

record of historic heritage assets

for

waipapa taumata rau
university of auckland

september 2026
final

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1. executive summary

Waipapa Taumata Rau University of Auckland city campus contains 22 individually listed places of recognised historic heritage value recorded in the Auckland Unitary Plan (**AUP**) Schedule 14.1 of *Historic Heritage* and / or recorded on the New Zealand Heritage List administered by Heritage New Zealand Pouhere Taonga (**HNZPT**). The northern parts of the campus lie within the Princes Street Historic Heritage Area, an area that includes some of earliest foundations of New Zealand's governance, commercial, religious, and secular activity.

The historic heritage lying within the city campus is recognised not only for its historic heritage values, but for the distinctiveness it affords the campus and the University.

This document describes the recognised values of each asset owned by the University, includes historic and contemporary images, and provides a brief chronology of changes of each asset. There are other historic heritage-listed sites adjacent to the city campus that the University leases, but theses have not been included in this inventory as this inventory focusses only on those Waipapa Taumata Rau University of Auckland-owned assets.

2. commission

archifact – architecture & conservation ltd (Archifact) was commissioned by the University of Auckland (**UoA**) in November 2025. This report summarises the various historic heritage assets within the City Campus, itemises each recognised historic heritage asset and provides commentary from the Auckland Council and/or Heritage New Zealand Pouhere Taonga as to the respective individual values they have recognised through the scheduling/listing process.

3. brief

The University of Auckland requested Archifact to succinctly describe the historic heritage values and statutory stake holding of the each of the heritage assets within the Waipapa Taumata Rau University of Auckland City Campus, and any recorded archaeological sites within the city campus. Much of the northern end of the city campus lies within the Princes Street Heritage Area as defined in the Auckland Unitary Plan (**AUP**) planning maps and as listed in Schedule 14 of the AUP.

The campus features 22 individually listed historic heritage assets including many AUP Category A listed assets and a number also recognised by Heritage New Zealand Pouhere Taonga (**HNZPT**). Individually listed historic heritage assets include the following (**note**: those assets with an asterisk are projects with which Archifact have been or currently are associated):

1. The Barracks Wall*
2. B102* – Old Government House and grounds
3. B103 – Alfred Nathan House
4. B104* – Old Choral Hall

5. B105* – The Old Arts Building
6. B106* – Old Biology Building
7. B107* – Maclaurin Chapel
8. B110* – Thomas Building
9. B118* – Lippencott Cottage
10. B123* – Gatekeepers Cottage
11. B212* – Belgrave House (part of Symonds Street Merchant Houses)
12. B215* – Okareta House (part of Symonds Street Merchant Houses)
13. B216* – Mona House (part of Symonds Street Merchant Houses)
14. B219 – 8 Grafton Road
15. B220* – Bayreuth, Grafton Road
16. B240* – 5 Alten Road
17. B255* – 23 Alten Road
18. B311* and B312* – Students' Union
19. B322 – Auckland University Students' Association (AUSA House)
20. B408 – Former Grocer Shop and former University Press building
21. B434* – Waikohanga House
22. B820 – Kenneth Myers Centre (former radio station)

4. methodology

4.1 historic heritage values

Historic Heritage values are those that have been formerly recognised by Auckland Council and that evaluation has been relied on, but there may be other values that are associated with the place that have not been formally recognised.

The description of each place and its associated history have been extracted from public records and any discrepancies that may lie within these records have not been explored.

The following descriptions of values are largely associated with the built fabric of the place. An important matter to consider, irrespective of the built fabric value, is the context and setting of the place including, but not limited to, their relationship with the surrounding buildings, street, landscaping, institutional context, and use.

4.2 considerations

This assessment has been based on information available at the time.

Formal heritage recognition by the Auckland Council and / or HNZPT are not contested.

A site visit to the subject buildings and context was undertaken in January 2026.

This assessment does not include an archaeological assessment of the sites.

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5. uoa city campus

5.1 location



Fig. 1 Aerial view of the University of Auckland City Campus.
(Auckland Council GeoMaps, November 2025)

5.2 heritage listing and scheduling

5.2.1 sector 100

The below aerial view shows the UoA's historic heritage assets within Sector 100 and their respective Extent of Place as recognised within the AUP. This includes:

1. The Albert Barracks Wall
2. **B102** Old Government House and grounds
3. **B103** Alfred Nathan House
4. **B104** Old Choral Hall
5. **B105** The Old Arts Building
6. **B106** Old Biology Building
7. **B107** Maclaurin Chapel
8. **B110** Thomas Building
9. **B118** Lippencott Cottage
10. **B123** Gatekeepers' Cottage



Fig. 2 Aerial view of Sector 100 showing historic heritage places and their respective Extent of Place as recognised within the AUP.

5.2.2 sector 200

The below aerial view shows the UoA's historic heritage assets within Sector 200 and their respective Extent of Place as recognised within the AUP. This includes:

11. **B212** Belgrave House (part of Symonds Street Merchant Houses)
12. **B215** Okareta House (part of Symonds Street Merchant Houses)
13. **B216** Mona House (part of Symonds Street Merchant Houses)
14. **B219** 8 Grafton Road
15. **B220** Bayreuth, Grafton Road
16. **B240** 5 Alten Road
17. **B255** 23 Alten Road

The numbers correspond with the list above. Please note that some assets fall within the same extent of place and heritage listing as another.



Fig. 3 Aerial view of Sector 200 showing historic heritage places and their respective Extent of Place as recognised within the AUP.

5.2.3 sector 300

The below aerial view shows the UoA's historic heritage assets within Sector 300 and their respective Extent of Place as recognised within the AUP. This includes:

18. **B311** and **B312** Student Union Building
19. **B322** Auckland University Students' Association (AUSA House)

The numbers correspond with the list above. Please note that some assets fall within the same extent of place and heritage listing as another.



Fig. 4 Aerial view of Sector 300 showing historic heritage places and their respective Extent of Place as recognised within the AUP.

5.2.4 sector 400

The below aerial view shows the UoA's historic heritage assets within Sector 400 and their respective Extent of Place as recognised within the AUP. This includes:

20. **B408** Former Grocer Shop and Former University Press Building
21. **B434** Waikohanga House

The numbers correspond with the list above. Please note that some assets fall within the same extent of place and heritage listing as another.

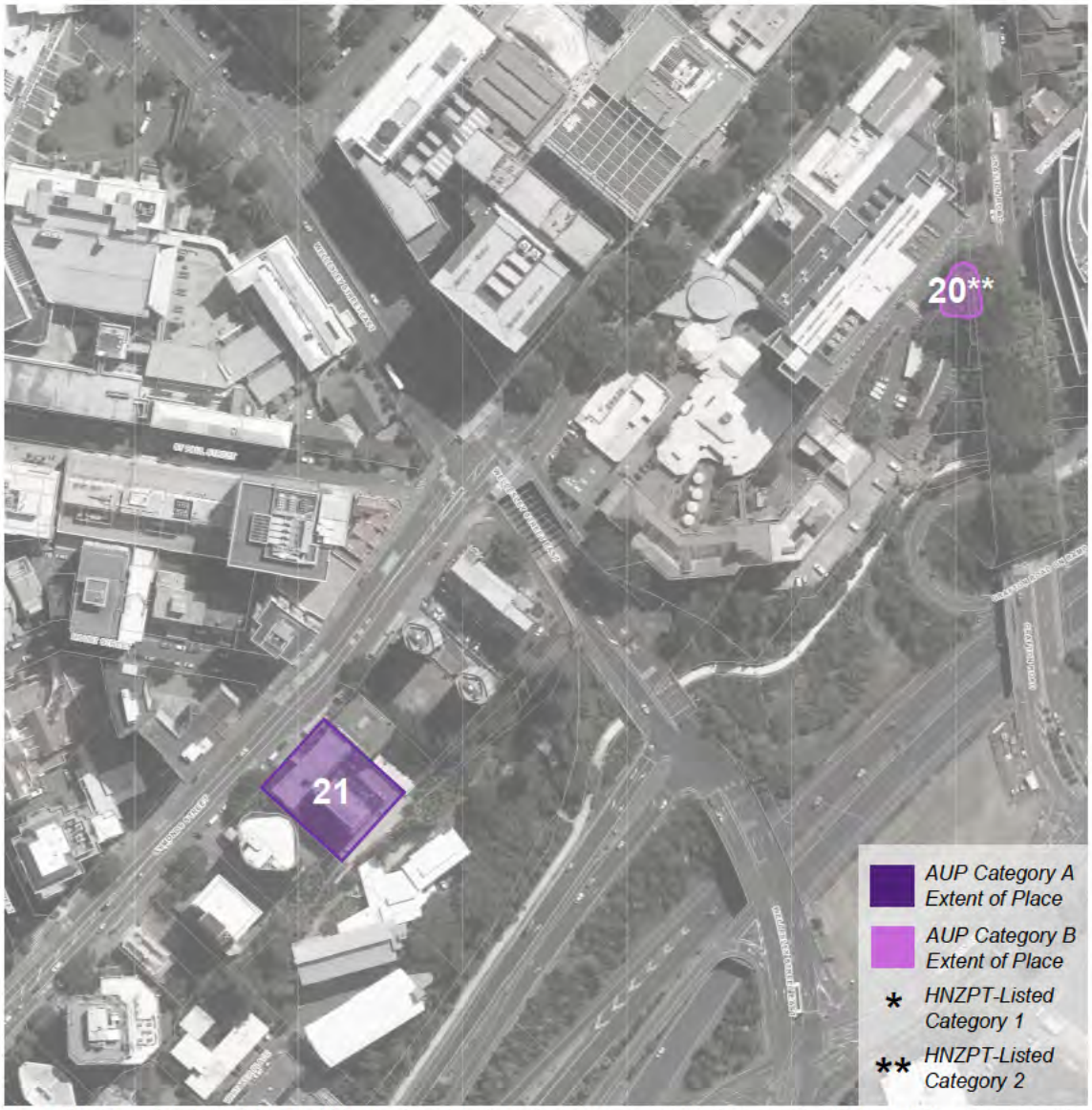

Fig. 5 Partial aerial view of Sector 400 showing historic heritage places and their respective Extent of Place as recognised within the AUP.

5.2.5 sector 800

The below aerial view shows the UoA's historic heritage asset within Sector 800 and its respective Extent of Place as recognised within the AUP. This only includes:

22. **B820** Kenneth Myers Centre (former radio station)

The numbers correspond with the list above. Please note that some assets fall within the same extent of place and heritage listing as another.



Fig. 6 Partial aerial view Sector 800 showing historic heritage places and their respective Extent of Place as recognised within the AUP/

5.3 auckland unitary plan

5.3.1 princess street heritage area



Fig. 7 Aerial view of the University of Auckland City Campus.

5.3.2 learning precinct



Fig. 8 Aerial view of the University of Auckland City Campus. The shades of yellow hatched areas show the extent of the Learning Precincts.

The Precinct description relevantly records that:

The Learning Precinct is centred on the Symonds Street ridge where the University of Auckland and Auckland University of Technology have the majority of their properties and have created a tertiary education hub. […] The Learning Precinct contains Sub-precinct A which specifically addresses parking controls for the University of Auckland land and Sub-precinct B, […] which contains the Old Government House site. The land in the Learning Precinct is zoned Business – City Centre Zone and Open Space – Conservation Zone. The purpose of the Learning Precinct is to ensure the stimulation of education, research, business and cultural experiences by identifying key actions to enhance economic and social

benefits to the city, add value and vitality to the central business district and raise awareness of opportunities for learning in the precinct.

The Council intends the precinct to remain the focus of the tertiary education sector in the city centre, with development retaining and enhancing the particular qualities of the location. The council acknowledges that further expansion will be necessary within the precinct, but has also made provision for education activities outside the precinct, subject to relevant standards. The precinct includes other activities such as offices, residential, retail and food and beverage. The precinct is one of the most significant destinations in the city, with a large number of students and workers travelling to the area daily. This will increase over time as the University of Auckland consolidates its campuses into the central city. The physical characteristics of the precinct include historic heritage places, and parks and gardens around the campuses.

The objectives and policies within the Learning Precinct relevantly seek to ensure that heritage values are recognised, protected and enhanced. In particular, proposals for new buildings adjoining or adjacent to scheduled historic heritage places are to be sympathetic to those places and demonstrate contemporary, high-quality design.

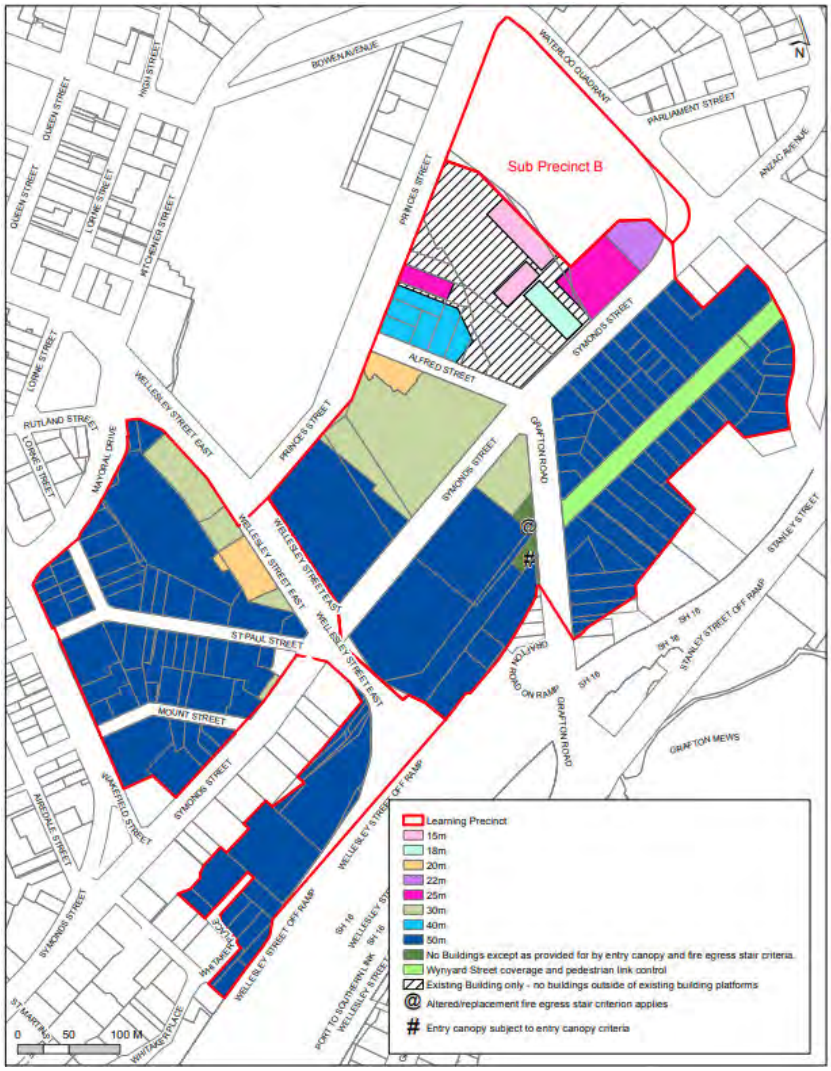

Fig. 9 Building height controls within the learning precinct. (Sector 200 outlined with dashed line). Red hatched area AUP Chapter I Precincts: City Centre – I207 Learning Precinct.

5.3.3 notable trees

The below aerial depicts the AUP-listed 'Notable Trees' in close proximity to, and within, the University of Auckland City Campus. The aerial includes both individually listed trees and groupings of trees that have been listed in the AUP.

Notable trees are afforded protection under the AUP and contribute to the wider heritage setting and values of the campus. Their identification is therefore relevant to understanding the overall heritage context of the campus.



Fig. 10 Aerial view of the University of Auckland City Campus showing the AUP-listed 'Notable Trees'. (Auckland Council GeoMaps, November 2025)

5.3.4 schedule 14.1 schedule of historic heritage

The criteria that contribute to the heritage values of scheduled historic heritage in Schedule 14.1 within the Auckland Unitary Plan Operative in Part (AUP) are referenced with the following letters:

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 with an idea or early period of settlement within New Zealand, the region or locality;

B. **Social:** the place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value;

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;

D. **Knowledge:** the place has potential to provide knowledge through archaeological or other scientific or scholarly study, or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality;

E. **Technology:** the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials;

F. **physical attributes:** physical attributes: the place is a notable or representative example of:
   i. a type, design or style;
   ii. a method of construction, craftsmanship or use of materials; or
   iii. the work of a notable architect, designer, engineer or builder;

G. **Aesthetic:** the place is notable or distinctive for its aesthetic, visual, or landmark qualities;

H. **Context:** the place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

Schedule 14.1 identifies the category of significance for historic heritage places, namely:

a) outstanding significance well beyond their immediate environs (Category A); or

b) the most significant scheduled historic heritage places scheduled in previous district plans where the total or substantial demolition or destruction was a discretionary or non-complying activity, rather than a prohibited activity (Category A*). This is an interim category until a PC 78 (see Modifications) comprehensive re-evaluation of these places is undertaken and their category status is addressed through a plan change process; or

c) considerable significance to a locality or greater geographic area (Category B).

5.4 archaeological sites

It is acknowledged that the site, having been associated with human activity before 1900, can be defined, in accordance with Sections 6a (i) and 6b of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA), as an archaeological site.

The following sections identify sites within the UoA City Campus that are registered within the ArchSite archaeological recording scheme administered by the New Zealand Archaeological Association (NZAA). Where applicable, the archaeological site extent is indicated by a red line. Sites that fall within the UoA City Campus but are not related to the heritage assets differentiated by grey text.

An application for an Authority must be made to HNZPT for any activities that will or may modify or destroy the whole or any part of any archaeological site.

5.4.1 sector 100

The below identifies archaeological sites within the UoA's Sector 100 registered through ArchSite.

Arch Site R11/82: Pa
Features: N/A

Arch Site R11/833: Military (non-Māori) (Albert Barracks Wall - only partially intersects Sector 100)
Features: Artefact – historic, Building – barracks, Building foundations (unspecified), Artefact – ceramic, Post hole

Arch Site R11/1461: Historic – Domestic (Old Government House site)
Features: House Floor / Site

Arch Site R11/2787: Historic – Domestic (21 Princes Street)
Features: Building, Military Camp

Arch Site R11/2788: Historic – Domestic (23 Princes Street)
Features: Building

Arch Site R11/2789: Historic – Domestic (25-27 Princes Street)
Features: Building, Building – stable, Military Camp

Arch Site R11/2790: Historic – Domestic (29 Princess Street)
Features: Building, Military Camp

Arch Site R11/2791: Historic – Domestic (31 Princes Street)
Features: Building, Military Camp

Arch Site R11/3507: Historic – Domestic (Old Choral Hall)
Features: Well

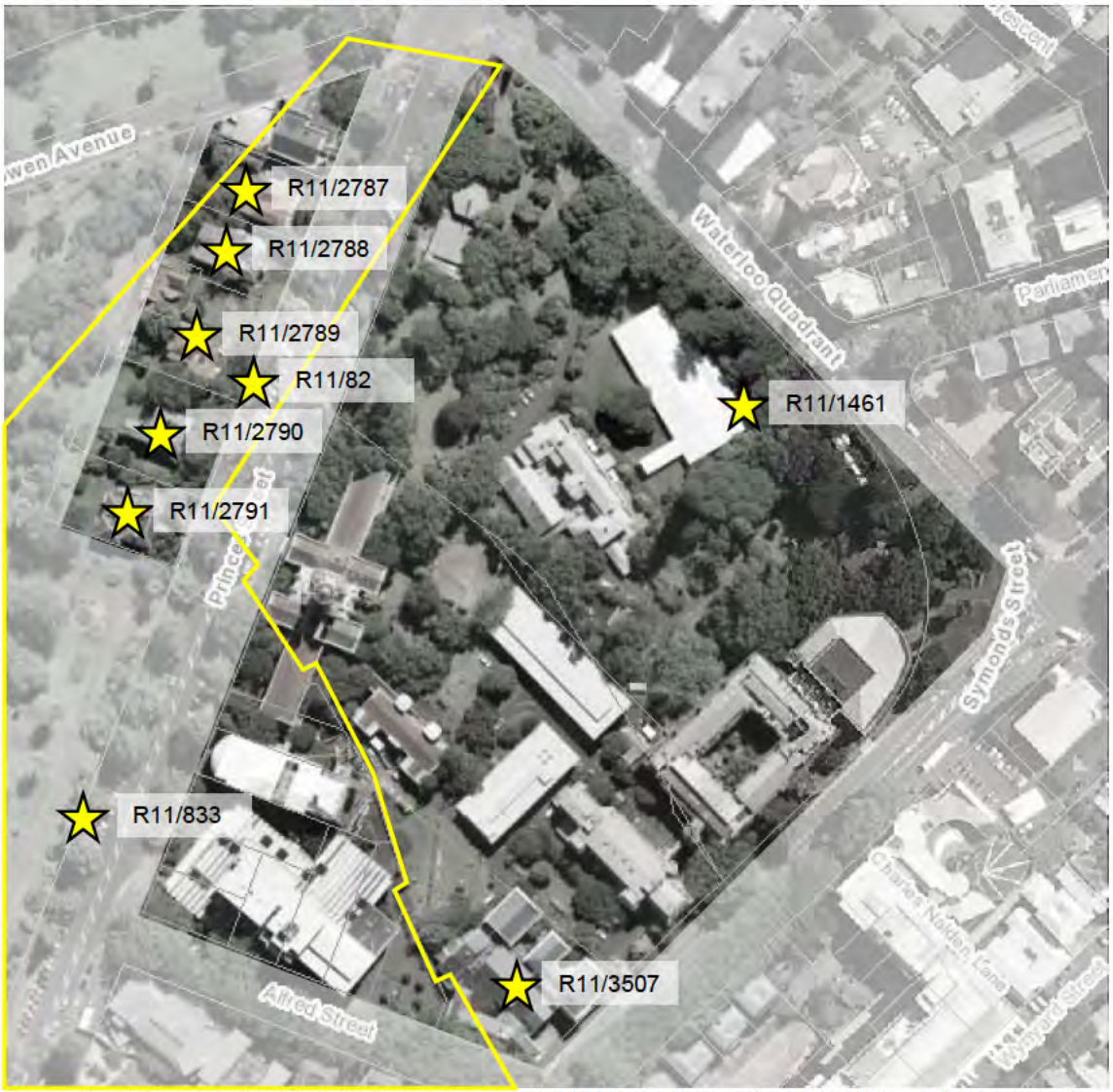

Fig. 11 Aerial view of Sector 100 of the University of Auckland. Stars indicate archaeological sites registered through ArchSite, the Archaeological Site Recording Scheme NZ administered by the New Zealand Archaeological Association.

5.4.2 sector 200

The following table identifies archaeological sites within the UoA's Sector 200 registered through ArchSite, the Archaeological Site Recording Scheme NZ.

Arch Site R11/1254: Midden/Oven
Features: midden, artefact

Arch Site R11/2784: Historic – Domestic (12 Symonds Street)
Features: Building, Building – accommodation/ boarding house

Arch Site R11/2785: Historic – Domestic (14 Symonds Street)
Features: Building, Building – accommodation/ boarding house

Arch Site R11/2786: Historic – Domestic (16 Symonds Street)
Features: Building, Building – accommodation/ boarding house

Arch Site R11/3510: Historic – Domestic (5 Alten Road)
Features: Building

Arch Site R11/3511: Historic – Domestic (3 Alten Road)
Features: Building foundations (unspecified), Artefact - historic

Arch Site R11/3391: Historic – Domestic (UoA School of Business)
Features: Artefact – cache, Artefact – historic, Building – homestead, Artefact – bottle, Artefact - ceramic

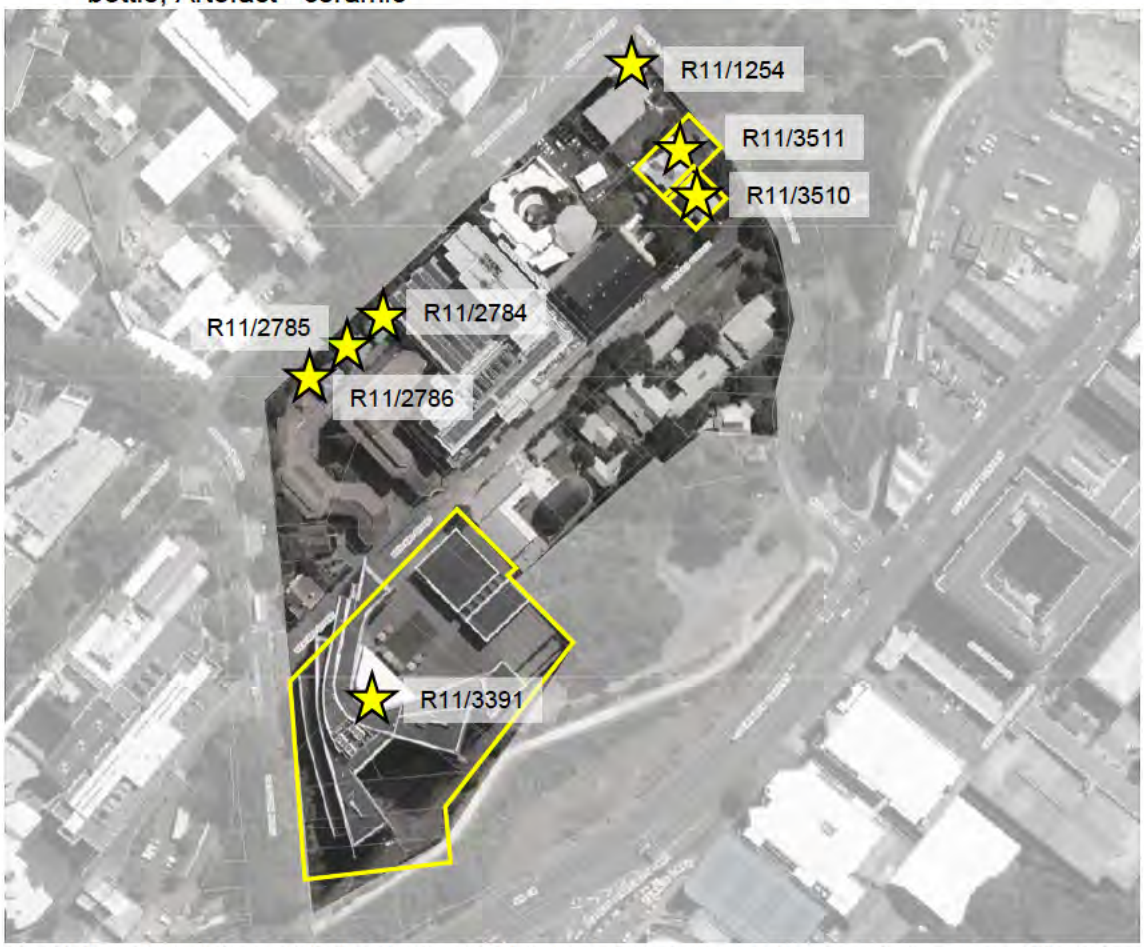

Fig. 12 Aerial view of Sector 200 of the University of Auckland. Stars indicate archaeological sites registered through ArchSite, the Archaeological Site Recording Scheme NZ administered by the New Zealand Archaeological Association.

5.4.3 sector 300

The below identifies archaeological sites within the UoA's Sector 300 registered through ArchSite, the Archaeological Site Recording Scheme NZ. Where applicable, the archaeological site extent is indicated.

Arch Site R11/833: Military (non-Māori) (Albert Barracks Wall - only partially intersects Sector 300)

Features: Artefact – historic, Building – barracks, Building foundations (unspecified), Artefact – ceramic, Post hole

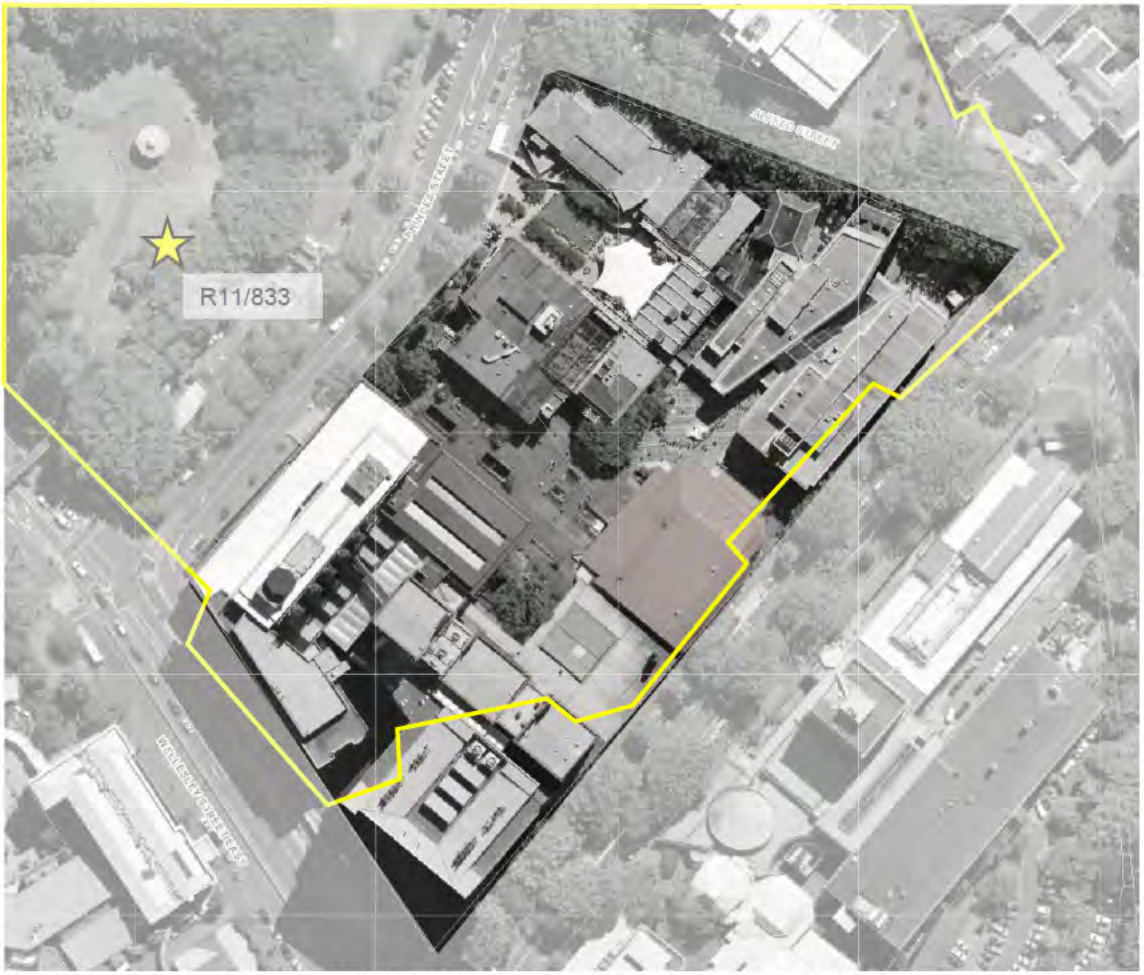

Fig. 13 Aerial view of Sector 300 of the University of Auckland. Stars indicate archaeological sites registered through ArchSite, the Archaeological Site Recording Scheme NZ administered by the New Zealand Archaeological Association.

5.4.4 sector 400

The below identifies archaeological sites within the UoA's Sector 400 registered through ArchSite, the Archaeological Site Recording Scheme NZ. Where applicable, the archaeological site extent is indicated.

Arch Site R11/2783: Historic – Domestic (9 Grafton Road)
Features: Building, Buildings – general store



Fig. 14 Aerial view of Sector 400 of the University of Auckland. Stars indicate archaeological sites registered through ArchSite, the Archaeological Site Recording Scheme NZ administered by the New Zealand Archaeological Association.

5.4.5 sector 800

The below identifies archaeological sites within the UoA's Sector 800 registered through ArchSite, the Archaeological Site Recording Scheme NZ. Where applicable, the archaeological site extent is indicated.

Arch Site R11/1534: Commercial (57-59 Fort Street)
Features: Unclassified, Captain F Porters House and Store

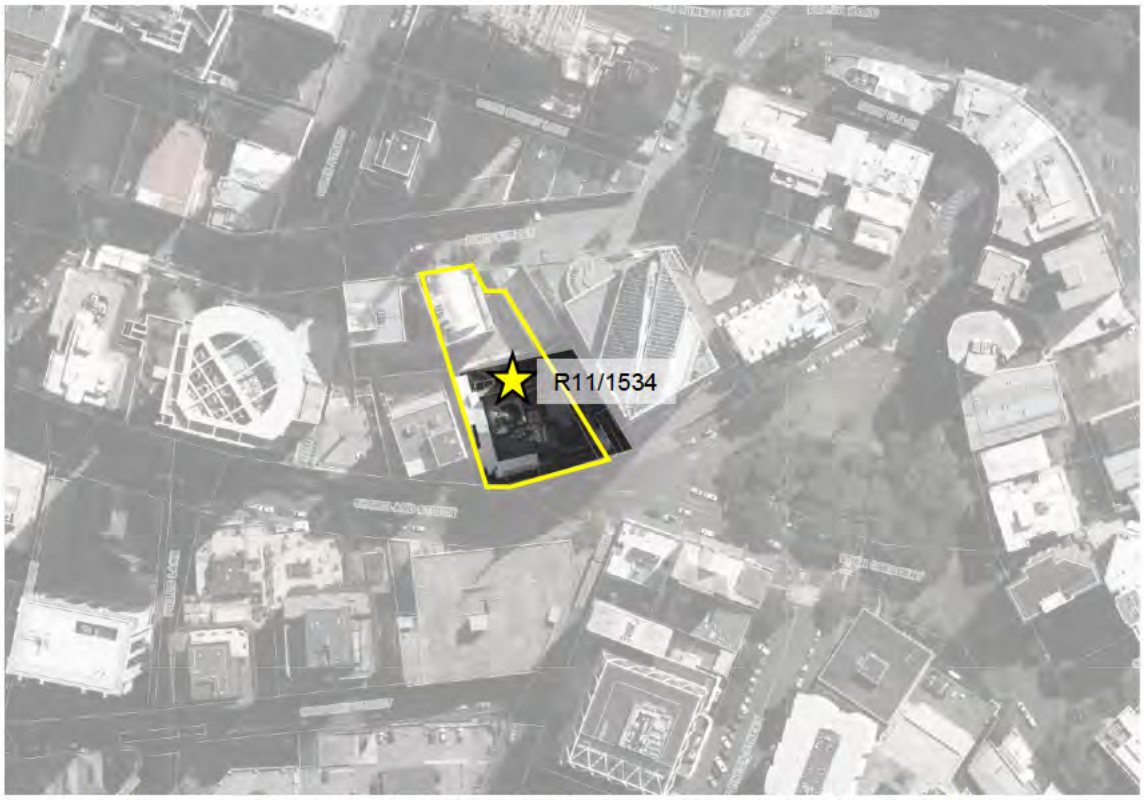

Fig. 15 Partial aerial view of Sector 800 of the University of Auckland. Stars indicate archaeological sites registered through ArchSite, the Archaeological Site Recording Scheme NZ administered by the New Zealand Archaeological Association.

6. uoa historic heritage assets

The following assets are scheduled historic heritage places within *Schedule 14 Schedule of Historic Heritage* of the AUP:

	Albert Barracks Wall
B102	Old Government House and grounds
B103	Alfred Nathan House
B104	Old Choral Hall
B105	Old Arts Building
B106	Old Biology Building
B107	Maclaurin Chapel
B110	Thomas Building
B118	Lippencott Cottage
B123	Gate Keeper's Cottage
B212	Belgrave House
B215	Okareta House
B216	Mona House
B219	8 Grafton Road
B220	Bayreuth
B240	5 Alten Road
B255	23 Alten Road
B311 & B312	Student Union Buildings
B322	AUSA House
B408	Former Grocer Shop and former University Press Building
B434	Waikohanga House
B820	Kenneth Myers Centre (former radio station)

For consistency, this report will refer to the assets as the name that has been recognised by the University of Auckland. In some cases, assets have been scheduled by Auckland Council or listed by Heritage New Zealand Pouhere Taonga with different names.

albert barracks wall



Fig. 16 The Albert Barrack Wall within the grounds of the University of Auckland, 1977.
(Historic Places Survey, Auckland Libraries Heritage Collections, 435-03-27)

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Fig. 17 Princes Street pictured c.1880, with a section of the Albert Barracks Wall (now demolished) on the left. (Collections Online, Auckland War Memorial Museum, PH-PR-228)



Fig. 18 The Albert Barracks Wall in 2026.

6.1 albert barracks wall

Asset Legal Information		
Address	16-24 Princess Street, Auckland Central, Auckland 1010	
Legal Description	Allot 3 Sec 6 Auckland City Allot 3 Sbrn Sec 2 Sec 13 Auckland City Allot 9 Sbrn Sec 2 Sec 13 Auckland City	
NZTM Reference	Easting: 1757782 / Northing: 5920175	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	• Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 1914, Albert Barracks Wall • Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2511, Princes Street Historic Heritage Area (partially within the extent of)
AUP Historic Heritage	ID 01914	Albert Barracks Wall
	Category	A
	Primary Feature	Remnant wall
	Values	A, D, F, G, H
	Exclusions	None
HNZTP Listing	Category 1 – List No. 12	
Archaeological	NZAA Site Number – R11/833	

Asset Information	
Construction Date	1846-1852
Architect / Builder	British Army Royal Engineers
UoA Acquisition	N/A
UoA Occupation	N/A



Fig. 19 Aerial view showing the Extent of Place of Albert Barracks Wall as recognised within the AUP.

6.1.1 brief history of the place

The following historic background set out below in *italics* has been extracted from the HNZPT listing of the Albert Barracks Wall:

> *The Albert Barracks Wall is a remnant of the defensive circuit around Albert Barracks, a major British military fortification overlooking colonial Auckland. Construction of the masonry wall began in late 1846 and continued until at least 1850. Encompassing an area of more than 9 hectares, or 22 acres, the completed fortification was roughly octagonal in plan. It originally enclosed a parade ground, accommodation blocks and other buildings. The barracks were constructed to reassure the local population after the first New Zealand - or Northern - War (1845-1846), at which time the Pakeha settlement at Kororareka/Russell was attacked and burnt to the ground. The garrison of some 900 troops also provided a valuable economic stimulus to the region through their regular wages. The wall was built by a paid Māori workforce and military personnel, partly because of a labour shortage in the settler community. Construction was supervised by George Graham, clerk of works for the Royal Engineers and a prominent early citizen.*
>
> *Surviving to a length of some 85 m and to its full original height, the wall is the only standing remnant of the barracks site. It consists of large basalt masonry bonded with lime mortar, and contains small rectangular apertures - gun loops - at regular intervals, including several in a flanking angle to provide flanking fire. Largely dismantled after the barracks were abandoned in 1870, the existing length of wall was retained as a property boundary to the garden of the former Government House. Its recognition as an historic monument had occurred by 1915, when the Auckland Civic League erected a plaque commemorating the contribution made by Māori āto its construction. This was installed when many Māori soldiers were fighting alongside Pakeha on behalf of the British Empire in the First World War. A further part of the wall was demolished*

for the construction of the former University Arts Building in the 1920s, and the plaque damaged during land rights protests fifty years later. It was removed before 1984, when the surviving section of wall was restored by the University of Auckland.

6.1.2 heritage values

The Albert Barracks Wall is recognised as a Category A structure within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Knowledge (D), Physical (F), Aesthetic (G), and Context (H) values.

The following statement set out below in *italics* has been extracted from the HNZPT listing of the Albert Barracks Wall:

The Albert Barracks Wall has national and international significance as the oldest intact stretch of British military architecture in New Zealand, reflecting mid-nineteenth century ideas on defence and the garrisoning of military personnel. It is an important reminder of the role played by British troops in the colonisation of the country, including their contribution to the economy and social life of the early capital. It is of considerable value for its association with relationships between Māori and Pakeha, both during the early colonial period and in later years. The wall is significant as the oldest stone structure known to survive in central Auckland, and as an early example of a recognised historic monument. The structure is additionally important as part of a wider historical and archaeological landscape, being associated with other early colonial buildings in the Symonds Street and Princes Street area, including St Andrew's Church and the former Government House.

6.1.3 modification history

Date	Event
1846-1852	Construction of barracks wall
1873-1875	Demolition of wall, only northeast section left
1914	Breach through remaining section
1922	Further demolition of wall
1968	Breach through remaining section
1984	Restoration works undertaken; one breach restored

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B102

old government house and grounds



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Fig. 20 Government House area during the 1860s.
(Auckland Libraries Heritage Collections 1043-065)



Fig. 22 Old Government House in the 1870s**.**
(Auckland Libraries Heritage Collections 918-01)



Fig. 21 Old Government House in 2026.

6.2 old government house

Asset Legal Information		
Address	12 Princes Street (also known as 16-24 Princes Street), Auckland Central, Auckland 1010	
Legal Description	Part Allot 1 Sec 6 Auckland City	
NZTM Reference	Easting: 1757842 / Northing: 5920312	
Planning controls	Zone	Open Space – Conservation Zone
	Precinct	Learning sub-precinct B, Precinct
	Overlays	• Natural Heritage: Notable Trees Overlay – 15, Rimu, Coral Tree, Norfolk Island Pine, Red Oak, Giant Redwood/Wellingtonia, NZ Kauri, Oaks (5) • Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2004, Old Government House and gate keeper's cottage • Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2511, Princes Street Historic Heritage Area • Mana Whenua: Sites and Places of Significance to Mana Whenua Overlay – 021, Te Reuroa Pā
AUP Historic Heritage	ID 02004	Old Government House and gate keeper's cottage (former)
	Category	A
	Primary Feature	Old Government House
	Values	A, B, F, G, H
	Exclusions	None
HNZTP Listing	Category 1 – List No. 105	
Archaeological	NZAA Site Number – R11/1461	

Asset Information	
Construction Date	1856
Architect / Builder	William Mason (1810-1897)
UoA Acquisition	1969
UoA Occupation	University Staff Common Room Club



Fig. 23 Aerial view showing the Extent of Place of Old Government House and gate keeper's cottage as recognised within the AUP. The Old Government House is outlined in yellow.

6.2.1 brief history of the place

The following historic background set out below in *italics* has been extracted from the HNZPT listing of the Old Government House building:

> *Government House was the largest residence in the country when built for the Governor of New Zealand in 1855-1856. Located in landscaped grounds opposite the site of the General Assembly Building in Auckland, the neoclassical structure replaced an earlier house erected for the first colonial governor, William Hobson (1792-1842), which had burnt down in 1848. The building was constructed shortly after the 1852 Constitution Act established a measure of self-government in New Zealand, creating a three-tiered system of administration that included the Governor, a General Assembly and six Provincial Councils. Initially lived in by Governor Thomas Gore Browne (1807-1887), the stately and impressive timber residence reflected the stature of its occupants who, as the Queen's representatives, remained the most powerful officials in the colony. Unlike its prefabricated predecessor which had been shipped to New Zealand from Britain, it was largely constructed of local materials, including a large kauri facade fashioned to look like stone. The internal arrangement of its two storeys was similar to large country houses in nineteenth-century Britain, with reception and service rooms downstairs, and numerous bedrooms and dressing rooms above. The building was designed by William Mason, who had been the first Superintendent of Public Works in New Zealand, and went on to set up the first formal architectural practice in the country.*
>
> *An integral part of early colonial government, Government House was retained as a viceregal residence after the capital and its administration moved to Wellington in 1865. The governor continued to use the building as an occasional retreat and to receive visiting dignitaries, bolstering Auckland's role as a major economic and social centre. Later additions that reflect this function include a ballroom constructed for the first*

British royal visit to New Zealand, made by Prince Alfred, the Duke of Edinburgh in 1869. Chambers for an aide-de-camp and larger servants' quarters expanded the building in the early 1900s, indicating the increasing size and importance of the governor's entourage. Apart from its brief use as the 'Government House Club for the Fighting Forces and Merchant Navy' in the Second World War, the house remained a viceregal residence until 1969, when it was formally taken over by the University of Auckland. It has since provided a senior common room for university staff, and a place for temporary accommodation and lectures.

6.2.2 heritage values

The Old Government House is recognised as a Category A place within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Social (B), Physical (F), Aesthetic (G), and Context (H) values. There is no distinction between heritage values associated with Old Government House and the gate keeper's cottage (both located within the same Extent of Place). However, Old Government House is recognised as the primary feature of the site.

The following statements of significance set out below in *italics* have been extracted from Archifact's conservation plan of the Old Government House Precinct[1] that incorporates an assessment of heritage values:

Historical:

The Old Government House precinct is represents important historical events, cultural and social development of New Zealand. The buildings and ground are representative of the establishment of governance of New Zealand (and Auckland as the former Capital city of New Zealand), early settlement of Auckland and its development there on. A longstanding status of the building as a residence for the Crown in Auckland for the over one hundred years is also of high importance. For example, the construction of the ballroom marked the anticipated arrival of the Duke of Edinburgh, Queen Victoria's second son and the first Royal visit in New Zealand's history.

The historic relationship of the building and ground to the government and Crown has contributed significantly to its longevity and maintenance of surviving historical fabric. Alterations and additions of the building in preparation for dignitaries can be traced by the remains of existing fabric, historical drawings and written records.

The grounds of Old Government House are equally if not more historically significant in that there is historical evidence of the site as the Te Reuroa Pā before being used for the cultivation of crops as a food source local Māori . The area was known as Horotiu and Ngati Whatua used this area for gardening due to its excellent volcanic soil.

When governor Hobson and his advisor, Felton Mathew and David Rough, planned Auckland as a capital town in 1840, they placed its centre on the broad hill or spur known as Rangipuke, the Hill of Heaven.

With the construction of the government building, the gardens and the grounds were part of a landscape with compositional relationships to the first government house, and

[1] Archifact, "university of auckland, old government house precinct: conservation plan" May 2017, 134-138.

then later the second government house. The influence and direction of the governors and other residents can be traced through the landscape with excellent historical records available. The landscape is considered one of the oldest gardens in Auckland. The continued conservation and use of the grounds as an education tool and a repository for the University's collection an education tool for rare and engaged plants is representative of the high historic values appreciated by stakeholders.

Social:

As described in the [Mana Whenua] section the Old Government House precinct has strong association with Mana Whenua and this relationship is formally recognised by the Auckland Council in the AUP. The Auckland Council also acknowledges the historic heritage significance of the buildings by including the ground and buildings within the Historic Heritage Area Extent of Place Overlay for Princes Street Historic Heritage area. The building and Gate Keeper's lodge are scheduled as Category A within the Schedule of Historic Heritage.

The building can be seen to have value to the people of Auckland with continued public access to the grounds, inclusion on organised Heritage Walks throughout the city, as a popular tourist attraction as the former Capital of New Zealand and a place which has associations to the Crown and various other dignitaries.

As the vice-regal residence it reflected a place of leadership and strength. It signalled hierarchy and order in the new colony. It was the main social gathering space for local, regional and national social and political events from 1840 until the University of Auckland gained access. As the building has now had an association with the University for over 100 years it has great importance for the history of the University and its alumni. The building is continued to be used as the Staff Common Room Club, membership includes access to the "Buttery" bar also available for Post-Graduate students and staff. The building and grounds are the site were the University presents itself to the public with official events on the university's annual calendar held in the buildings a grounds. The apartments are now for use of visiting academics and guests of the University as well as the resident custodian. The first floor committee room has reserved use for the Federation of Graduate women.

Physical attributes:

The grounds and the built forms of the precinct have been developed over time, with changes attributed to architects, designers, builders, grounds keepers and other persons of influence whom have occupied the site and buildings. These adaptions whether the result of repair/maintenance or function, illustrate that overall, the integrity of the original architectural form remains significantly intact.

The architect, William Mason, is recognised as 'the first New Zealand Architect' and Old Government House has been described as the first great 'country' house built in New Zealand. The stately building with its paired back neo-classical front elevation, was made from local material and native timbers, this north facing elevation is clearly the most significant, contrasted by the standard weatherboard cladding of the other elevations and lean-to additions. The north elevation consists of uniquely large kauri weather boards, fashioned to look like stone. The building is an unusual example of colonial construction techniques and use of native timbers done on a grand scale. The style and arrangement of internal spaces illustrates Mason's European influence and familiarity of spatial compositions of the social roles within of stately residence.

Additions and alterations have both added value and in some places convoluted the original design. It is significant that the front elevation remains relatively intact. The ballroom was an early addition to the southern elevation in 1868 by architect D.E McDonald, whom there is little historical information of other significant works. The designed landscape is to be considered a contributing factor of the overall architectural values of the place. The promenade which stretches along the north elevation of the building links the architecture to the garden physically through the Rose garden to the eastern side, which was possible designed by architect William Gummer around 1954-57. The Rose garden links the building to the 'Avenues of trees', which follow the carriage way east and west. The western carriage way links the landscape and the Gate Keeper's Lodge and Maclaurin Chapel to the main building.

Aesthetic:

The Old Government House precinct is one of the oldest surviving places in Central Auckland. Its position on the corner of Princes Street and Waterloo Quadrant is physically prominent as a land marking for the University and this early Historical Heritage area of Auckland City which includes Albert Park, the High Court, Courtville, Northern Club, St Andrews Church and the University's Maclaurin Chapel and Clock tower (among other buildings). The boundary is demarcated by a low white picket fence, a significant feature which can be traced back to the garden developments in the late 1800's. The fence is a boundary treatment unusual for the urban area that has developed adjacent to the precinct from low rise to high rise. Large established trees and hedges along the boundary prohibit views of the main building from the street, however the Gate Keeper's lodge placed on the corner entrance of Princes Street and Waterloo Quadrant is a signal of the site having importance.

The aesthetic relationship of the house within the park-like landscape has been maintained to a high level and withstood the pressure from University developments that may encroach on precinct in a detrimental manner. The landscape has been developed over time and reflects those who have had influence or management over it through what has been removed, adapted and added, reflecting design styles (Colonial, Victorian, Arts and Crafts, 'English landscape movement') and historical events (trees planted by dignitaries and commemorative planting), most importantly the precinct continues to be able to be read and conserved as a designed landscape whereas acknowledging the cumulative layering of these development periods.

The formal northern elevation of the main building is highly aesthetically significant in both its articulation as an austere 'Grecian mode' composition and a proportional relationship with the garden beds and lawns, the forming of lawns was a significant landscape development.

The overall aesthetic form and materials of the building have been maintained from its original design intentions by architect William Mason, and is still considered one of the largest timber framed buildings in New Zealand. The wide kauri weatherboards on the front elevation are intended to appear as a stone facade, they are a highly unique size and thus are a significant aesthetic feature. Of note are the large sash windows, the loggia on the east and west wings which further emphasis the neo-classical influence, balustrade, roof pediments and urns. The building has been adapted for use with mostly unobtrusive alterations and additions and like for like materials have been used in most instances.

There are a number of interiors which display exceptional significance in retaining original fabric and with detailing and craftsmanship of high quality. This is most evident

in the ground floor former dining rooms which have ornate plaster work or timber battens ceilings and scotia detailing. The central and west stair cases have wood panelling which has been identified as mostly original. Historic events and people or groups of influence can be traced by the built fabric, such as the refurbishments in readiness for proposed visit of King George VI and Queen Elizabeth in 1949.

Context:

The Old Government House precinct has significant contextual importance in that it has historically and cultural contextual links that have been conserved and developed over time as Auckland City has developed. Whereas the use of building has changed from a government building to ownership and continued occupation by the University of Auckland, the building and the precinct is one of the most consistent contextual elements in the surrounding area.

The immediate precinct and surrounding areas are associated with Māori occupation as the Te Reuroa Pā site and there is some potential for archaeological evidence remaining. However the intangible cultural values associated with the place is of considerable contextual significance to the immediate site and the greater Auckland context.

The selection of the site Captain Hobson for the parliamentary building is significant as the location chosen was the tip of a ridgeline and its orientation toward the coastline, overlooking the foreshore formerly called Official Bay. The proximity to the Albert Barracks adjacent to the site, which were redeveloped to form Albert Park and part of the University campus is significant contextually. During the occupation of the barracks the views to and from the Old Government House site were important, the former Guardhouse and now Gate Keeper's lodge was a critical part of this arrangement of buildings.

Early plans show that Princes Street, Waterloo Quadrant and Symonds Street were established by the time the second government house was conceived. Other government buildings, such as the high court maintain a strong contextual relationship to the precinct. The land surrounding the streets was subdivided and a number of wealthy merchants built houses in the area. The area was historically very social, with the Northern Club and the Old Government House precinct used for social events, and this tradition continues through the University's social and academic events and programs which take place on the grounds.

Early evidence of the designed landscape show that there has been a picket or rail fence around the boundary of the property since the first Government House Building. The fence continues to have a strong presence in the streetscape and has become a demarcation point of the semi-public University grounds. The carriageway entry and exit points which are also evident on earlier plans have been maintained, these are through gates at both northeast and southeast corners of Waterloo Quadrant.

The University of Auckland has occupied the Old Government House and grounds since ca.1957-1960, with the ballroom used for examinations and later converted to a lecture hall. The building has been used as the Senior Common room since 1969, as well as being used by the Vice Chancellor. The buildings are part of a cluster of building of 19th century origin within the University's "Learning Quarter Area" and one of the few with a physical links to Auckland's former role as the colonial capital and an influential area for the development of Auckland. The differing contextual layers due to occupation of the building and physical developments are of great value.

The following statement set out below in *italics* has been extracted from the HNZPT listing of the Government House:

> *The former Government House is of national and international significance as the first 'Great House' to have been built in New Zealand and the most substantial government building to survive from early British rule. It is linked to events and figures of national importance, and is valuable for its associations with colonial administration. It is particularly significant for its connections with the establishment of a new constitutional structure in 1852. It is one of the few remaining structures in Auckland that provides a physical link with the town's formal role as colonial capital. The layout and appearance of the building reveal important information about the functioning of a stately residence, and social roles in nineteenth- and twentieth-century New Zealand, including that of governor and servants. Its fabric demonstrates early colonial construction techniques on an unusually large scale, and the predominant use of timber as a regional craft tradition. The building is held in high public esteem, having been the subject of several petitions to prevent its demolition, and is part of an important historic landscape that includes its gardens as well as nearby structures such as the Albert Barracks Wall and St Andrew's Church. It is an important example of the work of William Mason, who was the first architect in the colony to have served articles in the European tradition.*

6.2.3 modification history

Date	Event
1856	Government House constructed
1862	Conservatory added
1868-1869	Ballroom added. Refurbishment
1890	Portico added
1898-1899	Interior renovated
1904-1913	Additions
1949	Renovation
1977-1990	Refurbishments and conservation work undertaken

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alfred nathan house



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Fig. 24 Partial view of Old Nathan House, 1977.
(Auckland Libraries Heritage Collections 435-18-01)



Fig. 25 The Alfred Nathan House in 1916.
(Auckland Libraries Heritage Collections 1-W1579)



Fig. 26 The Alfred Nathan House in 2026.

6.3 alfred nathan house

Asset Legal Information		
Address	24 Princes Street (also known as 16- 24 Princes Street), Auckland Central, Auckland 1010	
Legal Description	Allot 3 Sbrn Sec 2 Sec13 Auckland City	
NZTM Reference	Easting: 1757734 / Northing: 5920216	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2011, Alfred Nathan House/Merchant House (former)
AUP Historic Heritage	ID 02011	Alfred Nathan House/Merchant House (former)
	Category	A
	Primary Feature	Former residence
	Values	A, D, F, G, H
	Exclusions	None
HNZTP Listing	N/A	
Archaeological	NZAA Site Number – R11/833 (within the extent of)	

Asset Information	
Construction Date	1906
Architect / Builder	John Currie (c1859-1921)
UoA Acquisition	1958
UoA Occupation	University International Office



Fig. 27 Aerial view showing the Extent of Place of Alfred Nathan House as recognised within the AUP.

6.3.1 brief history of the place

The following historic background set out below in *italics* has been extracted from the "Heritage Assessment and Policy Statements" document produced by Salmond Reed Architects[2]:

> *No. 24 Princes Street is located within a piece of land that was originally part of the Albert Barracks. Fragments of wall still remain on the rear boundary of the site (on the east side of the building). Following the redundancy of the barracks in 1870, the Auckland Improvement Commission layed* [sic] *out new streets and subdivisions on the site in 1873. This included Lot 3, Sub-section 2 of Section 1 3, the plot of land now known as No. 24 Princes Street.*
>
> *In c1882 a substantial two-storey timber house was constructed on the site. It is not known who originally built this house but a Mr C.B. Stone is listed as occupier in 1885. Nathan Alfred Nathan's association with the house began in c1888. Under Nathan's ownership, the house became known as "Wickford" and was the venue for many glamorous social occasions. In 1901, "Wickford" hosted the Royal Party including Prince Alexander of Teck and several of the ladies in waiting upon Her Royal Highness.*
>
> *In 1906 a three storey plastered brick building was built on the site replacing the original timber house. This new house was designed by local Auckland architect John Currie. Other projects by Currie include Achilles House (former LD Nathan Warehouse) on Customs Street (1906) and Partridges Building on Queen Street (1907).*
>
> *This new "Wickford" was built in the "Italianate Style". This architectural aesthetic had become popular after Queen Victoria and Prince Albert had built their summer house*

[2] Salmond Reed Architects, "Alfred Nathan House, Princes Street: Heritage Assessment and Policy Statements," March 2013, 3-7.

"Osbourne" (1845-51) and provided an increased interest in the revival of pastoral Italian building formalism. […] As was the case for many Italianate buildings in Auckland City there was a strict hierarchy of elements that responded to function and purpose, as such, most of the decorative treatment was reserved for the street facade. The design of elements did not use strict classical rules but took a more picturesque approach to elements, giving more emphasis to the visual appeal rather that strict classical purity. […]

Wickford remained Alfred Nathan and his family's home until his death in 1931. In 1932 the house was put up for sale […]

On the 1st of June 1932, the property was sold and alterations were proposed in 1933 for the building's use as a hospital. The revised plans for the hospital were drawn up by Kenneth W. Aimer, an architect best known for his design of the Auckland War Memorial Museum with Hugh Grierson and M. K.Draffin (a partnership that only lasted 4 years). The alterations to Alfred Nathan House included the addition of a number of partitions and glazing that would close off the first floor balcony. The basement level was designated for staff bedrooms and a laundry, the ground level and first floor were reserved almost entirely for patients' bedrooms aside from an operating theatre on the first floor (now used as the vice-chancellor's office) and kitchen on the ground floor.

It was not until 1958 that the building ceased to be used as a hospital after being bought by the Auckland University. At this time the building was converted into the University's administration building. As the University began to expand, more room was needed for the increased number of administration staff. In 1966 plans were drawn up for an additional storey for the building taking the form of a mansard roof addition. In 1971, further additions were made as a rear extension was attached to the existing building. At this time a portion of the original fabric on the first floor was removed to make way for a new council room.

Following these additions, further minor alterations have taken place over time, the most recent including a new reception desk and toilet refurbishment in 2009.

6.3.2 heritage values

The Alfred Nathan House is recognised as a Category A building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Knowledge (D), Physical (F), Aesthetic (G), and Context (H) values.

The following statement of significance set out below in *italics* has been extracted from the "Heritage Assessment and Policy Statements" document produced by Salmond Reed Architects[3]:

> *Alfred Nathan House is a place of overall considerable significance for Auckland City and the region. This place has historic value as the home of Alfred Nathan and his family and its association with the notable Auckland architect, John Currie. The building has moderate historical significance as a former private hospital and through its association with the University of Auckland since 1958. The building has considerable physical value as an early example of a merchant's house in the "Italianate Style". Furthermore, the place has considerable contextual value as part of a key historic streetscape which includes other historically significant buildings such as*

[3] Salmond Reed Architects, "Alfred Nathan House," 8-9.

the former Synagogue and former Government House. The place has considerable social significance through the buildings change of use from a private residence to a hospital during the 1930s. This change of use is indicative of the inter-war social change when grand houses were no longer sustainable and often sold and altered for various commercial use.

Historical:

- *It is associated with Alfred Nathan, an early Auckland and New Zealand businessman who was*
- *a prominent member of the Jewish community in Auckland.*
- *The building was designed by John Currie who was the architect for a number of commercial and industrial buildings in Auckland.*
- *It has moderate historic value as Mt. Pleasant Hospital from 1933-58.*
- *It has moderate historic value in its association with the University of Auckland since 1958.*

Physical attributes:

- *The building is an excellent example of an early merchant's house in the "Italianate style".*
- *It provides a rare example of a relatively well preserved interior with ornate detailing, within grand rooms. Furthermore the original hierarchy of spaces continues to be evident within the remaining fabric through scale, detail and ornamentation.*

Social:

- *The change of use from a private residence into a hospital during the early 1 930s is indicative of the inter-war social change when grand houses were no longer sustainable and often sold and altered for various commercial use.*

Context:

- *The building is one of a number of exclusive merchants houses located along the Princes Street f I ridge and is part of a key historic streetscape that includes other historically significant buildings such as the former Government House.*

6.3.3 modification history

Date	Event
1906	Plastered brick dwelling constructed
1933-1958	Used as a hospital
1966	Additional storey constructed
1971	Rear extension

B104
old choral hall

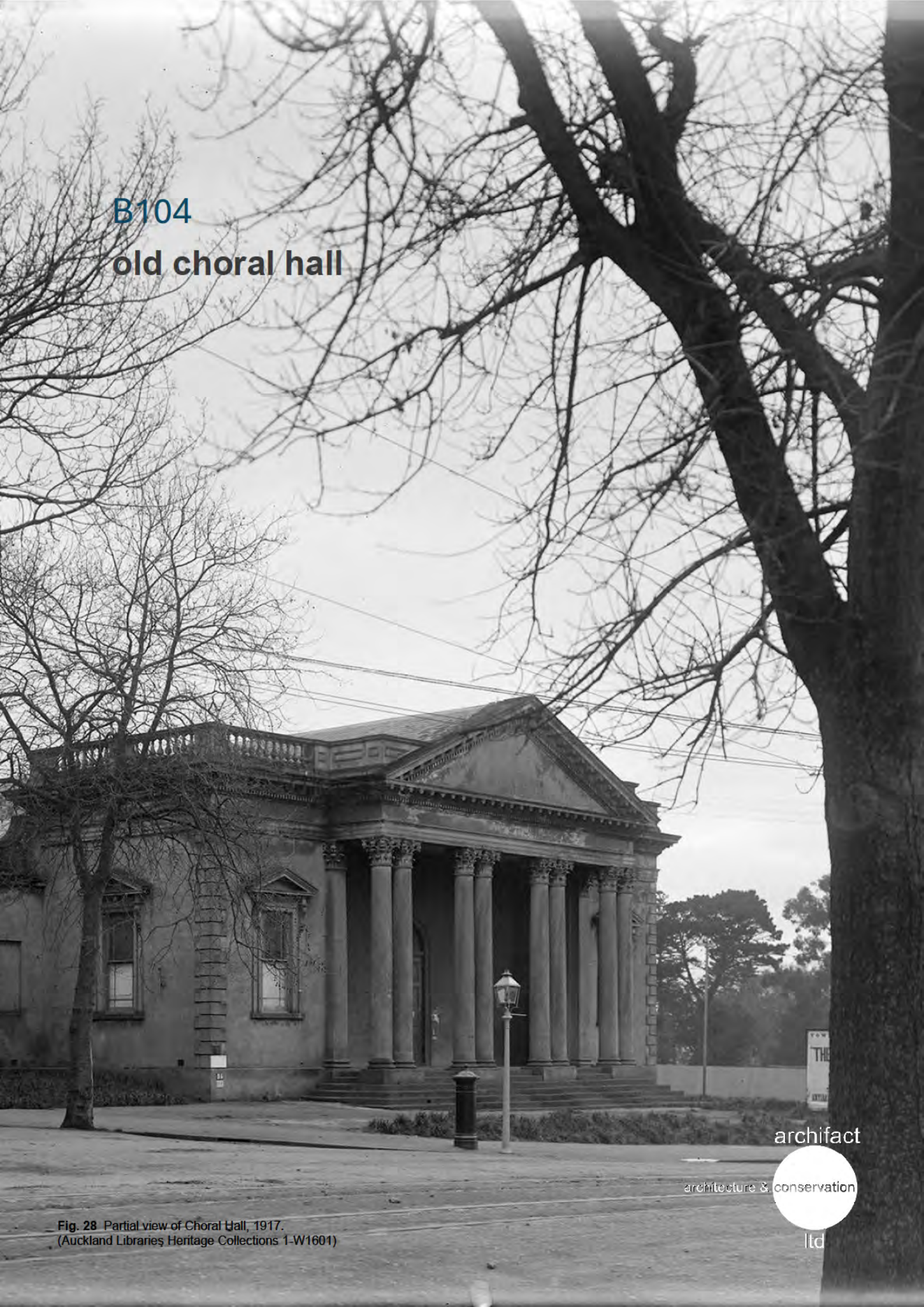

Fig. 28 Partial view of Choral Hall, 1917.
(Auckland Libraries Heritage Collections 1-W1601)

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Fig. 29 Old Choral Hall in 1978.
(University of Auckland Library 677118)



Fig. 30 Old Choral Hall in 2026.

6.4 old choral hall

Asset Legal Information		
Address	7 Symonds Street (also known as 16- 24 Princes Street), Auckland Central, Auckland 1010	
Legal Description	Allot 3 Sec 6 Auckland City Part Allot 2 Sec 6 Auckland City road reserve	
NZTM Reference	Easting: 1757828 / Northing: 5920131	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2057, Old Choral Hall
AUP Historic Heritage	ID 02057	Old Choral Hall
	Category	A
	Primary Feature	Corner building
	Values	A, F, H
	Exclusions	None
HNZTP Listing	Category 1 – List No. 4474	
Archaeological	NZAA Site Number – R11/3507 (site specific) NZAA Site Number – R11/833 (partially within the extent of)	

Asset Information	
Construction Date	1872
Architect / Builder	Edward Mahoney (1824-1895)
UoA Acquisition	1912
UoA Occupation	Biology Lecture Rooms, Staff Offices



Fig. 31 Aerial view showing the Extent of Place of Old Choral Hall as recognised within the AUP.

6.4.1 brief history of the place

The following historic background set out below in *italics* has been extracted from the HNZPT listing of the Old Choral Hall building:

> *The former Choral Hall has strong connections with the development of civic and cultural life in colonial Auckland, being built in 1872. It was erected in the grounds of the former Government House by the Auckland Choral Society, which was the first to perform the works of Beethoven, Handel, Haydn, Mozart and others in New Zealand. The brick and timber building replaced two earlier halls on the site that had burnt down, and was designed in a neo-classical style by Edward Mahoney. Mahoney went on to erect other prestigious buildings in the town, including St Patrick's Cathedral and the Auckland Customhouse.*
>
> *The core of the original structure still survives and was one of the largest buildings in nineteenth-century Auckland. It sat 1,100 people and for nearly forty years acted as a concert chamber and main public hall for the community. Large gatherings ranged from religious meetings to the Industrial and Mining Exhibition of 1898. A ceremonial banquet held for King Tawhiao (?-1894) in 1882 was particularly notable as it marked an improved relationship between Pakeha and Kingitanga, or Kingite, Māori. Such events were transferred to the Auckland Town Hall, after it was opened in 1911. Located close to the University of Auckland, the Choral Hall has had a particularly long association with academic life. In 1877 it saw the graduation ceremony of Kate Edger (1857-1935), the first woman to gain a BA from a university in the British Empire. The building witnessed the inaugural ceremony of the University College of Auckland in 1883, and began to be used for teaching from 1888. Purchased by the University shortly before the First World War, two elegant Baroque wings were added as a science department in 1919 and 1925. The second of these was designed by the American architect Roy Lippincott, who oversaw the construction of a nearby Arts Building in the following*

year (see 'Old Arts Building, University of Auckland'). The additions reflected a commitment by the university to a site in the centre of town, consciously allowing working people easier access to higher education. The building continues to be used for teaching, although modified as educational demands have changed. The original hall has been subdivided into separate lecture theatres, while a mail room was added to the rear in 1982-1983.

6.4.2 heritage values

The Old Choral Hall building is recognised as a Category A building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Physical (F), and Context (H) values.

The following statements of significance set out below in *italics* have been extracted from Archifact's "Old Choral Hall: Conservation Plan"[4]:

Historical:

Old Choral Hall is embedded within the historic and cultural development of Auckland, providing the venue for many of Auckland public and civic functions in the latter decades of the nineteenth century and at the start of the twentieth century. The building was originally associated with the Auckland Choral Society, for whom it was specifically constructed. As well as being New Zealand's oldest, and longest-running, musical society, Auckland Choral Society played a significant role in the city's cultural development. Further, Old Choral Hall has a strong, longstanding connection with the University of Auckland. Following their purchase and conversion of the hall into the purpose-built Science Building, being the first University building accommodation that they actually owned, the hall has retained its educational use and association with the University for over a century. As a consequence, it has connections to numerous political, musical, educational, and other notable personalities at local, regional, and national levels.

Its site and setting reflects the early period of settlement in the area, located next to the former Albert Barracks, and within the original Government House grounds and the Metropolitan Grounds.

Physical attributes:

The third choral hall's original design (and that of its short-lived immediate predecessor) represented one of the earliest major commissions by prominent Auckland architect Edward Mahoney, and certainly his first noteworthy non-religious project. Alongside the building's significant 1917-1919 association with well-known Auckland architects W.A. Cumming and George S. Goldsbro', the building has also been associated with various other notable design and construction professionals, including architects Roy Lippincott, Massey Beatson Rix-Trott Carter & Co., and KRTA Ltd.

The building demonstrates an early example of a performance venue and public hall, noting that until the construction of the Auckland Town Hall in 1911, the Choral Hall was the primary civic meeting place and venue. It is also an example of a purpose built science building and educational institution.

[4] Archifact, "Old Choral Hall: Conservation Plan," August 2019, 93-95.

Architecturally, Old Choral Hall is a good, representative of Neo-Classical Italianate and Edwardian Baroque design, which was typically associated with prominent civic and institutional architecture of the time. It has a high level of craftsmanship in its construction and materials; in addition, its planning and form cleverly responds to the irregular site footprint. Internally, the building has seen significant modifications and alterations to accommodate an ongoing educational use. The original hall space is gone, although some sense of the original hall form partially survives.

Context:

As the first educational building owned by the University of Auckland, Old Choral Hall is centrally-placed at the heart of the city campus and contributes prominently to the character and sense of place of the University precinct, and the wider Auckland heritage landscape. While the building is not within the schedule Princes Street Historic Heritage Area, it is directly adjacent and contributes strongly to it. The original setting is maintained, including the building's the relationship to the former Albert Barracks and its surviving wall section.

It has collective value as a member of the group of inter-related heritage University buildings, and is associated with the historic development of the University. It also has value as a significant early example of vital public assembly places within the development of Auckland in the nineteenth and twentieth centuries.

Old Choral Hall sits on the primary Symonds Street city artery, playing a strong role in defining the Symonds Street streetscape to the east and the Alfred Street streetscape to the south. Further, the building prominently addresses the intersection with Grafton Road, which was historically the main entrance to the city from the Grafton and Newmarket suburbs, prior to the Grafton Bridge construction.

The following statement set out below in *italics* has been extracted from the HNZPT listing of the Old Choral Hall building:

The building is of national and international significance for its associations with the rise of women's education, both in New Zealand and the British Empire. It has important connections with Kate Edger, who took a prominent role in early women's movements including the campaign for suffrage. The building is valuable for its associations with the development of classical music in New Zealand, and other cultural activities. It was important to social life in colonial Auckland, offering an opportunity for people to meet. The building is connected with important personalities and events in New Zealand history, such as those involved in conciliation between Māori and Pakeha in the 1880s. It is significant for its long association with education and the development of the University of Auckland. The existing structure demonstrates changes in the organisation and philosophy of higher education over more than 100 years. It incorporates the earliest purpose-built university architecture in the city, which reflects the importance of science as an educational topic in the early 1900s. The building has additional significance for its associations with the architects Edward Mahoney and Roy Lippincott, who were prominent practitioners in the town. Its value is enhanced by its proximity to related historic buildings in the urban landscape, including the former Government House and Old Arts Building of the University of Auckland.

6.4.3 modification history

Date	Event
1872	Choral Hall constructed
1877	Portico added
1919-1925	Wings added
1931	Removal of portico
1975-1982	Interior modifications
2022-2025	Refurbishments and conservation work undertaken, new portico added

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B105
old arts building

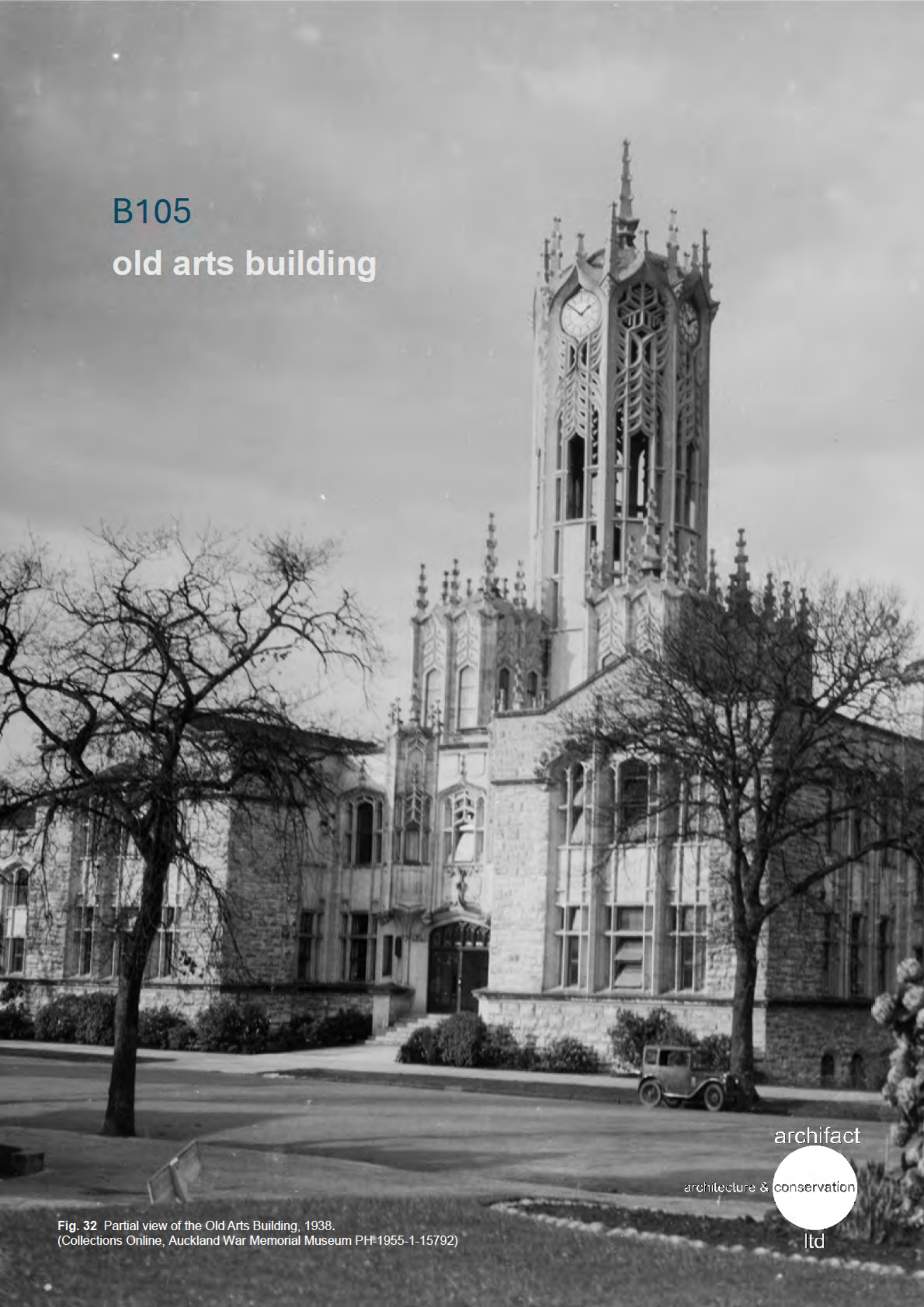

Fig. 32 Partial view of the Old Arts Building, 1938.
(Collections Online, Auckland War Memorial Museum PH-1955-1-15792)

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Fig. 33 The Old Arts Building in the 1930s.
(Auckland Libraries Heritage Collections 879-47)



Fig. 34 The Old Arts Building in 2026.

6.5 old arts building

Asset Legal Information		
Address	22 Princes Street (also known as 16-24 Princes Street), Auckland Central, Auckland 1010	
Legal Description	Part Allot 1 Sec 6 Auckland City Part Allot 2 Sec 6 Auckland City Lot 1 Dp 16122 Lot 2 Dp 16122	
NZTM Reference	Easting: 1757758 / Northing: 5920281	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	• Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2511, Princes Street Historic Heritage Area • Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2009, Old Arts Block
AUP Historic Heritage	ID 02009	Old Arts Block
	Category	A
	Primary Feature	Arts Block buildings
	Values	A, F, G, H
	Exclusions	None
HNZTP Listing	Category 1 – List No. 25	
Archaeological	NZAA Site Number – R11/82 NZAA Site Number – R11/833 (partially within the extent of)	

Asset Information	
Construction Date	1923-26
Architect / Builder	Roy Lippincott (1885-1969)
UoA Acquisition	1923-26
UoA Occupation	Vice Chancellor's Office, the Equity Office, the Great Hall, and the Council Room



Fig. 35 Aerial view showing the Extent of Place of the Old Arts Block as recognised within the AUP.

6.5.1 brief history of the place

The following historic background set out below in *italics* has been extracted from the HNZPT listing of the Old Arts Building:

> *The former Arts Building is a highly original landmark, designed by American-born Roy Lippincott and his partner Edward Billson. It was built in 1923-1926 after the Auckland University College (now the University of Auckland) held a competition to design a structure to house its Arts and Commerce Faculties. Its construction marked the success of a campaign to maintain the university on a central site in the city, on the premise that education should be accessible to workers employed in the town. The work was largely funded by a central government grant, with additional support from public subscription.*
>
> *The building consists of a main block - with its highly distinctive clock tower - and a connecting student wing to the rear. Supervised by Lippincott, both were carried out in the same style, which is an elegant Arts and Crafts interpretation of Perpendicular Gothic. Lippincott had previously been connected with the 'Prairie School' in Chicago and had worked in the Australian practice of Walter Griffin, who designed Canberra. The structure was a radical departure in New Zealand architecture, and much criticised for being insufficiently 'English'. Although modelled in part on British academic structures, it contains native flora and fauna in the detailing - including keas and ponga fronds - and Art Nouveau motifs in its tower. It also employed New Zealand stone cladding from Mt Somers and Oamaru, concealing its poured concrete walls. Its imaginative appearance contrasts with the more formal classical design of the earlier university science building (see 'Old Choral Hall') reflecting the increasingly progressive perspective of the university and the building's use for the arts. The interior of the main building was partly modified after other accommodation was created in the 1960s but it remains a centrepiece of the university campus.*

6.5.2 heritage values

The Old Arts Building is recognised as a Category A building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Physical (F), Aesthetic (G), and Context (H) values.

The following statement set out below in *italics* has been extracted from the HNZPT listing of the Old Arts Building:

> *The building is nationally significant as an architectural milestone of great aesthetic appeal, which has a distinctive New Zealand identity. It is important for its connections with the expansion of higher education during the prosperous 1920s and the improved access to learning by a broader spectrum of society. Its design embodies ideas of academic and civic progress and it was the first major freestanding structure erected by the Auckland University College. The building is an important icon and landmark for Auckland as a whole, looking out towards the city centre. It is of value as an acknowledged major building by the prominent architect Roy Lippincott, who gained further commissions for educational structures in New Zealand. The structure is significant for its contribution to the historic Princes Street streetscape, with close connections to other educational buildings in the vicinity, such as Old Choral Hall. It reflects an important stage in the development of the Princes Street area, which has been employed as a colonial army barracks, as a residential neighbourhood and then as a university precinct.*

6.5.3 modification history

Date	Event
1923-1926	Arts building constructed
1960s	Interior alterations

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B106

old biology building



Fig. 36 The Biology block in 1940.
(DigitalNZ. Accessed "November 2025")

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Fig. 37 The Old Biology Building in 1975.
(University of Auckland Library 291375)



Fig. 38 The Old Biology Building in 2026.

6.6 old biology building

Asset Legal Information		
Address	5 Symonds Street (also known as 16- 24 Princes Street), Auckland Central, Auckland 1010	
Legal Description	Part Allot 2 Sec 6 Auckland City	
NZTM Reference	Easting: 1757863 / Northing: 5920186	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2740, Old Biology Building
AUP Historic Heritage	ID 02740	Old Biology Building
	Category	B
	Primary Feature	Non listed
	Values	A, F, G, H
	Exclusions	Interior of building(s), except east and west staircases including balustrades
HNZTP Listing	N/A	
Archaeological	N/A	

Asset Information	
Construction Date	1937-39
Architect / Builder	Roy Lippincott (1885-1969)
UoA Acquisition	1937-39
UoA Occupation	Biology Building



Fig. 39 Aerial view showing the Extent of Place of the Old Biology Building as recognised within the AUP.

6.6.1 brief history of the place

The following historic background set out below in *italics* has been extracted from Auckland Council's historical summary of the Old Biology Building, written by Marguerite Hill[5]:

> *The land that the Old Biology Building sits on has been owned by the University of Auckland since at least 1912. It was endowed specifically for university purposes to the Auckland University College Council under the Reserves and Other Lands Disposal and Public Bodies Empowering Act of 1907. The land had previously been part of the Auckland Government House grounds. This particular section is Allotment 3 Section 6 of the City of Auckland. […]*
>
> *The development of a new biology building at what was then the Auckland University College was a response to overcrowding and inadequate accommodation for the study of zoology and botany. The departments had formerly been housed in the old science block on the corner of Symonds and Alfred Streets (the Old Choral Hall). Space for the new science building (now the Old Biology Building) was found by getting rid of several tennis courts. The new building was funded by the first Labour government. Architect Roy Lippincott supplied the plans to the university in late 1936. Lippincott invited tenders until 26 May 1937.*
>
> *Peter Fraser, Minister of Education, laid the foundation stone for the building on 13 December 1937. Instead of the usual ceremonial silver trowel, Lippincott presented Fraser with two antique books by John Milton, which were 200 years old. Lippincott stated this was because 'that education required both art and science, new things and old'.*

[5] Marguerite Hill, "UPID 02740: Old Biology Building," Auckland Council Heritage Unit, July 2021, 2-5.

[…] The Depression stalled any major development at the university and reduced the available budget for the Old Biology Building. It had been planned to be constructed of stone, in keeping with the Old Arts Block, which was considered to be 'dignified, appropriate, and satisfactorily, as expressing the character of an institution of higher learning and of monumental buildings which were to endure for a long time'. Instead, the building was constructed of concrete. Home and Building magazine notes 'In the Biology Block the structural columns have been brought to the outside of the exterior walls…It accentuates the vertical in the structure…and also marks the rhythm of the units on which the buildings are all based'. The interior design also allowed for best use of space for the laboratories. Eking out as much space as possible was one of the requirements for the building.

Lippincott repeated or referred to motifs from the Old Arts Block in this neighbouring building. The faces of the columns in the Old Biology Building are splayed, as they are in the Old Arts Block tower; there are arched windows and piers in both buildings, as well as massed openings, mimicking the Old Arts Block. The motifs from the Old Arts Block are simplified for both budgetary and design reasons in the Old Biology Block. The design intention was for the two buildings to look like they came from 'the same family'. The building cost either £37 000 or £40 000 –reports vary.

The building was officially opened by the Minister of Education, Peter Fraser, on 27 February 1939 (although the building had been in use since the end of 1938). […]

The building was designed to allow for additional wings and for further science department buildings to be built around it.

This was Lippincott's last building for the university, and one his last designs for Auckland. He returned to the United States later in 1939.

[…] In 1954, Massey Beatson Rix-Trott and Carter Architects designed an addition to the roof of the building's west wing. The concrete roof slab became a floor slab, allowing for another storey of useable space in the building. This was later altered again, with the timber framing replaced with steel by Brickell, Moss and Partners, engineers. In 1991, an alteration was made to the east wing by S&T Architects and Beca Carter Hollings & Ferner engineers – this mirrored what had been done on the west wing. Prior to 1991, changes had been made to the central section of the roof, with a new floor laid to align with the changes to the west wing.

Internal changes were made to one of the lecture theatres in 1966.

6.6.2 heritage values

The Old Biology Building is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Physical (F), Aesthetic (G), and Context (H) values.

The following statement of significance set out below in *italics* has been extracted from Auckland Council's historical summary of the Old Biology Building, written by Marguerite Hill[6]:

> *The Old Biology Building was built to provide accommodation for Auckland University College's Zoology and Botany departments. Designed by Roy Alstan Lippincott in 1936, the building was opened by the Minister of Education, Peter Fraser, on 27 February 1939. Due to reduced budgets during the Depression of the 1930s, the building was constructed of concrete rather than the hoped-for stone. The Old Biology Building was designed to be part of the 'same family' of buildings as the Old Arts Block (UPID 02009), which Lippincott had designed with Edward Billson in 1921. Construction was undertaken by Fletcher Construction, which worked frequently with Lippincott and with the university. The structural engineer for the building was S Irwin Crookes junior, who had a long career in the School of Architecture at the University of Auckland. Lippincott was regarded as the university's architect through the 1920s and 1930s, designing several other university buildings, including the Old Arts Block and the Caretaker's Cottage (UPID 02738), as well as various alterations. This was his last commission for the university, as he returned to the United States in 1939. Outside of the university, he designed the Berlei Factory former (UPID 01987), the Farmers Tea Rooms (UPID 02734) and many private residences. The building is stripped classical in style, with strong vertical lines, and structural columns on the exterior. The building has decorative rectangular windows, curved window features and moulded decorations above the entrances. The east and west staircases are scheduled and feature a charming design element: cast brass kauri snails are part of the balustrade design and wend their way up the staircase. The snails were designed by well-known sculptor Richard Gross. The Old Biology Building is linked by air bridges to the Thomas Building (UPID02731) and is located close to Lippincott's Caretaker's Cottage, both of which are used by the Faculty of Science.*

6.6.3 modification history

Date	Event
1937-1939	Biology Building constructed
1954	Addition to the west wing's roof
1966	Internal changes to one of the lecture theatres
1967	New teel spiral staircase

[6] Marguerite Hill, "UPID 02740: Old Biology Building," Auckland Council Heritage Unit, July 2021, 1-8.

B107
maclaurin chapel



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Fig. 40 The Maclaurin Chapel in 1964.
(Auckland Libraries Heritage Collections 988-270)



Fig. 41 The Maclaurin Chapel in 1964.
(Auckland Libraries Heritage Collections 988-267)



Fig. 42 The Maclaurin Chapel in 2026.

6.7 maclaurin chapel

Asset Legal Information		
Address	18 Princes Street (also known as 16-24 Princes Street), Auckland Central, Auckland 1010	
Legal Description	Part Allot 1 Sec 6 Auckland City	
NZTM Reference	Easting: 1757802 / Northing: 5920410	
Planning controls	Zone	Open Space – Conservation Zone
	Precinct	Learning sub-precinct B, Precinct
	Overlays	• Natural Heritage: Notable Trees Overlay – 15, Rimu, Coral Tree, Norfolk Island Pine, Red Oak, Giant Redwood/Wellingtonia, NZ Kauri, Oaks (5) • Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2005, Maclaurin Chapel • Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2511, Princes Street Historic Heritage Area • Mana Whenua: Sites and Places of Significance to Mana Whenua Overlay – 021, Te Reuroa Pā
AUP Historic Heritage	ID 02005	Maclaurin Chapel
	Category	B
	Primary Feature	Non listed
	Values	A, F, G, H
	Exclusions	None
HNZTP Listing	N/A	
Archaeological	N/A	

Asset Information	
Construction Date	1964
Architect / Builder	Gummer, Ford and Partners
UoA Acquisition	1964
UoA Occupation	Chapel, Hall and Offices

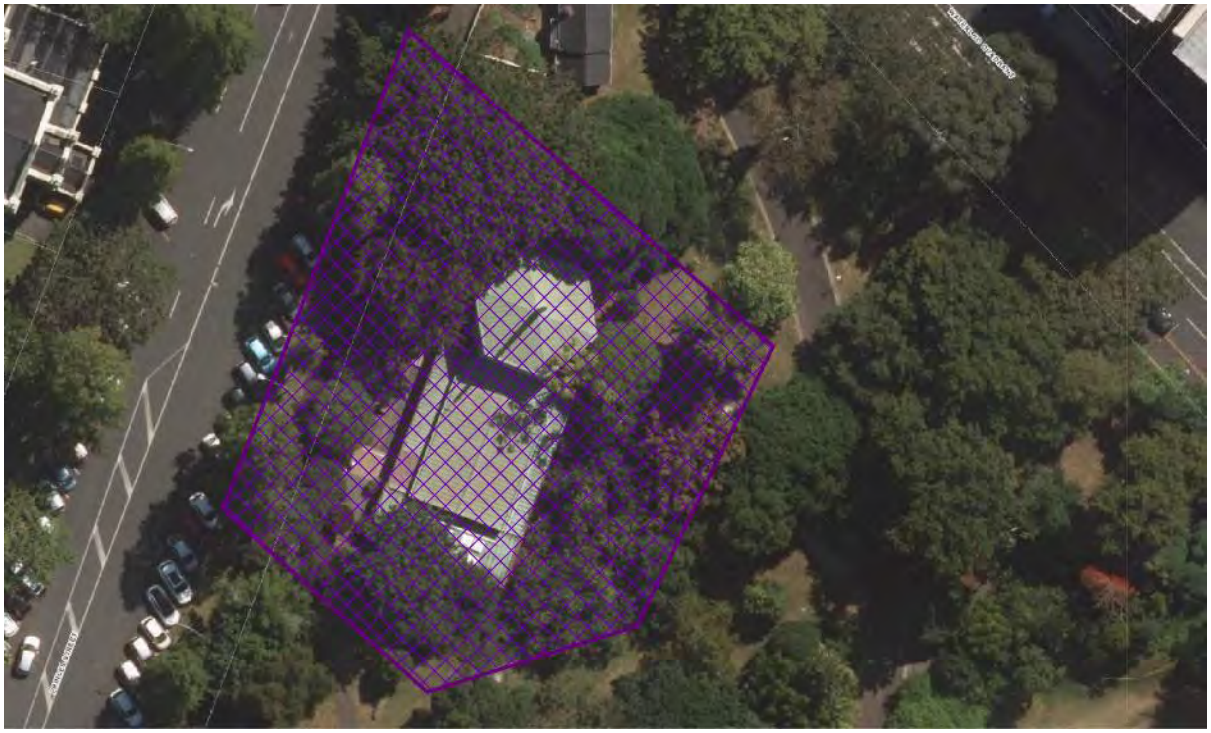

Fig. 43 Aerial view showing the Extent of Place of the Maclaurin Chapel as recognised within the AUP.

6.7.1 brief history of the place

The following historic background set out below in *italics* has been extracted from Auckland Council's historical summary of the Maclaurin Chapel building, written by Marguerite Hill[7]:

> *Maclaurin Chapel is dedicated to Richard Maclaurin Goodfellow, who was killed during the Second World War aged just 24, and Richard Cockburn Maclaurin. Richard Maclaurin was a renowned mathematician who was the president of the Massachusetts Institute of Technology (MIT) from 1909 until his death in 1920. The main campus building at MIT is named for him. The Maclaurin Chapel was gifted by Sir William Goodfellow, who was Richard Goodfellow's father and the nephew of Richard Maclaurin. There are memorial plaques to Richard Maclaurin Goodfellow and Richard Cockburn Maclaurin inside the chapel.*
>
> *Plans for the chapel began as early as 1947, when William Goodfellow donated £50 000 to build the chapel. Other sources state that Goodfellow gifted £30 000 in 1947 to build the chapel but then in 1950 gifted another £28 000 in shares, the interest of which would fund the chaplain's salary or stipend. Either way, the chapel was not completed until 1964. The delay was due to tensions between the University of Auckland and Auckland City Council over use of Government House and associated land. It was part of a long running debate (beginning in 1910 and not resolved until 1960) about where the university should be sited. Auckland City Council's town planning committee attempted to block the university's expansion into Government House grounds, but by late 1962 the chair of the committee, AO Glasse, admitted defeat: 'Auckland city councillors claimed tonight that the council had done everything in its power to stop the University taking Government House'. There was concern that it was disrespectful to 'disturb' the Governor General's residence.*

[7] Marguerite Hill, "UPID 02005: Maclaurin Chapel," Auckland Council Heritage Unit, October 2023, 3-5.

However, an arrangement was reached where the Governor General occupied the building while lectures were held in the ballroom.
Five tenders were received for the construction of Maclaurin Chapel. The successful contractor, Sargent Construction Ltd, was announced in April 1963 with a tender of £50 795. Construction was expected to begin immediately and would take eight months.

The chapel was dedicated by Canon Mangātitoki Cameron, chairman of the Auckland branch of the National Council of Churches, on 22 May 1964. The chapel is non-denominational and has been used for university and Supreme Court functions and services over the years. The chapel seats 150 people.

As well as the chapel, sanctuary and vestry, there is a theological library, study rooms for students, the chaplain's study and a kitchen.

The chapel's organ is also of interest and was featured on National Radio (now Radio New Zealand's) concert programme in 1988 and again in 2002. The organ is inspired by 'late sixteenth and early-seventeenth-century Dutch design.' It was designed by Kenneth Aplin and Anthony Jennings and built by George Croft & Son in 1987. The design of the case is influenced by the Jürgen Ahrend organ at Reid Hall, University of Edinburgh. This is the second organ in the chapel: the first was gifted by William Goodfellow in 1965 and was also built by George Croft & Sons.

In 2023, the University of Auckland's website describes the chapel as 'a place for students and staff to gather, reflect and study' and it is open each weekday. The Maclaurin Goodfellow Trust Board manages the building alongside the university.

6.7.2 heritage values

The Maclaurin Chapel is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Physical (F), Aesthetic (G), and Context (H) values.

The following statement of significance set out below in *italics* has been extracted from Auckland Council's historical summary of the Maclaurin Chapel building, written by Marguerite Hill[8]:

The Maclaurin Chapel at 18 Princes Street, Auckland Central, commemorates Richard Maclaurin Goodfellow, who was killed during the Second World War, and Richard Cockburn Maclaurin. Richard Maclaurin was a renowned mathematician and was the president of the Massachusetts Institute of Technology (MIT) from 1909 until his death in 1920. The chapel was gifted by Sir William Goodfellow, who was Richard Goodfellow's father and the nephew of Richard Maclaurin. Goodfellow's gift was made in 1947, but the chapel was not completed until 1964, due to ongoing tensions about the university's expansion into Princes Street. The chapel was dedicated by Canon Mangātitoki Cameron, chairman of the Auckland branch of the National Council of Churches, on 22 May 1964. The chapel is non-denominational and seats 150 people. As well as the chapel, sanctuary and vestry, there is a theological library, study rooms for students, the chaplain's study and a kitchen. The chapel also functions as a war memorial and is recorded on NZ History's list of war memorials. The architects were Gummer, Ford, Hoadley, Budge and Gummer, although the individual architect has not been

[8] Hill, "UPID 02005: Maclaurin Chapel," Auckland Council Heritage Unit, 1-2.

identified (and the original Gummer and Ford partners had retired by the time the plans were drawn up). The chapel itself is hexagonal in shape, with a rectangular sanctuary and a small circular vestry attached. The building is constructed of reinforced concrete, 'employing various textured finishes – plain concrete, smooth and fine-textured render, and exposed aggregate – providing a hierarchy to the external elements'. The building's style is described as 'Modern religious eclectic' and its Modern elements include the materials used (concrete and cedar), as well as the mullion and clerestory windows and the roof form. The chapel has a close physical relationship to Government House (UPID 02004) and there are a number of notable trees nearby. Goodfellow also gifted the Lady Goodfellow Chapel (1977) at the University of Waikato.

6.7.3 modification history

Date	Event
1964	Chapel constructed

B110
thomas building

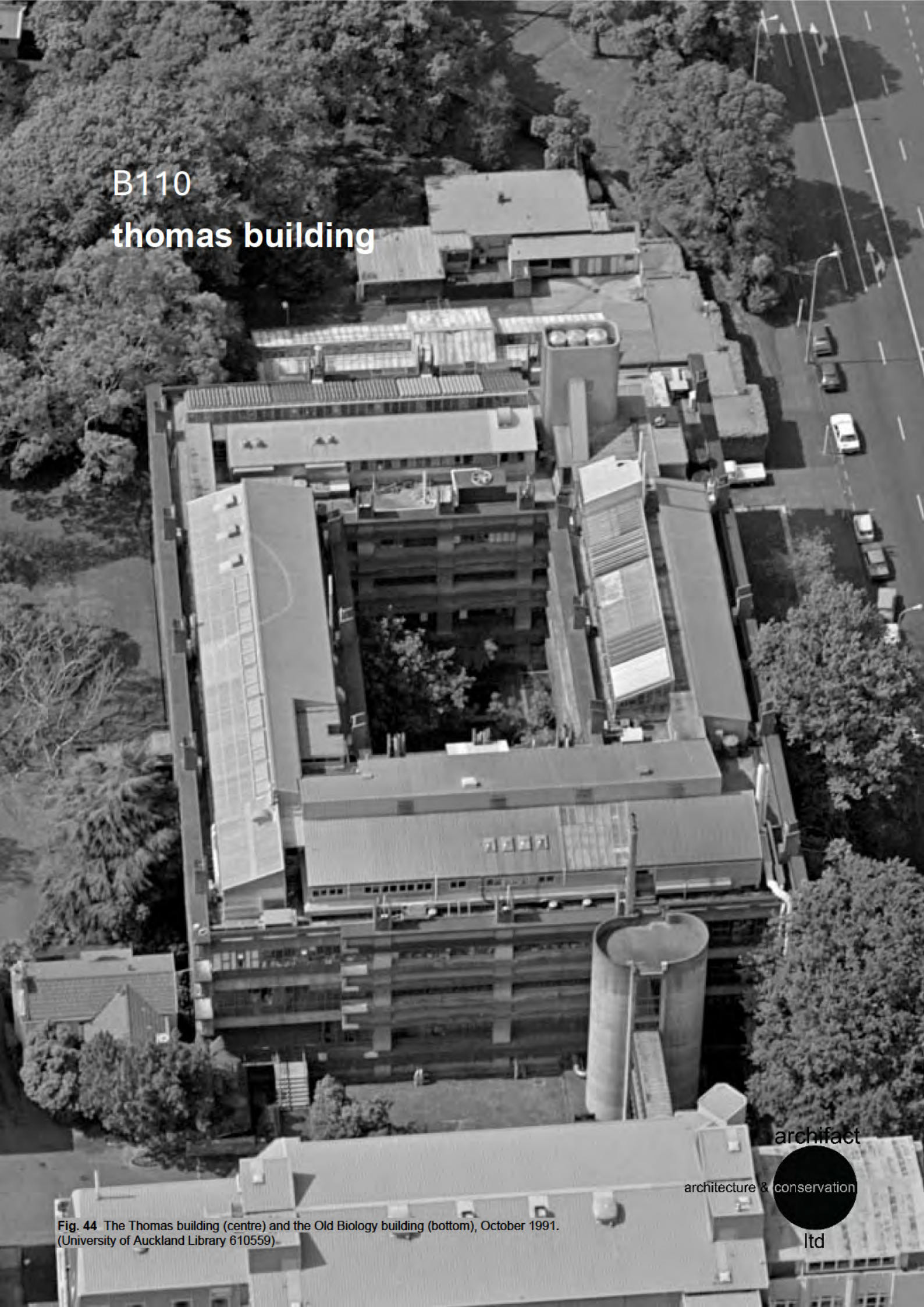

Fig. 44 The Thomas building (centre) and the Old Biology building (bottom), October 1991. (University of Auckland Library 610559).

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Fig. 45 The Thomas building in 1979.
(University of Auckland Library 680366)



Fig. 46 The Thomas Building in 2026.

6.8 thomas building

Asset Legal Information		
Address	3 Symonds Street (also known as 16-24 Princes Street), Auckland Central, Auckland 1010	
Legal Description	Part Allot 1 Sec 6 Auckland City Allot 4 Sec 6 Auckland City Part Allot 2 Sec 6 Auckland City	
NZTM Reference	Easting: 1757905 / Northing: 5920224	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	• Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2781, Thomas Building • Mana Whenua: Sites and Places of Significance to Mana Whenua Overlay – 021, Te Reuroa Pā, 1
AUP Historic Heritage	ID 02781	Thomas Building
	Category	B
	Primary Feature	Non listed
	Values	F, G, H
	Exclusions	Interior of building(s); rooftop structures
HNZTP Listing	N/A	
Archaeological	N/A	

Asset Information	
Construction Date	1966-1968
Architect / Builder	KRTA
UoA Acquisition	1966-1968
UoA Occupation	Biological Sciences Building



Fig. 47 Aerial view showing the Extent of Place of the Thomas Building as recognised within the AUP.

6.8.1 brief history of the place

The following historic background set out below in *italics* has been extracted from Archifact's heritage assessment of the Thomas Building[9]:

> *Thomas Building is named after Professor Algernon Phillips Withiel Thomas (1857-1937), one of the four founding professors of Auckland University College who lectured on biology, geology and agricultural science as the Chair of Natural Science since the appointment of his professorial post at age twenty-six. The Thomas Building was built to house the School of Biological Sciences. It was the second University building to be built on the Old Government House Grounds before a deed was formally arranged to gift the land to the University, with the first being the Maclaurin Chapel (1964). The proposal to construct the Thomas Building was opposed by some who valued the heritage values inherent in the Old Government House and Grounds. In order for the construction of the Thomas Building to proceed, some Old Government House facilities were removed or relocated in the early 1960s. The removed structures included stables, a small workshop, a lath house, the groundkeeper's cottage, green house and open nursery beds.*
>
> *The construction of the Thomas Building began in 1966 and was completed in 1968 to the design of KRTA (formally Kingston Reynolds Thom and Allardice), and was opened on the 24th of February in that year by the Governor General Sir Arthur Porritt.*
>
> *KRTA was established in 1915 by Stanley Jones who specialised in structural and civil engineering projects that involved bridges, wharves and water & sewage treatment and reticulation. The firm traded under the name Jones & Adams between 1920's and 1950's with R.C. Adams as partner. The firm reformed into a partnership after Jones retired in 1954 and originally the partnership had three engineers, Bob Kingston, David*

[9] Archifact, "University of Auckland, Thomas Building: Heritage Assessment," January 2015, 44-46.

Thom and N. W. Allardice, with Ian Reynolds joining shortly after as an architect and planner. The firm later became Kingston, Reynolds, Thom & Allardice, merging the professions of architecture and engineering. KRTA was the only private building consultancy in New Zealand offering multi-disciplinary services in the 1960s. […]

The Thomas Building is a four-storey reinforced concrete square-donut building clad with precast spandrel panels that wrap around a planted internal courtyard. The internal courtyard is a sculpted space specifically designed with screens, steps and water features that form a micro-climate ideal for housing tropical plants. The internal courtyard also allows daylight to reach interior spaces. The courtyard is an integral part of the Thomas Building.

According to A History of Biology at Auckland University 1883-1983 authored by Brian Foster, Jack Rattenbury and John Marbrook, the need of a new and modern building for the School of Biological Sciences was recognised as early as 1957 by Professor Chapman around when he produced detailed plans for the requirements of the School. However it was not until 1963 that permission was given by the University Grants Committee to initiate a project for the new building.

The article entitled 'Block Building Tour – Itinerary n.19 – KRTA' by Barrie identifies Thomas Building as the winner of the NZIA 25 Year Award in 1994.

Numerous alterations and upgrades were carried out to the Thomas Building in the 1990's to the design of Stephenson & Turner, but their effect on the integrity of the building was minor in nature, and changes were limited to the rearrangement of some internal timber-framed partitions. […]

The 1963 design report by KRTA notes that in the future direct extension of the Thomas Building should be strongly discouraged partly due to undesired further encroachment upon Old Government House Grounds. However, a major extension was completed in 2011 which provided an addition of over 10,000m^2 floor space. This project saw the demolition of a music shed, a storage shed and glasshouses. The extension is a four-storey-high building and is internally connected to the 1968 Thomas Building by way of an atrium with bridges on all levels.

6.8.2 heritage values

The 'Thomas Building' is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Physical (F), Aesthetic (G), and Context (H) values.

The following statements of significance set out below in *italics* has been extracted from Archifact's heritage assessment of the Thomas Building[10]:

Physical attributes:

The design proposal for the original Thomas Building was prepared in 1963 and is considered to be an early example of New Brutalism in New Zealand, an architectural movement that started in the 1950s and continued to the end of the 1970s. The Thomas Building is an early and excellent example of New Brutalist architecture of which few have been built in Auckland.

[10] Archifact, "Thomas Building," 44-46.

Thomas Building was designed by KRTA, the first private multi-disciplinary building consultancy in New Zealand. Many buildings designed by KTRA are NZIA award winners. KRTA's achievements are held in particularly high regard in the history of the New Zealand building industry.

The interior arrangement of the purpose built Thomas Building has been altered since the building was completed in 1968 and the alterations were anticipated due to the nature of science being a continuous development with ever-changing technological requirements. This resulted in the absence of internal supports in the original design to allow for rearrangement of partitions. Not all of the interior fabric is original, and the ongoing alterations to the building will likely decrease it further still. The interior arrangement design shows careful consideration to the requirements of the building, and the surviving finishes and detailing are significant and excellent examples of New Brutalist architecture. Generally, the fact the original circulation patterns through the building have been maintained since its opening, and that, along with its clear adherence to Modernist principles, describe a building of recognisably high architectural value. Modernist design notions such as "form following function", the simplicity and clarity of its forms and the visually expressed structure are clear indicators of its Modernist design ethic. The building has continued to perform its function well, and this is largely due to its inherent flexibility through a well-conceived design.

While the design of the Thomas Building does reflect heavily on its functional requirements, it also shows excellent architectural composition quality. Window lines set well back from the building edge provide deep overhangs providing solar shading, whereas simultaneously promoting the expression of the structural language of the concrete. Atop the roof, the continuation and reshaping of the vertical concrete frame elements provides neat and sculptural cowls, through which exhaust ducts are run. The central core of the building incorporates a sculpted internal courtyard of in-situ concrete steps and water feature that provides a micro-climatic space for tropical plants. The courtyard also allows daylight penetration to all levels of the Thomas Building. The courtyard design fulfils the needs of the School of Biological Sciences in a passively designed space. It is a feature that demonstrates exceptional design quality and very few of such examples survive nationally. Any demolition and infill of this courtyard will be a significant loss of heritage values.

The 2011 Stephenson & Turner extension on the northern end of the building has resulted in the loss of some original external fabric – namely where the internal bridge links penetrate the exterior skin, and the points at which the glazing system has been connected. However the affected areas are relatively small, and the loss of fabric is minimal. It is the visual aspect which has a more significant impact, the extension completely blocks views of the northern elevation of the Thomas Building, and becomes the dominant built element when viewed from north end. The extension has consciously not tried to mimic the form or materiality of the Thomas Building and so can be read as a later addition and not a pastiche of the older building. In addition, the glazed atrium at the junction of the two buildings helps reinforce this separation.

Aesthetic:

The Thomas Building has a very distinctive architectural language which gives it strong visual presence. The expansive use of precast and in-situ concrete elements, some of which incorporates red aggregate, and its clearly expressed external structural system, makes it very honest. Its siting on the corner of Symonds St and Waterloo Quadrant means that it is highly visible to passing foot and vehicle traffic, and with its sister development, the Engineering Buildings, sited on the east side of the Symonds

St (and slightly to the south), these two buildings subjectively 'flank' the street. Its relatively shallow setback from the road edge, coupled with its height lend it substantial presence. One of the few New Brutalist buildings in the area, it is distinctive by its styling and the fact that it is surrounded by numerous colonial buildings heightens its aesthetic values.

It can also be considered to contribute to a loose group of New Brutalist buildings – the other surviving examples nearby being the Engineering Building (22 Symonds St), the University Security Offices (24 Symonds St) and the Science Centre (23 Symonds St).

Context:

The Thomas Building sits against the established and historic Old Government House precinct with an historic landscape of exceptional significance, within the University City Campus, and against the lower section of Symonds Street.

The Old Government House Ground and its associated historic landscape define the surviving early dominant character of the context of the area within the University's Northern city campus block. The setting of the Thomas Building contrasts, but is not incompatible with this surviving dominant character.

Since its construction the Thomas Building has become a familiar building in the context of the University city campus and the city. Its location at the corner of Symonds St and Waterloo Quadrant means that it is the first university building encountered when proceeding south along Symonds St, making it an important landmark of, and bookend to, the University's city campus.

The Thomas Building is part of a recognizable group of institutional buildings on Symonds Street and makes a significant contribution to the group and within the eclectic yet highly design collection of University buildings. It has a significant contribution to the group of institutional buildings that exist in close proximity.

6.8.3 modification history

Date	Event
1966-1968	Thomas Building constructed
1990s	Internal alterations

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Fig. 48 Aerial view of the University of Auckland campus, with Lippincott Cottage at the centre, taken December 1970.
(Whites Aviation, Alexander Turnbull Library WA-69474-G)



Fig. 49 Aerial view (full image inset) of the Lippincott Cottage in 1934.
(Whites Aviation Collection, Alexander Turnbull Library, WA-44323-G)



Fig. 50 The Lippincott Cottage in 2026.

6.9 lippincott cottage

Asset Legal Information		
Address	3A Symonds Street (also known as 16- 24 Princes Street), Auckland Central, Auckland 1010	
Legal Description	Allot 4 Sec 6 Auckland City Part Allot 2 Sec 6 Auckland City	
NZTM Reference	Easting: 1757864 / Northing: 5920226	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	• Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2738, Caretaker's Cottage • Mana Whenua: Sites and Places of Significance to Mana Whenua Overlay – 021, Te Reuroa Pā, 1 (partially within the extent of)
AUP Historic Heritage	ID 02738	Caretaker's Cottage[11]
	Category	B
	Primary Feature	Non listed
	Values	A, F, G, H
	Exclusions	Interior of building(s)
HNZTP Listing	N/A	
Archaeological	N/A	

Asset Information	
Construction Date	1928-1930
Architect / Builder	Roy Lippincott (1885-1969)
UoA Acquisition	1928-30
UoA Occupation	Centre for Climate, Biodiversity and Society; Sustainability Hub

[11] Auckland Council refers to this building as Caretaker's Cottage, but it is now commonly referred to as Lippincott Cottage. This report adopts the familiar name of the building.



Fig. 51 Aerial view showing the Extent of Place of Lippincott Cottage, scheduled as Caretaker's Cottage, as recognised within the AUP.

For consistency, this report will refer to the building as the 'Lippincott Cottage'. However, Auckland Council has scheduled it as the 'Caretaker's Cottage'.

6.9.1 brief history of the place

The following historic background set out below in *italics* has been extracted from Auckland Council's historical summary of the Lippincott Cottage, written by Marguerite Hill[12]:

> *The caretaker's cottage replaced accommodation for a caretaker which can be seen in an image from 1894. The original cottage was in a different location, sandwiched between 'Professor Brown's lecture room' and the registrar's office.*
>
> *The cottage was planned as early as 1924: Lippincott and his partner Billson supplied plans that year. These plans were more in keeping with Lippincott's earlier work for the University: while not constructed of stone, there was a stone finish to the building, as well as the splayed column shapes which eventually ended up in the Old Biology Building. The 1924 plans were not approved, and Lippincott presented a smaller, less ornate version of the cottage in 1928. This is what was built.*
>
> *In newspaper article from 1926, the university grounds, including tennis courts, cricket nets and a football practice area are mentioned along with new plantings of native trees and shrubs. In the same breath, the article states that 'A cottage for the caretaker will be erected later', suggesting that the caretaker would be looking after the sports fields and plantings. The university also required full-time security, as, George Fowlds, chairman of the University of Auckland College Council, noted in 1928 'there are all sorts of characters about at night'.*

[12] Marguerite Hill, "UPID 02738: Caretaker's Cottage," Auckland Council Heritage Unit, July 2021, 2-6.

The 1928 newspaper article referred to above also notes that the cottage would cost about £1700 and would 'be in keeping with the surroundings'. The cottage was completed in July 1930. […]

Alterations were made to the cottage when the neighbouring Thomas Building was constructed. A dormer window (on the eastern side) which would have otherwise faced the Thomas Building has been removed and some of the cottage was cut back at the same time. It's possible that a square window on the south elevation was affected by these alterations as well – vegetation makes it difficult to see whether a window remains.

The building's close relationship to the Thomas Building means that the cottage can be accessed via a set of stairs from the Thomas Building.

6.9.2 heritage values

The Lippincott Cottage is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Physical (F), Aesthetic (G), and Context (H) values.

The following statement of significance set out below in *italics* has been extracted from Auckland Council's historical summary of the Lippincott Cottage, written by Marguerite Hill[13]:

The Caretaker's Cottage was built to house Auckland University College's caretaker, who provided security and maintained the university's extensive grounds, native plantings, and sports facilities. George Fowlds, chairman of the Auckland University College Council, noted in 1928 'there are all sorts of characters about at night', and that an onsite caretaker was required for security. Roy Alstan Lippincott was the architect for the University of Auckland during the 1920s and 1930s. In 1924, he presented a design for the cottage which was not designed in 1928. The cottage was built by Remuera builder John Robert Simpson and completed in July 1930. Lippincott was responsible for several other university buildings, including the Old Arts Block (UPID 02009, along with partner Edward Billson) and the Old Biology Building (UPID 02740), as well as various alterations. Outside of the university, he designed the Berlei Factory former (UPID 01987), the Farmers Tea Rooms (UPID 02734) and many private residences. The cottage is constructed of rendered brick with a Marseilles tile roof. It has distinctive narrow rectangular windows, a 'Juliet' balcony, and a substantial and sculptural chimney. The cottage is closely associated with the Thomas Building: the cottage was in fact altered to make room for the Thomas Building. There are shared design elements with Lippincott's Old Biology Building. All three share the same red joinery.

6.9.3 modification history

Date	Event
1928-1930	Cottage constructed

[13] Hill, "UPID 02738: Caretaker's Cottage," Auckland Council Heritage Unit, 1-2.

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Fig. 52 The Gate keeper's cottage, also known as the Lodge, pictured in 1977.
(Historic Places Survey, Auckland Libraries Heritage Collections 435-04-13)

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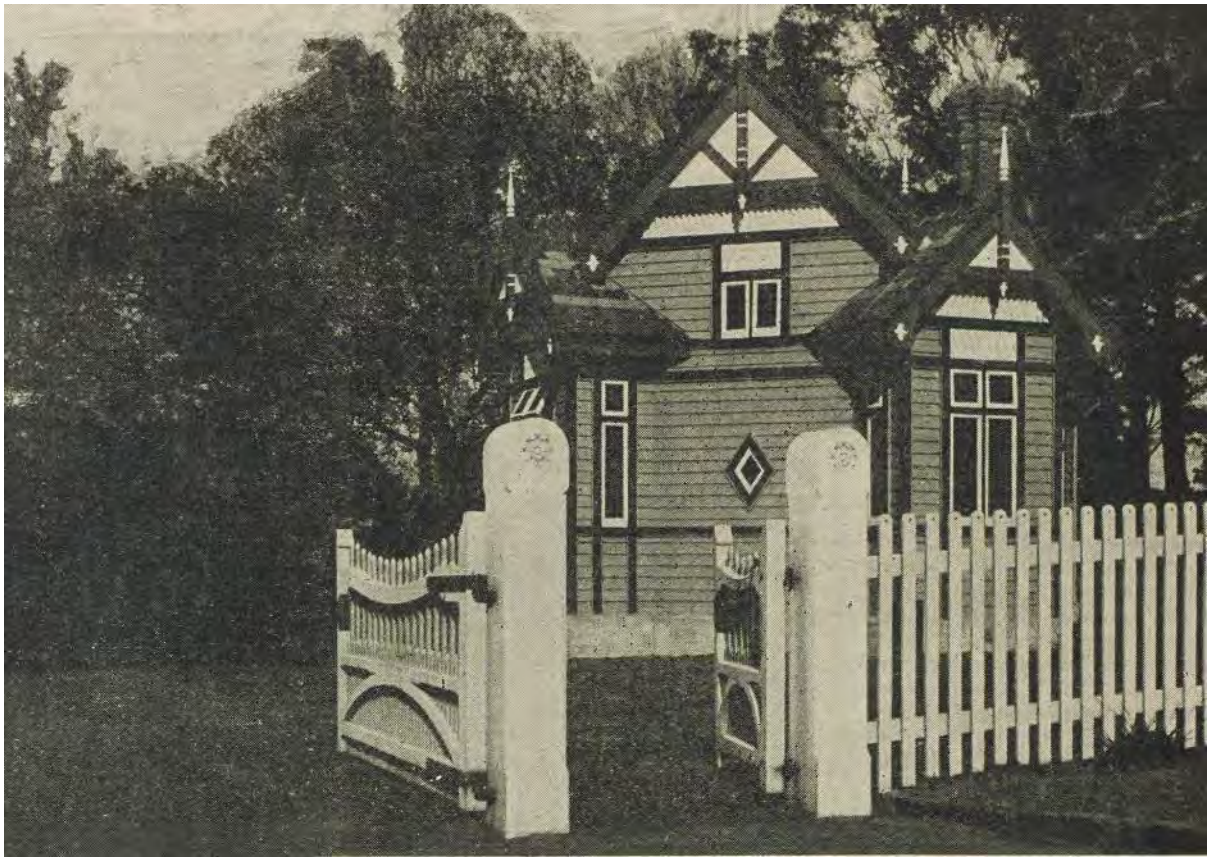

Fig. 53 The Gate Keeper's Cottage, known as the Lodge, picture published in *The New Zealand Graphic and Ladies Journal* on the 10th of June 1899.
(NZ Graphic Collection, Auckland Libraries Heritage Collections NZG-18990610-0791-01)



Fig. 54 The Gate Keeper's Cottage in 2026.

6.10 gate keeper's cottage

Asset Legal Information		
Address	12 Princes Street (also known as 16-24 Princes Street), Auckland Central, Auckland 1010	
Legal Description	Part Allot 1 Sec 6 Auckland City	
NZTM Reference	Easting: 1757812 / Northing: 5920452	
Planning controls	Zone	Open Space – Conservation Zone
	Precinct	Learning sub-precinct B, Precinct
	Overlays	• Natural Heritage: Notable Trees Overlay – 15, Rimu, Coral Tree, Norfolk Island Pine, Red Oak, Giant Redwood/Wellingtonia, NZ Kauri, Oaks (5) • Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2004, Old Government House and gate keeper's cottage (within the extent of) • Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2511, Princes Street Historic Heritage Area • Mana Whenua: Sites and Places of Significance to Mana Whenua Overlay – 021, Te Reuroa Pā
AUP Historic Heritage	ID 02004	Old Government House and gate keeper's cottage (former)
	Category	A
	Primary Feature	Old Government House
	Values	A, B, F, G, H (there is no distinction between heritage values associated with Old Government House and with the gate keeper's cottage)
	Exclusions	None
HNZTP Listing	N/A	
Archaeological	N/A	

Asset Information	
Construction Date	pre-1899
Architect / Builder	Unknown
UoA Acquisition	Unknown
UoA Occupation	Unknown



Fig. 55 Aerial view showing the Extent of Place of Old Government House and gate keeper's cottage, with the cottage outlined yellow, as recognised within the AUP.

6.10.1 brief history of the place

There is little information on the history of the gate keeper's lodge. It is considered that this building was built over the remains on an earlier gate house that burnt down in 1888. The cottage was later extended from the southern elevation, which is noticeable on the elevations and roof line variance.

Refer to section 6.2.1 for further information on the Old Government House grounds.

6.10.2 heritage values

The Gate Keeper's Cottage is recognised as a Category A place within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Social (B), Physical (F), Aesthetic (G), and Context (H) values. There is no distinction between heritage values associated with Old Government House and the Gate Keeper's Cottage (both located within the same Extent of Place). However, Old Government House is recognised as the primary feature of the site.

The following statements of significance set out below in *italics* have been extracted from Archifact's conservation plan of the Old Government House Precinct[14] that incorporates some of the heritage values of the Gate Keeper's Cottage within the overall significance of the place:

[14] Archifact, "University of Auckland, Old Government House Precinct: Conservation Plan" May 2017, p134.

Historical:

The Old Government House precinct is represents important historical events, cultural and social development of New Zealand. The buildings and ground are representative of the establishment of governance of New Zealand (and Auckland as the former Capital city of New Zealand), early settlement of Auckland and its development there on.

Physical attributes:

The Gate Keeper's lodge has merit for its design as a residential cottage with interesting architectural features. It is possibly built on the former guard house associated with the Albert Barracks, the designer or architect is unknown, though it is exemplar of colonial buildings around the time of its construction. The small weatherboard clad building or timber construction has hand carved detailing in the gabled roof ends and lead light feature windows. The building has been extended to a larger foot print and done so in keeping with the original style. As a result, the interior has been modified but it is suspected the original ceiling is intact above the suspended ceiling.

Aesthetic:

The position of the Gate Keeper's lodge at the corner of Waterloo Quadrant and Princes Street sets up a relationship to the surrounding area which is seen to have important value. Though it has been altered in size over time in an appropriate manner, the materials and proportions have an important aesthetic relationship to the larger building.

Context:

The Old Government House precinct has significant contextual importance in that it has historically and cultural contextual links that have been conserved and developed over time as Auckland City has developed. Whereas the use of building has changed from a government building to ownership and continued occupation by the University of Auckland, the building and the precinct is one of the most consistent contextual elements in the surrounding area. […]

During the occupation of the barracks the views to and from the Old Government House site were important, the former Guardhouse and now Gate Keeper's lodge was a critical part of this arrangement of buildings.

6.10.3 modification history

Date	Event
pre-1899	Timber cottage constructed

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B212

belgrave house



Fig. 56 The old merchant house "Belgrave", pictured on 29 June 1978.
(University of Auckland Library 679712)

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Fig. 57 Belgrave House circa 1910.
(Collections Online, Auckland War Memorial Museum PH-NEG-A209)



Fig. 58 Belgrave House in 2026.

6.14 belgrave house

Asset Legal Information		
Address	12 Symonds Street, Auckland Central, Auckland 1010	
Legal Description	Allot 35 Sec 9 City Auckland Road reserve	
NZTM Reference	Easting: 1757907 / Northing: 5920136	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2059, Belgrave
AUP Historic Heritage	ID 02059	Belgrave
	Category	B
	Primary Feature	Residence
	Values	F, H
	Exclusions	Interior of building(s)
HNZTP Listing	Category 2 – List No. 4488	
Archaeological	NZAA Site Number – R11/ 2784	

Asset Information	
Construction Date	1885
Architect / Builder	Unknown
UoA Acquisition	c.1963
UoA Occupation	Faculty of Arts



Fig. 59 Aerial view showing the Extent of Place of the Belgrave House as recognised within the AUP.

6.14.1 brief history of the place

The following historic background set out below in *italics* has been extracted from the HNZPT listing of the Belgrave house:

> *Belgrave is the northernmost of a group of three adjoining Italianate houses, and reflects high-status urban design in late colonial Auckland. Constructed in 1885, the two-storey dwelling was erected in lower Symonds Street, one of the city's earliest thoroughfares. Prior to the mid 1860s, the Symonds Street ridge was at the epicentre of British colonial power in New Zealand, containing Government House, the Albert Barracks and the General Assembly building. Noted for its ongoing inclusion of high-status institutions such as the Supreme Court, the ridge became increasingly popular as a residential area for the town's commercial leaders in the 1870s and 1880s, after the transfer of colonial administration to the newly designated capital at Wellington and the departure of British troops.*
>
> *The property occupied by Belgrave was initially part of an endowment reserved by Governor George Grey under the Grammar School Trust Deed of 1850. In the*

1860s, timber structures were erected on the site by lessees, John McRae and James Allen, respectively a settler and journalist. As property values rose, the Auckland College and Grammar School Trust sought to improve its income by demolishing existing structures and creating new subdivisions, specifying that dwellings on each property should cost no less than £500. In 1884 Alexander Campbell, a merchant draper, leased the subdivision occupied by Belgrave, erecting a new, elegant dwelling the following year. This appears to have been built for rental purposes as Campbell himself lived in nearby Domain Street.

Belgrave was constructed in an ornate Italianate design that was fashionable in the 1870s and 1880s, particularly among merchants, whose commercial premises were often built in a similar style. Its frontage was symmetrical, unlike its two neighbours that were erected to the south at a similar time. Befitting its financial value, Belgrave was built of durable materials, incorporating lime or cement scoria walls and a slate roof. Comparatively few concrete structures had previously been erected in the colonial centre of Auckland, although nearby buildings in Princes Street and Bankside Street were also erected of this material in the mid 1880s. Built on sloping ground, the building contained two main storeys for reception rooms and bedrooms, with a kitchen and service rooms probably located in its basement. A rear verandah looked out over a large back garden, and offered more distant views across Grafton Gully to the Auckland Domain.

Although apparently designed as a large family residence, Belgrave was completed just as the urban property market collapsed. Its first occupant was Mrs Andrew Craig, the widow of a plumber, who may have employed the property as a boarding house from the outset. This form of use became increasingly popular for large inner city dwellings during the depression of the late 1880s and 1890s, when many wealthier residents moved to suburban locations. In the 1920s, the building was known as Montrosa, subsequently evolving into an apartment house containing 23 apartments or bed sitting rooms, some of which were contained in a rear annex. Following its acquisition by the University of Auckland in the 1960s, the building housed the Town Planning Department, then the Political Studies Department, its current occupants. Its rear garden was removed by the early 1980s, when a large Arts Building was erected. Alterations were carried out to the main house at a similar time, including the removal of the later annex and other elements, particularly in the eastern part of the structure.

6.14.2 heritage values

The Belgrave residence is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Physical (F) and Context (H) values.

The following statement set out below in *italics* has been extracted from the HNZPT listing of the Belgrave house:

Belgrave is aesthetically significant as one of a cluster of three imposing and ornate Italianate villas, enhanced by its tree-lined frontage to Symonds Street. It is architecturally significant as a surviving example of a two-storey colonial dwelling of urban design, evidently built to house citizens of standing. The place has historical value for its association with the conversion of the Symonds Street ridge into a desirable residential district following the departure of the colonial capital to Wellington. It is of technological value for its concrete construction, potentially showing evidence of specialised building techniques and materials from a period when such construction was uncommon.

6.14.3 modification history

Date	Event
1885	Dwelling constructed
1880s-1920s	Used as a boarding house
1920s	Evolved into an apartment house with 23 apartments
c.1963	Property acquired by the Crown and gifted to the University of Auckland
1979	Alterations
2026	Exterior repairs and maintenance

B215

okareta house



Fig. 60 The old merchant house in c1980.
(University of Auckland Library 291369)

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Fig. 61 The Okareta house, pictured on 29 June 1978. (University of Auckland Library 679686)



Fig. 62 The Okareta house in 2026.

6.15 okareta house (former merchant house)

Asset Legal Information		
Address	14 Symonds Street, Auckland Central, Auckland 1010	
Legal Description	Allot 34 Sec 9 Auckland City Road reserve	
NZTM Reference	Easting: 1757896 / Northing: 5920127	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2060, Residence (former)
AUP Historic Heritage	ID 02060	Residence (former)[15]
	Category	B
	Primary Feature	Residence
	Values	F, H
	Exclusions	Interior of building(s)
HNZTP Listing	Category 2 – List No. 4489	
Archaeological	NZAA Site Number – R11/2785	

Asset Information	
Construction Date	1884
Architect / Builder	Edward Mahoney and Sons (architects). William Baildon & Alexander Stevenson (builders)
UoA Acquisition	1960s
UoA Occupation	Tuākana Arts and Education

[15] Auckland Council refers to this building as Residence (former), Heritage New Zealand Pouhere Taonga as House (Former). It is now commonly referred to as the Okareta House. This report adopts the current name of the building.

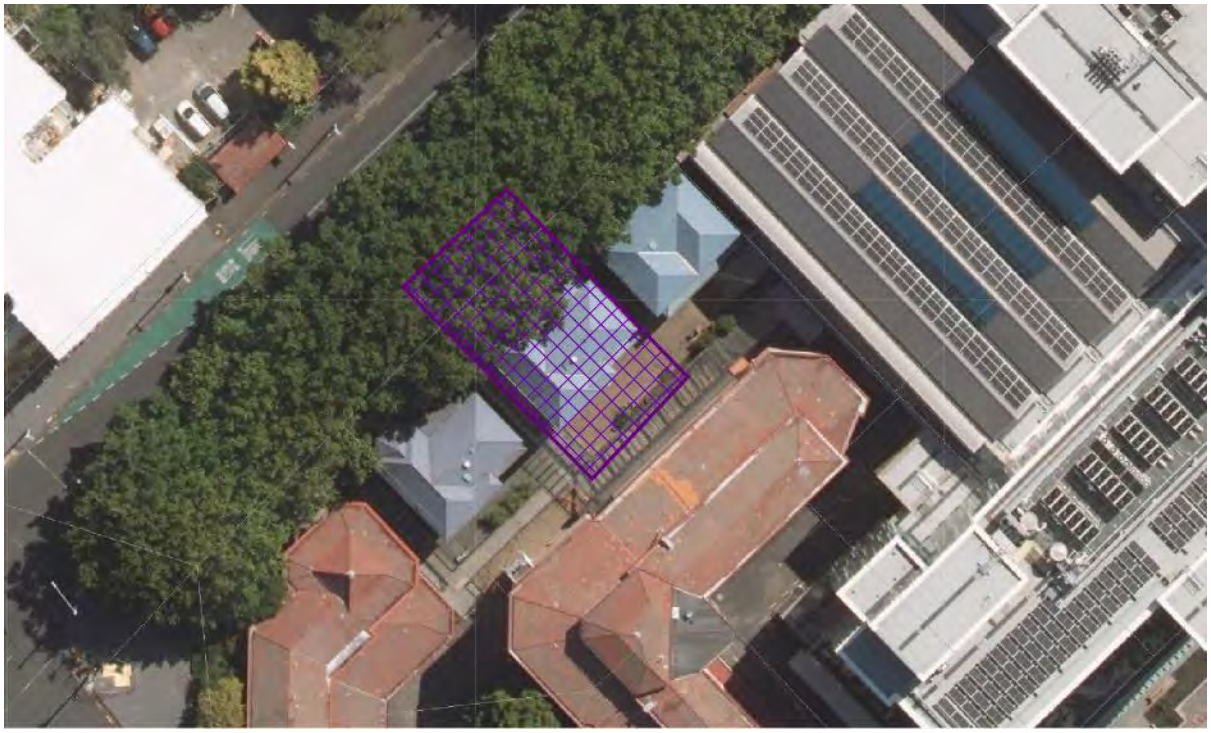

Fig. 63 Aerial view showing the Extent of Place of Okareta House, scheduled as Residence (former), as recognised within the AUP.

For consistency, this report will refer to the building as the 'Okareta House'. However, Auckland Council has scheduled it as 'Residence (former)' whereas Heritage New Zealand Pouhere Taonga has listed it as 'House (Former)'.

6.15.1 brief history of the place

The following historic background set out below in *italics* has been extracted from the HNZPT listing of the Okareta House:

> *The former house at 14 Symonds Street is the middlemost of a group of three adjoining Italianate houses, and reflects high-status urban design in late colonial Auckland.*
>
> *Constructed in 1884, the two-storey dwelling was erected in lower Symonds Street, one of the city's earliest thoroughfares. Prior to the mid 1860s, the Symonds Street ridge was at the epicentre of British colonial power in New Zealand, containing Government House, the Albert Barracks and the General Assembly building. Noted for its ongoing inclusion of high-status institutions such as the Supreme Court, the ridge became increasingly popular as a residential area for the town's commercial leaders in the 1870s and 1880s, after the transfer of colonial administration to the newly designated capital at Wellington and the departure of British troops.*
>
> *The property occupied by the current building at 14 Symonds Street was initially part of an endowment reserved by Governor George Grey under the Grammar School Trust Deed of 1850. By the mid 1860s, timber structures had been erected on the site by a lessee, Charles Pike, described as a settler. As property values rose, the Auckland College and Grammar School Trust sought to improve its income by demolishing existing structures and creating new subdivisions, specifying that dwellings on each property should cost no less than £500. In 1884 wine and spirits merchant, Edward Lewis*

(1835?-1909) purchased the lease for both 14 and 16 Symonds Street for the benefit of his wife Julia (1830?-1912), who transferred half of her interest to a trust for her children by her first husband Charles Davis (1814?-1875). Julia Lewis was mother-in-law to the influential Jewish businessmen Laurence David Nathan (1846-1905) and Alfred Hyam Nathan (1856-1905), while her first husband had also been an eminent member of the early Auckland Jewish community. Funded by Julia Lewis, near-identical new houses were constructed at 14 and 16 Symonds Street by January 1885. Both appear to have been initially built for rental purposes.

The house at 14 Symonds Street was constructed in an ornate Italianate design that was fashionable in the 1870s and 1880s, particularly among merchants, whose commercial premises were often erected in a similar style. It was built by William Baildon & Alexander Stevenson to a design by the prominent architectural firm of Edward Mahoney and Sons. Edward Mahoney had earlier been responsible for The Pah, reputed to be the grandest villa in Auckland, and had also recently taken the presidency of the Auckland Institute of Architects. He retired from business in 1885. The asymmetrical frontage of the new villa included a projecting bay and a short verandah, and befitting its financial value the house was built of durable materials, incorporating brick walls and a slate roof. Erected on sloping ground, the building contained two main storeys for reception rooms and bedrooms, with a kitchen and service rooms probably located in a basement. A large garden at the rear may have included a two-storey timber structure and two smaller outbuildings from an early stage. A multi-storey rear verandah on the main house overlooked this area and afforded more distant views across Grafton Gully to the Auckland Domain.

The residence was initially let to Auckland Grammar School headmaster Charles Bourne (1850-1913). As head of Auckland Grammar (1881-1893) and Christ's College, Christchurch (1893-1903), Bourne was a significant figure in the development of two prestigious New Zealand secondary schools. During his tenure at Auckland Grammar he developed an efficient organisation, established a school uniform, amalgamated the boys' and girls' schools and significantly improved the institution's academic standing. For a short time, the house appears to have been the residence of former Premier and Attorney-General Sir Frederick Whitaker (1812-1891) before his death in December 1891. By 1900 the residence, in common with a number of substantial homes located in the Symonds Street area, had become a boarding house providing accommodation for single working people and a transient population. This occurred as wealthier citizens increasingly moved to houses in suburban locations. Later known by the name Okareta, the residence was modified in the 1930s and 1950s to incorporate extra rooms for use as flats. Following its acquisition by the University of Auckland in the 1960s, the building housed the Town Planning Department, then the Political Studies Department, its current occupants. Its rear garden and outbuildings were removed by the early 1980s, when a large Arts Building was erected. Alterations were carried out to the main house at a similar time, including the removal of the later rear annex.

6.15.2 heritage values

The Okareta House is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Physical (F) and Context (H) values.

The following statement set out below in *italics* has been extracted from the HNZPT listing of the Okareta House:

> *The former house at 14 Symonds Street is aesthetically significant as one of a cluster of three imposing and ornate Italianate villas, enhanced by its tree-lined frontage to Symonds Street. It is architecturally significant as a surviving example of a two-storey colonial dwelling of urban design, built to house citizens of standing. It is also an example of the work of the noted Auckland architectural practice of Edward Mahoney & Sons. The place has historical value for its association with the conversion of the Symonds Street ridge into a desirable residential district following the departure of the colonial capital to Wellington. It is also of value for its connections with the educationalist Charles Bourne, its probable connections with the former Premier and Attorney-General, Sir Frederick Whitaker, and its associations with prominent early Jewish merchant families.*

6.15.3 modification history

Date	Event
1884	Dwelling constructed
c.1900	Began to be used as a boarding house
1930s-1950s	Modifications for use as flats
c.1966	Acquired by the University of Auckland
1980s	Alterations and conservation work undertaken
2026	Exterior repairs and maintenance

B216

mona house



Fig. 64 The Symonds Street merchant house "Mona", pictured c1980.
(University of Auckland Library 291371)

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Fig. 65 The former merchant houses, Oraketa (left, foreground) and Mona (centre light), pictured in April 1989. (University of Auckland Library 533850)



Fig. 66 The former merchant houses, Oraketa (left, foreground) and Mona (centre light) in 2026.

6.16 mona house (former merchant house)

Asset Legal Information		
Address	16 Symonds Street, Auckland Central, Auckland 1010	
Legal Description	Allot 33 Sec 9 Auckland City Road reserve	
NZTM Reference	Easting: 1757885 / Northing: 5920114	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2058, Residence (former)
AUP Historic Heritage	ID 02058	Residence (former)[16]
	Category	B
	Primary Feature	Residence
	Values	F, H
	Exclusions	Interior of building(s)
HNZTP Listing	Category 2 – List No. 4490	
Archaeological	NZAA Site Number – R11/ 2786	

Asset Information	
Construction Date	1884
Architect / Builder	Edward Mahoney and Sons (architects). William Baildon & Alexander Stevenson (builders)
UoA Acquisition	1960s
UoA Occupation	Faculty of Arts Offices

[16] Auckland Council refers to this building as Residence (former), Heritage New Zealand Pouhere Taonga as House (Former). It is now commonly referred to as Mona House. This report adopts the current name of the building.

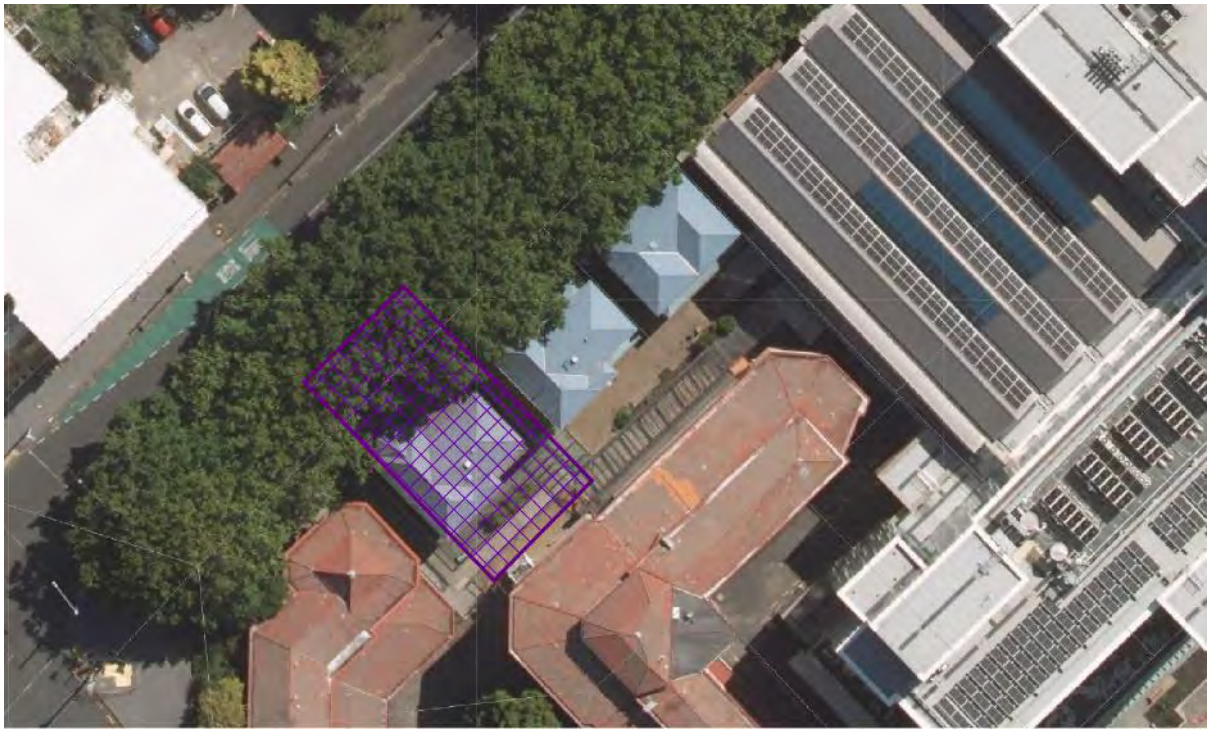

Fig. 67 Aerial view showing the Extent of Place of Mona House, scheduled as Residence (former), as recognised within the AUP.

For consistency, this report will refer to the building as the ‘Mona House’. However, Auckland Council has scheduled it as ‘Residence (former)’ whereas Heritage New Zealand Pouhere Taonga has listed it as ‘House (Former)’.

6.16.1 brief history of the place

The following historic background set out below in *italics* has been extracted from the HNZPT listing of the Mona house:

> *The former house at 16 Symonds Street is the southernmost of a group of three adjoining Italianate houses, and reflects high-status urban design in late colonial Auckland.*
>
> *Constructed in 1884, the two-storey dwelling was erected in lower Symonds Street, one of the city's earliest thoroughfares. Prior to the mid 1860s, the Symonds Street ridge was at the epicentre of British colonial power in New Zealand, containing Government House, the Albert Barracks and the General Assembly building. Noted for its ongoing inclusion of high-status institutions such as the Supreme Court, the ridge became increasingly popular as a residential area for the town's commercial leaders in the 1870s and 1880s, after the transfer of colonial administration to the newly designated capital at Wellington and the departure of British troops.*
>
> *The property occupied by the current building at 16 Symonds Street was initially part of an endowment reserved by Governor George Grey under the Grammar School Trust Deed of 1850. By the early 1860s, separate single-storey timber dwellings with shingle roofs had been erected on the site by ironmonger John McRae and school teacher Alexander Whyte. As property values rose, the Auckland College and Grammar School Trust sought to improve its income by demolishing existing structures and creating new subdivisions, specifying that dwellings on each property should cost no less than*

£500. In 1884 wine and spirits merchant, Edward Lewis (1835?-1909) purchased the lease for both 14 and 16 Symonds Street for the benefit of his wife Julia (1830?-1912), who transferred half of her interest to a trust for her children by her first husband Charles Davis (1814?-1875). Julia Lewis was mother-in-law to the influential Jewish businessmen Laurence David Nathan (1846-1905) and Alfred Hyam Nathan (1856-1905), while her first husband had also been an eminent member of the early Auckland Jewish community. Funded by Julia Lewis, near-identical new houses were constructed at 14 and 16 Symonds Street by January 1885. Both appear to have been initially built for rental purposes.

The house at 16 Symonds Street was constructed in an ornate Italianate design that was fashionable in the 1870s and 1880s, particularly among merchants, whose commercial premises were often erected in a similar style. It was built by William Baildon & Alexander Stevenson to a design by the prominent architectural firm of Edward Mahoney and Sons. Edward Mahoney had earlier been responsible for The Pah, reputed to be the grandest villa in Auckland, and had also recently taken the presidency of the Auckland Institute of Architects. He retired from business in 1885. The asymmetrical frontage of the new villa included a projecting bay and a short verandah, and befitting its financial value the house was built of durable materials, incorporating brick walls and a slate roof. Erected on sloping ground, the building contained two main storeys for reception rooms and bedrooms, with a kitchen and service rooms probably located in a basement. A large garden at the rear may have included a detached timber structure from an early stage. A multi-storey rear verandah on the main house overlooked this area and afforded more distant views across Grafton Gully to the Auckland Domain.

The residence was initially let to surgeon Charles Newberry Cobbett in October 1884. This occurred just before the urban property market collapsed, as Auckland entered into a lengthy period of economic depression. In 1891, it was let to another surgeon, Thomas G. Davy. In 1894 Edward and Julia Lewis moved from their home of many years in Hardinge Street into 16 Symonds Street, where they remained until 1908, the year before Edward's death. By the following year the residence, in common with a number of substantial homes located in the Symonds Street area, had become a boarding house providing accommodation for single working people and a transient population. This occurred as wealthier citizens increasingly moved to houses in suburban locations. Later known by the name Mona, the establishment contained 18 bedrooms and operated into the 1960s. Following its acquisition by the University of Auckland, the building housed the Political Studies Department, its current occupants. In 1966 it was at the centre of a student demonstration focussing on issues of surveillance and freedom of speech, the first protest of its sort on the University campus. The property's rear garden and outbuilding were removed by the early 1980s, when a large Arts Building was erected. Alterations were carried out to the main house at a similar time, including the removal of chimneys and other features.

6.16.2 heritage values

The Mona House is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Physical (F) and Context (H) values. The following statement set out below in *italics* has been extracted from the **HNZPT** listing of the Mona House:

> *The former house at 16 Symonds Street is aesthetically significant as one of a cluster of three imposing and ornate Italianate villas, enhanced by its tree-lined frontage to Symonds Street. It is architecturally significant as a surviving example of a two-storey colonial dwelling of urban design built to house citizens of standing, and is also an example of the work of the noted Auckland architectural practice of Edward Mahoney & Sons. The place has historical value for its association with the conversion of the Symonds Street ridge into a desirable residential district following the departure of the colonial capital to Wellington. It is also of value for its connections with significant early Jewish merchant families, and an important episode in the recent history of the University of Auckland, which involved issues of freedom of speech on campus.*



Fig. 68 Aerial view of the University of Auckland campus, with the Symonds Street merchant houses at the centre, taken December 1970**.**
(Whites Aviation, Alexander Turnbull Library WA-69474-G)

6.16.3 modification history

Date	Event
1884	Dwelling constructed
1909-1960s	Used as a boarding house
c.1966	Acquired by the University of Auckland
2026	Exterior repairs and maintenance

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B219

8 grafton road



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Fig. 69 Partial view of Grafton Road, with house number 8 at the centre, August 1967.
(University of Auckland Library 637199)



Fig. 70 The former residence at 8 Grafton Road in 1977.
(Historic Places Survey, Auckland Council Heritage Collections, 435-08-33)



Fig. 71 The former residence at 8 Grafton Road in 2026.

6.17 8 grafton road

Asset Legal Information		
Address	8 Grafton Road, Auckland Central, Auckland 1010	
Legal Description	Allot 27 Sec 9 Auckland City Road reserve	
NZTM Reference	Easting: 1757875 / Northing: 5920038	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 1961, House
AUP Historic Heritage	ID 01961	House
	Category	B
	Primary Feature	Non listed
	Values	F, G, H
	Exclusions	None
HNZTP Listing	N/A	
Archaeological	N/A	

Asset Information	
Construction Date	c. 1904
Architect / Builder	Charles Le Neve Arnold (c.1855-1955)
UoA Acquisition	1970
UoA Occupation	Faculty of Arts Offices



Fig. 72 Aerial view showing the Extent of Place of the former house at 8 Grafton Road as recognised within the AUP.

6.17.1 brief history of the place

The following historic background set out below in *italics* has been extracted from Auckland Council's historical summary of the former house at 8 Grafton Road, written by Marguerite Hill[17]:

> *The Crown Grant for the land the scheduled place sits on was purchased by Sinclair, Swainson and Shepherd in 1853. The following year, it was conveyed to Auckland Grammar School, who leased the larger site to a long list of tenants from the 1850s onwards. […]*
>
> *The house at 8 Grafton Road was built for biscuit manufacturer, Auckland City Councillor and philanthropist James Milne Mennie, who, with his wife Isabella, took up the lease in 1903. They built a home, which is usually dated to around 1904. It is possible that the house could be slightly later - the architect, Charles Le Neve Arnold, was looking for tenders for a 'Residence on Grafton Road' throughout November 1905. It is possible that they could be for this property, but it cannot be confirmed.*
>
> *After James' death in 1924, Isabella Mennie shifted to Australia to be closer to her daughter. In 1924, the lease was transferred to Dr Edward Sharman, who lived there with his wife Juliet Wray Sharman and their daughter Bettina, known as Betty. Edward passed away within two years of the family taking up the lease. The house was known as 'the most hospitable home in Auckland', with numerous visitors associated with Edward's job as Auckland Port Officer of Health. This profile would have continued when Juliet became a social editor for the Auckland Star. It appears that Juliet converted the property to flats to help support herself and her daughter after her*

[17] Marguerite Hill, "UPID 01961: House," Auckland Council Heritage Unit, September 2022, 2-7.

husband's death, as she was advertising a five room self-contained flat with 'Grand Piano, Jacobean Dining Room' in 1926. A number of tenants appear in newspaper articles and other records during the 1920s and 1930s, including Louisa O'Loghlen, AD Franklin, F Ansell, Mr and Mrs H Butcher, M Devereaux and Mrs Knudson. In 1932, Madame Patey was operating a hairdressing school from 8 Grafton Road.

Betty took over the lease in 1953 and retained the property until 1970, when the house and land was purchased by the Ministry of Works in preparation for use by the University of Auckland. Betty ran a coffee shop from the scheduled place from 1956 until 1970. It initially served the doctors and medical professionals who had rooms in the area; however, as the university grew, students became the main customers.

The scheduled place was used by the Germanic languages and literature department for some years, and a language laboratory was established in the basement. From the 1960s, there was a shift in language teaching away from a literary focus to an oral one, which led to the development of language labs. […]

According to German professor Jim Bade, the house was raised in 1980 in order for a language laboratory to be built in the basement. This is supported by the fact that the timber weatherboard runs vertically rather than horizontally for what is now the basement section. There also appears to be a concrete foundation at the rear of the property. There is also an addition at the back which bisects a gable window. This has been added since 1993.

6.17.2 heritage values

The former house at 8 Grafton Road is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Physical (F), Aesthetic (G), and Context (H) values.

The following statement of significance set out below in *italics* has been extracted from Auckland Council's historical summary of the former house at 8 Grafton Road, written by Marguerite Hill[18]:

The House at 8 Grafton Road, Auckland Central, was built for biscuit manufacturer, Auckland City Councillor and philanthropist James Milne Mennie, who, with his wife Isabella, took up the lease in 1903. Their home is usually dated to around 1904 and it was designed by Charles Le Neve Arnold and built by Ebeneezer Morris. The Mennies leased the land from the Auckland Grammar Trust Board, who owned the land for almost a century. James and Isabella Mennie lived at 8 Grafton Road until James' death in 1924, when Dr Edward Sharman, his wife Juliet Wray Sharman and their daughter Bettina took over the lease. The house was known as 'the most hospitable home in Auckland', with numerous visitors associated with Edward's role as Auckland Port Officer of Health. After Dr Sharman's death, Juliet and Bettina remained, with Juliet becoming a social editor for the Auckland Star newspaper. Juliet converted the house to flats and numerous tenants are recorded there over the years. Bettina, known as Betty, operated a coffee shop out of the house from 1956 to 1970, serving first the doctors who had medical rooms in the area and then university students. The University of Auckland took over the building in 1970 and it was used by the Germanic languages and literature department for some years, and a language laboratory was

[18] Hill, "UPID 01961: House," Auckland Council Heritage Unit, 1-2.

established in the basement. In 2022, the building is used by the University of Auckland Faculty of Arts faculty audio visual services.

The architect was Charles Le Neve Arnold (c.1855-1955), who was also responsible for Campbell Free Kindergarten (UPID 02073), Huia Lodge (UPID 01688), Colonial Sugar Refining Company New Zealand Head Office and Wharf Police Station (former) (UPID 02017), and Golf Clubhouse (UPID 02486). He also partnered with Richard Atkinson Abbott from 1910-1925 and together they worked on Auckland Grammar School (UPID 01731) and King's College (UPID 01666). The builder Ebeneezer Morris (c.1848-1929) also worked on St Paul's Church (UPID 02062). The scheduled place is in the Arts and Crafts style, with Queen Anne elements. These include a substantial porch, a dormer window and a complex roof form with a variety of gables and pitches. There are many decorative elements, including dentils, finials. decorative bargeboards and scale-shaped shingles.

6.17.3 modification history

Date	Event
1904	Timber dwelling constructed
c. 1926	Conversion into two apartments
1956	Retail activity introduced
1970	Property acquired by the Ministry of Works and gifted to the University of Auckland

B220

bayreuth

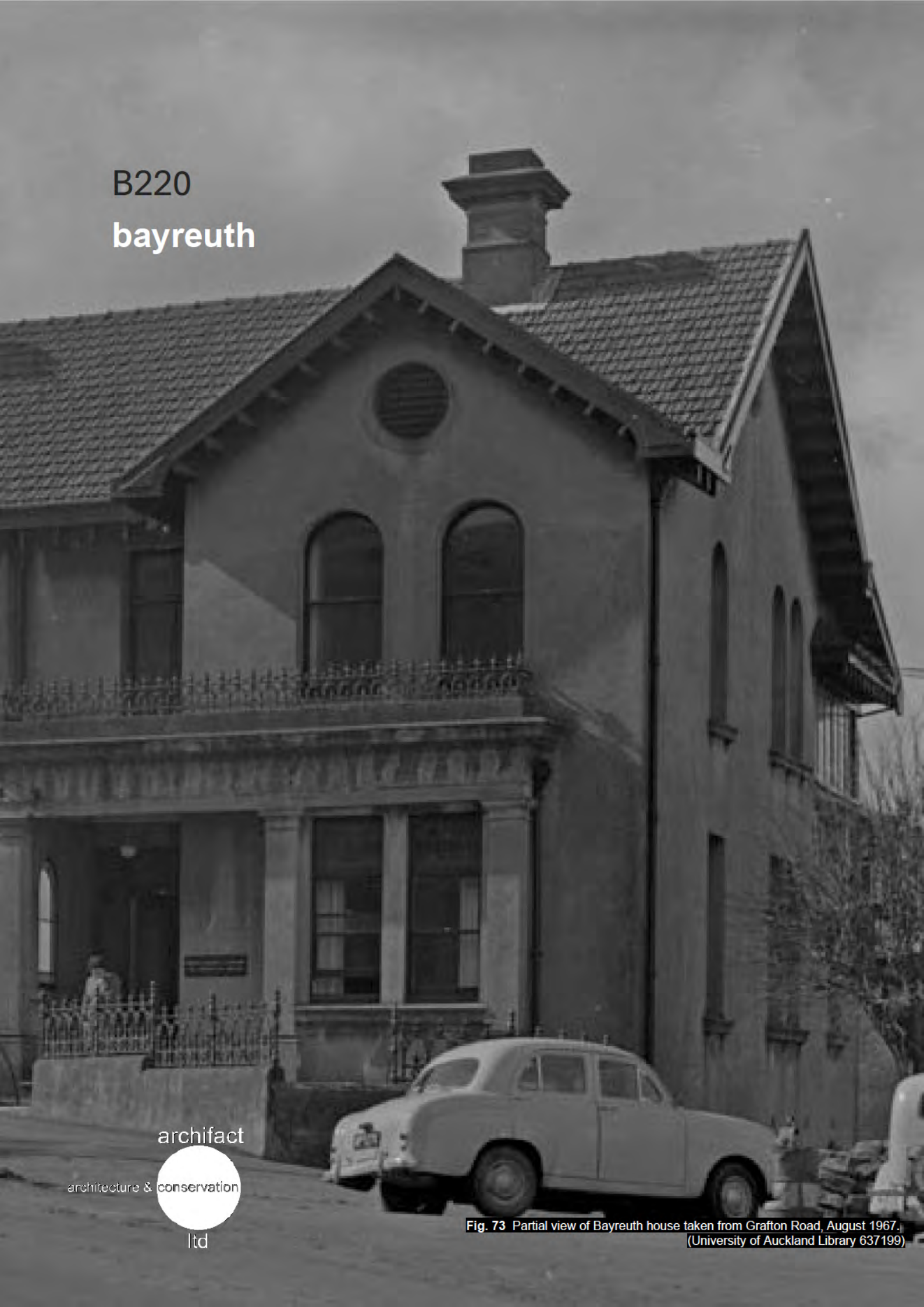

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Fig. 73 Partial view of Bayreuth house taken from Grafton Road, August 1967.
(University of Auckland Library 637199)



Fig. 74 Bayreuth house viewed from Grafton Road, pictured on 29 June 1978.
(University of Auckland Library 679672)



Fig. 75 Bayreuth house in 2026.

6.18 bayreuth

Asset Legal Information		
Address	10 Grafton Road, Auckland Central, Auckland 1010	
Legal Description	Allot 26 Sec 9 Auckland City Allot 27 Sec 9 Auckland City Sec 1 SO 53511	
NZTM Reference	Easting: 1757875 / Northing: 5920015	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 1963, Bayreuth
AUP Historic Heritage	ID 01963	Bayreuth
	Category	B
	Primary Feature	Non listed
	Values	A, F, H
	Exclusions	None
HNZTP Listing	Category 2 – List No. 4491	
Archaeological	N/A	

Asset Information	
Construction Date	1904
Architect / Builder	Charles Le Neve Arnold (c.1855-1955)
UoA Acquisition	c.1962
UoA Occupation	Public Policy Institute

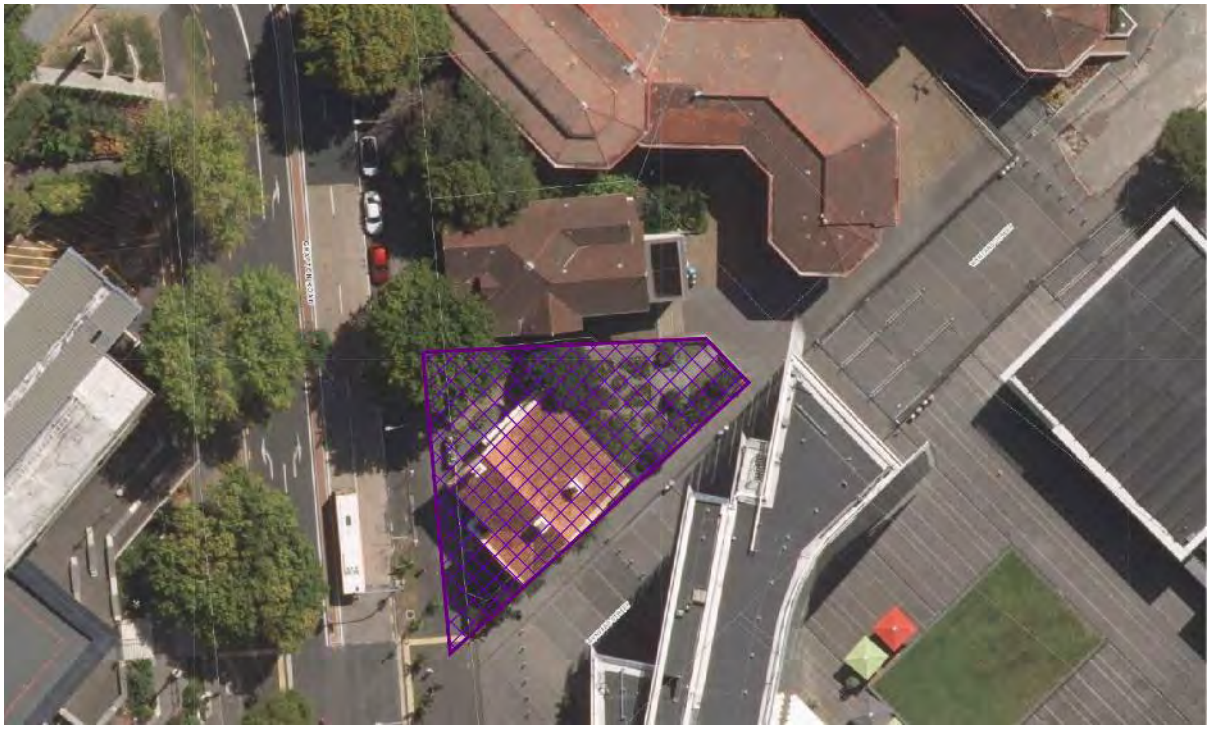

Fig. 76 Aerial view showing the Extent of Place of Bayreuth as recognised within the AUP.

6.18.1 brief history of the place

The following historic background set out below in *italics* has been extracted from the HNZPT listing of the Bayreuth house:

> *Bayreuth is a large urban villa in central Auckland, which combines Italianate architecture with aspects of Arts and Crafts style. Constructed in 1904, the two-storey dwelling was erected on the eastern slopes of the Symonds Street ridge, on the eastern side of Grafton Road. Prior to the mid 1860s, the ridge was at the epicentre of British colonial power in New Zealand, containing Government House, the Albert Barracks and the General Assembly building. Noted for its proximity to ongoing institutions such as the Supreme Court, the area subsequently became increasingly popular as a residential neighbourhood for the town's commercial leaders in the 1870s and 1880s, after the transfer of colonial administration to the newly designated capital at Wellington and the departure of British troops. Although many of its wealthiest inhabitants moved to outlying suburbs during the economic depression towards the end of the nineteenth century, the neighbourhood retained relatively high land values, and prestigious dwellings continued to be built.*
>
> *The property occupied by Bayreuth was initially part of an endowment reserved by Governor George Grey under the Grammar School Trust Deed of 1850. In the 1860s, timber houses were erected on the site by lessees James and Henry Gilberd, respectively a builder and painter. The increasing desirability of the area for high quality residential housing led to the construction of new villas on nearby land in the 1870s and early 1880s. However, it was not until 1902 that the existing buildings on the site of Bayreuth were demolished for subdivision by the Auckland Grammar School Board. In the following year, the lease was taken by James Mennie (1860-1924) a biscuit and confectionary manufacturer. A successful entrepreneur, Mennie was also a noted philanthropist, who made numerous large public donations during his lifetime and in his will. These*

included a £4000 bequest to the Auckland University College, the income arising from which was to be used towards providing University education in commercial subjects. One of the conditions of taking the lease at 10 Grafton Road was that a new building costing not less than £600 should be erected.

Tenders for construction of a house closed on 23 December 1903. The design was that of a noted Auckland architect, Charles Le Neve Arnold (1855?-1955), who was involved in the development of the Arts and Crafts movement in New Zealand. The builder was Ebenezer Morris (1849?-1929), a Scotsman who had come to New Zealand in 1877. Largely Italianate in design, the new two-storey brick building at 10 Grafton Road also incorporated emerging Arts and Crafts features, such as a roof clad with Marseilles tiles. In this respect it reflected a transition between two popular styles for the grand dwellings of the wealthier citizens of Auckland. Built close to the Grafton Road pavement and immediately next to Wynyard Street, the imposing house on its corner site was a notable landmark for those travelling up Grafton Road to the city. Highly ornate cast-iron railings and similar crestings on a front balcony reinforced this visual impact. Both floors had four sizeable rooms at the front, while there may also have been accommodation for a maid. Unlike nearby buildings on Symonds Street, the house contained only a small back yard.

Evidently built by Mennie for rental purposes, the house was tenanted by August 1904. By 1906 Amsterdam-born music teacher Johannes Wielaert (1875-1948) had leased the residence - now known as Bayreuth - which was conveniently located just a few doors from one of Auckland's main musical venues, Choral Hall. Wielaert was conductor of the newly founded Auckland Orchestral Society and prepared the Festival Orchestra that accompanied Sir Henry Coward's Sheffield Musical Union on the New Zealand leg of its world tour of 1911. Prior to the advent of the National Orchestra in 1946, local orchestras were a significant influence in New Zealand's cultural development. Wielaert's wife was New Zealand soprano Kathleen Schafe. The house was subsequently converted into two apartments, probably in the early 1930s, and was being used as doctor's rooms by 1952, like many other large houses in the lower Symonds Street area. The Presbyterian Church Property Trustees took over the lease at this time, establishing its Presbyterian Overseas Mission office on the first floor. Later acquired by the University of Auckland, it was occupied by the Department of Germanic Languages until 2001, when the School of Music became its tenant. Currently a site office for the construction of an adjacent Business School, the building will be restored at the end of the project and its gardens reinstated.

6.18.2 heritage values

The Bayreuth residence is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Physical (F), and Context (H) values.

The following statement set out below in *italics* has been extracted from the HNZPT listing of the Bayreuth house:

Bayreuth is aesthetically significant as an ornate urban villa designed in a restrained Italianate style with Arts and Crafts elements. It incorporates a well-preserved interior containing numerous decorative features of note, and external elements that contribute to its aesthetic value, including elaborate cast-iron railings. The place is architecturally significant as an example of the work of noted Auckland architect Charles Le Neve

Arnold, and for marking a transitional stage between the Italianate and Arts and Crafts styles. It is culturally significant for its association with musicians Johannes Wielaert and Katherine Schafe, who contributed to the development of music in New Zealand. The place is of historical value for reflecting the ongoing high-status nature of the lower Symonds Street neighbourhood into the early twentieth century, and for its associations with Auckland industrialist and philanthropist, Charles Mennie.

6.18.3 modification history

Date	Event
1904	Brick dwelling constructed
1930s	Conversion into two apartments
c. 1952	Used for medical purposes
1962	Property acquired by the Crown and gifted to the University of Auckland

B240

5 alten road



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Fig. 77 The building at 5 Alten Road in 1963.
(University of Auckland Library 315176)



Fig. 78 The building at 5 Alten Road in 1975.
(University of Auckland Library 291373)



Fig. 79 The building at 5 Alten Road in 2019.

6.19 5 alten road

Asset Legal Information		
Address	5 Alten Road, Auckland Central, Auckland 1010	
Legal Description	Lot 1 DP 89603	
NZTM Reference	Easting: 1758056 / Northing: 5920196	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	• Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 1928, Residence (former) • Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2511, Princes Street Historic Heritage Area
AUP Historic Heritage	ID 01928	Residence (former)
	Category	B
	Primary Feature	Non listed
	Values	A, D, H
	Exclusions	None
HNZTP Listing	Category 2 – List No. 7398	
Archaeological	NZAA Site Number – R11/3510 (site specific) NZAA Site Number – R11/3511 (partially covered)	

Asset Information	
Construction Date	1849, 1905
Architect / Builder	John M. Walker (1905 addition)
UoA Acquisition	1963
UoA Occupation	Unoccupied due to works being undertaken on the building



Fig. 80 Aerial view showing the Extent of Place of the former residence as recognised within the AUP.

6.19.1 brief history of the place

The following historic background set out below in *italics* has been extracted from Archifact's conservation plan for the former manse and dwelling at 5 Alten Road[19]:

> *Following the arrival in Auckland of the first large body of Scottish settlers on the emigrant ships Jane Gifford and Duchess of Argyle in October 1842, it was soon recognised that the establishment of Presbyterian services in Auckland would be necessary to cater for the common religious denomination of those settlers. […]*
>
> *A minister for the Auckland congregation was sought and the Colonial Committee to New Zealand of the Free Church in Scotland selected the Reverend George Ann Panton for the appointment. He arrived in Auckland on 15th January 1849 on the Duke of Portland […].*
>
> *Initially, Panton rented a cottage in Albert Street with a quarter of an acre of land, but one of his first tasks was to secure land to construct school buildings and a manse. […] the construction of the new manse began in 1849 and proceeded alongside that of the nearby church. The manse site was located on Lot 2 at the corner of Alten Road and Wynyard Street, and looked across Constitution Hill towards Official Bay, Mechanics Bay and the wider Waitemata Harbour.*
>
> *The manse building was one of the first purpose-built manses to be erected in New Zealand and is possibly the earliest designed in the colony and broader South Pacific Island region. The residence would have appeared distinct from other nearby residences in the capital at the time, being a relatively-large, double-storeyed building in high-quality brick construction with a slate roof. […]*

[19] Archifact, "Building 240, 5 Alten Road: Conservation Plan," September 2020, 12-34.

Panton subsequently sold the house to William Smellie Grahame and Robert Mitchell (both members of the church congregation, and notable businessmen and storeowners in early colonial Auckland), who purchased it on behalf of the church for £600 in October 1850. […] The church was not capable of affording the expenditure on the property and the manse was subsequently advertised for sale at an auction to be held on 13th September 1851. […] During [John] Guilding's ownership, the house found itself, almost inadvertently, at the heart of the official and administrative workings of the New Zealand government, at the time Auckland was the young colony's capital. […]

In April 1863, Lt. Colonel Henry Balneavis acquired 5 Alten Road from Guilding […]. Balneavis had been appointed deputy adjutant general of militia and volunteers for New Zealand in 1859, and after the outbreak of the Waikato War in 1863 he was pivotal in forming the Waikato militia. His new house was positioned close to the centre of military command at the nearby Government House and Albert Barracks, and to the Militia and Volunteer Offices in Princes Street where new volunteers were enrolled. From 1863 Balneavis lived in the house at 5 Alten Road with his wife, Meri Makarina Hineahua (Hineiahua) of Te Whakatōhea, and their five children. […]

Immediately upon taking ownership of the property in 1905, [John] Reid commissioned the large timber addition. Auckland City Council Valuation Lists indicate that the addition was undertaken between 16th January and 1st June 1905, when the building's valuation doubled. While the architect of the 1905 timber addition has not been conclusively identified, a tender notice from January 1905 for "Alterations and Additions to House in Alten Road" by local architect, John M. Walker, indicates that Walker is the most likely candidate.

The 1905 building works comprised the addition of a large timber section exhibiting Edwardian Queen Anne-Revival styling that effectively doubled the original building's footprint and projected forward from the original brick form with a gabled wing, and the addition of a veranda and balcony at both levels in front of the 1850 north (Alten Road) elevation. In order to connect the new addition with the original, the internal 1850 layout was modified, with new openings made in the original east (Wynyard Street) elevation for doorways. […]

[In 1939] the house sold for £3,500 at auction to Alexander Stapleton Caulton, and was converted into a boarding house, named 'Balneavis' after its former distinguished owner. Aside from the construction of a porch in 1944, Caulton undertook few changes to the building. […] In 1954 Caulton sold the boarding house to hotel proprietors Hugo John and Claire Elizabeth Grossman who undertook internal alterations to modify the boarding house in mid-1954. […] The boarding house operated as 'Balneavis' until 1957, at which time it was purchased by Waterloo Private Hotel (Auckland) Limited and renamed the 'Waterloo Hotel'. […]

The Ministry of Works acquired the site in 1963, and it was formally gazetted as being "taken for a University in the City of Auckland."

6.19.2 heritage values

The former residence at 5 Alten Road is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Knowledge (D), and Context (H) values.

The following statements of significance set out below in *italics* have been extracted from Archifact's conservation plan for the former residence at 5 Alten Road[20]:

> Historical:
>
> *The site's close proximity to the colonial government precinct gave it a level of prestige being located within the area of governance through the period when Auckland was the capital city of New Zealand. The place also has strong association with prominent colonial Auckland residents including Henry Balneavis, a highly regarded soldier, civil servant and linguist, and John Reid who established a business as one of New Zealand's key importers and exporters of liquor and tobacco products.*
>
> *Its acquisition by the University of Auckland during the 1960s marked a key point in the historic development of the site. With its integration into the University complex, the place has proved eminently adaptable to operational requirements as the University has established itself as one of the principal seats of education in New Zealand.*
>
> *The place has a strong association with the early period of settlement and development of Auckland and it is noted that original 1850 brick portion is believed to be the earliest surviving residential building in the Auckland Central area. The place is also strongly associated with the establishment of the St Andrew's Presbyterian Church for the Presbyterian parishioners in Auckland.*
>
> *The construction of St Andrew's Presbyterian Church and the associated manse are considered nationally and internationally significant as the earliest currently known surviving Presbyterian Church buildings in New Zealand, and in the wider South Pacific Island region.*
>
> *The manse itself is considered to be the third oldest structure to survive in Auckland Central, with only the old Barracks Wall and St Andrew's Church itself, identified as older structures.*
>
> *Further, the building is a unique surviving example of a place that accommodated administration connected with all three major branches of colonial government – Crown, General Government, and Provincial Government – at the time that representative government emerged in New Zealand and during the period that Auckland was the capital city.*
>
> Knowledge:
>
> *The building has knowledge potential as the earliest surviving residence in Auckland Central, and is one of the oldest surviving brick buildings nationally. It has considerable potential to provide information on past human activities in the area by providing knowledge of the level of facilities necessary for a manse to serve the Presbyterian Church during the early colonial settlement in Auckland. It is the earliest surviving*

[20] Archifact, "Building 240," 93-34.

building in New Zealand, purpose-built as a manse, and likely has international value alongside the associated St Andrew's Presbyterian Church as the earliest Presbyterian buildings in the wider South Pacific region.

The place housed administration connected with all three major branches of colonial government during the period that Auckland was the capital city.

Context:

The building has contextual value through its original association with St Andrew's and its status as one of the earliest buildings in Central Auckland and the colonial government precinct overlooking Constitution Hill and Mechanic's Bay. The site and setting are intact, including the large setback from the Alten Road boundary. Alongside the timber cottage at 23 Alten Road (1853-65), it exhibits the characteristics of the early colonial development in the area.

When first constructed, 5 Alten Road was situated at the eastern edge of the historic seat of the Colonial Government in New Zealand, an area eventually comprising key assets of Auckland's early development such as the Albert Barracks, Government House and the High Court building.

The site maintains landmark qualities which have been apparent since the building was constructed in association with St Andrew's Church, and although modern development has disrupted a number of key vistas to and from the site, the church and manse would have originally formed a significant landmark within a group of high status buildings that were developed across the Symonds Street ridgeline overlooking Auckland Harbour. Consequently, the building remains on its original site and maintains a prominent presence within the streetscape and local setting. It provides evidence as a continuous marker at the corner of Wynyard Street and Alten Road for the area's development history.

6.19.3 modification history

Date	Event
1849	Manse constructed
1863	Acquired by Lt. Colonel Henry Balneavis
1905	Acquired by John Reid. Large timber addition constructed
1939	Converted into 'Balneavis' boarding house
1944	Porch constructed
1954	Internal alterations
1963	Gifted to the University of Auckland

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B255

23 alten road

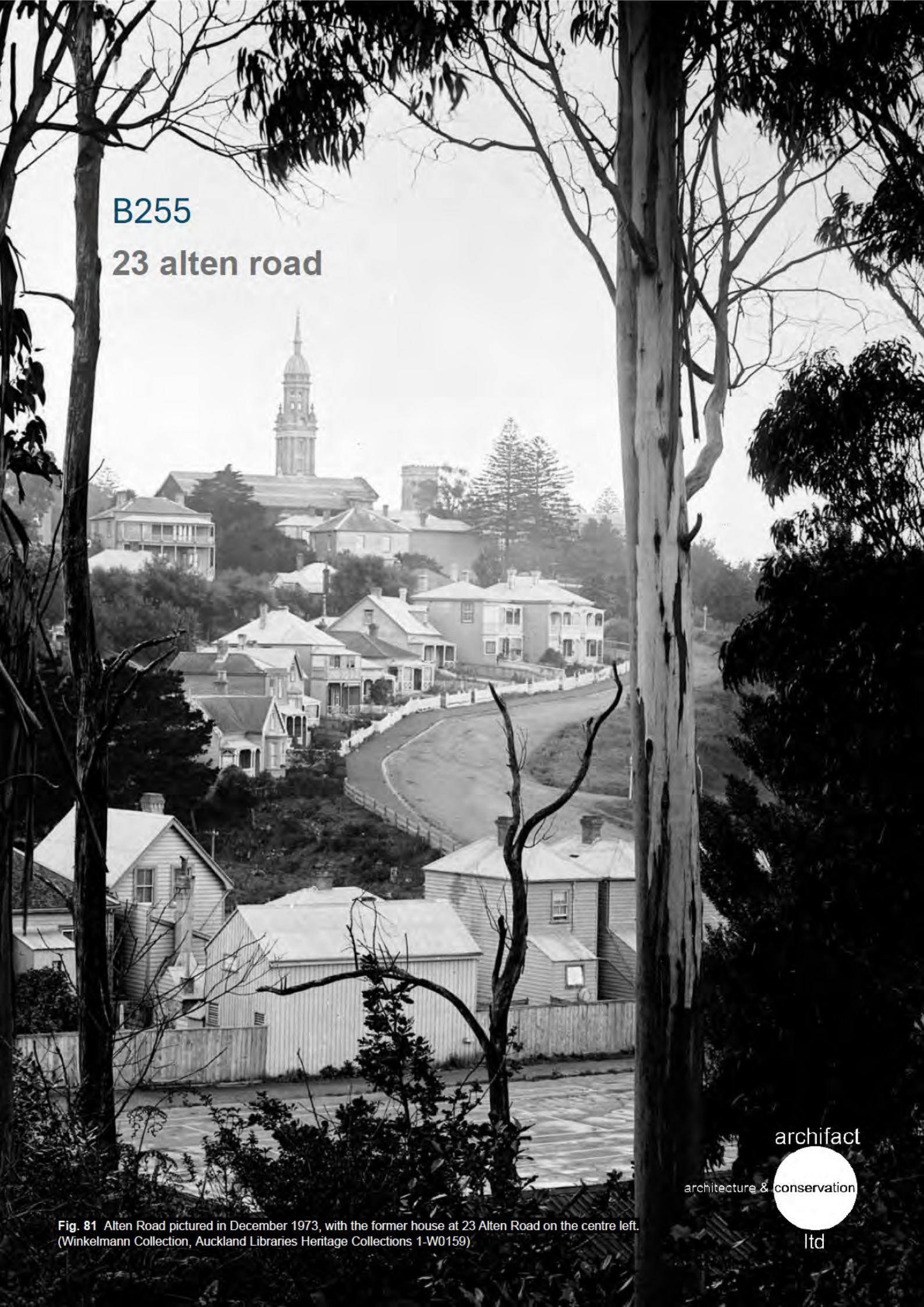

Fig. 81 Alten Road pictured in December 1973, with the former house at 23 Alten Road on the centre left. (Winkelmann Collection, Auckland Libraries Heritage Collections 1-W0159)

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Fig. 82 The building at 23 Alten Road in 1973.
(Les Dowley Collection, Auckland Libraries Heritage Collections 314-02-13)



Fig. 83 The building at 23 Alten Road in 2026.

6.20 23 alten road

Asset Legal Information		
Address	23 Alten Road, Auckland Central, Auckland 1010	
Legal Description	Lot 9 DP 27319	
NZTM Reference	Easting: 1758077/ Northing: 5920078	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 1929, Residence (former)
AUP Historic Heritage	ID 01929	Residence (former)
	Category	A
	Primary Feature	House
	Values	A, D, F
	Exclusions	None
HNZTP Listing	N/A	
Archaeological	N/A	

Asset Information	
Construction Date	1853-1865
Architect / Builder	Unknown
UoA Acquisition	Unknown
UoA Occupation	Unknown



Fig. 84 Aerial view showing the Extent of Place of the former residence, at 23 Alten Road, as recognised within the AUP.

6.20.1 brief history of the place

No historic background written about the building at 23 Alten Road could be found.

6.20.2 heritage values

The former residence at 23 Alten Road is recognised as a Category A building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Knowledge (D), and Physical (F) values.

6.20.3 modification history

Date	Event
1853-1865	Timber dwelling constructed

B311 and B312
student union



Fig. 85 The 'student centre' now Student Union buildings in 1968.
(University of Auckland Library 634541)

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Fig. 86 The Student Union Building in 1976.
(University of Auckland Library 674546)



Fig. 87 The Student Union Building in 2026.

6.21 student union

Asset Legal Information		
Address	8 Alfred Street, 30-38 Princes Street, Auckland Central, Auckland 1010	
Legal Description	Lot 1 DP 151178 SO 44422	
NZTM Reference	Easting: 1757690 / Northing: 5920081	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 1927, Student Union Building
AUP Historic Heritage	ID 01927	Student Union Building
	Category	B
	Primary Feature	Non listed
	Values	F, G, H
	Exclusions	None
HNZTP Listing	N/A	
Archaeological	NZAA Site Number – R11/ 833 (within the extent of)	

Asset Information	
Construction Date	1966, 1976
Architect / Builder	Warren and Mahoney
UoA Acquisition	1966
UoA Occupation	student radio station, restaurants,



Fig. 88 Aerial view showing the Extent of Place of the Student Union Building as recognised within the AUP. Building B311 is outlined in orange while building B312 is outlined in blue.

6.21.1 brief history of the place

The following historic background set out below in *italics* has been extracted from Archifact's heritage assessment of the Student Union Building Complex[21]:

> *By the 1960s there was a growing need for a larger student union building since the former men's and women's common rooms from 1926 in Lippincott's old Arts Building were woefully insufficient. The students opposed a "tall block plan" design, requesting "several low buildings with open spaces" in the vein of similar, contemporary student buildings for Australian universities. The resulting Student Union Building complex cost $120,000, which was paid for by a combination of a student levy, government subsidy, public donations, and a loan from the University Council.*
>
> *In 1963, Christchurch architectural firm Warren and Mahoney, who were working on a similar student union complex for the University of Canterbury, came up with the design comprising a series of buildings that form and enclose courtyards, and are connected by free-standing staircases and bridges. Warren explained that "[the student unions] had many and varying functions: large cafeterias and kitchens, common rooms of varying sizes, offices and theatres, all of which would generate their own specific forms." Sited at the centre of the campus, it sits on the main axes of movement between the Chemistry building and the Library and Arts facilities, and between Albert Park and Symonds Street. In this way, "the spaces between the blocks, the ways through, and the central court became the basis of the design rather than the actual buildings." An overhead bridge was constructed over Alfred Street in 1969-1970, connecting the*

[21] Archifact, "Student Union Building Complex: Heritage Assessment," June 2017, 11-20.

Student Union Building with the recently-built General Library building to facilitate movement through the campus.

Warren and Mahoney's design is a good example of the New Brutalism and Constructivist architectural styles, also exhibiting the "Oxbridge colonnaded courtyard and cloister typology." It uses a small-scale grid of pre-cast concrete and pre-stressed, post-tensioned beams and columns that are dominantly expressed and elegantly detailed. These constructivist details are shown in the carefully articulated cable heads at the beam ends, and the use of mild steel bars in the staircases to create a sense of lightness. The great level of attention which the architects spent on creating the details resulted in a high-quality design aesthetic that was unprecedented in the rest of the university campus where fittings are typically designed to require minimal maintenance, be hard-wearing, and withstand heavy student use. Later modifications have removed much of the interior detailing and eroded the building's inherent sculptural clarity. Early images show clearly the artistic qualities that were originally inherent in the building at all scales, from the light fittings to the articulated concrete structural elements, and even to the overall composition with the series of blocks and "connecting staircase bridges all glass and pre-cast concrete, [which] produced innovative forms."

When it was initially constructed in 1966, the Student Union complex was bounded by O'Rorke Street on the south side of the block, separating the Chemistry Building from the Student Union. By 1968, the Maths and Physics Building on the corner of Wellesley Street and Princes Street was under construction and O'Rorke Street had been removed, providing a new cohesive link through the campus. A number of the residential buildings were removed at this time, including the original central police station at the corner of O'Rorke Street and Princes Street.

The removal of O'Rorke Street enabled the construction of the second stage of the of the Student Union Building complex between 1970 and 1973: a large addition built by Calder Construction Company on the south side of Building 312 which effectively enclosed the south courtyard. [This building has since been removed].

The initial design proposal included a theatre on the northwest corner of the complex, on the corner of Princes Street and Alfred Street, but this was postponed due to lack of funds until 1973, when work to clear the site began. Designed by Warren and Mahoney, the Kenneth Maidment Theatre opened in 1976, and forms the northern edge of the main courtyard.

A burgeoning student population led to several internal modifications in the complex, especially with the common rooms and cafeteria in the main block which were enlarged. 1992 saw the erection of a large canopy in the main courtyard, and in the mid-1990s the buildings underwent further refurbishment. In particular, the north and south courtyards were enclosed by glazed roof structures to provide all-weather facility and accommodate the increasing student numbers.

In 2003, the Warren and Mahoney-designed Kate Edgar Information Commons was constructed to the west, connecting with the Student Union Building and joining it with Symonds Street.

6.21.2 heritage values

The 'Student Union Building' is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Physical (F), Aesthetic (G), and Context (H) values.

The following statement of significance set out below in *italics* has been extracted from Archifact's heritage assessment of the Student Union Building Complex[22]:

Physical attributes:

As the work of noted New Zealand architecture firm, Warren and Mahoney, and in particular by architect, Sir Miles Warren, the Student Union Building complex is important within the context of their body of work. It represents their early period of work, and one of their first projects outside of Christchurch, and is part of the series of Student Union buildings which they designed around the same time. A representative example of the New Brutalism and Constructivist styles, it also demonstrates a notable example of the sculptural use of pre-cast concrete, and the pre-stressed, post-tensioned beam and column typology. Overall, the building complex has considerable physical significance.

Aesthetic:

The complex's position straddling the main circulation route within the campus enables it to contribute to the dominant views both within the University, and looking towards the place. It serves as a gateway between the main paths from the city through Albert Park, and the University campus and Symonds Street. It has a notable aesthetic appeal deriving from the relationship between the series of building blocks and staircase elements, the setting, and the framing of common exterior space which is a centre of student gathering. A strong aesthetic is continued throughout the buildings, with specially articulated details where the structure has been expressed and used to become part of the visual appeal. Therefore, the building complex presents considerable aesthetic significance.

Context:

The Student Union Building complex has contextual value as a part of the highly significant Princes Street streetscape which possesses strong historic associations and value as an archaeological landscape. It has collective value as a member of the group of university buildings constructed during the 1960s-1970s building boom and campus expansion period. It is notable for a predominantly intact original site and setting. Consequently, the complex has considerable contextual significance.

6.21.3 modification history

Date	Event
1966	Student Union Building constructed

[22] Archifact, "Student Union Building Complex: Heritage Assessment," June 2017, 44-45.

Date	Event
1970-1973	Large addition to the south side (B312b)
1976	Kenneth Maidment Theatre constructed
1980s-1990s	Refurbishments
2020	Seismic strengthening and 1970s addition demolished (B312b)

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B322

ausa house



Fig. 89 Partial view of Alfred Street, with AUSA house at the centre, 1918.
(Winkelmann Collection, Auckland Libraries Heritage Collections 1-W0461)

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Fig. 90 The AUSA house in 1918.
(Collections Online, Auckland War Memorial Museum, PH-NEG-3045)



Fig. 91 The AUSA house in 2026.

6.22 ausa house

Asset Legal Information		
Address	4 Alfred Street, Auckland Central, Auckland 1010	
Legal Description	Lot 1 DP 1151178 Road reserve	
NZTM Reference	Easting: 1757751 / Northing: 5920107	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 1926, Residence (former)
AUP Historic Heritage	ID 01926	Residence (former)[23]
	Category	B
	Primary Feature	Non listed
	Values	A, F, G
	Exclusions	Interior of building(s)
HNZTP Listing	Category 2 – List No. 7275	
Archaeological	NZAA Site Number – R11/ 833 (within the extent of)	

Asset Information	
Construction Date	1895
Architect / Builder	Unknown
UoA Acquisition	1961
UoA Occupation	Auckland University Students' Association

[23] Auckland Council refers to this building as Residence (former), Heritage New Zealand Pouhere Taonga as Former Merchants' House. It is now commonly referred to as the AUSA House. This report adopts the current name of the building.

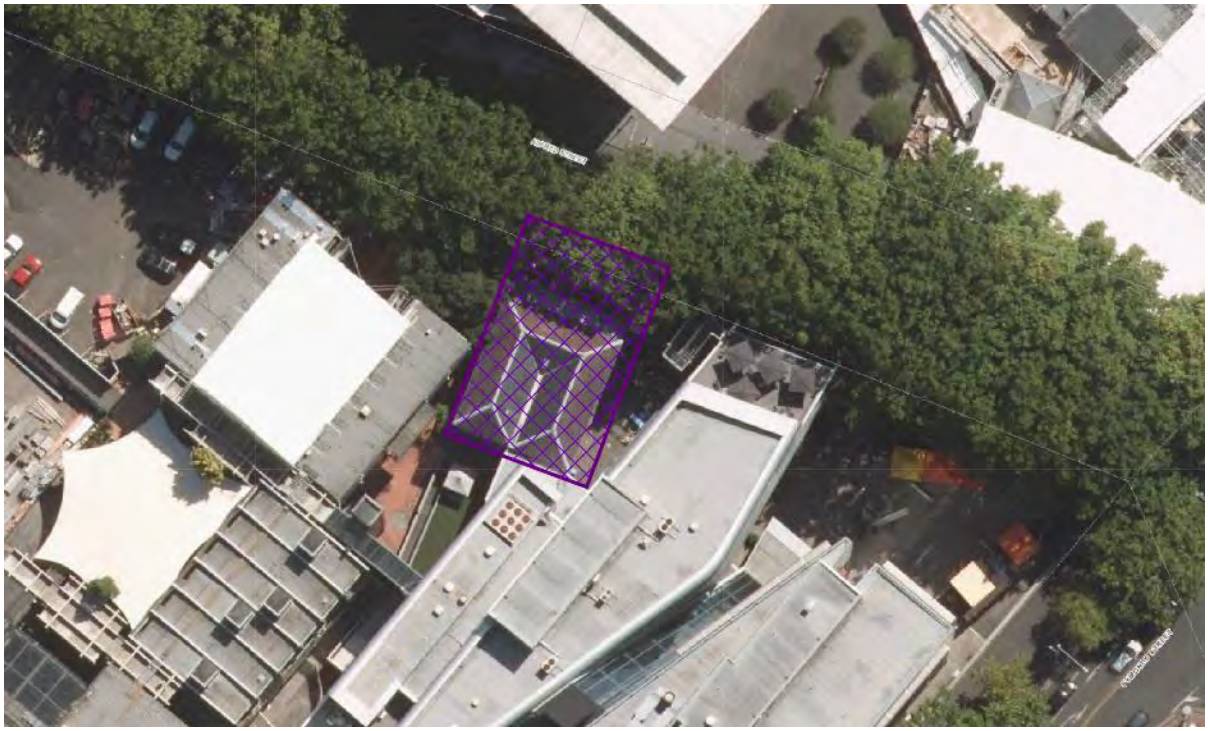

Fig. 92 Aerial view showing the Extent of Place of AUSA house as recognised within the AUP.

For consistency, this report will refer to the building as the 'AUSA house'. However, Auckland Council has scheduled it as 'Residence (former)' whereas Heritage New Zealand Pouhere Taonga has listed it as 'Former Merchants' House'.

6.22.1 brief history of the place

The following historic background set out below in *italics* has been extracted from the HNZPT listing of the AUSA house:

> *The house at no. 4 Alfred St* [was built] *in 1895. Late last century was a time when business leaders in the main centres of New Zealand were consolidating their wealth and replacing earlier, more modest premises.*
>
> *The site on which the house is located was originally barracks reserve, as part of the military installation located in Albert Park. It was the last lot in the street to be developed.*
>
> *A Mr William Ledingham purchased the site in 1895 and built the house, retaining a modest stables building which had already been built on the site. The house was jointly purchased in 1897 by two Auckland surgeons.*

Additionally, the following historic background set out below in *italics* has been extracted from *The University Heritage Trail* pamphlet by the University of Auckland Business School[24]:

[24] The University of Auckland Business School, *The University Heritage Trail*, 2005, p. 24.

Was for many years a doctor's surgery. From 1897, the house was owned by Dr Joseph Somerville and his half-brother Dr William McDowell. Both were distinguished medical practitioners and grandsons of New Zealand Herald founder William Chisholm Wilson. In 1911, McDowell sold his interest in the house to Somerville. The latter sold the property in 1924, but was still practising medicine on this or the adjacent (now demolished) house in the 1940s. After serving as an apartment for a time, 'Dr Somerville's house' was acquired by the University in 1961.

6.22.2 heritage values

The 'Residence (former)' is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Physical (F), and Aesthetic (G) values.

The following statement of significance set out below in *italics* has been extracted from the HNZPT listing of the AUSA house:

The building is an example of the merchants houses which were common along Princes and Symonds Sts, and of which relatively few now remain. […] *it is a survivor from the affluent inner city area surrounding Albert Park and Government House in the later part of last century and early this century, the residents of which made substantial and important contributions to Auckland's civic and commercial development.*

6.22.3 modification history

Date	Event
1895	Timber dwelling constructed
1897-1940s	Used for medical purposes
1961	Acquired by the University of Auckland

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B408

former grocer shop and former university press building

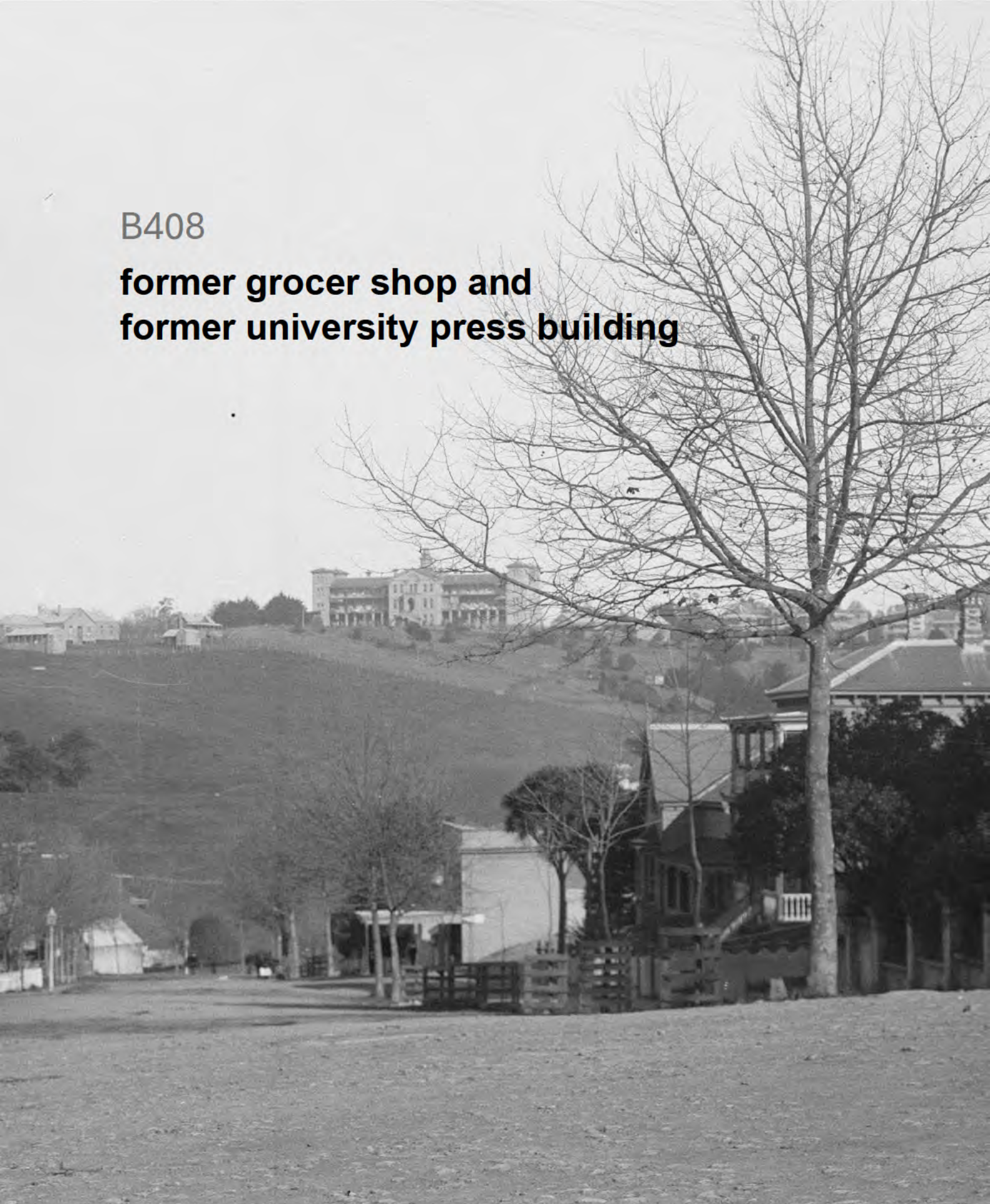

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Fig. 93 View of Grafton Road, with the former grocer shop on the corner of Grafton Road and Wynyard Street at the centre, c1906.
(Collections Online, Museum of New Zealand Te Papa Tongarewa, C.011001)



Fig. 94 The former grocer shop on the corner of Grafton Road and Wynyard Street in the 1960s**.**
(Auckland Libraries Heritage Collections 7-A891)



Fig. 95 The former University Press Building in 2026.

6.23 former grocer shop and former university press building

Asset Legal Information		
Address	9 Grafton Road (also known as 20-26 Symonds Street), Grafton 1010	
Legal Description	Allot 30 Sec 34 Auckland City Lot 1 DP 152888 Part Lot 1 DP 1747 Road reserve	
NZTM Reference	Easting: 1757840 / Northing: 5919938	
Planning controls	Zone	Business – City Centre Zone
	Precinct	Learning sub-precinct A, Sub-precinct
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 1962, Commercial building
AUP Historic Heritage	ID 01962	Commercial building[25]
	Category	B
	Primary Feature	Non listed
	Values	D, F, G, H
	Exclusions	Interior of building(s)
HNZTP Listing	Category 2 – List No. 667	
Archaeological	NZAA Site Number – R11/ 2783	

Asset Information	
Construction Date	ca.1870-1876, 1896
Architect / Builder	Unknown
UoA Acquisition	1961
UoA Occupation	University Maintenance and Repairs Staff Offices

[25] Auckland Council refers to this building as Commercial building, Heritage New Zealand Pouhere Taonga simply as Shop (Former). This report adopts the former grocer shop and former university press building name.

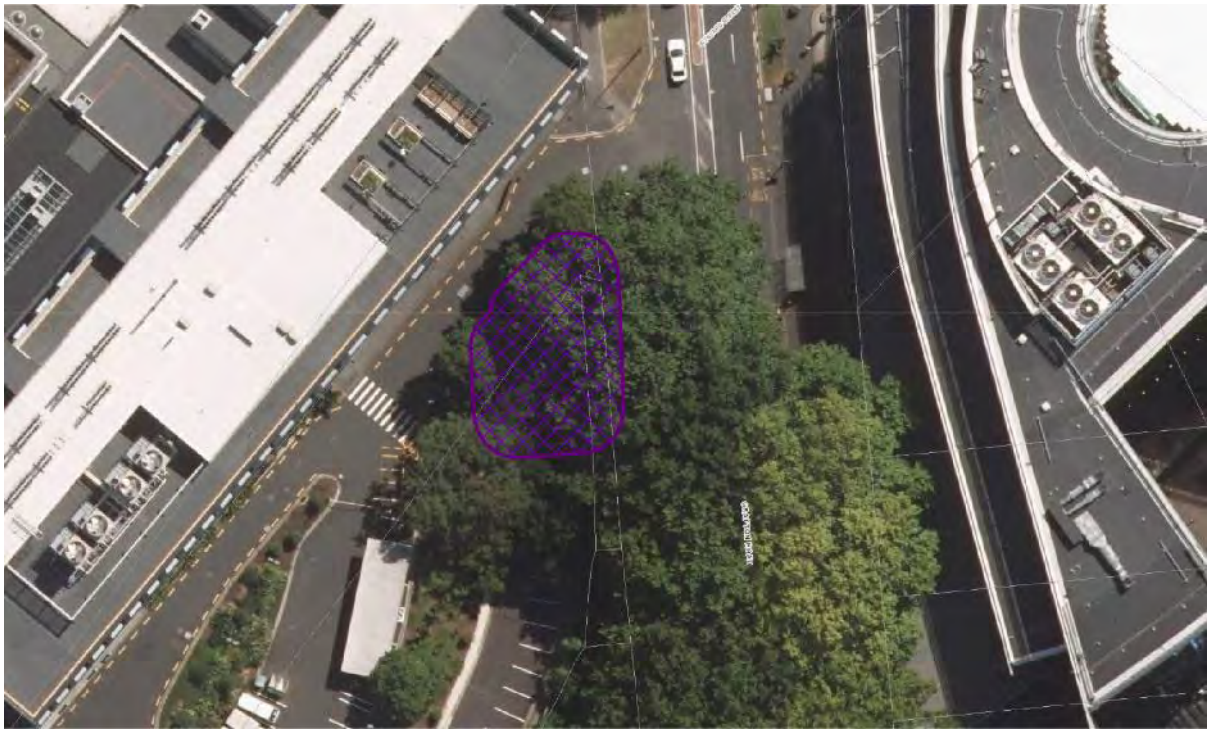

Fig. 96 Aerial view showing the Extent of Place of the former commercial building as recognised within the AUP.

For consistency, this report will refer to the building as the ‘former grocer shop’ and the ‘former university press building’. However, Auckland Council has scheduled it as ‘Commercial building’ whereas Heritage New Zealand Pouhere Taonga has listed it as ‘Shop (Former)’.

6.23.1 brief history of the place

The following historic background set out below in *italics* has been extracted from the HNZPT listing of the former grocer shop building, later the university press building:

> *The site occupied by the former shop at 9 Grafton Road was part of a larger area of land on the southeastern side of Symonds Street that was initially set aside for military purposes. By 1860, potential military use appears to have been discounted as it was part of 79 ha (196 acres) designated under the Public Domain Act passed in that year. A number of timber houses were constructed on Grafton Road in the 1860s, particularly on the northeast side between Symonds and Stanley Streets, and both sides of the road on the opposite side of the gully. Perpetually short of funds, the Domain Board subdivided the land in 1870 putting 29 allotments up for lease. The site on the corner of Grafton Road and what was formerly the southern section of Wynyard Street, was leased to auctioneer Henry Keesing (the younger) for a term of 21 years. Arriving in Auckland in 1843 with other members of the family, Keesing (1825-1896) worked as a storekeeper, general dealer and commission agent and became a prominent member of the Auckland Hebrew congregation of which his father was the first president.*
>
> *The earliest part of the building appears to have been constructed as a timber dwelling at an unknown date between Keesing's purchase in 1870 and 1877, when a 'wood building' was recorded on the site. It may have been erected shortly after 1873 when a builder, James Paul, took over Keesing's lease. Paul, who may or may not have lived in the house, is listed in Council valuation records as late as 1891 as the lessee of the allotment.*

Constructed fronting Grafton Road, the building appears in early photographs as a small two-storey dwelling of Georgian design. Rectangular in plan at this time, it has a centrally located doorway flanked on each side by a window on the ground floor. The upper façade to Grafton Road has three windows with another window overlooking Wynyard Street. The steeply hipped roof with virtually no eaves has two tall chimneys - the front one suggesting a parlour in the northwest corner on the ground floor. The windows, tucked high under the eaves, are 12-light double-hung sashes. By 1877 there was at least one outbuilding on the site.

In 1880 surveyor Francis Henry Burslem (1800-1888), at that time employed on the office staff of the Lands and Survey Department in Auckland, became the occupant of the residence. Born in the United Kingdom, Burslem had spent time in New South Wales and Tasmania. He came to New Zealand in 1862 offering his services as a military engineer where he was engaged in surveying confiscated land at the close of the Waikato campaign of the New Zealand Wars. Appointed a Goldfields Surveyor in 1868, he was also engaged by the Auckland Provincial Council as Provincial Architect. The footprint of the house as it appears in 1882 is L-shaped, suggesting that a small addition had been made to the building's north side. In 1883 Burslem returned to Sydney where he died five years later. Between 1883/4 and 1886/7 the house was successively occupied by a William Robinson and Duncan McNab.

Retail activity was introduced to the site by 1887 when grocer John Brennan became tenant. Brennan moved on during the following year, the first of a succession of grocer tenants to occupy the building over the next three-quarters of a century. Conversion of part of the building to a shop may reflect the changing character of the neighbourhood as an economic depression took hold and large dwellings in the area became increasingly used as boarding houses and lodgings. In 1886, a large area in nearby Grafton Gully was also leased by Chinese market gardeners for conversion to horticulture.

In 1896 dairyman Cornelius Taylor, was granted a 33-year lease of the property and undertook major alterations to provide purpose-built retail space. Two bays were added to the northern end of the building and its overall height was increased by the addition of a cornice and parapet, providing it with a more commercial appearance. The 12-light window sashes in the Grafton Road facade of the earlier building were replaced as part of its modernisation. Large windows for the display of goods were probably created in the new addition, contrasting with the more domestic arrangement of the shop prior to this period. The extended building with its modified roof form appears in a 1901 photo. A verandah was probably part of this work as four small circles indicated inside the kerb on a circa 1908 plan of Auckland suggest verandah posts. Its canopy would have sheltered produce displayed on the public footpath and in the shop windows, as well as encouraging public congregation beside the display area. Beautification of the street also occurred with the planting of London Plane trees on either side of Grafton Road in the 1890s, including immediately outside the shop.

Grocer-occupants of 10 years standing or more were P.H. Swain (1903-1913), Henry Arthur Edward Dunsford (20 years until 1939) and John Gilmour who occupied the premises for 16 years until 1955. The last retailer was John Rayner who established his I.G.A. Foodmarket in the building in circa 1960 and vacated the premises in April 1966. Over the store's eight-decade existence, the catchment it served changed markedly. Until 1916, when the Auckland Grammar School relocated from Symonds Street to Epsom, the store is said to have been used as the pupils' tuck-shop. Initially the shop served

the needs of the well-to-do citizens of the large houses along lower Symonds Street, Wynyard Street and Grafton Road. The shop's clientele is likely to have increasingly given way to the more transient residents of the boarding houses and flats that dominated the area in the early to mid-twentieth century. The building was later the local dairy for those who worked in the office accommodation and doctors' rooms that occupied many of the old houses in the area, and it met the day-to-day needs of students and staff on the University of Auckland campus. During much of this period, local corner shops were a hub of neighbourhood activity, where conversation was exchanged and news distributed.

The property was acquired by the Crown in 1961. […] Improvements in services and amenities for students during the 1960s saw the building at 9 Grafton Road become the home of the University's Student Counselling Service upon the appointment of the first student counsellor in 1966. The former shop was converted to provide a waiting room, counselling rooms and other facilities. For at least two decades from the early 1970s the building served as the offices of the Auckland University Press (AUP), the second of three independent University Presses established in New Zealand in the 1960s. […]

The AUP's books were also sold by the Oxford University Press (OUP) which for a time rented an office in the building. The building's narrow passages and steep stairs, however, ruled it out for the celebration of book launches, university open days and similar events. Minor alterations were carried out in the 1980s and 1990s.

6.23.2 heritage values

The 'Commercial building' is recognised as a Category B building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its knowledge, Physical (F), Aesthetic (G), and Context (H) values.

The following statement of significance set out below in *italics* has been extracted from Auckland Council's historical summary of the "Commercial building" at 9 Grafton Road, written by Marguerite Hill[26]:

The Commercial Building at 9 Grafton Road was originally built as a residence in the early 1870s, probably by builder and tenant James Paul. From 1887 until 1966 it was used as a grocer's shop by a number of different tenants. The first grocer was John Brennan and the last was John Rayner. The grocer's shop was a useful convenience for locals and university students alike and reflects the residential nature of the area prior to the development of the University of Auckland. In 1961 the building was acquired by the University of Auckland and has since been used by the university to house its counselling service, the University of Auckland Press, the Anthropology Department's Centre for Archaeological Research and, in 2021, Accommodation Services. Originally a two-storey rectangular building of Georgian-influenced design, it has been added to over time and is now a wedge-shaped building. There are five upstairs windows on the Grafton Road elevation; earlier alterations have changed the glazing and entrances on the ground floor. The corrugated iron roof is gabled, with a wooden parapet to the Grafton Road elevation. There is a capped well on site. The building remains in its original location on a corner site and connects to other scheduled historic heritage places along Symonds and Princes Streets, demonstrating the original residential nature of the area. There is also a stand of notable London Plane trees (Schedule 10, ID 8).

[26] Marguerite Hill, "UPID 01962: Commercial building," Auckland Council Heritage Unit, May 2021, 1-2.

6.23.3 modification history

Date	Event
1870s	Timber dwelling constructed
pre-1882	Small addition to the north side
1887	Retail activity introduced
1896	Major alterations undertaken to change the use of the building from a dwelling to a convenience store which included the addition of a cornice and parapet, the introduction of larger windows for the display of goods and a veranda
1961	Property acquired by the Crown and gifted to the University of Auckland
1980s-1990s	Minor alterations

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B434
waikohanga house
(former state flats)



Fig. 97 Exterior view of the apartment building, 1947.
(Collections Online, Auckland War Memorial Museum PH-1982-3-SIP-3942 IB)

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Fig. 98 The Waikohanga House in February 1977.
(Historic Places Survey, Auckland Council Heritage Collections 435-03-30)



Fig. 99 The Waikohanga House in 2026.

6.24 waikohanga house (former state flats)

Asset Legal Information		
Address	44 Symonds Street, Grafton, Auckland 1010	
Legal Description	Lot 1 DP 30193	
NZTM Reference	Easting: 1757579 / Northing: 5919735	
Planning controls	Zone	Business – City Centre Zone
	Precinct	N/A
	Overlays	Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2036, State flats
AUP Historic Heritage	ID 02063	State flats[27]
	Category	A
	Primary Feature	Apartment building
	Values	A, F, G
	Exclusions	Interior of all building except all common spaces within the primary feature, including lobbies, stairwells and corridors
HNZTP Listing	N/A	
Archaeological	N/A	

Asset Information	
Construction Date	1945-1947
Architect / Builder	Frederick Newman (1900-1964), Ministry of Works
UoA Acquisition	2016
UoA Occupation	University accommodation (apartments)

[27] Auckland Council refers to this building as State Flats, but it is now commonly referred to as Waikohanga House. This report adopts the current name of the building.



Fig. 100 Aerial view showing the Extent of Place of the former state flats, now Waikohanga House, as recognised within the AUP.

For consistency, this report will refer to the building as the 'Waikohanga House'. However, Auckland Council has scheduled it as the 'State flats'.

6.24.1 brief history of the place

The following historic background set out below in *italics* has been extracted from Auckland Council's heritage evaluation of the 'Symonds Street Flats' building, written by Rebecca Freeman[28]:

> *"During the Depression, a rapid decline in housing construction combined with the mass movement into cities of those looking for work caused an acute housing shortage. The demand caused the price of rental accommodation to soar and many living in the inner-city had little choice but to stay in sub-standard, expensive accommodation. Following the principle that decent housing was a fundamental right for all New Zealanders, after their election in 1935, the Labour government embarked on an extensive housing scheme. Although the scheme is best known for building suburban houses, 13 concrete apartment blocks were also erected, as a response to the severity of the housing shortage and critical lack of labour and timber materials caused by the Second World War."*
>
> *In addition to diversifying building materials and types, the architectural language used for the apartment blocks was also new to New Zealand, and the government housing scheme. Early state houses were designed by the New Zealand Institute of Architects, but the flats were designed entirely in-house by the Housing Division within the Ministry of Works. Architects were given a blank slate, and adopted a modern*

[28] Rebecca Freeman, "Symonds Street Flats. 44 Symonds Street, Auckland Central," Auckland Council, 11 September 2015, 3-4.

International style, which was popular in Europe at the time. Many of the architects were European refugees from Nazi controlled eastern Europe. They were eager to employ this new architectural language in New Zealand.

The Symonds Street Flats were designed by Frederick Newman under Chief Architect F. Gordon Wilson of the Housing Division of the Ministry of Works. Drawings for this scheme were submitted to Auckland Council in March of 1940. The plan originally included six blocks (three groups of two blocks). The scheme was constructed between 1945 and 1947 and opened on the same day as the Greys Avenue Flats. Building materials and labour shortages that persisted following the Second World War meant only two blocks of the scheme were constructed (one group of two blocks).

6.24.2 heritage values

The 'State flats' building is recognised as a Category A building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Physical (F), and Aesthetic (G) values.

The following statements of significance set out below in *italics* have been extracted from Auckland Council's heritage evaluation of the 'Symonds Street Flats' building, written by Rebecca Freeman[29]:

The Symonds Street Flats have considerable national significance for their historical associations with the state housing scheme of the First Labour government. Elected in 1935, the Labour government embarked on an extensive housing scheme. Although best known for building suburban houses, 13 concrete apartment blocks were also erected. The Symonds Street flats are one of the 13 blocks of flats constructed nationwide, and are one of three constructed in Auckland.

The flats are strongly associated with Labour's principle that access to affordable, decent housing was a fundamental right of all New Zealanders. The flats are also indicative of a wider trend of "big government" from 1935-1949, when the government began greater intervention into the welfare of people. Inner-city state flats were seen as part of this intervention, not only by providing housing, but also by creating an opportunity to clear inner-city slums and create competition to keep unscrupulous private landlords in check.

The Symonds Street Flats also have exceptional national value for their physical attributes. They are an important work of notable architect Frederick Newman who was well known in Europe for his designs based on socialist principles. All designs were executed under the supervisions of Chief Architect F. Gordon Wilson of the Housing Division of the Ministry of Works.

Wilson was Chief Architect throughout the first Labour government, from 1936-1948, at which point be was appointed as assistant government architect. He supervised and was ultimately responsible for Labour's radical state housing programme, which significantly included apartment blocks. Wilson supervised the design of all 13 blocks, as well as designing several himself. He is considered integral to the introduction of Modernist architecture to the government housing scheme and to New Zealand.

[29] Freeman, "Symonds Street Flats," Auckland Council, 13.

The flats are a notable and representative example of the European Modernist or International Style, which is strongly associated with the post-war period. The Symonds Street Flats an early example of modernism in New Zealand, and particularly in Auckland. This style was adopted and championed by the Labour government for their housing programme in an effort to present itself as modern and progressive.

The Symonds Street Flats have considerable regional significance for their aesthetic values. The flats are a striking landmark in Symonds Street, located near the intersection of Wellesley Street. Their strong and special visual appeal invokes a widespread response. The flats exemplify a specific past taste in architecture (Modernism).

6.24.3 modification history

Date	Event
1940	Scheme for six blocks was designed by Frederick Newman (Ministry of Works)
1945-1947	Symonds Street Flats building was built
2016	Bought by the University of Auckland
2017-2018	Refurbishments and conservation work undertaken

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B820

kenneth myers centre (former radio station)



Fig. 101 Looking down Shortland Street with the IYA Radio Station Building on the right, 1958. (Collections Online, Auckland War Memorial Museum PH-1982-3-SIP-8:1840A)

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Fig. 102 The Kenneth Myers Centre, pictured between 1934 and 1960.
(Collections Online, Auckland War Memorial Museum PH-NEG-A1710)



Fig. 103 The Kenneth Myers Centre in 2026.

6.25 kenneth myers centre (former radio station)

Asset Legal Information		
Address	74 Shortland Street, Auckland Central, Auckland 1010	
Legal Description	Lot B DP 874 Part Allot 12 Sec 3 Auckland City	
NZTM Reference	Easting: 1757753 / Northing: 5920668	
Planning controls	Zone	Business – City Centre Zone
	Precinct	N/A
	Overlays	• Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place – 2053, 1YA Radio Station Building (Former) • Infrastructure: City Centre Port Noise Overlay
AUP Historic Heritage	ID 02053	1YA Radio Station Building (Former)[30]
	Category	A
	Primary Feature	Station building; radio tower
	Values	A, F, G, H
	Exclusions	None
HNZTP Listing	Category 1 – List No. 660	
Archaeological	NZAA Site Number – R11/1534 (partially covers site)	

Asset Information	
Construction Date	1934-1935
Architect / Builder	Bartley & Wade
UoA Acquisition	2000
UoA Occupation	Gus Fisher Gallery, Performing Arts Spaces

[30] Both Auckland Council and Heritage New Zealand Pouhere Taonga refer to this building as the 1YA Radio Station Building (former), but it is now commonly referred to as the Kenneth Myers Centre. This report adopts the current name of the building.

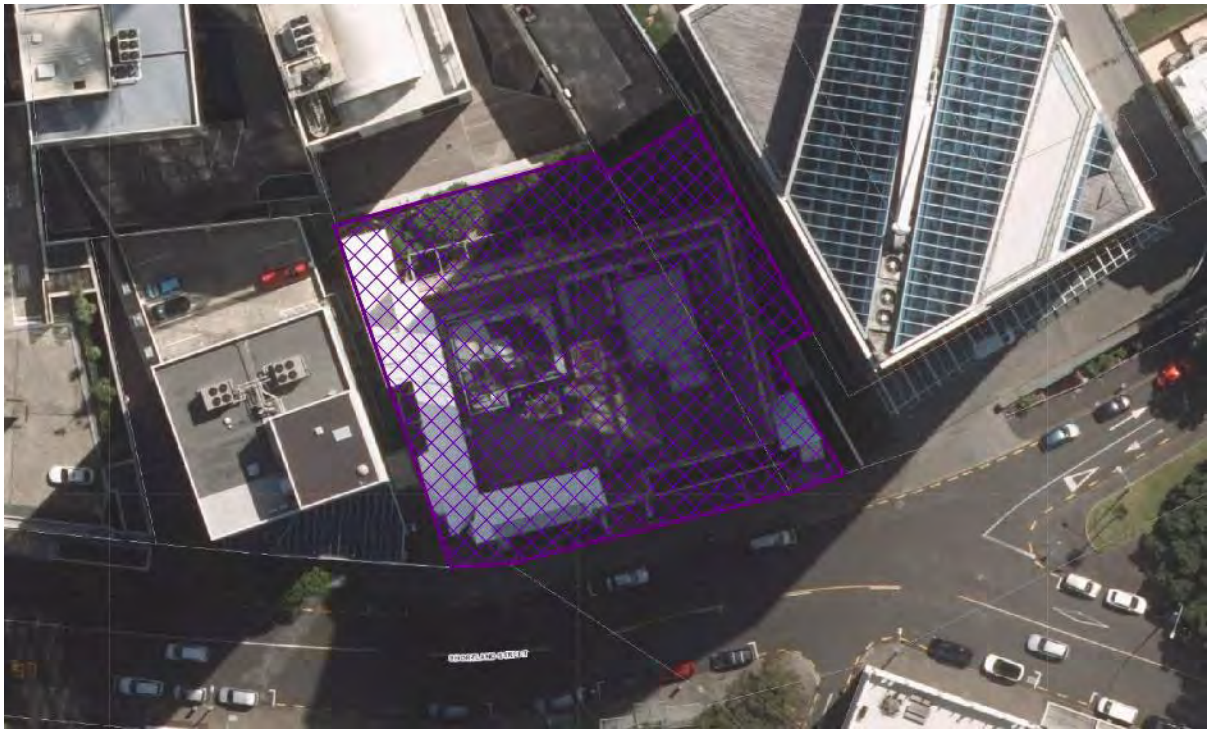

Fig. 104 Aerial view showing the Extent of Place of the Kenneth Myers Centre, scheduled as the former 1YA Radion Station Building, as recognised within the AUP.

For consistency, this report will refer to the building as the 'Kenneth Myers Centre'. However, both Auckland Council and Heritage New Zealand Pouhere Taonga have listed it as the '1YA Radio Station Building (Former)'.

6.25.1 brief history of the place

The following historic background set out below in *italics* has been extracted from the HNZPT listing of the former 1YA Radio Station Building, now the Kenneth Myers Centre:

> *The former 1YA Building was purpose-built in 1934 as a radio broadcasting station, housing the first licensed radio station in New Zealand. It is a strikingly original structure, located on a ridge overlooking the commercial centre of Auckland. Designed with thick walls and a lack of external windows to prevent the transmission of sound, the building was one of a number commissioned by the Broadcasting Board to meet the rapid development and popularity of radio. Before the advent of television, radio was a significant force in the social and political life of the country.*
>
> *The brick building was designed by the prominent local practice of Wade and Bartley, who had overseen the construction of other structures linked with technological advances in Auckland (see 'Landmark House'). Using a fortress-like Romanesque style on the exterior to mark it out as a new type of structure, the interior of the studios was inspired by Art Deco design, emphasising the progressive aspects of technology. Its single-storey frontage masks the large size of the interior, which contains several floor levels terraced into a descending slope. The later use of the building reflected changes in the form of public broadcasting, and in 1960 it became the first operational television station for the New Zealand Broadcasting Service. For a while it was the largest television studio in the country, before being vacated by Television New Zealand in 1989. In 2000-2001, the building was converted by the University of Auckland for use in teaching the*

performing arts, and it also houses an art gallery. Original elements in the foyer were conserved, although much of the remainder of the interior required modification.

6.25.2 heritage values

The '1YA Radio Station Building (Former)' is recognised as a Category A building within *Schedule 14.1 Schedule of Historic Heritage* of the AUP for its Historical (A), Physical (F), Aesthetic (G), and Context (H) values.

The following statement of significance set out below in *italics* has been extracted from HNZPT listing of the former 1YA Radio Station Building:

The former 1YA and Television New Zealand building is nationally significant as one of only a few remaining buildings in the country associated with early broadcasting. It has valuable connections with the beginnings of state-run radio and television, and changes in communications technology during the twentieth century. It is associated with many political and entertainment personalities, and has had a role in the formation of a New Zealand cultural identity. The building is an important example of pre-Second World War building technology, with much of its original external fabric intact. An Auckland landmark, it makes a significant contribution to the Shortland Street streetscape, with distinctive elements such as its galvanised steel transmission tower. Its value is enhanced by its proximity to other historic buildings of early twentieth-century date including the General Buildings and the South British Insurance Company Building.

6.25.3 modification history

Date	Event
1934	Radio station constructed from a design by Wade and Bartley
23 January 1935	Inauguration of the 1YA Radio Station Building
1960	Television studio introduced
1966	Internal alterations for Studio One television studio
2001	Major refurbishment by the University of Auckland