding house was operated by Mrs Agnes Pullen, and from 1919 to 1921 by Miss Agnes Gleeson (*Wise's Street Directories*).

Caroline Pullen sublet the property (Lease No. 9954) to Warwick Edward Daman Sadler and Violet Effie Sadler for a term of 12 years from 1 August 1921. The *Wise's Street Directories* record Mrs Violet Sadler operating the boarding house from 1922 to 1930, with newspaper advertisement recording Hinemoa operating until the end of 1945 (*Auckland Star* 21 December 1945:1).

Following the expiration of Lease No. 9954, Caroline Pullen leased the property to Frederick William James Wilkening and Evelyn Mildred Mary Wilkening for a term of 12 years commencing on 19 March 1946 and ending 19 March 1958 (Lease No. 20254). On 27 September 1946 the Wilkenings transferred the lease to John Willis McKeown of Auckland.

Lease No. 347 was by way of transmission, passed to Warwick St George Rixton Wilson and Robert Clarence Reid as executors on 22 November 1949. The executors transferred lease No. 347 to Kathleen Eleanor Hall of Auckland, widow on 24 November 1949.

On 25 November 1949 John McKeown transferred Lease No. 20254 to Hinemoa Private Hotel Limited. They transferred the lease to Evans & Walker Limited on 13 August 1953.

Lease No. 347 was by way of transmission passed to the Guardian Trust and Executors Company of New Zealand Limited on 3 May 1956. On 13 February 1957 a compensation certificate was entered by the Ministry of Works. A proclamation taking Lease No. 347 for the University of Auckland was entered on 24 July 1958. A second proclamation taking the land for a university was entered on 23 August 1961.



Figure 20. The Boarding House Hinamoa [sic], c.1920s-1930s (source: Auckland Libraries Heritage Collections 1019-ALB191-08)

Lot 17 Subsection 3, Section 13 City of Auckland – 6 Alfred Street

Lot 17 had a frontage to Alfred Street 57 ft wide and was 152 ft deep (c.17.4 by 46.3m), neighbouring Lot 16 to the west and Lot 18 to the east. Records of lease are recorded in Provisional Register 5 folio 43. Figure 19 dated 1918 shows a two-storey timber dwelling (largely obscured) with a shingle roof.

Lot 17 was Leased (Lease No. 218) by the Auckland Improvement Commissioners to Robert Lusk of Auckland, merchant on 13 May 1878. On 22 April 1880 Lusk sublet the property to Ann Wakefield of Auckland, spinster (Lease No. 336). Mrs Wakefield is listed as occupying the property in the *Wise's Street Directory* in 1883-1886 but was likely residing there earlier. No advertisements or newspaper articles were located regarding Mrs Wakefield or the property.

Wakefield transferred the lease to Sarah Powell of Auckland, widow on 30 June 1885. Powell operated the property as a boarding house, a client advertising for a servant from that address (*Auckland Star* 22 November 1886:3). By 1892 the property was occupied as a private residence by Mrs James Smith (Sophia Louisa Smith), who remained listed as occupier up to her death in 1907 (*Wise's Street Directories* and *New Zealand Herald* 28 February 1907:1).

Powell, who had taken out a mortgage over the lease to Ann Wakefield the day of purchase, failed to repay, which saw Wakefield transfer the lease in default of payment to Caroline Mary Martin of Auckland, a married woman, entered on the record on 14 June 1907. Martin transferred Lease No. 336 to Cecilia Annie Smith of Auckland, married woman on 1 October 1912. No information on Martin's or Smith's occupation of the property was

located. Smith transferred the lease to Russell Tracey Inglis of Auckland, medical practitioner on 2 June 1920. The property appears to have been utilised largely as a family home, with newspaper articles naming the family and the address appearing within social entries. Inglis, a surgeon, did initially open his home office for consultations from 7pm to 8pm whilst maintaining his regular office hours 11am to 1pm in Queen Street (*Auckland Star* 20 January 1921:10).

The house suffered minor damage in 1936 'when a large two-storeyed house in 6 Alfred Street, City, was set alight by a cigarette butt thoughtlessly tossed over a fence. The outbreak was soon discovered and was extinguished before any serious damage occurred. The incident occurred shortly after noon. An occupant of the house, which is the residence of Dr. R. Tracy lnglis, saw a passer-by throw a cigarette butt over the fence and, shortly after, noticed smoke coming from where the butt had probably fallen. Upon investigation it was discovered that a small heap of rubbish had been set alight which, in turn, had set fire to some of the weatherboards of the house' (*New Zealand Herald* 6 April 1936:10).

On 24 February 1937 Inglis transferred the lease to Donald Dixon McKenzie of Auckland, surgeon. The 1940 aerial (Figure 21) shows the property at 6 Alfred Street to be vacant, with the house and any outbuildings demolished and the land covered in scrub with a number of trees.

McKenzie transferred the lease to Llewellyn Thomas of Auckland, contractor, on 22 December 1948. Thomas did not remain leaseholder for long, transferring to Auckland University College Council on 24 March 1949. The lease was formally transferred to the Auckland University College on 20 June 1955, which was altered to University of Auckland in 1958. A proclamation taking the land for a university, subject to Lease 218 was entered on 23 August 1961.

Lot 18 Subsection 3, Section 13 City of Auckland – 4 Alfred Street

Lot 18 had a frontage to Alfred Street 56 ft wide and was 169 ft deep (c.17.1 by 51.5m), neighbouring Lot 17 to the west and Lot 19 to the east. Records of lease are recorded in Provisional Register 5 folio 44. Figure 19 shows the two-storey building at 4 Alfred Street which stills stands today.

Lot 18 was Leased (Lease No. 144) by the Auckland Improvement Commissioners to James Ansenne of Auckland, timber merchant on 16 October 1876.

Following Ansenne's death the lease was transferred to William Evers of Mercury Bay, clerk, and David Goldie of Auckland, timber merchant, on 27 October 1890. Evers and Goldie transferred the lease to William Ledingham of Auckland, gentleman, on 6 August 1895. The Council's Tūtangi Ora heritage record for this building reports that Ledingham, a Scotsman, came to Auckland to retire, and he had the building constructed c.1895. On 12 May 1897 Ledingham transferred the lease to William Chisholm Wilson McDowell and Joseph Edward Wilson Somerville, both of Auckland, surgeons. No record of occupants could be located for the property prior to 1898 when the *Wise's Street Directories* first recorded occupants – J.E.W. Somerville and C.W. McDowell. Somerville's interest in the lease was transferred to McDowell on 3 March 1900, although he remained as an occupant until 1904. McDowell was the sole occupant from 1905 to 1907, with J.E.W. Somerville returning from 1908-1909. In 1910 the occupant was listed as Edward Wilson Somerville until 1912. On 6 April 1911 McDowell transferred the lease to Joseph Somerville, medical practitioner, who was resident in 1913. From 1915 J.E.W. Somerville was occupying both 4 Alfred Street and 2 Alfred Street, this lasting until 1920. Somerville retained his interest

until 16 October 1924 when he transferred the lease to Jane Wilson Newcomb, wife of Neville Newcomb, agent.

From 1921 there is no entry listed for 4 Alfred Street until 1927 and 1928, when a boarding house is listed, operated by Mrs Lucy Parr. By 1930 the boarding house was operated by Misses E.H. and B. Sweetman (*Wise's Street Directories*).

Proclamation 18108 taking the leasehold estate under Lease No. 144 for a university was entered on 6 March 1961 and proclamation 18450 taking the land for a university was entered 23 August 1961.

HISTORICAL SURVEY

Early survey plans and aerial photographs were examined for information which might indicate the location of unrecorded archaeological sites, and information on past land use which may have affected the potential for site survival. Relevant survey plans have been discussed in the Historical Background.

Information from Early Aerials and Other Photographs

The 1940 aerial photograph (Figure 21) shows that the residential buildings discussed above were largely still in place. Most were occupied as homes, with some properties operating as apartments or boarding houses, and one contained a surgery. The vacant property at 6 Alfred Street is visible.

The 1950 aerial photograph shows a very similar pattern, with a new building erected on 6 Alfred Street. Only minor changes appear on other properties, most notably a possible rebuild or reroofing of the buildings erected along the rear boundary of 3 O'Rorke Street (Lot 10).

By the 1963 aerial photograph (Figure 23) all the land had been proclaimed for the university. Some developments are underway, with a new structure has been erected on 6 Alfred Street, and slightly further away the Science Centre was under construction.

A series of photographs taken across 1966 (Figure 24 to Figure 28) show the demolition of buildings, ground preparation, excavation and construction of the Student Association Building. These show that some surface modification was undertaken across the whole site and that excavations of at least 2m were undertaken to enable the basement excavation and formation. It is unclear from these images what the overall extent of these works were.

The building on the corner of Alfred Street and Princes Street remained in place until the early 1970s, when excavations for the Maidment Theatre began (Figure 29 to Figure 31). These works involved quite substantial excavations across this corner parcel.



Figure 21. Aerial photograph, dated 1940, with the Project Site outlined (source: Retrolens SN146-64-11)



Figure 22. Aerial photograph, dated 1950, with the Project Site outlined (source: Retrolens SN583-1917-29)



Figure 23. Aerial photograph, dated 1963, with the Project Site outlined (source: Retrolens SN1560-I-3)



Figure 24. Photograph, dated March 1966, with a view facing west towards the corner of Princes Street and O'Rorke Street (source: University of Auckland Library)



Figure 25. Photograph, dated April-May 1966, with a view facing southeast across the Student Association Building foundations (source: University of Auckland Library)



Figure 26 Photograph, dated May-June 1966, with a view facing west towards O'Rorke Street (source: University of Auckland Library)



Figure 27. Photograph, dated May-June 1966, with a view facing southeast across the Student Association Building foundations towards Symonds Street (source: University of Auckland Library)



Figure 28. Photograph, dated October-November 1966, with a view facing northeast across the Student Association Building foundations towards Alfred Street (source: University of Auckland Library)



Figure 29. Photograph, dated 1973, with a view facing east along the south side of the Maidment Theatre during construction (source: University of Auckland Library)



Figure 30. Photograph, dated 1973, showing foundation excavations for the Maidment Theatre (source: University of Auckland Library)

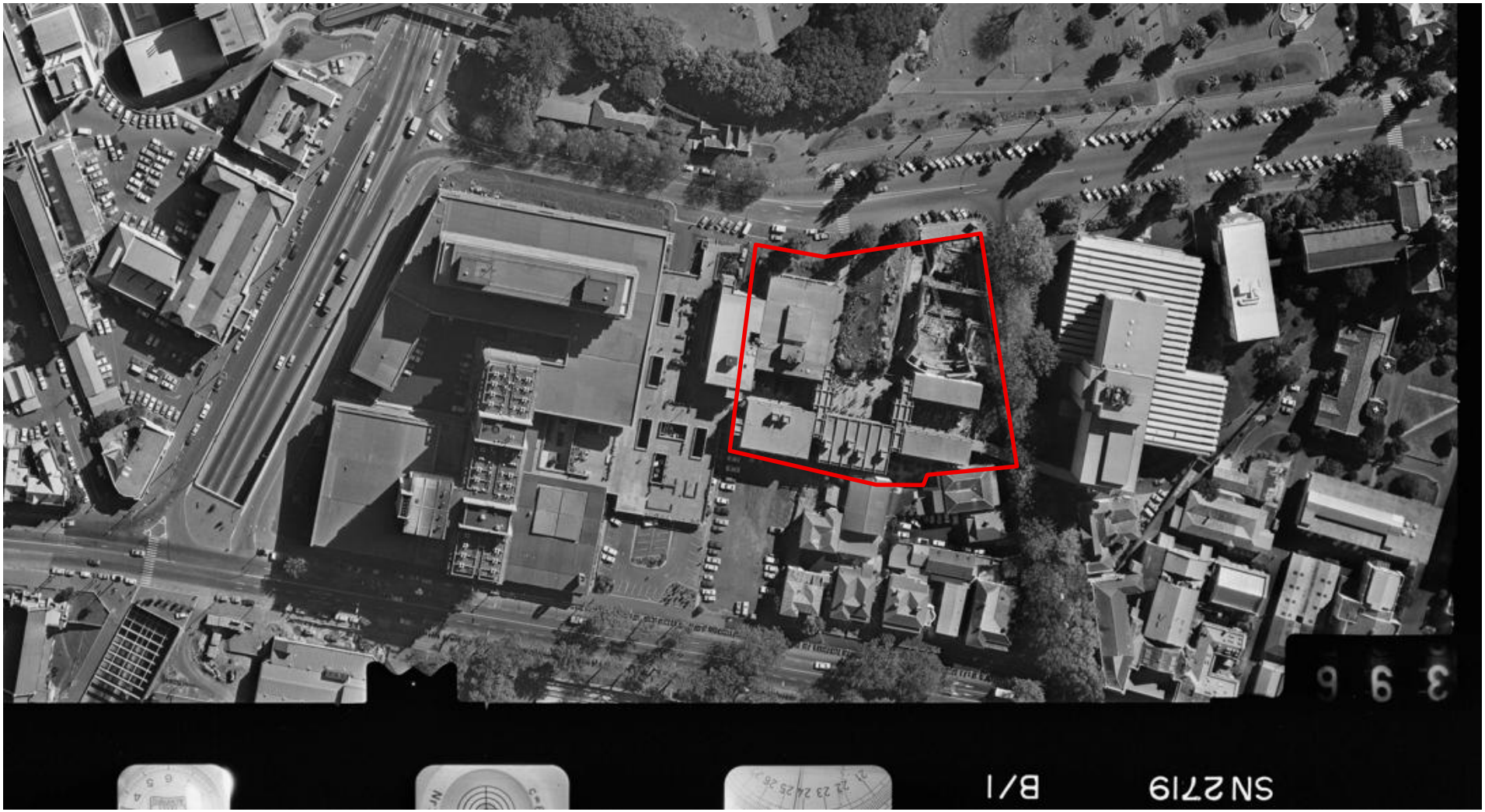

Figure 31. Aerial photograph, dated 1974, with the Project Site outlined (source: Retrolens SN2719-B-1)

ARCHAEOLOGICAL BACKGROUND

Previous Archaeological Work

Numerous archaeological assessments and investigations have been undertaken within the UoA campus, predominantly relating to the former Albert Barracks (R11/833) and the surviving barracks wall. Investigations within both the University grounds, Albert Park and Princes Street have demonstrated that archaeological deposits, structural remains, and building foundations associated with the Barracks survive across the site and have provided valuable insights into the 19th-century occupation of the area (Coates 1990; Clough & Associates 2004; Clough 2004; Clough 2006; Baquié and Clough 2009; Shakles et al. 2012; Clough and Macready 2010; Clough 2015; Clough 2016; Clough 2019).

The work undertaken for the Fale Pasifika uncovered rubbish dumping deposits representing filling activities undertaken in the early 20th century. Some small 19th century rubbish deposits beneath Wynyard Street were uncovered during street trenching works. Both the small rubbish pits and the bulk filling contained a range of material, particularly ceramic and glass items, some of which were previously unidentified. Recording of the building at 22 Wynyard Street was undertaken at this time. The building, constructed in c.1917 was of the California Bungalow style (Clough et al. 2004).

The School of Business development required the recording of three more buildings and fairly extensive archaeological excavation. The three buildings were situated at 35 Wynyard Street, 18 Grafton Road and 20 Grafton Road. All three were 19th century villas that had been modified (Bickler 2004/2007; Bickler et al. 2007). The main excavations identified aspects of life associated with these buildings, among others. Drainage systems were identified, and were substantial, consisting of 0.5-1m deep trenches filled with basalt rocks running diagonally across the slope and channelling water down into Grafton Gully. The first houses generally consisted of single-storey villas which were then modified substantially during their history. At least two and possibly three of the earlier houses were removed during the 20th century. These included the house at 36 Wynyard Street belonging to George Fraser, owner of the Phoenix Foundry on adjacent land in Grafton Gully, which had been investigated earlier (Clough et al. 2004); features and deposits related to the foundry were recovered from the Wynyard Street property (Bickler et al. 2007). Infilling of the allotments continued in the 20th century and there was evidence of garden landscaping and new and improved drainage added to the site. A disturbed midden excavated in Allotment 20 was also the first archaeologically recovered remnant of the pre-colonial use of the general area by Māori (Bickler et al. 2007).

In 2012, Clough & Associates completed the final archaeological report for monitoring of the street upgrade of Princes Street, Alfred Street and Bowen Avenue (Shakles et al. 2012). The works within Alfred Street were primarily quite shallow and did not reach any archaeological layers. However, the road upgrade works within Princes Street did reveal archaeological deposits. Unfortunately, the carriageway works within the eastern carriageway were undertaken without archaeological supervision; however, in the western portion two beam slots and six post holes and a demolition layer were identified. These were located at the pedestrian crossing near the Caretaker's Cottage and were identified as relating to a dwelling marked on a plan of Albert Barracks from 1871. Ceramics, stoneware, glassware, clay tobacco pipes, and metal objects were recovered from these features, including musket balls.

In 2009, Clough & Associates prepared an archaeological assessment of the University of Auckland campus (Clough 2009). This study divided the campus into four archaeological precincts, with the current Project located within Precinct 300, bounded by Princes Street, Wellesley Street West, Symonds Street, and Alfred Street. The assessment concluded that within Precinct 300 the Student Union building and the older Gymnasium and Science Blocks have completely removed any traces of earlier settlement, and that the only area considered to have any potential for archaeological remains is under and around 4 Alfred Street, where the AUSA House is located, as addressed further below.

Recorded, Scheduled and Listed Sites

A large number of archaeological and other historic heritage sites are recorded in the eastern CBD area on the Auckland Council's Tūtangi Ora historic heritage information (TO). These include archaeological sites recorded on the NZAA ArchSite database. There are also a number of historic heritage places included in the Historic Heritage overlay (Schedule 14.1) and Sites and Places of Significance to Mana Whenua overlay (Schedule 12) in the AUP.

A buffer set at 100m from the larger land parcel containing the proposed works was used to identify recorded heritage sites in the vicinity of the Project. A total of 23 recorded archaeological and other historic heritage sites have previously been recorded within the 100m buffer (Figure 32–Figure 34, Table 1).

A summary list of the recorded archaeological and other historic heritage sites is provided in Table 1. All bar one of the sites are recorded in Tūtangi Ora, and seven are recorded as archaeological sites within the NZAA site recording scheme. They comprise three sites categorised as archaeological sites, 17 heritage structures, of which 13 are scheduled on the AUP and 10 are also included on the NZ Heritage List; and 3 heritage areas.

The heritage areas include the Albert Park historic landscape, which is scheduled as a Category A historic heritage place in the AUP, the Princes Street Heritage Area, and Horotiu Pā/Te Reuroa Pā, which is identified in Schedule 12 of the AUP. The sites and areas are described below and their proximity to the proposed works discussed.

The Princes Street Historic Heritage Area (AUP ID #2511) extends to the boundary of the Site, while the Albert Park Historic Heritage Area (AUP ID #1999) extends to the kerb on the opposite side of Princes Street. A portion of the extent of Horotiu Pā/Te Reuroa Pā is also scheduled as a Site and Place of Significance to Mana Whenua within Albert Park (AUP ID #074, HI-2487 and HI-6051, R11/82) (Table 1).

The following recorded sites are located within or immediately adjacent to the Project Site and have the potential to be directly or indirectly affected by the proposed works. These sites are considered below. The remaining recorded sites within the 100 m buffer are more distant from the Project Site and are not expected to be affected by the proposed works; these are discussed separately below.

HI-3375 — This site is the Albert Barracks, a British fort complex constructed in 1846 and in use until 1871, when it was dismantled. The buildings were constructed from bluestone basalt blocks, wood and corrugated iron. The perimeter wall was constructed of bluestone, with just one short section of the wall remaining. The site is recorded as an archaeological site (R11/833), and is part of the Albert Park Historic Landscape HI-1392 (AUP ID 1999 Category A). Part of the former extent of the barracks covers the Project Site, although no

remains of the barracks are considered likely in the area in light of the redevelopment of the Site in the 1960s.

HI-3613 — This is AUSA House, constructed in 1895. The original owner was William Ledingham, who came to Auckland to retire. This site is included in the NZ Heritage List as a historic place (#7275 Category 2), and is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 1926 Cat. B). The Victorian style house is constructed of rendered brick with a slate roof and features fully arched bay windows. This site is immediately adjacent to the Project Site and demolition and construction activities associated with the Project will be managed to protect the building from adverse effects.

HI-3614 — This is the Auckland University Student Union Building. The building was built 1965-73, and designed by Warren & Mahoney. This site is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 1927 Cat. B). The design is an example of New Brutalism and Constructivist architectural styles. This building is to be demolished as part of the Project.

HI-5368 — This is the Princes Street Historic Heritage Area (AUP Schedule 14.2 ID 2511). This is a large area which encompasses all of Albert Park and the surrounding streets, Emily Place, Waterloo Quadrant and the High Court, portions of the University of Auckland around Old Government House and the Clocktower, Alten Road and Constitution Hill down to Churchill Street. The Project Site is immediately adjacent to the historic heritage area, with the extent of the scheduled area following the Project Site's legal title boundary along Princes Street. Accordingly, any works associated with the Project that extend into the Princes Street road reserve will be located within the historic heritage area. Such works are not expected to have a significant impact on the heritage values of the historic heritage area, given their limited extent and nature.

HI-1390 — This records the remnant 85m long section of Albert Barracks Wall. The perimeter wall was constructed c.1846-51 by British troops and a paid workforce of local Māori with basalt quarried from Mount Eden and lime mortar. By 1870 the barracks was abandoned and most of the wall was dismantled. The barracks wall is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 1914 Cat A), and included in the NZ Heritage List as a historic place (#12 Category 1). This site is away from the Project Site and will not be impacted.

HI-1391 — This records Albert Park Band Rotunda. The rotunda was constructed in 1901, following a design by James Slater, and is the oldest known example in the Auckland region. The rotunda is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 1999 Cat A), and included in the NZ Heritage List as a historic place (#538 Category 2). This site is away from the Project Site and will not be impacted.

HI-1392 — This records the Albert Park historic landscape. The park was developed from 1880, with the layout following the design by architect James Slater, the winning entry of a public competition. The park is a notable example of a Victorian public park, and the oldest formal park in the Auckland region. The park is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 1999 Cat A). This site is away from the Project Site and will not be impacted.

HI-1413 — This is an historic house known as Belgrave. It is one of a grouping of three Italianate houses constructed in the 1880s of lime scoria or cement concrete on Symonds

Street. This site is also recorded as an archaeological site (R11/2784), is included in the NZ Heritage List as a historic place (#4488 Category 2), and is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 2059 Cat. B). This site is away from the Project Site and will not be impacted.

HI-1414 — This is an historic house known as Okareta. It is one of a grouping of three Italianate houses constructed in the 1880s of lime scoria or cement concrete on Symonds Street. This site is also recorded as an archaeological site (R11/2785), is included in the NZ Heritage List as a historic place (#4489 Category 2), and is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 2060 Cat. B). This site is away from the Project Site and will not be impacted.

HI-1415 — This is an historic house known as Moana. It is one of a grouping of three Italianate houses constructed in the 1880s of lime scoria or cement concrete on Symonds Street. This site is also recorded as an archaeological site (R11/2786), is included in the NZ Heritage List as a historic place (#4490 Category 2), and is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 2058 Cat. B). This site is away from the Project Site and will not be impacted.

HI-1416 — This is the Old Arts Block, also known as the Clock Tower. The building was completed in 1926 following a design by R.A. Lippincott and E.F. Billson. It was built by the Fletcher Construction Company and is constructed in Oamaru stone. It was the first permanent building built for Auckland University. This site is included in the NZ Heritage List as a historic place (#25 Category 1), and is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 2009 Cat. A). This site is away from the Project Site and will not be impacted.

HI-1470 — This is the Department of Germanic Languages and Literature Building. The building was a house built c.1904 for biscuit manufacturer, Auckland City Councillor and philanthropist James Milne Mennie and his wife Isabella. The structure was designed by Charles Le Neve Arnold and built by Ebeneezer Morris. The building is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 1961 Cat. B). This site is away from the Project Site and will not be impacted.

HI-1574 — This is the Old Choral Hall, constructed in 1872 in the neo-classical style following a design by Edward Mohoney. This site is included in the NZ Heritage List as a historic place (#4474 Category 1), and is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 2057 Cat. A). This site is away from the Project Site and will not be impacted.

HI-1582 — This is the former Park Keeper's Cottage, also called the Albert Park Lodge. The building, a bay villa in Gothic Revival style, was built in 1882. The structure was designed by architect Henry Wade and built by Messrs Wrigley & Handcock. This site is recorded as an archaeological site (R11/2792), is included in the NZ Heritage List as a historic place (#577 Category 2) and is part of the Albert Park Historic Landscape HI-1392 (AUP ID 1999 Category A). This site is away from the Project Site and will not be impacted.

HI-2425 — This records former Merchants' houses on the corner of Alfred and Symonds Street. The record text is somewhat ambiguous but it appears that this recorded the three houses that remained on this corner prior to the development of the Kate Edgar Information Commons. Two of the houses were relocated, and it appears the third was beyond restoration and utilised in other restoration projects. As the houses are no longer extant and were located situated away from the Project Site there will be no impacts.

HI-2487 and HI-6051 — These entries record Te Horotiu/Te Reuroa Pā, the former pā site located within Albert Park. The former records Te Horotiu as an archaeological site type, while the later entry records Te Reuroa as a Wahi Tupuna site type. The former pā is also recorded Site and Place of Significance to Mana Whenua (AUP ID 074; R11/82) (Figure 34). This site is away from the Project Site and will not be impacted.

HI-3651 — This is Alfred Nathan House. The building was originally known as 'Wickford,' is a Victorian Italianate residence built in 1882. It was designed by John Currie for Alfred Nathan, a managing director of the firm L.D. Nathan and leader of the Auckland Jewish community. The building is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 2011 Cat A). This site is away from the Project Site and will not be impacted.

HI-5047 — This is Bayreuth, a two-storey brick house was built c.1904 and designed by architect Charles Le Neve Arnold. It was built for biscuit manufacturer (and later Auckland City Councillor) James Milne Mennie. This site is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 1963 Cat B), and is included in the NZ Heritage List as a historic place (#4491 Category 2). This site is away from the Project Site and will not be impacted.

HI-5941 — This is the Old Biology building within the University of Auckland. The site is a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 2740 Cat. B). This site is away from the Project Site and will not be impacted.

HI-6146 — This is the first site of Auckland Museum. The museum occupied a two-roomed cottage from 1852-1867. The original cottage was demolished. This site is away from the Project Site and will not be impacted.

HI-6373 — This is Reed Monument, a Timaru limestone fountain. The feature was erected in 1901 as a memorial to journalist G.M. Reed. This site is away from the Project Site and will not be impacted.

HI-12147 — This archaeological site (R11/675) records artefact finds made in 1976. The first of the two findspots was situated near the corner of Princes Street and Wellesley Street just uphill from the overhead bridge and the second in the grass verge to the south of the pedestrian crossing over Princes Street to the Student Union building. This site is away from the Project Site and will not be impacted.

R11/3507 — This archaeological site is not currently included in Tūtangi Ora. It records the location of a well and brick surface identified during construction works upgrading Old Choral Hall. This site is away from the Project Site and will not be impacted.

In summary, there are two recorded historic heritage sites within the Project Site. HI-3375 (R11/833) is the site of the Albert Barracks which extends into the Project Site; however, remains of the Barracks are considered unlikely in the Project Site in light of the redevelopment of the Site in the 1960s. HI-3614 is the Auckland University Student Union Building, a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 1927 Cat. B), which would be demolished as part of the Project. Its scheduled extent of place (Figure 34) covers most of the Project Site. HI-3613, AUSA House, a Scheduled historic heritage place within the AUP (Schedule 14.1 ID 1926 Cat. B), is immediately adjacent to the Project Site and demolition and construction activities associated with the Project will be managed to protect the building from adverse effects.

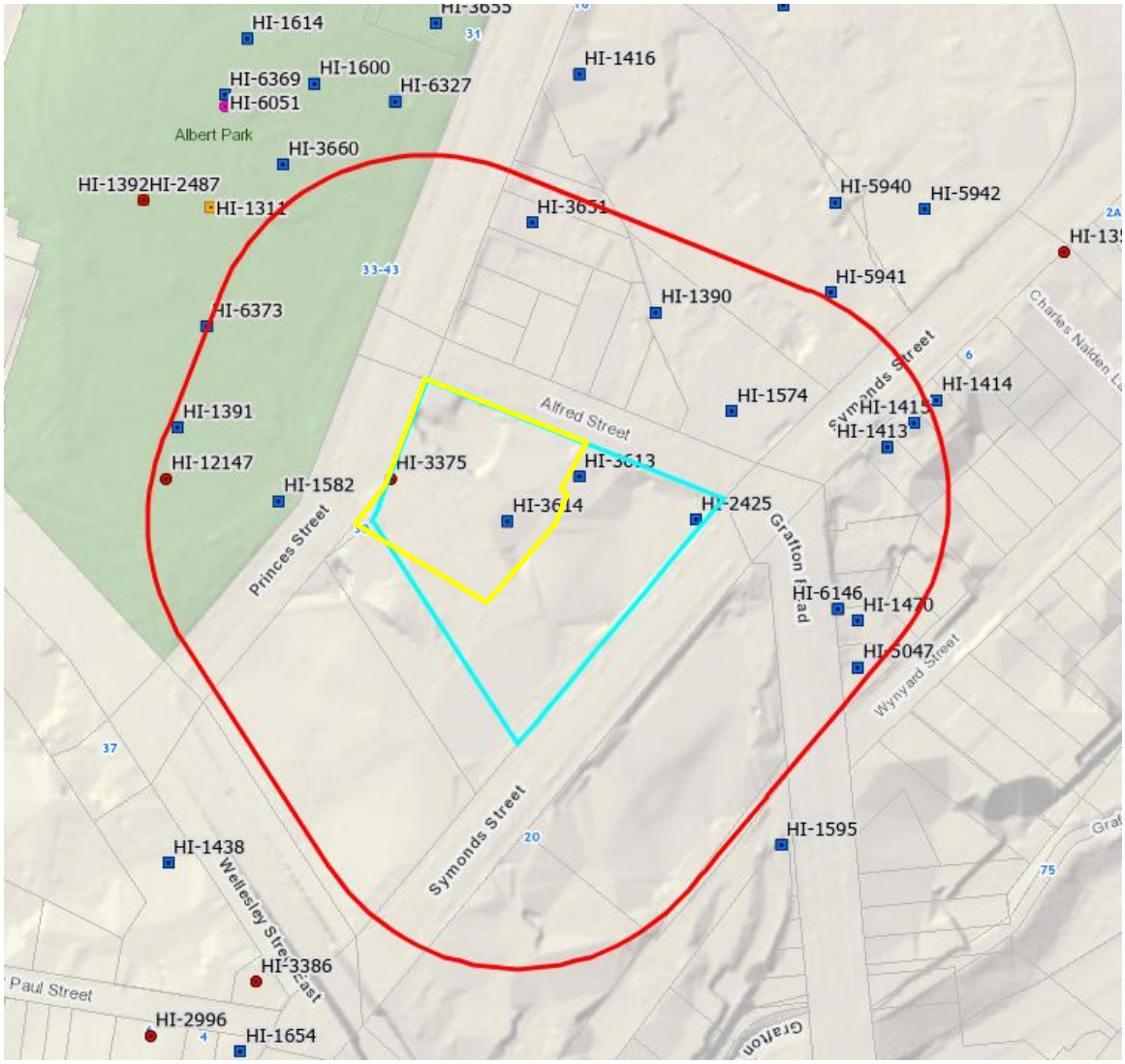

Figure 32. Plan showing historic heritage sites recorded on Auckland Council's Tūtangi Ora (TO) located on, and within 100m proximity of, the property (blue) containing the Project Site (yellow)

Table 1. Recorded archaeological and other historic heritage sites within 100m of the property containing the Project Site. Those sites within the extent of the Project Site are highlighted in red

Site Name	Site Category	Site Type	Tutangi Reference Number	Historic Heritage Schedule 14.1	NZAA Number	HNZ List No.	Easting	Northing
Albert Barracks Wall (Remnant section)	Structure	Military	HI-1390	1914 - Category A		#12 Category 1	1757783	5920177
Albert Park Band Rotunda, Albert Park Band Stand	Structure	Recreation	HI-1391			#538 Category 2	1757570	5920126
Albert Park historic landscape, including subsurface features, possible pa site, World War II air raid tunnels and slit trenches, barracks site including associated buildings and enclosing wall, and park keeper's cottage	Heritage Area	Recreation	HI-1392	1999 - Category A			1757555	5920227
Belgrave, House (Former), House: Auckland University Political Studies Building, Montrosa, Residence (former)	Structure	Dwelling	HI-1413	2058 - Category B	R11/2784	#4488 Category 2	1757886	5920117
House - Auckland University Political Studies Building, Okareta, Residence (former)	Structure	Dwelling	HI-1414	2059 - Category B	R11/2785	#4489 Category 2	1757908	5920138
Arras Private Hotel, Auckland University Political Studies Building, Moana, Mona, Residence (former)	Structure	Dwelling	HI-1415	2060 - Category B	R11/2786	#4490 Category 2	1757898	5920128
Old Arts Block	Structure	Educational	HI-1416	2009 - Category A		#25 Category 1	1757749	5920283
Department of Germanic Languages and Literature Building, House	Structure	Dwelling	HI-1470	1961 - Category B			1757893	5920041

Site Name	Site Category	Site Type	Tutangi Reference Number	Historic Heritage Schedule 14.1	NZAA Number	HNZ List No.	Easting	Northing
Old Choral Hall, The University of Auckland	Structure	Educational	HI-1574	2057 - Category A		#4470 Category 1	1757817	5920133
Former Park Keepers Cottage, Albert Park Lodge	Structure	Dwelling	HI-1582		R11/2792	#577 Category 2	1757614	5920093
Former Merchants House	Structure	Commercial	HI-2425				1757801	5920085
Albert Barracks	Archaeology	Military	HI-3375		R11/833		1757665	5920103
AUSA House, Merchants House	Structure	Dwelling	HI-3613	1926 - Category B		#7275 Category 2	1757749	5920104
Auckland University, Student Union Building	Structure	Educational	HI-3614	1927 - Category B			1757717	5920084
Alfred Nathan House, Merchant House, Merchant House (former), The Registry, The University of Auckland	Structure	Dwelling	HI-3651	2011 - Category A			1757727	5920218
Bayreuth, Department of Germanic Languages and Literature Building, Residence (former)	Structure	Dwelling	HI-5047	1963 - Category B		#4491 Category 2	1757873	5920019
Princes Street Historic Heritage Area	Heritage Area	Dwelling	HI-5368	2511			1757748	5920367
Old Biology Building	Structure	Educational	HI-5941	2740 - Category B			1757861	5920186
Horotiu Pa/Te Reuroa Pa	Heritage Area	Wahi Tupuna	HI-6051	Schedule 12 ID 74	R11/82		1757665	5920303
First site of Auckland Museum	Structure	Civic	HI-6146	11			1757862	5920046

Site Name	Site Category	Site Type	Tutangi Reference Number	Historic Heritage Schedule 14.1	NZAA Number	HNZ List No.	Easting	Northing
Reed Monument	Structure	Memorial	HI-6373				1757583	5920171
	Archaeology	Artefact find	HI-12147		R11/675		1757565	5920103
	Archaeology	Historic - domestic			R11/3507		1757802	5920141

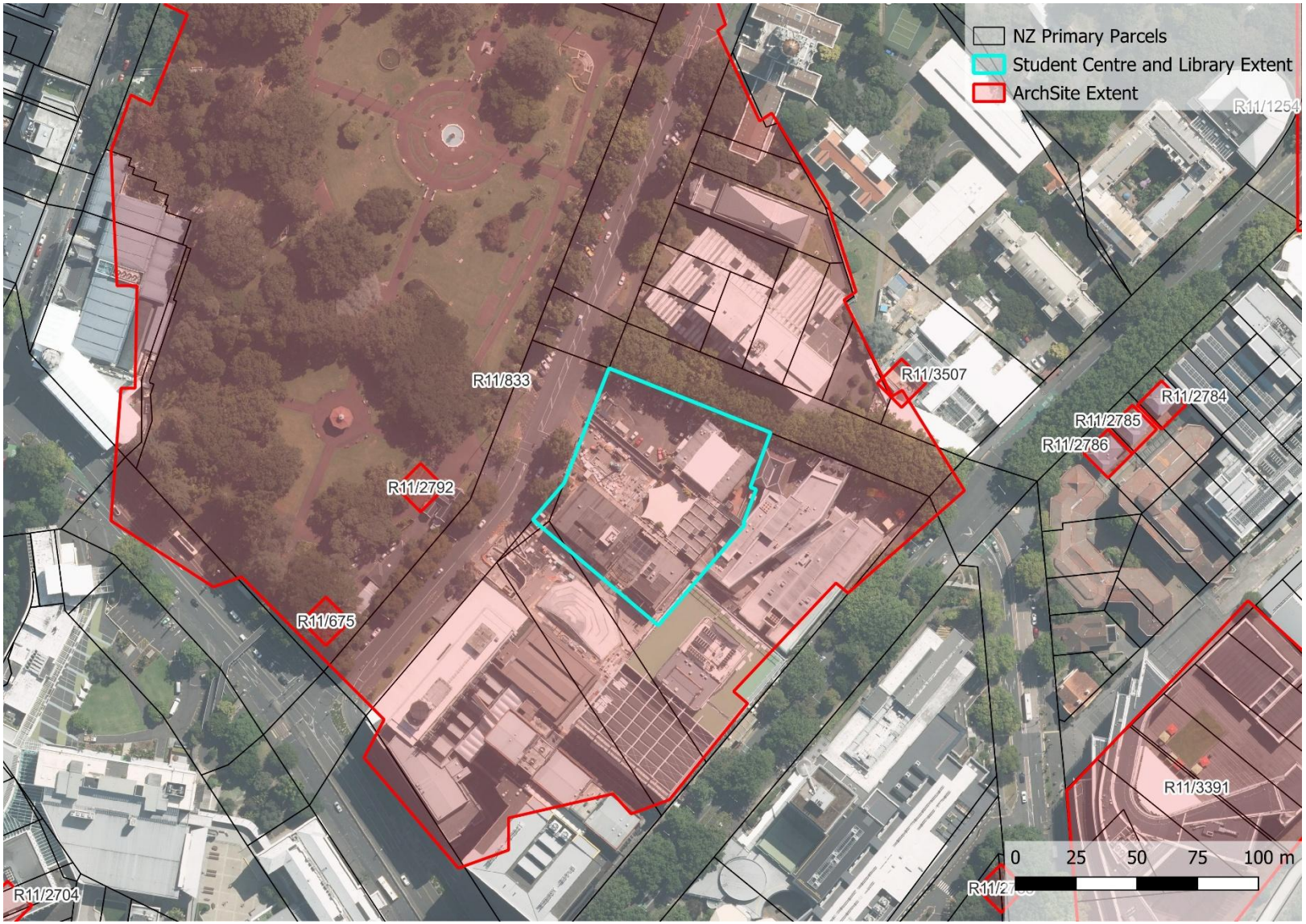

Figure 33. Plan showing archaeological sites recorded in the vicinity of the Project Site

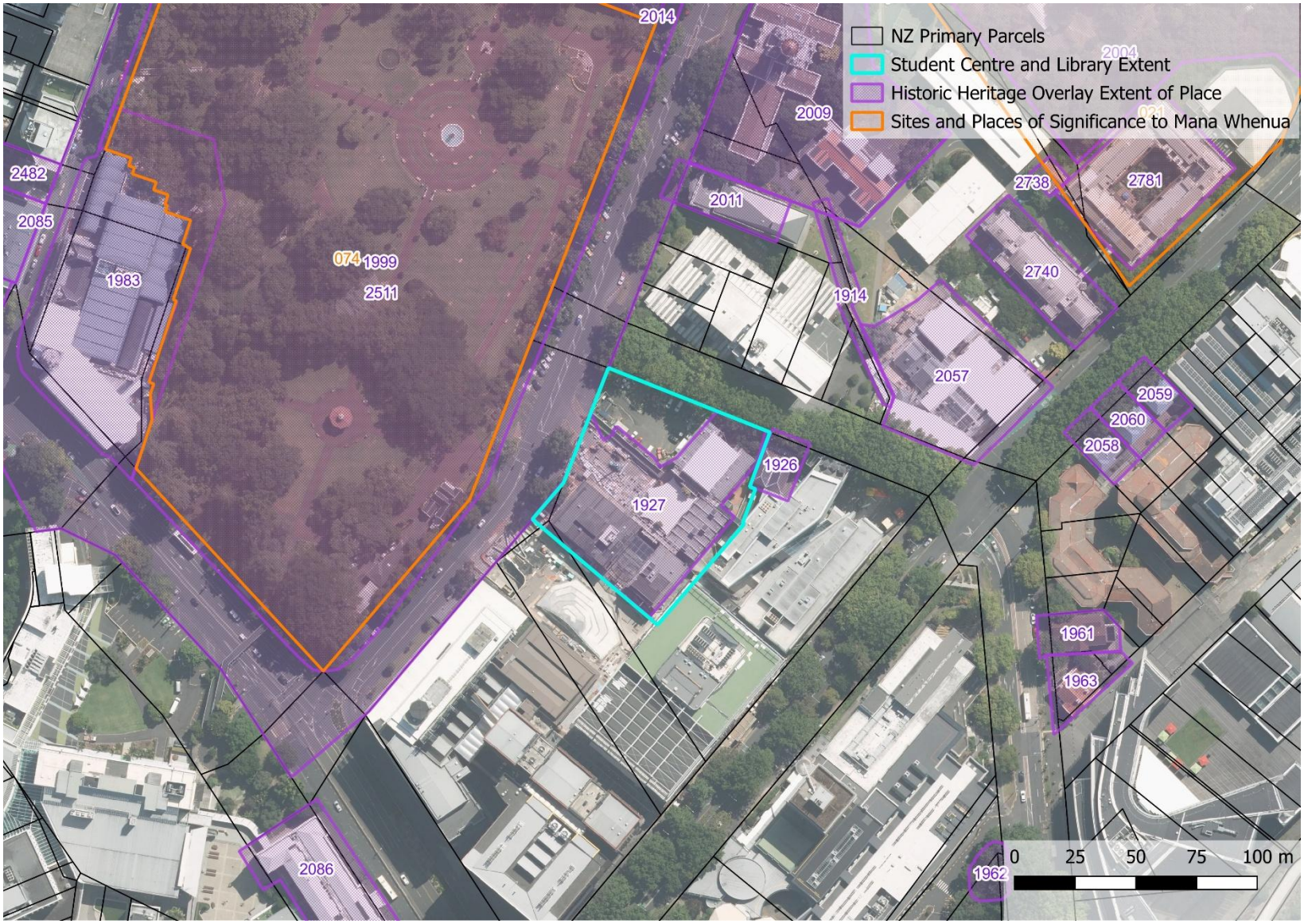

Figure 34. Plan showing the AUP Historic Heritage Extent of Place overlay and the Sites and Places of Significance to Mana Whenua overlay

FIELD ASSESSMENT

Field Survey Results

The Project Site and surrounding area was initially inspected on 2 February 2026 by Jen Low, with a further inspection undertaken by Glen Farley on 10 September 2026.

The proposed works area is located around the Student Union Building, the Student Quad and the former location of the Maidment Theatre. The works area is largely located on paved surfaces, and as such no subsurface testing was possible.

The inspection included views of the AUSA House from the proposed works area, as well as the Alfred Street entrance to the Student Union complex (Figure 35 and Figure 36). The area around the Student Union Building comprises largely developed and paved surfaces, with the Student Quad forming an open area between the surrounding buildings (Figure 37 and Figure 38). The interior of the Student Union Building was also inspected (Figure 39).

The former Maidment Theatre area includes an open basement level, providing a view of the substantial below-ground construction associated with the former building (Figure 40).

No visible archaeological features, deposits or other evidence of archaeological remains were identified during either inspection. Given the extensive existing development and the predominance of paved and built surfaces across the works area, there was limited opportunity for direct observation of the underlying ground conditions.



Figure 35. View facing south showing the AUSA House

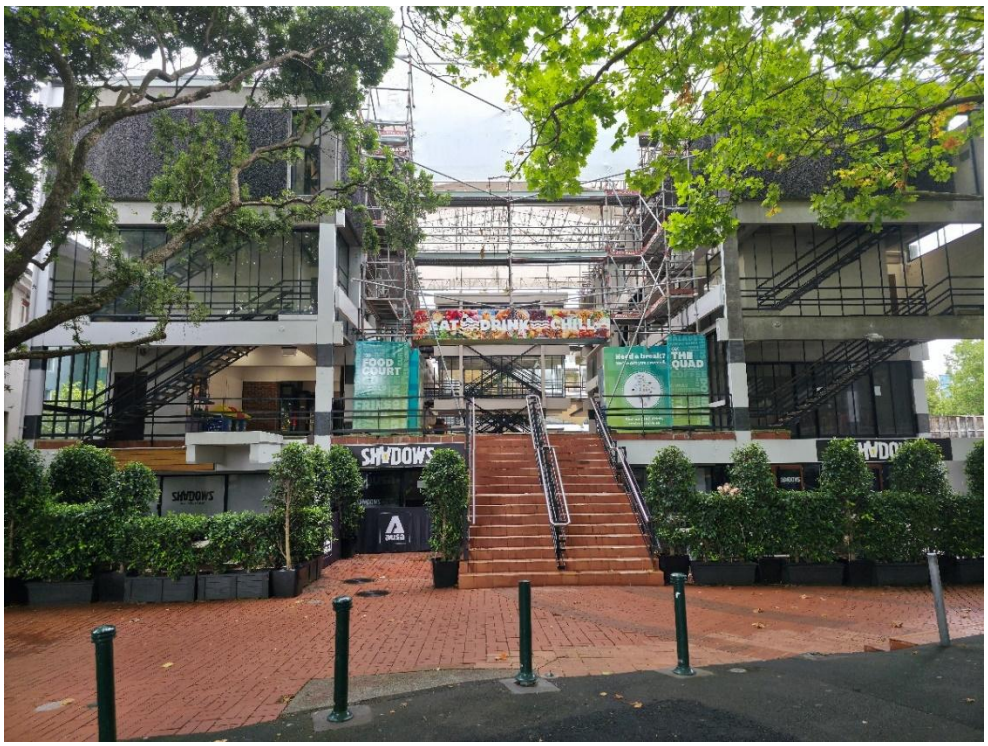

Figure 36. View facing southwest showing the Alfred Street entrance to the Student Union complex



Figure 37. View facing east showing the Student Quad and Student Union Building



Figure 38. View facing southeast showing the Student Union Building

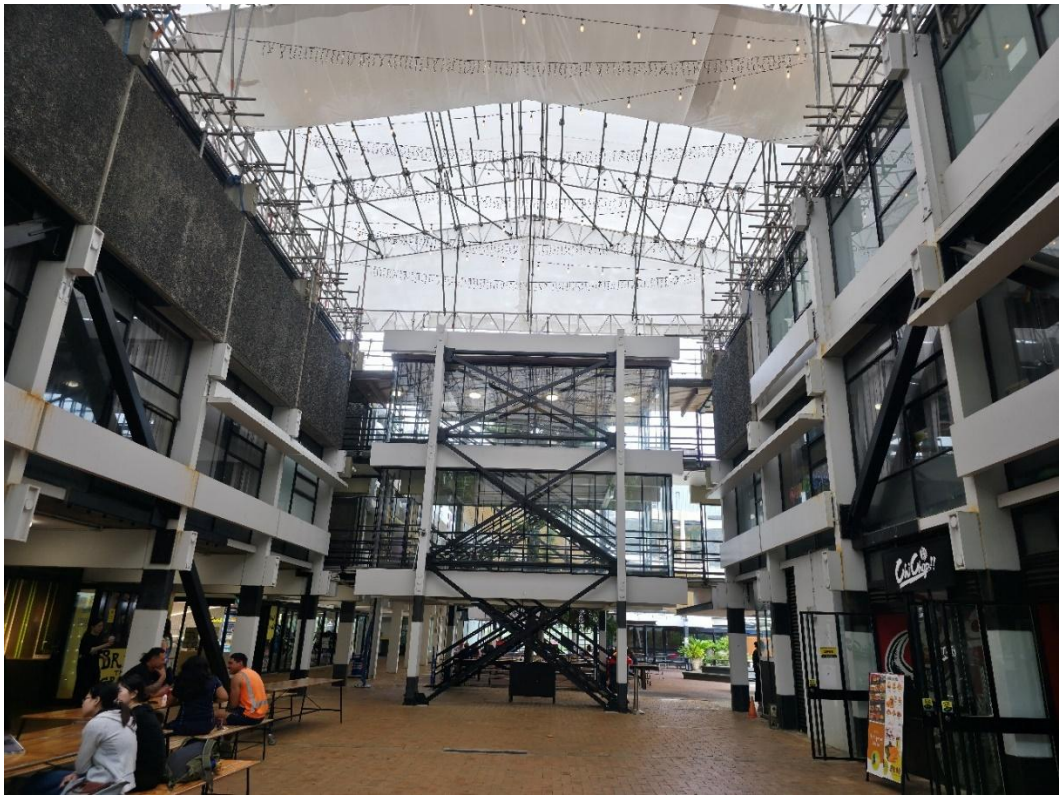

Figure 39. View facing southwest showing inside the northern portion of the Student Union Building



Figure 40. View facing west showing the open basement level of the former Maidment Theatre building

DISCUSSION AND CONCLUSIONS

Summary of Results

The Project is located within the extent of the former Albert Barracks, on land subsequently subdivided into residential allotments along O'Rorke Street, Princes Street and Alfred Street. The wider area has a long history of Māori occupation, including the former pā of Rerenga-oraiti and Te Reuroa/Te Horotiu, and the Waipapa settlement and fishing area around the former Mechanics Bay. Following the establishment of Auckland in 1840, the area was developed for European settlement and, from 1845, formed part of the Albert Barracks. Following the closure of the barracks in 1870, the land was subdivided and developed with residential properties, including houses, villas, boarding houses and apartment buildings. The historical research indicates that buildings occupied most of the individual allotments within the Project Site from the late 19th century until their acquisition and redevelopment for the University of Auckland from the 1960s.

A number of archaeological and historic heritage sites have previously been recorded in the vicinity. Twenty-three recorded archaeological and other historic heritage sites occur within 100m of the proposed works, including the former Albert Barracks (R11/833), the surviving Albert Barracks Wall, the Princes Street Historic Heritage Area, and a number of historic buildings and archaeological sites. The former Albert Barracks extends across part of the Project Site, although previous and current assessment indicates that the substantial redevelopment of the area during the 1960s is likely to have removed any surviving remains of the barracks within the development footprint. The Auckland University Student Union Building (HI-3614, scheduled in the AUP as a Category B historic heritage place, ID 1927) is also located within the Project Site, while AUSA House (HI-3613, scheduled in the AUP as a Category B historic heritage place, ID 1926) is immediately adjacent.

Historical research and examination of early plans, aerial photographs and photographs indicate that the Site was substantially occupied by residential buildings and associated outbuildings from the late 19th century. These included timber villas and houses, brick and concrete dwellings, boarding houses and apartment buildings. Several properties were altered or extended during their occupation, and later buildings replaced some of the earlier structures. The buildings were progressively demolished following acquisition of the land for the University of Auckland, with substantial ground excavation and modification undertaken during redevelopment in the 1960s and early 1970s. Photographs of the construction of the Student Association Building indicate that excavations of at least 2m depth were undertaken for the basement and associated formation works, while substantial excavation also occurred subsequently for the Maidment Theatre.

Previous archaeological investigations in the wider University campus have demonstrated that archaeological deposits, structural remains and building foundations associated with 19th-century occupation can survive beneath areas of later development. Archaeological monitoring of Princes Street in 2012 also identified structural remains and a demolition deposit associated with former Albert Barracks-period occupation. In addition, the historical research indicated that the former residential occupation of the Project Site had the potential to have left archaeological remains, although the extent to which these survived subsequent University development was uncertain prior to the current assessment.

The site inspection identified no visible archaeological features, deposits or other evidence of archaeological remains within the inspected areas. If present, these would only have survived at some depth, below the level of previous earthworks, and their presence could only be confirmed if exposed during future works.

Overall, the historical and archaeological research indicates that the Project Site has a history of Māori and European occupation and has previously contained a number of residential buildings and associated structures. However, much of the area has subsequently been subject to substantial redevelopment and ground disturbance, including deep excavation associated with University buildings and the Maidment Theatre.

Māori Cultural Values

This is an assessment of effects on archaeological values and does not include an assessment of effects on Māori cultural values. Such assessments should only be made by mana whenua. Māori cultural concerns may encompass a wider range of values than those associated with archaeological sites.

The historical association of the general area with mana whenua is evident from the recorded sites, traditional histories and known Māori place names. Horotiu Pā/Te Reuroa Pā is a scheduled Site and Place of Significance to Mana Whenua in the AUP (Schedule 12 ID 074), the former pā site is located within Albert Park. The scheduled extent of this place sits outside the Project Site but is in close proximity.

The Project has taken into consideration the high-level cultural framework prepared by Haumi and Eighty provided with the substantive application and a letter of support from Ngāti Whātua Ōrākei has been provided with the substantive application.

Survey Limitations

The Project Site contains the existing building, a pathway constructed of paving stones and landscaped garden areas with only limited ground surface visible, and it was therefore not feasible to undertake any subsurface testing. Archaeological sites beneath modern buildings and sealed surfaces in urban environments can rarely be identified prior to being exposed in the course of redevelopment work, and the approach to archaeological assessment is therefore to identify historically recorded activities, and assess the potential for archaeological evidence to have survived on the basis of later modifications.

Archaeological Value and Significance

The Regional Policy Statement (Chapter B5.2.2 in the AUP) identifies several criteria for evaluating the significance of historic heritage places for scheduling purposes. In addition, Heritage NZ has provided guidelines setting out criteria that are specific to archaeological sites (condition, rarity, contextual value, information potential, amenity value and cultural associations) (Heritage NZ 2019: 9-10). The assessment that follows applies these recognised heritage and archaeological evaluation frameworks to assess the archaeological value and significance of the Site.

The archaeological value of sites relates mainly to their information potential, that is, the extent to which they can provide evidence relating to local, regional and national history using archaeological investigation techniques, and the research questions to which the site could contribute. The surviving extent, complexity and condition of sites are the main factors in their ability to provide information through archaeological investigation. Archaeological value also includes contextual value, including the contribution of individual sites to the wider historical and archaeological landscape. Archaeological sites may also have other historic heritage values, including historical, architectural, technological, cultural, aesthetic, scientific, social, spiritual and traditional values.

The principal recorded archaeological site relevant to the Project is HI-3375 (R11/833), the former Albert Barracks. The barracks were established in 1846 and remained in use until 1871, following which the buildings were progressively dismantled. The complex included timber and masonry buildings enclosed by a substantial bluestone perimeter wall. Part of the recorded former extent of the barracks overlaps the Project Site. The Site has been assessed under both the AUP and Heritage NZ criteria in Table 2 and Table 3. The Site is of considerable historic heritage value; however, the Site was substantially redeveloped in the 1960s, including extensive demolition, excavation and formation works associated with the development of the University of Auckland. These works are considered to have substantially removed any surviving archaeological remains of the barracks within the Project Site.

HI-3614 is the Auckland University Student Union Building, constructed between 1965 and 1973 to designs by Warren & Mahoney. The building is a scheduled Category B historic heritage place in the AUP (Schedule 14.1, ID 1927) and is an example of New Brutalist and Constructivist architectural design. Category B indicates that the item is considered to have considerable significance to a locality or greater geographic area.

HI-3613 (AUSA House) is located immediately adjacent to the Project. The building was constructed in 1895 and is a surviving example of late 19th-century residential development in the area. It is listed as a Category 2 historic place on the New Zealand Heritage List (No. 7275) and is scheduled as a Category B historic heritage place in the AUP (Schedule 14.1, ID 1926). As a pre-1900 building it meets the definition of an archaeological site under the HNZPTA (see below), but as yet has not been recorded in the NZAA site recording scheme. The building has recognised historic, architectural and contextual heritage value and demolition and construction activities associated with the Project will be managed to protect the building from adverse effects.

The Project Site also forms part of a wider historic heritage landscape that includes the Princes Street Historic Heritage Area (AUP ID #2511), which extends to the boundary of the Site, and the Albert Park Historic Heritage Area (AUP ID #1999), which extends to the kerb on the opposite side of Princes Street. A portion of the former extent of Horotiu Pā / Te Reuroa Pā is also scheduled as a Site and Place of Significance to Mana Whenua within Albert Park (AUP ID #074, HI-2487, R11/82). These places contribute to the contextual heritage value of the area and reflect the long history of Māori and European occupation and development around the Princes Street and Albert Park area.

Table 2. Assessment of the historic heritage significance of site R11/833 (Albert Barracks) based on the criteria in the AUP (Chapter B5.2.2)

Criterion	Comment	Significance Evaluation
a) historical: The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within New Zealand, the region or locality	R11/833 comprises the former Albert Barracks, established in 1846 and used by British military forces until 1871. The barracks were an important component of the early development and defence of Auckland and were associated with the military response to the New Zealand Wars.	Considerable
b) social: The place has a strong or special association with, or is held in high esteem by, a community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value	The surviving Albert Barracks wall and the recognition of the former barracks within the wider University and Albert Park heritage landscape contribute to its public and commemorative associations. However, the extent to which the archaeological site itself is held in high esteem by the wider community is not established by the present assessment.	Moderate
c) Mana Whenua: The place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value	To be determined by mana whenua.	Not assessed
d) knowledge: The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality	The former barracks site has potential to provide archaeological information about the British military presence in Auckland during the mid-19th century, including the construction, occupation and use of the barracks. Previous archaeological investigations within the area have demonstrated that archaeological deposits can survive in parts. However, the substantial redevelopment of the Project Site in the 1960s is considered to have considerably reduced the potential for surviving archaeological remains within the Project Site itself.	Considerable
e) technology: The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials	The barracks included substantial masonry construction, including the bluestone perimeter wall, as well as timber and corrugated iron buildings. The surviving wall demonstrates aspects of mid-19th-century military construction. However, the technological significance of the former	Moderate

Criterion	Comment	Significance Evaluation
	structures is not exceptional and most of the original built fabric has been removed.	
f) physical attributes: The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder;	The Albert Barracks was a substantial and representative example of a mid-19th-century British military barracks complex, with a range of buildings enclosed by a substantial masonry wall. However, the original buildings have been demolished and only a small section of the perimeter wall survives. Within the Project Site, no surviving physical remains of the barracks are considered likely.	Moderate
g) aesthetic: The place is notable or distinctive for its aesthetic, visual, or landmark qualities	The surviving Albert Barracks wall has visual and landmark qualities; however, the former archaeological site has limited aesthetic value as an archaeological resource within the Project Site because its original structures have been removed and no visible remains survive there.	Little
h) context: The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting	R11/833 has considerable contextual value as part of the wider historical and archaeological landscape of central Auckland. The former barracks are closely associated with Albert Park, the Princes Street Historic Heritage Area, the surviving Albert Barracks wall, the University of Auckland campus and the subsequent subdivision and residential development of the former barracks land.	Considerable

Table 3. Assessment of the archaeological values of site R11/833 (Albert Barracks) based on Heritage NZ criteria (Heritage NZ 2019: 9-10)

Value	Assessment
Condition	The barracks were substantially dismantled after 1871, with only a short section of the original perimeter wall surviving above ground. Subsurface remains have been exposed and recorded in a number of locations and are likely to still be present in Albert Park and in pockets elsewhere. The Project Site was extensively redeveloped in the 1960s, including demolition, excavation and ground formation. No visible archaeological remains were identified during the field inspection. The portion of R11/833 within the Project Site is substantially modified.
Rarity	Military sites associated with the British colonial period are an important but relatively limited component of Auckland's archaeological record. Albert Barracks was a substantial and important military complex, although the potential for surviving remains within the Project Site is considered low.

Value	Assessment
Contextual value	R11/833 has strong contextual value as part of the wider archaeological and historic heritage landscape of central Auckland, including the surviving Albert Barracks wall, Albert Park, and the Princes Street Historic Heritage Area.
Information potential	The former barracks have potential to provide information about the construction, occupation and operation of a major British military installation. However, the extensive 1960s redevelopment has substantially reduced the potential for intact archaeological remains, and therefore information recovery, within the Project Site.
Amenity value	The former barracks have educational and interpretive value, particularly through the surviving Albert Barracks wall. There is no amenity value within the Project Site, as no visible archaeological remains are present.
Cultural associations	The former barracks are associated with the early colonial development of Auckland and the British military presence in New Zealand. Māori were involved in the construction of the barracks wall. The cultural significance of the archaeological site to mana whenua is for them to determine.
Other	The Site also has historical, technological, physical, and social values, particularly in relation to the surviving Albert Barracks wall. These are addressed in the historic heritage assessment above.

Overall, the Project Site has limited archaeological value. Although the former extent of Albert Barracks and the historical residential occupation of the area indicate that archaeological remains may historically have been present, the substantial redevelopment of the Site during the 1960s, including building demolition, excavation and formation works, has considerably reduced the likelihood of surviving intact archaeological deposits. The present site inspection identified no visible archaeological features or deposits, and if any features have survived they would be present below the level of previous earthworks. The principal archaeological significance of the Project Site therefore relates to its historical association with the former Albert Barracks and its contribution to the wider archaeological and historic heritage landscape, rather than to any known surviving archaeological remains within the development footprint.

Effects of the Project

The proposed Student Centre and Library structure will see the construction of a seven-storey building, with a further two basement levels. Initial works will require the removal of the existing structures across the Site, followed by excavation to the proposed design levels, which will be some 10m below the surface level. Any archaeological deposits that may have survived within the area of earthworks will have to be removed as part of this excavation.

However, the Project will not affect any known archaeological remains, and the Site has been highly modified by previous earthworks and development. If any archaeological remains are exposed by the Project they are unlikely to be extensive or of high significance, and any adverse effects can be appropriately mitigated by the archaeological recovery of information relating to the history of the area.

In any area where archaeological sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during development. It is considered that there is some, low, potential for unrecorded subsurface archaeological sites to be exposed during development, in the form of deeper features such as wells, and it is therefore recommended that an authority is applied for prior to the start of earthworks so that potential delays can be avoided should sites be exposed, as sought in the substantive application for the Project.

AUSA House, a scheduled pre-1900 building with archaeological values is immediately adjacent to the Project and demolition and construction activities associated with the Project will be managed to protect the building from adverse effects. The works should be undertaken in accordance with appropriate measures to avoid physical damage to the building, including protection from accidental impact, vibration, dust and construction-related activities.

The Project will also require the removal of a scheduled historic heritage place, the Auckland University Student Union Building (AUP Schedule 14.1 ID 1927). This is a later 20th century building which has no archaeological values. The effects of the removal of the building are therefore outside the scope of this report and have been addressed separately in the Heritage Impact Assessment prepared by Archifact provided with the substantive application.

Fast-track Approvals Act 2024

Under Section 42(1) of the FTAA, an authorised person for a listed project or a referred project may lodge a substantive application with the EPA. Under section 42(3)(a) the applicant must be eligible to apply for any corresponding approval under a specified Act. A substantive application may seek:

- Under Section 42(4)(a) a resource consent that would otherwise be applied for under the Resource Management Act 1991 (RMA) and section 42(4)(d) a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the RMA. The purpose and principles of the RMA and any resource consent requirements relating to historic heritage under the AUP are discussed below.
- Under Section 42 (4)(i) an archaeological authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014 that would otherwise be applied for under that Act.

Further, as stated in section 42(9):

- An archaeological authority may only be applied for if the substantive application also seeks an approval described in subsection 4(a) or (d).
- A substantive application that includes an application for an archaeological authority may also include an application under clause 7 of Schedule 8 of the FTAA (application for approval of person to carry out activity). The information confirming that Glen Farley meets the requirements is provided in Appendix B.

Schedule 8 of the FTAA sets out the information required in an application for an archaeological authority and the criteria for assessment of an application for an archaeological authority.

This report provides the relevant archaeological information required as set out in clause 2 of Schedule 8.

Clause 4 (1) of Schedule 8 states that when considering an application for an archaeological authority, the panel must take into account the following matters:

(a) the purpose of the FTAA; and

(b) the matters set out in section 59(1) (a) and (5) of the HNZPT Act; and

(c) the matters set out in section 47(1)(a)(ii) and 5 of the HNZPT Act; and

(d) a relevant statement of the general policy confirmed or adopted under the HNZPT Act.

The greatest weight must be given to the purpose of the FTAA in that consideration.

Clause 9 of Schedule 8 states that an authority granted under the FTAA-

(a) has the same force and effect as it were granted under section 48 of the HNZPT Act; and

(b) for the purposes of the HNZPT Act, must be treated as if it were an authority granted under that Act.

See below for the definition of an archaeological site and any authority requirements under the HNZPTA.

Resource Management Act 1991 Requirements

Section 6 of the RMA recognises as matters of national importance: 'the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga' (S6(e)); and 'the protection of historic heritage from inappropriate subdivision, use, and development' (S6(f)).

All persons exercising functions and powers under the RMA are required under Section 6 to recognise and provide for these matters of national importance when 'managing the use, development and protection of natural and physical resources'. There is a duty to avoid, remedy, or mitigate any adverse effects on the environment arising from an activity (S17), including historic heritage.

Historic heritage is defined (S2) as 'those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological'. Historic heritage includes: '(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Māori, including wahi tapu; (iv) surroundings associated with the natural and physical resources'.

Under the provisions of the RMA, regional, district and local plans contain sections that help to identify, protect and manage archaeological and other heritage sites. The Auckland Unitary Plan (AUP) is relevant to the proposed activity.

As noted in this assessment the proposed activity will require the demolition of the Auckland University Student Union Building, a scheduled Category B historic heritage place (AUP ID 1927). Any mitigation recommendations/consent conditions relating to the building are outside the scope of this report and are addressed in the Heritage Impact Assessment prepared by archifact provided with the substantive application.

AUSA House, a scheduled Category B historic heritage place (AUP ID 1926), is immediately adjacent to the Project Site and demolition and construction activities associated with the Project will be managed to protect the building from adverse effects. The building is of pre-1900 date and has archaeological value. The works should be undertaken in accordance with appropriate measures to avoid physical damage to the building, including protection from accidental impact, vibration, dust and construction-related activities.

If suspected archaeological remains are exposed during the Project works, the Accidental Discovery Rule (E12.6.1) set out in the AUP must be complied with. Under the Accidental Discovery Rule works must cease within 20m of the discovery and the Council, Heritage NZ, Mana Whenua and (in the case of human remains) NZ Police must be informed. The Rule would no longer apply in respect to archaeological sites if an authority from Heritage NZ was in place.

Heritage New Zealand Pouhere Taonga Act 2014 Requirements

In addition to any requirements under the RMA, the HNZPTA protects all archaeological sites whether recorded or not, and they may not be damaged or destroyed unless an authority to modify an archaeological site has been issued by Heritage NZ (Section 42).

An archaeological site is defined by the HNZPTA Section 6 as follows:

> '**archaeological site** means, subject to section 42(3), –
>
> (a) any place in New Zealand, including any building or structure (or part of a building or structure) that –
>
> (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
>
> (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
>
> (b) includes a site for which a declaration is made under section 43(1)'[2]

Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Māori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapū and are subject to the recommendations of the Māori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

The proposed works are within the recorded extent of one archaeological site, R11/833 (Albert Barracks), although surviving archaeological remains within the works area are considered unlikely. However, the possibility of exposing remains relating to the site, or to subsequent pre-1900 residential development, cannot be excluded, and if so the remains could not be modified unless an authority was in place.

An archaeological authority is therefore recommended, to be obtained before any earthworks are carried out. Under Section 44(a), this would provide authority to modify any archaeological sites within the defined project area, including R11/833 and any previously unidentified subsurface archaeological remains that may be exposed during the works. The conditions of the authority should include archaeological monitoring of preliminary earthworks, and procedures for recording any archaeological evidence before it is modified or destroyed.

---

[2] Under Section 42(3) an authority is not required to permit work on a pre-1900 building unless the building is to be demolished.
Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide 'significant evidence relating to the historical and cultural heritage of New Zealand' can be declared by Heritage NZ to be an archaeological site.

General Policy Statement

The Archaeology Statement in the General Policy Statement produced under the HNZPTA seeks to strengthen the management of Aotearoa New Zealand's archaeological heritage through protection of cultural heritage places that have archaeological values and compliance with the archaeological authority process, providing information recovered from sites and delivering professional leadership in archaeological practice working with hapū, iwi, and communities where appropriate.

This assessment addresses the effects of modification of the recorded archaeological site R11/833 and also the possibility of modification of any unrecorded archaeological sites through the application for an authority. It therefore aligns with the Archaeology Statement in the General Policy Statement.

Conclusions

The proposed Student Centre and Library development is located partly within the recorded extent of the former Albert Barracks archaeological site (R11/833). The area was subdivided in the 1870s and converted into a residential area largely occupied by the merchant class. The Project Site has been substantially redeveloped, including extensive excavation and ground formation associated with the development of the University campus in the 1960s, and no visible archaeological remains were identified during field inspections. The potential for surviving archaeological remains within the Project Site is therefore considered to be low. However, the proposed excavation, which will extend to approximately 10m below the existing ground surface, has some (limited) potential to expose and remove surviving archaeological deposits associated with the former Albert Barracks and possibly with the pre-1900 residential buildings that succeeded it.

The proposed works will also affect the Auckland University Student Union Building (HI-3614), a scheduled Category B historic place (AUP ID 1927), through its complete demolition. This building has no archaeological values and the effects are addressed separately in the in the Heritage Impact Assessment prepared by archifact provided with the substantive application.

Although the likelihood of encountering archaeological remains is considered low, the potential effects on any surviving archaeological deposits cannot be confirmed without archaeological investigation during the proposed earthworks. It is therefore recommended that an archaeological authority under s44(a) of the Heritage New Zealand Pouhere Taonga Act 2014 be obtained prior to works commencing. The authority should provide for archaeological monitoring and recording, and appropriate measures for the management and protection of any archaeological remains exposed during the works.

Subject to the implementation of the recommended archaeological authority and associated conditions, the potential adverse effects of the Project on archaeological values are considered to be minor.

RECOMMENDATIONS

- There should be no major constraints on the proposed development on archaeological grounds. The Project Site is within the recorded extent of the former Albert Barracks archaeological site (R11/833), and also the site of later 19th century residences, although the potential for surviving archaeological remains within the works area is considered low. Any potential effects on archaeological remains can be managed through the provisions of the Heritage New Zealand Pouhere Taonga Act 2014.
- As there is some potential for unidentified pre-1900 archaeological remains, an authority to modify an archaeological site should be obtained as a precaution prior to any subsurface excavations being carried out, to reduce potential delays should any archaeological remains be exposed during construction. An Archaeological Management Plan should be prepared as part of the authority application.
- Initial earthworks on the site, including the removal of sealed surfaces, should be monitored by an archaeologist to establish whether any 19th century archaeological features are present.
- Any surviving archaeological remains should be archaeologically investigated and recorded in accordance with the conditions of an authority from Heritage NZ. The authority application should make provision for any previously unidentified subsurface archaeological sites exposed during the works, and the construction management plan should allow sufficient time for the investigation and recording of any remains that may be exposed.
- In the event of kōiwi tangata (human remains) being uncovered, work should cease immediately in the vicinity of the remains and Mana Whenua, Heritage NZ, NZ Police and Council should be contacted so that appropriate arrangements can be made.
- Since archaeological survey cannot always detect sites of traditional significance to Māori, such as wāhi tapu, and as the Project Site is in close proximity to a scheduled Site and Place of Significance to Mana Whenua, mana whenua should be consulted on the proposed development. Consultation is also a requirement of any authority application.
- An Archaeological Management Plan and draft authority conditions have been prepared and provided with the substantive application to give effect to the above recommendations.

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APPENDIX A: SITE RECORD FORM R11/833

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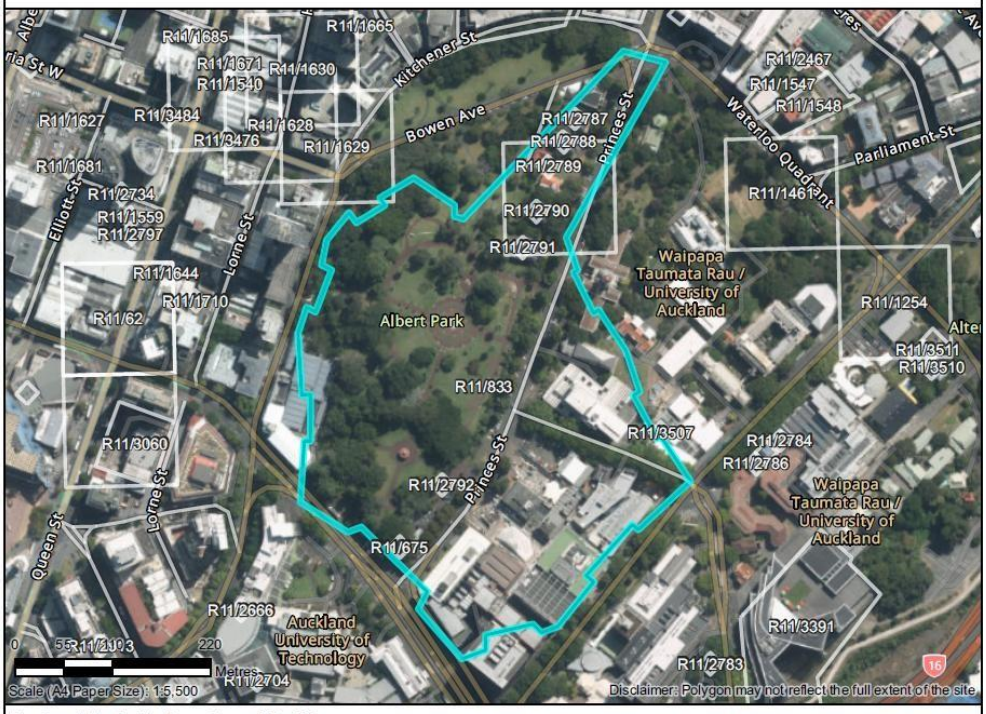
Site Record Form

ARCHSITE
archaeological site recording scheme

NZAA Site Number:	R11/833	**Site Coordinates (NZTM)**	
Imperial Site Number:	N42/876	**Easting:**	1757644
Site Type:	Military (non-Maori)	**Northing:**	5920185
Site Name(s):	Albert Barracks	**Source:**	On Screen



Finding Aids to the Location of the Site:

Albert Park, Auckland. Within the area bounded by Kitchener Street, Waterloo Quadrant, Symonds Street, and Wellesley Street.

Brief Description:

Site of military barracks, built in 1846; structural elements revealed: beam slots, postholes, postpits, brick footing, historic artifacts

Condition of Site when last visited:

Below surface

Printed by: CLOU_GlenFarley_ArchSite

Date Report Created: 04/03/2026

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Site Periods:

Contact 1769-1840, Colonial 1840-1900

Ethnicity:

Non Maori

Site Features:

Artefact - historic, Building - barracks, Building foundations (unspecified), Artefact - ceramic, Post hole

Associated Sites:

Description:

Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1757665 / N5920103) to centroid of site polygon (E1757644 / N5920185).

Updated 14/04/2025 (Other), submitted by: ArchSite_CentralFilekeeper

Date of monitoring in Druskovich's update of 11/03/10125 should be "between 14 and 18 October 2024".

Updated 11/04/2025 (Field Visit), submitted by: BrentDruskovich_ArchSite, visited 18/10/2024 by Druskovich, Brent

Brent Druskovich monitored 3 boreholes and footings for a scaffold drilling erection in Albert Park adjacent to Auckland Art Gallery Toi o Tāmaki between 14 and 18 October 2025. No archaeological evidence was found. For further information refer to Druskovich 2025 "Auckland Art Gallery Toi o Tāmaki Water Ingress Investigation – Albert Park Works, For Authority 2025/076 and Consent LUC60433412" Unpublished report to Tātaki Auckland Unlimited.

Updated 28/05/2023 (other), submitted by ellencameron
Grid reference (E1757665 / N5920103)

Archaeological monitoring of minor works for new footpaths (Zig Zag and Central Paths) and stormwater upgrade was undertaken by Tom Clough Macready and Aaron Apfel in October 2019 and February/ March 2023. A small amount of late early 20th century material was identified including ceramics, bottles, kerbing, ceramic drainange pipe and brick.

Updated 21/06/2016 (Field visit), submitted by rodclough , visited 12/10/2015 by Mailhot, Carly and Judge, Charlotte
Grid reference (E1757665 / N5920103)

Recent earthworks were undertaken at the back of Alfred Nathan House for an extension to the existing building as well as foundation strengthening of the existing building. As these works were undertaken within the identified extent of R11/833 and as there was some potential for uncovering pre 1900 remains, an Authority was applied for and granted (HNZ 2015/678).

Monitoring of the works was undertaken from July to October 2015.

Earthworks undertaken for the recent works showed that the rear previously grassed section of Alfred Nathan House had been substantially modified through the deposition of a thick layer of mixed soil to create a level ground contour and the subsequent installation of services. Various artefacts dating to the late 19th and early 20th centuries were

Date Report Created: 04/03/2026

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recovered from the fill. No intact artefact deposits (i.e. rubbish pits) were identified. A brick footing was however exposed at the north-western corner of the works. This footing was exposed, recorded and re-covered and remains in-situ beneath the ground surface. The purpose and origin of the footing are unknown. No other features associated with it were uncovered.
Works undertaken beneath the house also exposed a thick mixed soil beneath the house with occasional late 19th (possibly early 20th) century artefacts identified. Works beneath the house also identified two sections of brick foundation relating to the existing building. These foundations have been left intact and were not affected by the recent works.
No clear evidence relating to the Albert Barracks site (R11/833) was identified as a result of the recent works, nor were any remains associated with the former Te Horotiu Pa (R11/82) identified as a result of the recent works.

Refer to the final monitoring report for further information:
C. Mailhot, C. Judge & R. Clough 2016. Extension to Alfred Nathan House, 24 Princes Street, University of Auckland: Final Archaeological Monitoring Report

Updated: 19/10/2011, Visited: 12/01/2011 by Shakles, Richard - NZTM E1757665 / N5920103 (CINZAS - Coordinates retained). Several features related to the barracks were excavated as part of monitoring works: 2 beam slots, 3 postholes, 3 postpits and a demolition layer. These features are interpreted as belonging to the former Sergeants Quarters as identified on the 1871 Frissell Plan of the Albert Barracks. The features were filled by material related to demolition of the barracks, and included 7 musket balls, 151 ceramic sherds, 29 stoneware fragments, glass from beer bottles, 29 clay tobacco pipe fragments, various iron nails and other fragments, and coal, brick and stone fragments. Inspected by: Shakles, Richard.

Updated: 18/11/2013, Visited: 12/01/2011 - NZTM E1757665 N5920103 (CINZAS). Grid reference retained but extent updated in Archsite according to information contained on the original site record. Updated by: Dodd, Andy

Condition Notes:

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Description:

Areas monitored during the works for the Zig Zag Path, Central Path and Stormwater Upgrade at Alber Park during)ctober 2019 and February/ March 2023



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ADDITIONAL INFORMATION FORM N42/876

Metric map number:	R11	NZAA METRIC SITE NUMBER:	R11/833
Metric map name:	Auckland	SITE TYPE:	Barracks
Metric map edition:	2nd Edition (1995)	SITE NAME:	Albert Barracks

An Authority to modify this site has been issued by the New Zealand Historic Places Trust. A check with the Trust will be required to establish whether the Authority has been implemented, and whether a report has been written.

See Authority Number: 2004-16

Further Details: Authority granted to the University of Auckland for the purpose of constructing a library extension. To be monitored Rod Clough and associates

Filekeeper: A Dodd
23 AUG 2003

Date Report Created: 04/03/2026

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SITE DESCRIPTION FORM

NZMS 260 map number
NZMS 260 map name
NZMS 260 map edition
NZMS 260 grid reference

NZAA METRIC SITE NUMBER R11/833
DATE VISITED
SITE TYPE
SITE NAME N42/876

Date SDF completed:

An Authority to modify this site completely/partly has been issued by the NZ Historic Places Trust. A check with the Trust will be required to establish whether the Authority has been implemented, and whether a report has been written.

See Authority no.: 2001/59

Further details: (if any)

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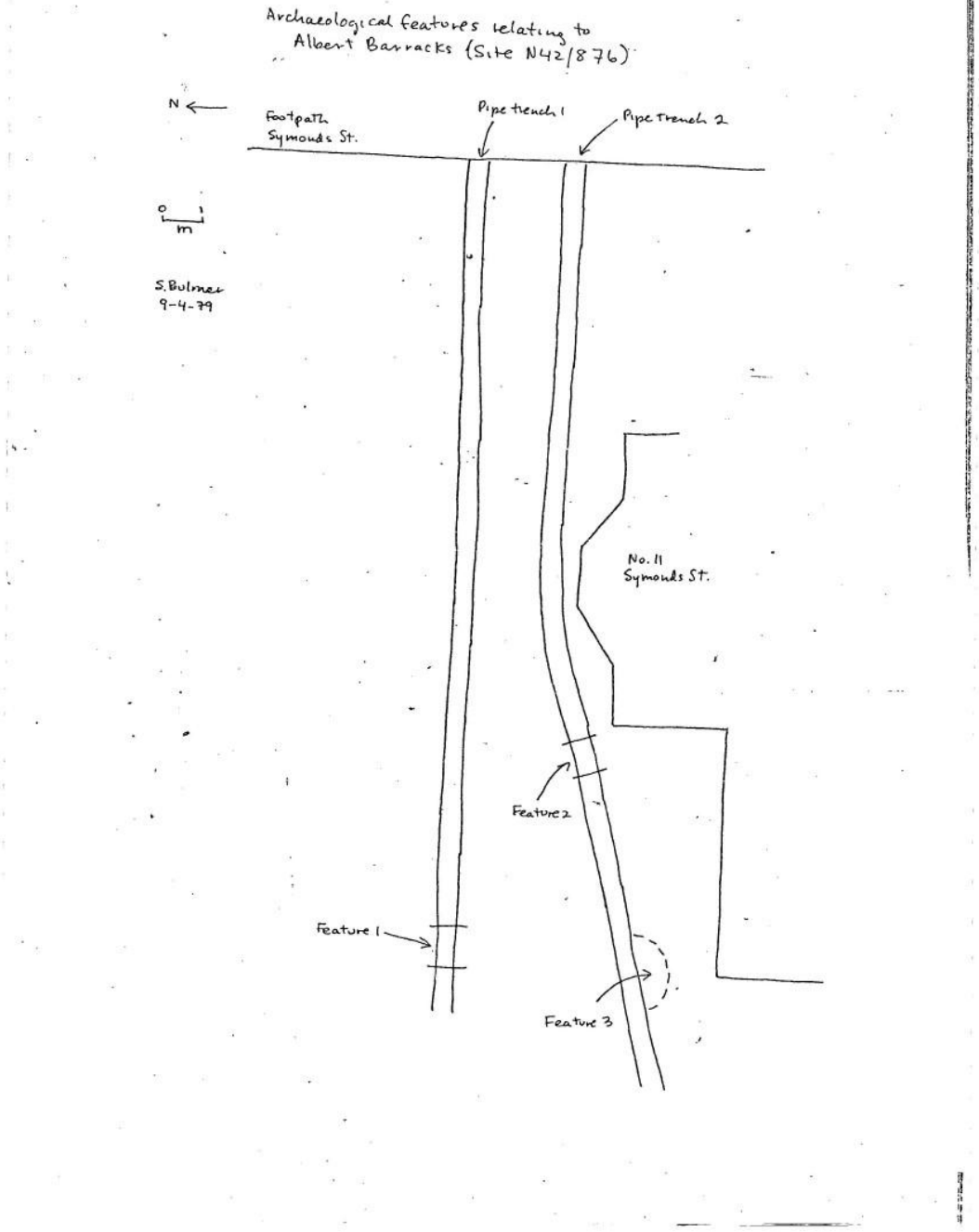

Date Report Created: 04/03/2026

Notes on archaeological features relating to the Albert Barracks Site (N42/876). (See accompanying sketch map).

On 5 and 6 April 1979 two trenches were dug between Nos. 9 and 11 Symonds Street as a part of site re-development of the area between Symonds Street and the student centre. Kingston, Reynolds, Thom and Allardice Ltd. had been told (Letter 28 November 1978, J.R.S. Daniels) that an authority could be necessary if the ground was disturbed during site development and archaeological evidence turned up. However, there was no notification in advance of the excavations, and it was only on the afternoon of the 6th that H.J.R. Brown was told that archaeological material had been found, and by this time re-filling of the trenches had begun.

N. Prickett and R. Nichols inspected the trenches on 8 April, and observed the following features, which I returned on the 9th to record as best as could be done in the circumstances. It should be noted that other archaeological features are likely to have been disturbed but which were not observed because the trenching had already been finished before the archaeologists arrived on the scene. It should particularly be noted that the topsoil layer containing archaeological material relating to the barracks was still present on the entire area between Symonds Street and the student centre. This layer was scraped away underseath the relocated No. 13 Symonds Street building which is now at No. 2 Alfred Street. However, it is still present underneath the large quantity of fill and topsoil put on the site behind the buildings during landscaping, and is likely to still be underneath Nos. 9 and 11 Symonds Street as well as between these buildings. Therefore, it is important that when further earth-moving occurs in this area archaeologists must be directly involved, preferably directing the earth-moving machines, not notified after the damage has been done.

Feature 1 is a 1 m wide homogeneous non-rubbly grey fill visible in both (northern and southern) sides of Trench 1. It was thought by the construction workers to possibly be the wall, but according to the survey of the wall done over the summer, it is about 13 m inside the wall. In any case there is no evidence of stone construction, although the bottom of the disturbance, which was still present in the bottom of the trench at about 1.5 m depth, was not uncovered. Broken rubble (glass, stone, crockery, metal) was found heaped up against the western side of this feature.

Feature 2 is a deposit of grey rubbly fill in a disturbance about 1 m across and 1 m deep, showing on both sides of Trench 2. A posthole is present in this fill, about 35 cm across the top and tapering to about 15 cm across the bottom, and about 50 cm deep.

Feature 3 is a roughly circular disturbance showing on the south side of Trench 2 (but not the north side) and on top of the scraped ground surface for about 1 m to the south of the trench side. It is full of broken bricks and over 1 m deep.

S. Bulmer
9 April 1979

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COMMERCIAL BAY
CUSTOM HOUSE ST
FORT ST
SHORTLAND ST
WYNDHAM ST
ALBERT ST
QUEEN ST
VICTORIA QUADRANT
PRINCES ST
EDEN CRESCENT
SHORT ST
PARLIAMENT ST
EDEN
WATERLOO QUADRANT
THE STRAN
STANLEY ST
CRAWFORD ROAD
CRAWFORD WYNYARD
CRAWFORD
CRAWFORD
CRAWFOR

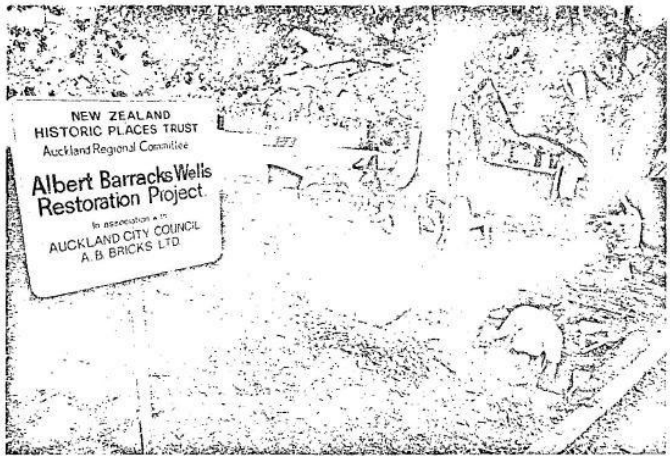
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Auckland Regional Committee of The NZHPT
Newsletter 8(1) April 1979

THE WELL IN ALBERT PARK

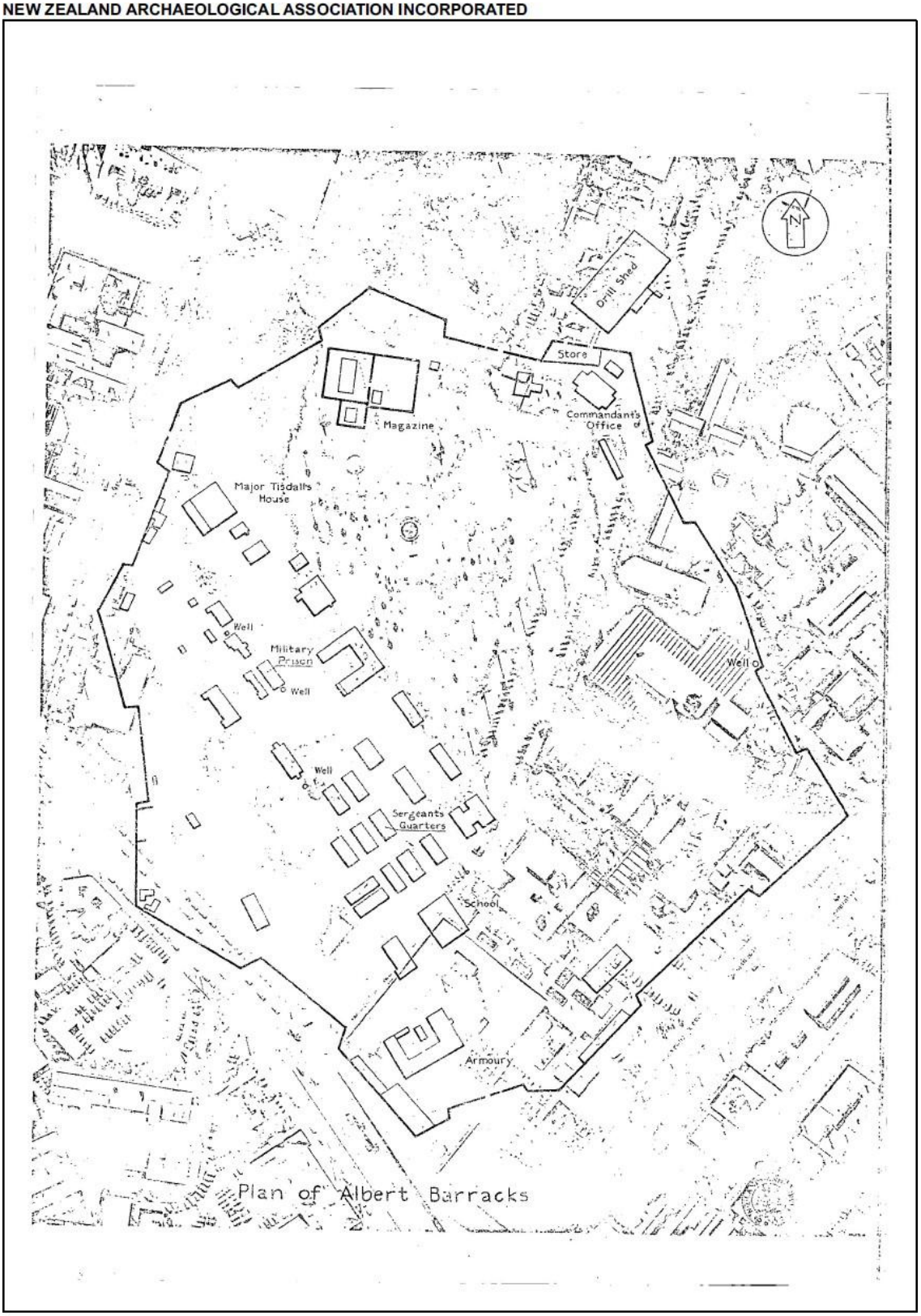
You may have seen articles in the local newspapers about the excavation of one of the Albert Barracks' wells. The brick wells were built in the 1850's as part of Auckland's most important military fortress, Albert Barracks, of which only part of the wall near the University Library remains. The excavation work was done by a team of six students employed by the Auckland City Council under the Labour Department's Student Community Service Programme. It was supervised by Mr Reg Nichol, of the prehistory section of Auckland University's Anthropology Department. Work on the first well will be continued in the May vacation, after which restoration of the brickwork will be done. A.B. Bricks Limited, of New Lynn, is supplying the services of an experienced consultant bricklayer to supervise the refurbishing of the wells, and has also made a large cash donation. The company is also supplying free a large quantity of 'old' hand-made style bricks which it recently began to manufacture, and which the Trust believes will complement the bricks originally used in the well.

Come to the Annual General Meeting to hear and see what has been done so far and what will be done in the future.



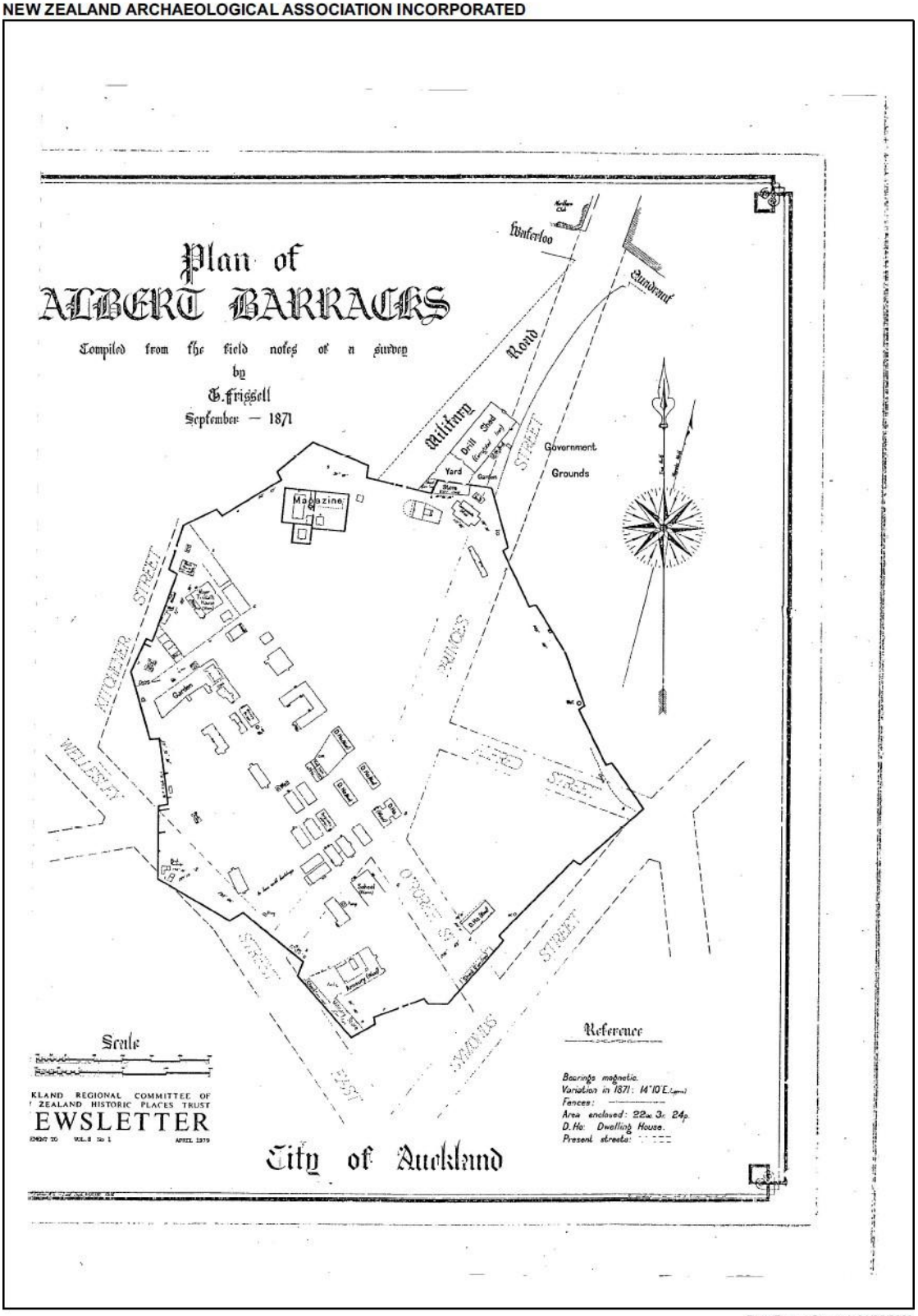
Date Report Created: 04/03/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED



Date Report Created: 04/03/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED



Date Report Created: 04/03/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE DESCRIPTION FORM	SITE NUMBER N42/876
Map Number N42 Map Name Auckland Map Edition 3rd Grid Reference 287 603	SITE NAME: MAORI OTHER Albert Barracks
	SITE TYPE English fort

(This form may be used for recording any descriptive information or other supplementary information on the site, or for maps and drawings.)

Information based on notes taken during talk by H.J. R. Brown to the Auckland Regional Committee Annual General Meeting, 23 May 1979.

There was a clear area surrounding the wall, and the wall was built up to roof level on the buildings inside (in picutres). The wall was built of large boulders inside, mainly dry packed, but with some mortar, and then carefully packed and faced. The wall was built in three courses (Bob showed photo), i.e. levels.

The surveying notes of Frissell 1871 were converted to a map by a Mr. Fletcher in 1956. ~~This~~ Auckland shows buildings along the inside of the east and south wall, not shown on other maps.

The buildings within the fort were stone, brick and wooden. The main stone buildings were Major Tisdalls house, the Commandant's house, and the Munitions building. There was also a brick storehouse.

Photos of government house showed a fenced paddock in the open space between the house and the wall.

The main entrance of the fort was on the north; the military road ran to the west of present Princes Street to the gate, northwest of the present music department building.

Date Report Created: 04/03/2026

APPENDIX B: APPLICATION FOR APPROVAL OF PERSON TO CARRY OUT ACTIVITY UNDER ARCHAEOLOGICAL AUTHORITY

Details

Name of approved person	Glen Farley
Company	Clough & Associates
Contact	022 0775439
Archaeological authority to which approval relates	General authority sought in relation to works associated with the development of the multi-storey Student Centre and Library building
Documents relevant to the archaeological authority to which this application for an approved person relates	Farley, G, and J. Low. September 2026. University of Auckland Student Centre and Library: Archaeological Assessment. Clough & Associates Ltd report prepared for University of Auckland Farley, G. September 2026. Archaeological Management Plan: University of Auckland Student Centre and Library. Clough & Associates Ltd report prepared for University of Auckland.

Clause 7 (5), Schedule 8

Confirmation of skill and competency

I, Glen Farley, confirm that I possess the necessary skill and competency, and that I am fully capable, of ensuring that the activities covered by the archaeological authority sought for works for the University of Auckland Student Centre and Library are carried out to the satisfaction of Heritage New Zealand Pouhere Taonga.

I am a Co-Director at Clough & Associates. Clough & Associates is a heritage consultancy specialising in archaeological and historic heritage assessment and management. I hold a Master of Arts degree in Anthropology (Archaeology) from the University of Auckland which I completed in 2002.

I have over 22 years of professional experience in the heritage consultancy field. My experience includes archaeological survey, excavation, analysis, research, and report preparation. I was approved as a section 45 archaeologist by Heritage New Zealand Pouhere Taonga in 2011 and have acted as the section 45 approved person on more than one hundred archaeological authorities.

I confirm that I will adhere to accepted archaeological practice in undertaking all archaeological work required under any authority granted.

I meet the criteria to act as an approved person under section 45 of the Heritage New Zealand Pouhere Taonga Act 2014.

I have experience working on archaeological projects involving Māori occupation sites and confirm that I am able to recognise and appropriately respond to Māori values through engagement with mana whenua, including Ngāti Whātua Ōrākei, where required.

I have access to appropriate professional, technical, and institutional support through Clough & Associates, including qualified archaeologists and peer review networks, enabling me to respond to technical challenges and ensure the quality of archaeological work undertaken under this authority.



Glen Farley

23 September 2026