Basin Bridge Project:
Technical Report 13:
Assessment of Archaeological Effects
Executive Summary

This report has been completed in order to provide an assessment of the potential impact of the proposed Basin Bridge Project on the archaeological resource in the Project Area. The report is to be read in conjunction with the cultural impact assessment reports (Technical Reports 15 and 16) and built heritage report (Technica}
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1 Introduction

1.1 Qualifications and Experience

This report has been prepared by Cathryn Barr, Principal Archaeologist, Opus International Consultants. I have 25 years’ experience in the field of archaeology and historic resource management. I am currently employed as Principal Archaeologist and Team Leader – Heritage, for Opus International Consultants, based in Napier. I have held this position since April 2004. Prior to this I was employed as a Technical Support Officer (Historic) with the Department of Conservation in Northland and in the Kaitaia Area Office. In the past I have worked as a Regional Archaeologist for the NZ Historic Places Trust (Waikato/ Bay of Plenty / Gisborne), and as an independent archaeological consultant.

I hold a Master of Arts (Honours) degree in Anthropology, specialising in archaeology, from the University of Auckland and a Master of Cultural Heritage (High Distinction) from Deakin University, Australia.

1.2 Purpose and Scope of Report

The purpose of this report is to identify and assess the likely effects of the Project on the archaeological resource in the area, as well as to identify and assess any potential mitigation of these effects. This report builds on research and earlier reports completed as part of scoping exercises for options (Barr 2009; 2010; 2011) and has been written to support consenting applications as part of the Project.

1.3 Assumptions and Exclusions

It is important to note that while this report links with similar studies on cultural impact and built heritage, the current report does not make statements on the significance of sites of significance to iwi or heritage buildings within the Project Area. While these reports have been consulted as part of this work, these reports are being completed by other technical specialists (see Technical Reports 15 and 16 - Cultural Impact Assessment and Cultural Statement – Ngati Toa Rangatira and Technical Report 12 - Built Heritage Assessment).

One pre-1900 building will be moved as part of the Project, a worker’s cottage at 28 Ellice Street. The remaining pre-1900 heritage buildings along Buckle Street will not be physically impacted by works, and therefore comment is not made in relation to the archaeological impacts on these in this report.

2 The Project

2.1 Project Description

The Project proposes to construct, operate and maintain new transport infrastructure for State Highway 1 at the Basin Reserve. A key component of the proposal is a multi-modal bridge that connects Paterson Street with Buckle Street. The bridge will provide a two lane one-way carriageway for SH1 westbound road users and includes a shared walking and cycling path on its northern side.
Proposed at-grade road improvements include changes to Dufferin Street and sections of Paterson Street, Rugby Street (including the intersection with Adelaide Road), Sussex Street, Buckle Street (SH1), Taranaki Street, Vivian Street (SH1), Pirie Street, Cambridge Terrace, Kent Terrace (SH1), Ellice Street and Hania Street. The overall road layout is shown diagrammatically on Figure 13.1 below.

The Project also provides urban design and landscape treatments. These include new landscaped open space areas, a new building under the bridge on the corner of Kent Terrace and Ellice Street, a new entrance and Northern Gateway Building to the Basin Reserve, an improved streetscape entrance to Government House and adjacent schools, a modified car park for St Joseph’s Church, dedicated bus lanes and bus stops around the Basin Reserve, as well as new walking and cycling paths.

Proposed landscaping and urban design treatments include low level plantings, raingardens, trees, terracing, architectural bridge design including sculptured piers, furniture and paving. These measures aim to contribute to the overall integration of the proposed bridge structure into the surrounding urban environment.
2.2 Transport Improvements

The Project proposes a grade-separated route (the bridge element) for SH1 westbound traffic on the northern side of the Basin Reserve. As a result, SH1 traffic will be removed from the local road network around the eastern, southern and western sides of the Basin Reserve.

The bridge soffit will be up to 7.3m above the ground surface and the top of the guard rail will be up to 10.5m high above the ground. The bridge is approximately 263m long or 320m long if both abutments are included. It will be supported by six sets of piers (2 are double piers) and six smaller piers to support the western end of the shared pedestrian and cycleway where it splits away from the main bridge structure. The bridge has a minimum width of approximately 11.3m and a maximum width of approximately 16.7m. There are two bridge joins, one at each end.

The Project proposes changes to the SH1 westbound route, the SH1 eastbound route, and other roads on the network where they connect with SH1, including clearways on the eastern part of SH1 Vivian Street (from Tory Street to Cambridge Terrace). These propose to improve the efficient and safe movement of traffic (including buses), pedestrians and cyclists through intersections and provide entry and exit points for SH1. Supplementary works on the existing local road network are also proposed to be undertaken to take advantage of the additional capacity created by the SH1 improvements.

The Project proposes new pedestrian and cycling routes throughout the Project area as well as improvements to existing infrastructure. The majority of the works to improve the walking and cycling routes are located on the north side of the Basin Reserve and connect with Mount Victoria suburb, Mount Victoria Tunnel and schools on Dufferin Street. These improvements will connect with the National War Memorial Park which is currently under construction and also with potential future duplication of Mount Victoria Tunnel.

A reduction in state highway traffic on the roads around the Basin Reserve allows for more efficient northbound and southbound movements from Kent and Cambridge Terrace to Adelaide Road. Accordingly, new dedicated bus lanes are proposed to provide for better public transport movements around the Basin Reserve.

The key traffic flows around the Basin Reserve following the implementation of the proposed Project are shown in Figure 13.2 below and described thereafter.
The package of transportation improvements proposed by the Project are summarised below and followed by a brief description of the works:

**SH1 westbound (from Mount Victoria Tunnel to Buckle Street)**
- *The Bridge* - new direct link from Paterson Street to Buckle Street via a bridge;
- *Buckle Street three laning* - provision of third lane along Buckle Street between Sussex Street (including minor modifications to Sussex Street) and Taranaki Street to improve capacity and accommodate the two lanes from the bridge; and
- *Taranaki Street improvements* – modifications to the layout of Taranaki Street and Buckle Street intersection to accommodate the three laning of Buckle Street and to increase capacity.

**SH1 eastbound (from Vivian Street – Kent Terrace - Mount Victoria Tunnel)**
- *SH1 Eastbound re-alignment* - realignment of SH1 eastbound between Hania Street and Brougham Street; and
- *Vivian Street and Pirie Street Improvements* – as part of the modifications to the intersection of Pirie Street and Kent / Cambridge Terraces and Vivian Street, clearways on Vivian Street are proposed. The combination of improvements increases the capacity of the intersection for all traffic movements including public transport.

**Improvements to roads around the Basin Reserve**
o **Paterson Street / Dufferin Street intersection** – layout modifications to change in priority at the signals including provision of a significant increase in priority to Dufferin Street (south bound traffic from Kent Terrace/Ellice Street);

o **Adelaide Road / Rugby Street intersection** – reducing through lanes along Rugby Street from 3 lanes to 1 and allowing Adelaide Road traffic and Rugby Street traffic to flow at the same time. Pedestrian and cycling crossings will be via on-demand signals. Two lanes for access into Adelaide Road would remain with one operating as a dedicated bus lane;

o **Ellice Street link** – new road link from Ellice Street to Dufferin Street/Paterson Street intersection (a similar vehicular movement can currently be made between Ellice Street and Dufferin Street). A new shared pathway for pedestrians and cyclists would be provided adjacent to this link to facilitate movements between the Mount Victoria suburb, the schools on Dufferin Street, and further south toward Adelaide Road;

o **Dufferin Street improvements** – works to modify the layout of the road space and bus drop off zones on Dufferin Street and Rugby Street on the south east corner of the Basin Reserve and to improve vehicular access to Government House; and

o **Basin Reserve Gateway** – treatment to Buckle Street where it meets Kent/Cambridge Terraces, and retains an entry point to the re-aligned SH1 eastbound.

### Walking, Cycling, Public Transport (throughout the Project Area)

- **Walking and cycling path on bridge** – new walking and cycling path on the bridge between Paterson Street and Buckle Street / NWM Park;

- **Existing pedestrian and cycle routes** – existing at-grade pathways are retained or enhanced and additional and alternative routes are provided. Additional and improved pedestrian and cycling access would be provided in the landscaped area on the corner of Cambridge Terrace and Buckle Street and between Brougham Street and Kent Terrace. These routes link to the proposed pedestrian and cyclist facilities proposed through NWM Park;

- **Public Transport** - new dedicated bus lanes are proposed on Ellice Street, Dufferin Street and Buckle Street, and the southbound bus stop is proposed to be relocated from Adelaide Road onto Rugby Street; and

- **Public Transport** - existing priority for buses from Kent Terrace onto Ellice Street is retained.

For further detail on the proposed transport improvements refer to Volume 3: Technical Report 4: Assessment of Transportation Effects of these documents. Details of the road design layouts are shown in Volume 5: Plan and Drawing Set.

### 2.3 Urban Design and Landscape

Proposed urban design and landscape treatments to areas outside of the road carriageway form part of the Project works. The development of the proposed Project design has been iterative, responsive and collaborative. As such, it has been developed through an Urban Landscape and Design Framework (refer to Volume 3: Technical Report 2) to address the specific urban design principles for the Project. The Project proposes treatments to areas adjacent to the road network that would assist with the integration of the proposed bridge into the surrounding urban context.
Six zones and elements for the Project area have been identified within which character and zone specific principles for those areas have been developed to define the design intent and to provide a framework for post RMA consenting detailed design development. The zones are shown on Figure 13.3 below.

**Figure 13.3:** Urban and landscape zones for proposed works outside of the traffic lanes

These are briefly described for the urban and landscape zones below:

- **Zone 1 Cambridge/Buckle Bridge Interface Zone** - proposed landscape treatments to land between Cambridge Terrace and the NWM Park, which includes rain gardens and wetland plantings for stormwater treatment. This landscape area has been designed as a continuation of NWM Park. The terracing in the NWM Park starts from Kent and Cambridge Terraces and are reflective of the cultural heritage of the area, as cultivation terraces. Wetland planting reflects the former Waitangi Lagoon which was is now the Basin.
The landscaping also provides an interface with the curtilage of the newly relocated Home of Compassion Crèche (former)\footnote{The Home of Compassion Crèche (former) is being relocated as part of the National War Memorial Park project and those works are approved by the National War Memorial Park (Pukeahu) Empowering Act (http://www.legislation.govt.nz/act/public/2012/0076/latest/DLM4680415.html). The Crèche is a listed heritage building in the Wellington City District Plan and as part of its relocation a new dedicated access and car parking facility from Tory Street would be provided.}.

- **Zone 2 Kent/Cambridge Basin Gateway**: proposed landscaping between Kent/Cambridge Terrace responds to tangata whenua values in relation to the proposed historical wetland ecology and provides a safe and enlarged public access and gathering area relative to the Basin Reserve entrance. The proposed landscape aims to facilitate gathering and includes reconfigured pedestrian crossings, bus stops and Basin Reserve entrance.

- **Element 2.1 Entrance to the Basin Reserve** – proposes a combination of planting (pohutukawa trees) and a new Northern Gateway Building on the northern boundary within the Basin Reserve. The combination of new Northern Gateway Building and pohutukawa trees screen the bridge from general views from within the Basin Reserve. The new Northern Gateway Building is designed to specifically remove potential views of traffic on the bridge from the views of batsmen (facing bowlers from the north). The new Northern Gateway Building) would provide space for player facilities and includes a wider entrance for visitors to the Basin Reserve that is aligned with the new entrance plaza located between Kent and Cambridge Terrace.

The new structure will occupy the space between the RA Vamce Stand and the existing toilet block at the edge of the northern embankment. It will be approximately 65m long and up to 11.2m high and includes a screen above the existing player’s pavilion between the new building and the RA Vance Stand. This option is preferred by the Basin Reserve Trust.

Alternative mitigation proposals entailing a 45m long structure and a 55m long structure and consequent increases in proposed tree planting have also been considered and are assessed within this report.

- **Zone 3 Kent/Ellice Integrated building zone** – proposes a new building under the proposed bridge at the corner of Kent Terrace and Ellice Street which would be made available for commercial use. It is intended to re-establish the historical built / street edge in this location and the building helps incorporate the bridge into the built urban environment. A green screen is proposed to be located above the new building to provide a level of screening for the adjacent apartment building and assist to visually integrate the bridge with the buildings at this corner.

- **Zone 4 Paterson/Ellice/Dufferin Interface zone** – proposes to continue ground landscape linking from across Kent/Cambridge Terraces and additional tree planting around the Basin Reserve’s outer square.

The Project proposes works within St Joseph’s Church property using land that is currently used for car parking. Thus, the Project proposes to remove the existing building at 28 Ellice Street and to adjust the existing carpark and provide landscape improvements for the
Church within the remaining space. All of these works are located on land owned by the Church.

- **Zone 5 Dufferin/Rugby Streets, Schools/Church/Government House Interface zone** which serves as a vehicular and pedestrian access area serving key adjacent land uses of the schools and Government House. Proposed works include the re-allocation of space in the roading corridor, layout modification and urban design and landscape treatments.

- **Zone 6 The Bridge Element** – the horizontal alignment of the Bridge has retained a close reference to the historic street pattern (the Te Aro Grid) to strengthen and define the Basin square. The vertical alignment has utilised underlying landform to achieve grade separation between north-south and east-west routes. The width of the bridge has been kept to a minimum that meets safe traffic design standards for a 50km/h road. Abutments are integrated and grounded in the form and material of the landscaping. Lighting on the bridge seeks to minimise glare and spill onto surrounding areas and integrates with the bridge form and with the adjacent NWM Park. Architectural lighting is provided underneath the bridge and across the landscape, highlighting forms, surfaces and textures of the superstructure, undercroft, piers, abutments and landscape. The combination of treatments and design promote the perception of the bridge being an elevated street rather than motorway flyover.

The Project will result in a number of transport benefits for the State highway network and the local road network (including public transport and walking and cycling) as well as new buildings, structures and landscape treatments for the Basin Reserve area.

Construction of these transportation improvements is currently scheduled to start in 2014/15.

### 2.4 Related Projects

The Project forms part of the Tunnel to Tunnel package of works that in combination would improve traffic and transportation between the Terrace Tunnel and Mount Victoria Tunnel. The Tunnel to Tunnel package also comprise of:

- the Buckle Street Underpass as part of the National War Memorial Park project by the Ministry of Culture and Heritage. This project is currently under construction and expected to be completed by the end of 2014.

Other NZTA studies of SH1 sections that are also being considered or are being progressed concurrently within Wellington:

- Duplication of Mount Victoria Tunnel (construction planned for 2017/18).
- Duplication of the Terrace Tunnel (subject to feasibility investigation in 2013/14).
- Roading improvements along Cobham Drive and Ruahine Streets (construction planned for 2017/18).

While there are linkages between these projects, each one is complex and entails significant use of resource. As a consequence each is being progressed separately while maintaining the appropriate design standards and specifications in order to achieve the NZTAs strategic objectives for the RoNS.
3 Methodology

3.1 Methodology

The methodology adopted for this report was to carry out historic research on the occupation, subdivision and settlement of the land around the Basin Reserve. This research allowed for the identification of sites, structures, features and landscapes within the Project Area that existed prior to 1900. Based on this information it was therefore possible to make statements on the archaeological potential of the Project Area.

Historic maps and photos were compared with current buildings in the area. Certificates of title and historic rating books held by Wellington City Council were also examined in order to obtain information on land tenure and use.

For the purposes of this research the following sources were consulted:

- New Zealand Archaeological Association database
- Thomas Ward Survey – Wellington City, 1891 and 1900
- Wellington City Council Survey of Buildings 1937
- Wellington City Council Archives – building permits and ratings books
- Historic Survey Plans of the Basin Reserve
- Published works on the history of the Basin Reserve, Mount Cook and Wellington City
- Unpublished archaeological assessment and excavation reports for Wellington City.

3.2 Historic Background

Information on the traditional history of tangata whenua in the Project Area is discussed in the cultural impact assessments compiled on behalf of the Port Nicholson Block Settlement Trust (Technical Report 15) and Te Runanga o Toa Rangatira (Technical Report 16) and the detail of this information is therefore not repeated here. It is however noted that at the time of European settlement in the Wellington district in 1840, the area now known as the Basin Reserve was largely swamp, covered with flax and raupo. At the time of European contact significant Maori villages were reported in the district – at Te Aro, Pipitea, Kaiwharawhara and Ngauranga.

Manawhenua status of the harbour area appears to have changed between hapu a number of times. In considering tangata whenua status in central Wellington, the Waitangi Tribunal found that:

“At 1840 Maori groups with ahi ka rights within the Port Nicholson Block (as extended in 1844 to the south – west coast) were Te Atiawa at Te Whanganui a Tara and parts of the south west coast; Taranaki and Ngati Ruanui at Te Aro; Ngati Tama at Kaiwharawhara and environs and parts of the south west coast; and Ngati Toa at Heretaunga and parts of the south west coast. These groups also had take raupatu over the remainder of the Port Nicholson block.”

Of relevance to this study is the location of Te Aro pa – reported in the mid-1800s as being near what is now the intersection of Courtney Place and Manners Street (just under 1km to the northwest of the Basin Reserve). Adkin (1959) and Love (Technical Report 15) record other sites used by Maori in the vicinity of the Basin Reserve:

- Puke Ahu – thought to be a defended site located on the ridge of Mount Cook, where the old Dominion Museum building (now Massey University Building) is located;
- Te Akatarewa Pa – exact location unknown, but identified as on the slopes of Mount Alfred above the Mount Victoria tunnel and Wellington College;
- Hauwai cultivation area – located adjacent to the swamp that has become the Basin Reserve (probably associated with Te Akatarewa pa on the nearby hill slopes);
- Huriwhenua – area of flat, including the Te Aro flat, that extended southward to Tawatawa Ridge;
- Kaipapa – the area of hill on which Government House is located, leading down to what was the location of Waitangi Stream (now underground);
- Waitangi Lagoon – located near the mouth of the Waitangi Stream (that flowed from swamp at the Basin Reserve).

Sufficient information exists to indicate that the area of central Wellington now identified as Mount Cook and Te Aro was settled and utilised for gardens and resource collection in the years prior to 1840. Following the settlement of the area by Europeans there remained sizable Maori communities within the new town, notably at Te Aro and Pipitea pa sites. As pressure for land within the new town increased land available for cultivations grew scarce and populations began to move from the central harbour area.

**Early European Wellington**

The settlement of Wellington was first planned by the representatives of the New Zealand Company, set up to organise and assist immigration to the new colony. The first plan of the settlement, compiled in London, identified 1100 one acre lots, which were sold by ballot in July 1839. Many of the purchasers however were speculators who did not make the journey to New Zealand.

Included on the Mein Smith plan compiled in 1840 are details of a lagoon to be created in the swampy area that is now the Basin Reserve, with a canal leading between Cambridge and Kent Terraces (Figure 13:4). The intention was for this basin to provide safe anchorage for ships. However, this proposal changed following a large earthquake in 1855 which raised the ground level considerably. The intention and design of the canal remains visible in the existing landscape and the vegetation corridor between the terraces today.
Figure 13:4 Part SO 10408 (1840) showing proposed Basin and Canal, street layout around and identification one acre town sections (Mein Smith’s map)

Louis Ward (1975:191-206) identifies the purchasers of the original 1100 town acres, with some investors clearly purchasing a number of properties in different areas of the new town. Many of these sections were purchased at an auction in London, and it appears that a number of the buyers never made the journey to the new town – selling on their investments quickly. Plans from the period also identify street layout and names, with many of the streets in the area named after directors of the NZ Company (Buckle and Ellice), associates of the Wakefields or the NZ Company (Kent and Cambridge Terrace, Sussex Square) or the early emigrant ships (Adelaide, Tory). One tenth of the land included in the “purchase” was set aside as reserve for Maori. Wakefield’s original plan for Wellington was to create a division of social areas within the suburbs – Thorndon was to be a political hub and Te Aro a focus for merchants and workers.
In the late 1850s a group of prominent settlers petitioned the Provincial Council to have the proposed canal site and basin reserved as a public park. In 1863 work began, using prison labour from nearby Mount Cook, to drain and fill the swampy basin and by January 1868 it was suitable enough to allow the first game of cricket to be played in the reserve. It is possibly around this period that a stream that ran through the area (see Figure 13:5) was first diverted underground, with brick culverts installed along Kent Terrace.

Figure 13:5 Part of SO 11001, 1872 Note route of stream from ponds in the asylum grounds (now Government House) flowing through sections on Adelaide Road into Cricket Ground.

Through the 1870s and 1880s the land surrounding the Basin Reserve became more built up, with houses, schools, churches and businesses established on the properties surrounding the cricket ground. The early buildings and their development is illustrated in a series of photographs from the period provided below.
Figure 13:6 1875 photograph of the Basin Reserve, Wellington. View is towards the Mount Cook Barracks and the powder magazine on Mount Cook. Artillery stables are on the hill to the left. The canal that flowed to the sea via Cambridge Terrace, also known as the Kent Terrace stream, is in the foreground. Also of note is the beginning of tree planting around the perimeter of the Reserve. Bragge, James 1833-1908: Reference number: PA7-30-19 http://timeframes.natlib.govt.nz

Figure 13:7 1884 photo taken from Mount Victoria. Note area along Ellice / Buckle Street built up with houses. Trees along Kent / Cambridge Terraces visible in bottom right of photo. Photo from Burton Brothers Collection, Alexander Turnbull Library.
Town Sections

Examination of historic survey plans, in conjunction with the design plans for the Project, has identified that the following historic Town Sections will be impacted by construction works associated with the Project: TS 667, 293, 286, 263, and 256. In order to assess the potential archaeological resource within the Project Area, the historic title for each Town Section was researched.

A key document in identifying the location and nature of pre-1900 buildings in Wellington is a plan completed by Thomas Ward in 1891, copies of which are held by Wellington City Council archives (‘Ward Plan’). The Ward Plan provides information on the location, size and construction nature of all structures in the city at that date. Ward updated the Plan in 1900. For the sake of this assessment the base 1891 Plan was annotated with the 1900 changes, and this was then compared with a survey plan of buildings in Wellington carried out by Wellington City Council in 1937. This 1937 plan provides information on buildings and structures within the Project Area prior to 1900 (the date used to assist in defining an archaeological site under the Historic Places Act 1993 (HPA) and changes on properties over time.

Also useful was a Crown Grant record map compiled in 1879 (SO 10295) that provides details of those to whom Town Sections were granted.

Figure 13:8 Part of survey plan SO 10295 sheet 5 (dated 1879) showing owners of town sections at that time. Approximate Project Area between Tory Street and Dufferin Street (Sussex Square) indicated in red

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3 Relevant sections of this plan are provided below in this report
Summary information is presented below for each of the historic one acre town sections identified as being impacted by the Project. More detailed information on each of the properties is attached to this report at Appendix One.
3.3 Town Sections

Town Section 667

Town Section 667 was bounded on the west by Sussex Square (later Dufferin St), Ellice Street to the north, and Brougham Street to the east. Town Section 668 is located to the south. The section was a focus of residential occupation from the mid-1800s until the mid-1900s.

Summarised history of Town Section 667:

- Section purchased at a property auction in London in 1839.
- The original title for the section issued in August 1873.
- In 1884 new certificate of title issued,
- In 1890 part of the section subdivided for residential use, after which time several relatively large houses were built on the section.
- Between 1953 and 1957 the majority of the lots on this section were purchased by the Catholic Church.
- Present condition – properties within the Project Area are vacant with the exception of the worker’s cottage at 28 Ellice Street, built some time before 1891. The section at 1 Dufferin St (identified as Sussex Square, on Figure 13:9) has been subject to earthworks in the past, to the extent that this has removed any archaeological deposit likely to have been on site. As such 1 Dufferin Street is not considered to have any archaeological values.

Figure 13:9 Part of Sheet 69 Ward Plan (1891) showing North Eastern corner of Basin Reserve. Town Section 667 highlighted.
Town Section 286

Town Section 286 was purchased in London in 1839. The historic section is located with Ellice Street along the southern side, Kent Terrace to the west and town sections 287 and 293 to the north and east respectively. From the 1870s this corner block was a mix of residential and commercial occupation, with first fruit and vegetable stores and later restaurants dominating the block.

Summarised history of Town Section 286:

- Certificate of title issued in June of 1874. The section was immediately subdivided into six residential lots with a private road cutting through the section. (This road was acquired by Council in 1888 and identified as Nelson Street, but later renamed Hania Street.)
- By 1891 the block had been intensively built on.
- Between 1923 and 1938 several of the buildings were redeveloped following fires although the original 1870s buildings remained on the corner of Ellice and Hania Street.
- By 1988 all land within the block had been acquired by the Crown.
- In December 2011 all buildings on “Bogarts Corner” were demolished following identification as earthquake risk. Archaeological monitoring of this demolition identified late 19th century deposits remaining at site.

Figure 13:10 Google Earth image showing current view illustrated in Figure 13:9. The house at 28 Ellice Street to be removed is visible in church car park. The same house is visible on the Ward Plan (Figure 13:9 above).
Figure 13:11 Sections of Ward Plan (1891) showing intensive housing on Town Section 286 (parts of sheets 61 (left) and 69 (right))
The Crown Grant for Town Section 263 was first issued in 1853 and in 1866 the property was subdivided into six allotments. Many of the buildings on this section were used as residential buildings, however between 1866 and the early 1900s several sections at the Cambridge Terrace end of the block were operated as a timber yard. By 1899 it appears that most of the houses in this section were owned by the Catholic Church for use by members of the Church. Only the eastern half of the historic town section, on the corner of Cambridge Terrace and Buckle Street is included in the Project Area.

Summarised history of Town Section 263:
- In 1866, the eastern half of the section was purchased by James Wilson, (Lots 1 – 3 A71) and operated as timber yard, with a residential dwelling. Lot 4 a residential dwelling.
• In 1900, the St Joseph’s Home for Incurables was founded on Lots 1-3 (20 Buckle Street) when the property was rented to Mother Suzanne Aubert by J & A Wilson Ltd. Two other cottages on the adjoining property (Lot 1 DP 4469) were developed into a crèche facility but they had to be demolished in 1914 as they were deemed unsound. In their place a new purpose built crèche was erected (18 Buckle St) and this building, the former Home of Compassion Crèche, is the only standing historic structure that remains on the section.
• Properties purchased by the Crown in mid-1970s.

Figure 13:13 Part of Ward Plan (1891) Sheets 60 and 61 showing buildings on Town Section 263

Figure 13:14 Google earth image showing Town Section 263 and Section 256. Building in centre right on Buckle Street is Former Home of Compassion Crèche
3.4 Archaeological Information

A search of the New Zealand Archaeological Association (NZAA) Site Recording Scheme was carried out as part of this assessment. This database identifies all known or recorded archaeological sites within an area, providing information on grid reference location, conditions at the time of recording and a description of the site. Records in the file have been contributed to by different individuals and agencies over many years and as a consequence vary in quality and the level of detail offered.

There are twenty four recorded archaeological sites within the wider area surrounding the Project Area (Table 13.2), but only one identified within the specific Project Area. This site was recorded as a result of research carried out as part of this Project (R27/423 – located on the corner of Kent Terrace and Ellice Street).

A map showing the point location of recorded archaeological sites within the Mount Cook area is provided below (Figure 13:15). It is important to note however that one of the sites listed on the table below, R27/270, is recorded as the site of historic Wellington City. It is noted on the site record form that the area recorded covers the entire area of the 1900 Ward Plan, and therefore encompasses all of the other sites noted as well as the Project Area. A copy of the site records for R27/270, identifying the extent of the Ward Plan are attached with this report at Appendix 2.

In addition, the Hauwai cultivation area is identified on the Wellington City Council District Plan (WCDP) Map 16 as site M69. Hauwai is located adjacent to the Project Area to the south east of the Basin Reserve. This site has not been recorded as an archaeological site in the NZAA database as there are not known physical remains of this site.

Table 13.2 List of recorded archaeological sites on ArchSite database within Wellington City area

<table>
<thead>
<tr>
<th>NZAA Site Number</th>
<th>Site Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>R27/270</td>
<td>Historic Wellington City as at 1900</td>
</tr>
<tr>
<td>R27/266</td>
<td>Harbour reclamation, Wakefield Street</td>
</tr>
<tr>
<td>R27/154</td>
<td>Te Aro Pa, intersection of Taranaki and Manners St</td>
</tr>
<tr>
<td>R27/279</td>
<td>Dwellings – 140 Vivian Street</td>
</tr>
<tr>
<td>R27/267</td>
<td>Historic Building 288 Cuba Street</td>
</tr>
<tr>
<td>R27/265</td>
<td>Military post / prison – Mount Cook and both sides Buckle Street – includes Mount Cook Police station site</td>
</tr>
<tr>
<td>Reference</td>
<td>Description</td>
</tr>
<tr>
<td>-----------</td>
<td>-------------</td>
</tr>
<tr>
<td>R27/176</td>
<td>Colonial Cottage  Nairn Street</td>
</tr>
<tr>
<td>R27/160</td>
<td>Mount Victoria Anti Aircraft Battery – north of trig off Alexandra Rd</td>
</tr>
<tr>
<td>R27/114</td>
<td>traditional location of Akatarewa Pa</td>
</tr>
<tr>
<td>R27/278</td>
<td>rubbish pit Wellington Hospital site</td>
</tr>
<tr>
<td>R27/309</td>
<td>19\textsuperscript{th} century dwellings 137 Vivian Street</td>
</tr>
<tr>
<td>R27/314</td>
<td>Historic House 13 College Street</td>
</tr>
<tr>
<td>R27/316</td>
<td>Historic walkway Drummond St Steps</td>
</tr>
<tr>
<td>R27/317</td>
<td>Lots 1 – 4 DP 5046 Stables / blacksmith / house</td>
</tr>
<tr>
<td>R27/324</td>
<td>19\textsuperscript{th} century dwellings 170 – 174 Tory St</td>
</tr>
<tr>
<td>R27/435</td>
<td>Two 19\textsuperscript{th} cent cottages Corner Tory St / Sages Lane</td>
</tr>
<tr>
<td>R27/442</td>
<td>327 Willis Street, historic building</td>
</tr>
<tr>
<td>R27/421</td>
<td>Buildings 108 – 112 Tory Street</td>
</tr>
<tr>
<td>R27/325</td>
<td>19\textsuperscript{th} century building Sages Lane</td>
</tr>
<tr>
<td>R27/403</td>
<td>Alpha Street Houses</td>
</tr>
<tr>
<td>R27/414</td>
<td>34 – 42 Ghuznee Street</td>
</tr>
<tr>
<td>R27/308</td>
<td>143 Vivian Street</td>
</tr>
<tr>
<td>R27/440</td>
<td>Brick retaining wall – Tasman Street</td>
</tr>
<tr>
<td>R27/423</td>
<td>Historic buildings dating between 1876 – 1930s</td>
</tr>
</tbody>
</table>
Recent Archaeological work in Wellington City

In the past ten years a considerable amount of archaeological work has been carried out in the suburbs of central Wellington and in the Central Business District. The most relevant to this Project is the extensive archaeological work carried out as part of the Wellington Inner City Bypass (ICB). As a result of this development, several early city blocks were excavated and significant information on the residential and commercial development of this area during the early European period was collected. The results of the ICB archaeological work can be compared with information gathered as part of development work in Chews Lane (McFadgen & Clough 2009), and in Pipitea Street (Campbell 2009). As a result of these major projects, along with a number of smaller pieces of archaeological work, a growing understanding of the archaeology of early

Footnote:
1 It is noted that the final reports on archaeological work carried out as part of the ICB project have yet to be released and therefore could not be consulted as part of this work.
Wellington is being developed. Information collected is providing details on the social and economic development of the city in the mid to late 1800s.\(^5\)

### 3.5 Summary

The area of Mount Cook surrounding the Basin Reserve has the potential to contain significant archaeological evidence, associated primarily with the early European occupation of this area, but potentially also with the earlier Maori occupation and use of the area. There is only one recorded archaeological site within the Project Area, NZAA site R27/243, as indicated on Figure 13:15. It is however important to note that the entire historic Wellington City area as defined by the 1900 Ward Plan, including the Project Area, is included on the record for NZAA site number R27/270. Further, as development work is carried out in inner city Wellington, new archaeological sites have been recorded.

Given the level of occupation since the mid-1800s, and apparent limited ground modification since buildings were demolished in the 1970s and 1980s, it is likely that a high level of archaeological evidence remains within the Project Area.

However, several areas within the Project Area have been modified since the original buildings were removed. This includes land on the corner of Dufferin Street and Ellice Street, and on the corner of Tory Street and Buckle Street.

The worker’s cottage at 28 Ellice Street appears to have been constructed in the late 1800s and therefore the house and grounds can be considered as meeting the definition of an ‘archaeological site’ under Section 2 of the HPA. While the building may have been modified over the years, and the property is now surrounded by a car park, there remains some archaeological potential at the property.

### 4 Assessment Criteria

#### 4.1 Statutory Obligations

In conjunction with district plans there are several pieces of national legislation that regulate the identification, protection and management of heritage sites. These must be considered in regard to any development or land use proposal that may affect archaeological sites and landscapes within an area.

##### 4.1.1 The Historic Places Act 1993

Under section 10 of the HPA, all archaeological sites, whether recorded or not, are protected and it is illegal to destroy, damage or modify an archaeological site without an authority to do so granted under section 14 of the HPA by the NZHPT.

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\(^5\) It is noted that since the completion of this assessment archaeological work has been carried out in part of the Project Area, covered by undergrounding of the section of Buckle Street between Tory Street and Taranaki Street, and the development of Memorial Park.
An archaeological site is defined in the HPA as any place in New Zealand that:

(a) Either
i) was associated with human activity before 1900; or
ii) is the site of the wreck of any vessel where the wreck occurred before 1900; and
(b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.

In considering any application for an authority under section 14 of the HPA, the NZHPT may grant fully, or in part, or decline any application, subject to such conditions as it sees fit. These conditions may include a requirement for an archaeological investigation in the case that the site is likely to provide significant information as to the historical and cultural heritage of New Zealand.

4.1.2 The Resource Management Act 1991

Part 2 of the Resource Management Act 1991 (RMA) outlines the purpose and principles of the Act. In outlining the purpose of the Act, section 5 states:

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
(2) In this Act, “sustainable management” means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –
   (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
   (b) Safeguarding the life supporting capacity of air, water, soil, and ecosystems; and
   (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

In 2003, amendments to the RMA elevated historic heritage to a matter of national importance under section 6(f), which requires persons acting under the Act to “recognise and provide for… the protection of historic heritage from inappropriate subdivision, use, and development.”

A definition of “historic heritage” was also added the RMA. “Historic heritage is now defined as follows:

“historical heritage”:

a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities:
   (i)  archaeological:
   (ii) architectural:
   (iii) cultural:
   (iv) historic:
   (v)  scientific:
   (vi) technological; and
b) includes – 

(i) historic sites, structures, places, and areas; and  
(ii) archaeological sites; and  
(iii) sites of significance to Maori, including wahi tapu; and  
(iv) surroundings associated with the natural and physical resources.

As such, when considering applications under the RMA, the consenting authority must recognise and provide for the protection of historic heritage as a matter of national importance. In this assessment, various statutory documents, and non-statutory documents, as set out below, can be relevant considerations.

4.1.3 Wellington City Council District Plan (WCDP)

The Heritage Objectives and Policies of the WCDP, identify the importance of archaeological values and sites and the requirement under the RMA to protect them from inappropriate subdivision, use and development. The WCDP does not identify particular archaeological sites to enable the implementation of rules to control the effects on such sites (similar to the heritage rules for buildings, objects, trees and sites of significance to tangata whenua). It is important to note however that a number, though not all of the sites listed in the WCDP as sites of significance to tangata whenua meet the definition of an archaeological site under the provisions of the HPA.

Within the WCDP, Council have provided a list of significant heritage items, and identified these on planning maps. Consideration of sites for listing on the WCDP is based on established criteria, outlined in Section 20.1.1. There are several listed buildings within the Project Area, identified for their architectural, social, historic and structural values, and these are discussed in the Built Heritage report (Technical Report 13).

4.1.4 Greater Wellington Regional Council – Regional Policy Statement

The Greater Wellington Regional Council Regional Policy Statement (RPS) contains several objectives and policies specific to historic heritage, and these must be considered in relation to any consent application. Relevant items in the proposed RPS are:

Objective 15 – Historic Heritage is identified and protected from inappropriate modification, use and development:  
Policy 20 – Identifying places, sites and areas with significant historic heritage values  
Policy 21 – Protecting historic heritage values – through the use of district and regional plans; and  
Policy 45 – Managing effects on historic heritage values.

A guide provided by the Regional Council contains a set of criteria for assessing historic heritage values and the significance of places. The guide separates criteria under a group of values:  
(a) Historic Values: themes, events, people, social  
(b) Physical values: archaeological, architectural, technological, integrity, age, group or townscape  
(c) Social values: sentiment; recognition
These criteria in many ways overlap with those of the NZHPT (see section 4.2), and are discussed further below in providing a statement on the archaeological significance of the effects of the Project (section 6).

4.2 Non – Statutory Assessment Guidelines

The NZHPT has developed a series of guidelines to assist the preparation of archaeological assessments, and provide a baseline for statements on accepted best practice. Guideline 2 in the series, Guidelines for Archaeological Assessments, identifies a number of matters that should be taken into account when assessing archaeological values. These include:

- The condition of the site;
- Whether the site is rare, unusual or unique;
- The contextual value of the site;
- The information potential;
- Amenity values; and
- Cultural associations.

These criteria are used to provide a statement on the archaeological significance of the effects of the Project below in section 6 of this report.

5 Assessment of Effects

5.1 Existing Environment

The area around the Basin Reserve comprises a mix of land uses, including commercial, residential and institutional, with some regionally significant community facilities. The Basin Reserve, which is used for national and international sporting fixtures and recreational events can at times create a significant number of pedestrian movements in and around the Basin.

Over the past 100 years the area around the Basin Reserve has changed considerably. Many of the residential buildings that were present along Buckle, Ellice and Dufferin Streets in the early twentieth century have either been removed or redeveloped into commercial outlets. Modern development in the area, with building foundations over 2m deep will have resulted in the destruction of any archaeological evidence on properties. Purchase of many of the sections by NZTA however was begun in the early 1970s, and a number of the buildings were removed around that time and the sections remained vacant. As a result, there do remain a number of sites through the Project Area where, while the nineteenth century buildings have been removed, there remains potential for archaeological material to be located. These areas are:

- Corner of Ellice and Dufferin Street (3, 5 & 7 Dufferin Street; 28 Ellice St)
- Corner of Ellice Street and Kent Terrace (Bogarts Corner)
Examination of the streetscape around the Basin Reserve today indicates a mix of historic (pre-1900 – 1920s) buildings and modern buildings (1970s or later).

There do remain a number of significant pre-1900 heritage buildings within Buckle Street and the Basin Reserve area, which can be considered as built or standing archaeological sites under the HPA. As is outlined in the built heritage report (Technical Report 12), buildings in the immediate vicinity of the Project Area that are registered with the NZHPT and listed in the WCDP include:

- Mount Cook Police Station; south side of Buckle Street, corner of Tasman Street
- Former House of Compassion Crèche; (20 Buckle Street)
- Basin Reserve Pavilion, and
- The William Wakefield Memorial (within grounds Basin Reserve, Dufferin Street end).

The former Home of Compassion Crèche, dating from 1914 (and therefore not formally an archaeological site under the HPA, however, the ground under the structure is) is being relocated as part of the National War Memorial (NWM) Park project. Therefore, the archaeological effects of relocation of the Crèche are not discussed further here.

In regards to the remaining heritage buildings, the values and significance of the buildings are not discussed in this report as the archaeological values will not be physically impacted by the Project. However, all of these structures are considered to have heritage values, and these may be taken into account by the NZHPT when considering any proposal that may impact directly (physically) or indirectly (visually) on the buildings and their place in the overall landscape.

The Basin Reserve itself has been formally identified as being of heritage value, and has been registered by the NZHPT as an Historic Area (HPT Register 7441). This registration includes the land and associated features, including: the Museum Stand, R.A. Vance Stand, Groundman's Shed, Playing Oval & Picket Fence, Reid & Dempster Gates, Former Midland St Pats Cricket Clubrooms, Main Fence, William Wakefield Fountain, toilets, scoreboard, play area, light towers (3) and bank. The William Wakefield Memorial (HPT Cat I Site, Reg. No. 1441) and Pavilion (HPT Cat II, Reg. No. 1339) are also both registered as individual historic places.

Examination of historic plans and photographs of the Basin Reserve since the late 1800s indicate that while the central playing area has remained, the size and shape of the Basin has altered over the years as areas around the edge have been taken to aid past traffic improvement projects.

5.2 Impact of the Project on the Existing Environment

Based on the research carried out for this Project, statements are made below in relation to the likely impact of the Project on the archaeological resource within the Project Area. In all cases potential impacts were considered as being significant, moderate, minor or nil (Table 13.3). In determining the level of impact consideration was given to the nature of the archaeological
resource, its condition, or anticipated condition based on past land use and the extent and nature of the physical impact resulting from the Project.

Table 13.3 Description of Potential Impact Rating on archaeological resources

<table>
<thead>
<tr>
<th>Impact Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Significant</td>
<td>Potential for significant amount of archaeological material to remain intact in project area; physical works associated with project will result in damage or modification to archaeological resource</td>
</tr>
<tr>
<td>Moderate</td>
<td>Some modification has taken place in the area, however these are of a limited nature and there is potential for pre-1900 archaeological deposits or features to remain.</td>
</tr>
<tr>
<td>Minor</td>
<td>Significant modification has taken place, however it is considered that there remains potential for some evidence of archaeological material to be located within the area.</td>
</tr>
<tr>
<td>Nil</td>
<td>Previous physical works within the area are of such a nature and extent that there is no potential for archaeological deposits to remain.</td>
</tr>
</tbody>
</table>

Based on the impact ratings outlined in Table 13.3, it is determined that the impact of the Project on the archaeological resource is significant. While some of the properties have been partially modified in the 1980s, it is considered that a significant amount of archaeological material will remain intact in the Project Area, and physical works associated with the Project will result in removing evidence of this resource.

Nature of Archaeological Resource

Within the Project Area the nature of the archaeological resource has been identified as consisting of structural remains of domestic and commercial premises and associated historic middens. Within the area of the intersection of Kent Terrace and Ellice Street, and along Kent Terrace within the Project Area, there is potential for an historic brick stormwater culvert to be affected by work. Efforts have been made in the design of the proposed flyover to ensure that the piers of the structure avoid the location of the brick culvert as marked on historic plans. The accuracy of these plans however is unknown, and as such the potential to impact on the culvert remains.

There is a low potential that evidence of Maori occupation within the area will be located. This statement is based on the nature of historic land use since the mid-1800s and the likely impact that this will have had on earlier, Maori archaeological deposits. Adjacent to the Project Area to the south-east of the Basin Reserve is the location of an identified cultivation area, Hauwai. This site is identified in the Cultural Impact Assessments (Technical Reports 15 & 16) and on the WCDP maps. It is unlikely however that there is any physical or archaeological evidence of this site remaining. Both of the Cultural Impact Assessments completed for the Project (Technical Reports 15 and 16) provide suggested Accidental Discovery Protocols should suspected features or artefacts associated with the Maori occupation of the area be encountered during construction works. These protocols should be incorporated into any Archaeological Management Plan developed for the Project.

Buckle Street / Cambridge Terrace / Kent Terrace Intersection
The primary impact of the Project on the archaeological resource will be along Buckle Street at the intersection with Kent and Cambridge Terraces, the intersection of Hania Street and Ellice Street and on the properties facing Dufferin Street. It is noted that on the corner of Dufferin and Ellice Streets (1 Dufferin Street) and the corner of Tory and Buckle Streets (197 – 203 Tory Street) land has been modified to the point that no archaeological deposits remain, however all remaining sections within the Project Area are identified as having archaeological potential.

Dufferin Street / Ellice Street intersection

Along the face of Dufferin Street towards the intersection with Ellice Street, there were several pre-1900 houses that have been removed in recent years. The original ground surface appears to remain at 3 and 5 Dufferin Street and therefore there remains potential for subsurface archaeological material to be located on these properties. This area will be impacted by the development of the bridge over Paterson Street.

Ellice Street

It has been identified that the house at 28 Ellice Street (located within the car park of St Joseph’s church) will need to be moved as part of the Project. While the land around this property has been developed as a car park, the small parcel of land on which the house sits appears to have been little modified. The house is identified on the 1891 Ward Plan and therefore should be considered to have archaeological potential. The archaeological values associated with the property are considered to be moderate based on the apparent level of modification to the property.

Kent Terrace / Ellice Street corner

The 1891 Ward Plan indicates houses from Kent Terrace, east to Brougham Street, several of which appear to have been converted to shops between 1900 and 1920. The buildings on the corner of Kent Terrace and Ellice Street were demolished in December 2011 following identification that they were earthquake prone buildings. During demolition evidence of archaeological deposits was identified on the land block, however this evidence has been capped and remains in situ. To the east of Hania Street, the property at 15 – 19 Ellice Street contains a modern building, operated as a wholesale liquor outlet. It is likely that the construction of this building will have resulted in the destruction of any archaeological deposits on the property, and this block is therefore considered to be of low archaeological value or risk.

Basin Reserve

As part of the Project there are also a number of changes that will occur at the entrance to the Basin Reserve. This will include the relocation of the Dempster Gate, the construction of a new entrance and Northern Gateway Building. The length of the new structure has yet to be confirmed, however three options – 45m, 55m and 65m long are being considered. The designs of the 55m and 65m screening options are shown in Volume 5: Plan and Drawing Set and are further described in Technical Report 3: Urban and Landscape Design Framework. The impact of the structures on the built heritage values are discussed in Technical Report 12. The archaeological impacts of all options are considered to be low. As has been outlined above, the Basin Reserve, including the land on which the new stand is proposed, was a wetland area prior to 1855, and was
subsequently drained and reclaimed following a major earthquake. Limited archaeological information on the human habitation of the area will be located within this area. There is however potential for information on the reclamation of the area and the past environment to be recovered during excavations.

**Historic drains**

Within the existing road reserve there are also features of archaeological interest. Modern drainage plans indicate that there are several brick lined drains running through the Basin Reserve and at least one going down Kent Terrace. These drains are likely to be associated with the early management of the stream system running through the wetland area. As they date to before 1900, they are considered to be archaeological features, and are therefore also subject to the requirements of the HPA. The construction of the proposed vehicle and pedestrian bridge over Kent and Cambridge Terraces will require piers to support the structure, and depending on the location of these, there is potential for these to impact on the historic drains. If this is the case, the brick drains will need to be included within any authority obtained from the NZHPT.

### 5.3 Summary of Impact

Based on information available and using the impact ratings outlined in Table 13.3 above, it has been identified that the potential for archaeological sites to be affected by the Project is significant. All of the historic town sections within the Project Area were built on or developed within the early years of European settlement in Mount Cook, between 1860 and 1900. Traditional information also indicates that the area was used by Maori prior to the arrival of European settlers. Although there is little visible evidence of this land use remaining, since there has been little modification of the land since the 1970s, it is likely that subsurface evidence of earlier use will remain.

The construction and development of the Basin Bridge will result in considerable ground disturbance through the area, and therefore will result in a significant impact on the archaeological resource.

### 6 Statement of Archaeological Significance

Statements of archaeological values are made below, having regard to the criteria identified in the NZHPT Guidelines for Assessing Archaeological sites, and consideration to the criteria for assessing heritage sites by the GWRC outlined in section 4.1.4 and 4.2 of this report. As there is overlap between the criteria, headings used are those in the NZHPT guidelines.

As a general rule, sites are not generally ranked in a heritage or archaeological assessment. It is more common to consider a site or sites in terms of their overall significance. In this assessment statements as to the level of significance are made using a recognised scale, with sites identified in terms of being of considerable significance, some (moderate) significance, and little significance (Kerr 1996:19; Walton 2002:12).

#### 6.1 Condition

As is noted above, there is little visible evidence of archaeological deposits within the Project Area, however a review of historic documents relating to land use since the 1870s
indicates that subsurface deposits associated with use does remain intact on properties within the Project Area. Following purchase of the properties by the Crown, it appears that in most cases buildings were fairly quickly removed from sites, however there is indication that other than preliminary ground remediation, no major ground disturbance has taken place. As a result, there is potential for significant remains of archaeological features and deposits to remain.

In the case of the buildings on the corner of Kent Terrace and Ellice Street (Bogarts Corner), the buildings were demolished in December 2011. Work clearing the site was monitored by an archaeologist, who identified several areas of intact archaeological deposits – evidence of early foundations, rubbish pits, and in-ground features. Features revealed at the site remain on site, and have been capped with a landscaped green space and pathway.

Within the Project Area three sites have been identified as having low or nil archaeological potential:

- the property at 15 – 19 Ellice Street, the site of the wholesale liquor outlet;
- the property at 1 Dufferin Street which has been excavated to a level below which any archaeological deposit may remain; and
- the property at 197 – 203 Tory Street, on the corner of Buckle Street. This property was the site of a Hertz rental car depot which had an associated underground petrol storage tank. Installation and subsequent removal of this tank and associated contaminated soils has result in no archaeological evidence remaining on this corner.

6.2 Rarity

The survival of 19th century archaeological sites within Wellington is not rare. There are a large number of individual late 19th century residential and commercial properties within the city that have not been modified to a great extent. The preservation of the archaeological record within several city blocks within a city such as Wellington is however considered unusual and rare. If it were not for the fact that purchase of parcels of land by the Crown within the Project Area began in the 1970s, it is unlikely that the adjoining town sections would remain with little or no modification or impact on the archaeological resource as this is likely to have been destroyed or modified as a result of modern building development.

In recent years (since 2000) there has been an increase in archaeological work carried out in central Wellington, increasing the archaeological data held on the early settlement of the city, both Maori and European. Despite this however, there are large areas of the city that were developed in the 1970s and 1980s with no accompanying archaeological work, and as such little or no archaeological information was recovered.

6.3 Contextual Value

As is noted above, the Project Area covers an area encompassing several historic one acre town sections within Wellington city. These sections were initially subdivided and developed
as residential and commercial properties over a relatively short period of time, through the 1870s and 1880s.

It is important that archaeological sites are not viewed as isolated, individual entities, but as part of a wider historic landscape. In this regard, the significance of a group of sites or a heritage landscape also needs to be assessed in regard to its place both regionally and nationally.

Although the buildings of the late 19th and early 20th century are gone, the individual properties contain subsurface archaeological information on the past use and development of the sections. On their own, each of the individual properties within the Project Area could be considered to be of moderate archaeological value, containing information on features and deposits within that discrete section. Each of the properties can be considered and examined as individual sites, and stories associated with that property can be researched and understood. Considered as a whole however, the archaeological deposits within the Project Area have the potential to provide an understanding of the development of an important city block within Mount Cook, therefore placing the archaeological information within a wider context than that of a single property.

Examination of the sites at this level also allows consideration of wider historic values and themes, linked with the historic development of the suburb, the people and organisations linked with this specific area – not only prominent individuals and organisations such as William Waring Taylor, Mother Suzanne Aubert, and the Catholic Church, but small business people like Jane Turner, music teacher; James Wilson, timber merchant and builder; or Philip Wagland, a young police constable who purchased the house at 9 Ellice Street in 1877 and died intestate in 1879. This therefore elevates the contextual values of these sites, as a whole to high or significant.

In a regional context, an understanding of these sites will allow comparison with sites of a similar nature (late 19th / early 20th century residential and commercial) such as those sites examined as part of the Inner City Bypass project, and the Pipitea development. Recent archaeological investigations associated with the development of the NWM Park are of particular relevance to the Project. Comparison of information recovered from archaeological sites will allow examination of issues such as economic and social differences between suburbs of Wellington during the period of early development of the city. Similarly on a national level, it will be possible to examine archaeological information gathered in other cities in New Zealand and dating from a similar period.

6.4 Information Potential

The potential for archaeological sites within the Project Area to contain and provide information on the settlement of the suburb and the development of Wellington is considered to be moderate to significant. As is noted above, although the town sections have been modified as a result of the removal of 19th century buildings, archaeological work carried out to date as part of this Project (Bowron-Muth 2012) indicates that intact archaeological deposits remain.

Investigations of archaeological sites have the potential to provide information on the everyday life of residents within this part of Mount Cook. Additionally, information can be
gained on the changes of land use over time – from primarily residential toward commercial focus within the suburb. Key areas with the potential to provide archaeological information on the development of the area are:

- corner of Cambridge Terrace and Buckle Street;
- Bogart's Corner (Kent Terrace / Ellice Street corner);
- 28 Ellice Street; and
- 3,5,& 7 Dufferin Street.

6.5 Amenity Values

At the current time the majority of land covered by the Project Area is predominantly vacant land. The only standing buildings within the immediate vicinity are the former Home of Compassion Crèche (to be relocated as part of the NWM Park project) and the house at 28 Ellice. The Dempster Gates at the main entrance to the Basin Reserve will be relocated as part of the Project and a new entrance and stand will be constructed. While there are currently little amenity values in the way of archaeological resources within the Project Area, there is potential for these values to be increased. As a result of archaeological work that may be carried out as part of the Project there is potential to compile more detailed information on the history of the city blocks, and provide this in the form of interpretive panels. Archaeological work within the area also has potential to provide educational opportunities – both during the physical works (public open days; interpretation panels adjacent to works; archaeological internet on works as they progress) and on the completion of work (development of interpretation panels; school education kits).

6.6 Cultural Associations

The area of the Basin Reserve and specifically the Project Area, is considered to have strong cultural associations. As is outlined in the reports on behalf of the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira (Technical Reports 16 and 17), there are several places considered to be of significance to iwi within the Project Area, including: Hauwai cultivation area adjacent to the wetland that became the Basin Reserve; Waitangi Stream (now culverted) that ran down Kent Terrace from the hill area on the southern side of the Basin Reserve; and pa sites and habitation on the slopes of Mount Victoria and Mount Albert.

The Project Area is also of significance to those residents of the Mount Cook area that are interested in the sites linked with the development of the suburb and how this fits with the overall development of Wellington city in the late 19th century.

The Hania Street / Ellice Street zone of the Project has long been a focus for the Greek community in Wellington. Within this area were a number of early businesses established and operated by Greek migrants, and the Greek Orthodox Church is located in Hania Street. As such the sites associated with early settlers are considered to have values associated with this community.
While not physically impacted by the Project the areas immediately adjacent to the Project Area contain a number of significant heritage buildings and features, some of which are considered to be of national significance. The values of these sites are dealt with in detail in Technical Report 12, however it is important to note the proximity and significance of the Basin Reserve as a sporting and venue for social events.

6.7 Summary

Overall the archaeological values of the Project Area are considered to be high or significant. Parts of the Project Area have been modified since the removal of 19th century buildings, however across the Project Area there remains large areas where buildings have been removed, and little further ground disturbance has taken place. As a result, the potential to recover information from the site is high. There are also strong cultural and social associations with the area.

7 Measures to Avoid, Remedy or Mitigate

Overall the construction of a new road alignment, bridge and landscaping will have a significant impact on the archaeological resource. Archaeological features in land deposits are a non-renewable resource. While the overall scale of some of the earthworks may be considered to be of a small scale, any archaeological features and deposits within the Project Area will be destroyed as part of construction work.

During the options evaluation process for this Project several different design options and routes were evaluated. Archaeological input into this stage of the Project identified the impact of each option on the archaeological resource and examined opportunities to potentially avoid impacts on the archaeological resource. Through the alternatives assessment, it was identified that the Project in its current form was the preferable option. Given the road’s current alignment, there was little scope to completely avoid adverse effects on the archaeological sites within the area.

However, the potential positive opportunities for archaeology as part of this Project are considered to be high.

Opportunities to remedy and / or mitigate the impact of the Project on the archaeological resource include, but are not confined to:

- The adoption of an Accidental Discovery Protocol, which provides for the recording, and recovering (where possible) of any archaeological material discovered during the Project works. It is recommended that the CEMP includes this requirement;

- The potential to provide interpretation and greater appreciation for the history and development of settlement in suburb of Mount Cook;

- The potential to enhance the identification and understanding of heritage features within the area that are not directly or physically affected by the
Project, linked with interpretation that may be developed as a result of the Project;

- The potential to obtain and compare archaeological information with other sites in Wellington – particularly work completed for the development of NWM. Park, and the Inner City Bypass, adding to our overall understanding of the settlement and development of Wellington City.

As the entire area has been identified as being of archaeological potential, there is a legal requirement that any earthworks activities associated with the Project will require an authority to destroy, damage or modify from the NZHPT. Any authority granted by the NZHPT will include a list of legal conditions that must be met, including requirements for archaeological monitoring or investigation. As part of an application to the NZHPT an Archaeological Management Plan (AMP) is required, outlining specific areas for investigation, monitoring or the use of an Accidental Discovery Protocol (ADP). This Management Plan should also reference the CEMP (Construction Environmental Management Plan), and its requirement for an Accidental Discovery Protocol. Key areas of archaeological potential to be covered in the AMP are those areas identified in Section 5.1 of this report:

- The corner of Ellice and Dufferin Streets (3, 5 & 7 Dufferin Street & 28 Ellice Street)
- Corner of Ellice Street and Kent Terrace (Bogarts Corner)
- Buckle Street (north side) between Cambridge Terrace and Tory Street

Linked with archaeological work that may be carried out in association with the Project, analysis of material recovered will add to our understanding of the early occupation of the city block, and the ability to interpret this for residents and visitors to the city. Throughout the archaeological work there is potential to provide the public with information through press releases and information boards on the progression of work, and artefacts or details of features located.

On completion of work and analysis of information recovered there will be a legal condition attached to any archaeological authority granted by the NZHPT for a detailed report to be completed on the work. Linked with this report on the result of archaeological investigations there is potential for a summary of results to be developed for use a teaching resource for schools or to be used as a basis for interpretation panels within the area.

Associated with the Project it will be necessary to move the building at 28 Ellice Street. This house was built some time prior to 1891. Relocation of the building does have archaeological implications, however these are considered to be moderate, when taking in to consideration modification of the property in the past to the point that only a portion of what would have been the original section now remains. It is considered that archaeological monitoring and recording of work associated with the removal of the house and clearance of the property adequately mitigates any negative impact associated with impacts on this site.
8 Conclusion

This report has identified that within the Project Area there is high potential for archaeological sites to be affected by proposed works. The Project Area contains sites associated with early European housing and commercial activities dating from the 1860s. There is also potential for physical evidence associated with the old stream course and wetland area that became the Basin Reserve to be identified.

The value of the likely archaeological resource has been identified as high, and therefore the likely impacts of the Project on the archaeological resource have been identified as significant. Key activities that have the potential to impact on the archaeological resource within the Project Area are:

- The realignment of State Highway 1 within the vicinity of St Joseph’s Church and Ellice Street
- The relocation of the house at 28 Ellice Street
- Earthworks associated with the landscaping of proposed open space
- Piling associated with the piers for the bridge

It is also considered that the potential positive opportunities for archaeology as part of this Project are high. In particular, it is considered that the Project's significant impact can be mitigated by the potential to recover and record information prior to any earthworks and construction associated with the Project.

Any earthworks associated with this Project will require an Authority to Modify from the NZHPT, and if granted works will need to comply with any conditions that are imposed.
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Appendix 13:A – Historic Information Town Section 667, 286, 263
Town Section 667: (1, 3, 5 Dufferin Street; 26, 28, 30, 32, 40 & 42 Ellice Street; 150, 152, 154 Brougham Street)

Town Section 667 was purchased at the property auction in London in 1839 by Lady Mary Molesworth. The original title for Town Section 667 however was issued in 27 August 1873. The section was bounded on the west by Sussex Square (later to become Dufferin Street), Ellice Street on the north, and Brougham Street on the east. Town Section 668 is located to the south. In 1875 William Waring Taylor granted a mortgage to one Jacob Joseph, a merchant of Wellington. In 1884 a new certificate of title was issued, transferring the land to Agnes Lichtschindl, wife of Jacob Lichtschindl, a hotel keeper of Wellington. There is no clear information on whether this is the same person who took out a mortgage on the property with Waring Taylor, however there is no indication of a transfer between 1875 and 1884.

Dufferin Street

In 1890 part of the section was subdivided, and sold to William Henry Herd, a builder of Wellington. Herd purchased the Sussex Square (Dufferin Street) / Ellice Street half of the acre section (what was to become 1, 3 & 5 Dufferin St; 26, 28 & 30 Ellice Street) – and appears to have sold of portions of the land immediately.

Certificate of title for 1 Dufferin Street was issued to William Henry Herd on 8th November 1890. There is a note on the title on the same date identifying Emma Rebecca Armstrong and Thomas Herd as tenants and noting that Council held rights to construct a drain through the property. In January 1891 title of the property transferred from William Herd to Elizabeth Herd. There is no indication of a building on the property on the Ward Plan compiled in 1891 however the 1900 Ward Plan identifies an 8 room house, with verandah facing Sussex Square (Dufferin Street). In 1901 the property was again sold, to Laurence Fredrick Watkins, listed as a Bachelor of Music. Watkins appears to have held the property until 1939, however he mortgaged it several times over this period. In 1939 the property was sold to Arthur Goodman, a Company Manager, and then in 1957 it was purchased by the Catholic Church.

The ground on the corner of Dufferin and Ellice Street (1 Dufferin Street) has at some time in recent years been lowered, and as such it is unlikely that any evidence of early dwellings remains on this property (B McFadgen pers.com July 2012).

3 Dufferin Street was purchased by Thomas James Malcolm (Warehouseman) in November 1890, and passed to his wife, Emily following his death in October 1897. In 1906 Mrs Malcolm sold the property to Sarah Jones, listed as wife of Henry Fredrick Jones, Settler. In 1913 Sarah Jones sold the property to the St Mark’s Parish Trust Board, who in turn sold the property in December 1939 to Arthur Goodman, two months after he had purchased the neighbouring property. In 1957 this section was also purchased by the Catholic Church. The 1891 Ward Plan shows a 7 room residential building on the property, with a single outbuilding to the rear.

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6 CT 2 / 74
7 CT 55/81
8 CT 50/220
The property at 5 Dufferin Street was sold by William Herd to The Reverend Arthur Stock in November 1891\textsuperscript{9}. The Ward Plan from that year indicates a small two storied, 7 roomed building on the site. In 1901 Arthur Stock died and the property passed to his widow, Frances Stock. In 1916 the St Mark’s Parish Trust Board purchased the property, and subsequently sold it in 1923 to Vincent Harold Dentice, a Salesman. Mr Dentice died in 1940, and the property passed to his widow Lucie, who the same year sold it to the Catholic Church.

The original plans for the Mount Victoria tunnel had the route passing from Ellice Street across the sections at 3 and 5 Dufferin Street (see Figure 13:A2), however funding issues at the time resulted in Brougham Street being used for a period. Compiled in 1930, the Mount Victoria tunnel plan indicates the buildings that were on the properties at the time.

**Ellice Street**

Following his purchase of the eastern half of Town Section 667 in 1890, two sections at the western end of the property were created – these became 26 and 28 Ellice Street\textsuperscript{10}. 26 Ellice Street was immediately sold to Emma Armstrong and 28 Ellice Street sold to Thomas Herd. The

\begin{footnotes}
\item[9] CT 56/201
\item[10] CT 55/213
\end{footnotes}
property was sold in 1891, however the name cannot be read on the certificate of title. In 1894 however David Asher, a Fancy Goods Merchant purchased 26 Ellice Street and held the property until his death in 1905, at which time it passed to Asher Asher (furniture dealer) and Matilda Cohen. In 1907 the property was again sold, to a Joseph Ames, and then passed to his widow Sarah in 1913 following his death. In 1923 Sarah Ames sold the property to St Mark’s Parish Board, and then in 1953 it was purchased by the Catholic Church. The Ward Plan of 1891 shows a 6 room single storied house on the section.

Title for 28 Ellice Street was transferred from Thomas Herd to his wife Martha in 1892. Mrs Herd sold the property in 1922 to Emma Livingston, a widow. Following her death in 1931, the property passed to Charles Alfred Livingston, Engineer, and on his death in 1952 to his widow Margaret Helen Livingston. Shortly after, Jacob Weiser purchased the property, and in 1956 it was bought by the Catholic Church. The Ward Plan shows a 6 roome residence on the property in 1891, and it is likely that this is the building remaining on the property today. As part of the Project is it proposed that the house at 28 Ellice Street will be moved.

Figure 13:A2 Part of Survey plan SO 18997 showing buildings located on sections 3 and 5 Dufferin Street to be affected by proposed access to Mount Victoria tunnel (plan dated 1930). Blue, Red and yellow indicate proposed access route to tunnel
Town Section 286 (1, 3, 5, 7, 9, 11, 15 & 17 Ellice Street – including Hania Street / 83, 85, 87 Kent Terrace)

According to Louis Ward (1975) this town section was purchased in London in 1839 by T. Allers Hankey, however the land identified as Town Section 286 was granted to Alfred Fell and Henry Seymour, property speculators, in September 1857. In June 1874, certificate of title was issued for the section to William Waring Taylor and from this time the section appears to have rapidly been subdivided and developed, as indicated on a plan deposited with the survey office (DP 15) which shows Town Section 286 divided into six lots with a private road cutting the acre section in half\(^\text{11}\). The 1891 Ward Plan indicates that the section was intensively built on by that time, with a number of residential buildings and associated out buildings identified. (Figure 13:A4). In 1888, management of the private road was taken over by Wellington City Council. Originally this is marked on plans as Nelson Street, but at some point between 1965 and 1997 the name was changed to Hania Street, reflecting the association of this area with the Greek community.

Figure 13:A3 Part of DP 15 showing subdivision of Town Section 286 – included within Section 286 are Lots 8, 9, 17, 18, 26 and 27 (plan dated 23 December 1874)

\(^\text{11}\) This was part of an overall subdivision of three town sections – 286, 287 & 288
Lot 8 and Lot 9 of Section 286 (encompassing 83, 85 and 87 Kent Terrace) were initially purchased by John Bateman Harcourt in 1878. Harcourt was a land speculator, who sold off Lot 8 in 1898 to Henrietta Turner and her husband John, a music teacher. Prior to their purchase a large 8 roomed, 2 storied house had been built on the property, and this is indicated on the 1891 Ward Plan. In 1927 the property passed to Viola-Jean Turner (later Turner-Cottier), who carried out significant modifications to the building to convert it to flats in 1934. During the conversion a purpose built music studio was included, and Mrs Turner-Cottier provided music lessons from this property until at least 1948 (Bowman 2011).

In 1970 this property was purchased by the Crown in association with better land utilization. The building was leased for many years, until it was demolished in December 2011.
Figure 13:A5 View from St Patrick's College lower Wellington. Photo taken between 1910-1913
The Turner house is the two story building in the centre of the photo with full verandah
Reference The Gordon real photo series no. 766number: PA5-0230

85 – 87 Kent Terrace (1 – 3 Ellice Street)

This land encompasses that block identified as Lot 9 on DP 15. As is noted above, this lot was purchased by John Bateman Harcourt in 1878. In 1887 Harcourt sold the property to Henry Sexton, a storekeeper. Sexton appears to have held the property until 1916, when it was purchased by Wellington City Council for tramway purposes. Over this period Sexton leased it out to a variety of tenants. The Ward Plan indicates an 8 room single story building on the corner of Kent Terrace and Ellice Street in 1891. The Plan indicated a sharp right angle to this corner, and this is clearly indicated on a plan of the property completed in 1916 (SO 17059) as part of the purchase by Wellington City Council. In 1922, following subdivision the remaining Lot (Pt. Lot 9 DP15) was purchased by Mr Stathy Boolieris. A new building, incorporating the new curved street frontage was constructed in 1924, and remained on the site until December 2011. Major interior alterations took place in 1976, converting the upper floor to flats, and upgrading the shops on the lower floor. The property was purchased by the Crown in 2009 and demolished as a result of identified earthquake risk in December 2011.

5 Ellice Street

The Ward Plan of 1891 indicates a two storied 7 room building on this property, set up against Ellice Street. This section was originally part of Lot 9 DP 15, purchased by Harcourt in 1878. Harcourt sold part of Lot 9 in 1880 to George Georgesen, and it is this section that has become 5
Ellice Street. The land passed to Georgesen’s widow following his death on 10 December 1887. By 1894 the property was owned by Alexander and Margaret Hall. Mr Hall is listed as a carpenter. Between 1902 and 1923 the property changed hands seven times, and by 1923 was owned by Louisa Reid Dustin. A search of Wellington City Council records indicates that the building, consisting of a shop and residence, was burnt down in 1928. A new shop and dwelling was built by Mrs Dustin in 1928. In 1946 title for the property was transferred to William Henry Dustin and then Kenneth Kennedy, a hotel keeper. In 1950 Kennedy sold the property to Bartolomeo Barbao, a restaurateur, and it was again sold in 1983, to Panaghis Apostolatos. Council records indicate the modifications to the building following 1928 were limited to repairs following an earthquake in 1942, and alterations to the upper floor restaurant in 1980.

In 1988 the property was acquired by the Crown for motorway purposes, and in December 2011 the building was demolished following identification of earthquake risk.

7 Ellice Street (Pt. Lot 17)

The certificate of title issued for what is described as allotment 17, Part Town Section 286 was first issued in March 1876, identifying a transfer from John Adams, Francis Curry and John Waring to Joseph Henry Higinbotham, a cooper, however within three months Higinbotham had transferred ownership to Elizabeth Mary Stanley, who held the property until July 1900. The Ward Plan from 1891 indicates that the building on the property consisted of 7 rooms, and was a two story wooden building, set back from the street, with a verandah across the front. In 1900 the property was purchased by Andrew Duncan, a butcher, and it was transferred to Francis Duncan (also a butcher) in 1916. By 1937 a shop has been added to the front of the building\(^{12}\) however there is no record in building permits held in City Council archives for this addition.

In 1921 the property was purchased by George Threadgold, and it was to remain in the family until 1964. A 1937 housing survey plan of the location shows a shop addition to the front of the building. There is no record of a building permit for this addition. Further additions were made to the building in 1966, including a new awning,\(^{13}\) and a boiler room.\(^{14}\)

In 1975 the land was taken for better utilization.\(^{15}\) Although owned by the Crown the building was leased and remained operating as a restaurant. In December 2011 the building was demolished as it had been identified as an earthquake risk.

9 Ellice Street (Pt Lot 17)

The parcel of land known now as 9 Ellice Street was subdivided by William Waring Taylor and in 1876 the property was sold to Daniel Douglas Macdonald who held it briefly for five months. In 1877, it was transferred to Phillip Wagland Jnr who was listed as a constable. Wagland Jnr died in 1879 after a short period of time in the nearby Lunatic Asylum following a head injury. It appears

\(^{12}\) Wellington City Council Building Survey 1937
\(^{13}\) Building permit 00058:443:C18995, issued 02/03/1966.
\(^{14}\) Building permit 00058:497:C21418, issued 10/03/1967.
\(^{15}\) Gazette No. 123784.2.
the land remained under his name until 1883, when it was transferred to his father, Phillip Wagland Snr. The Ward Plan of 1891 indicates a two storied five room house on the property, and it is likely that this was built in the 1870s, if Wagland was living on the site.

Two years later in 1885 the title shows one William Booth as proprietor. Booth appears to have owned the property for ten years, and in 1895 Joseph Carey, a painter purchased the block. In 1916 the certificate of title was transferred to Helen Jane Carey, widow of Joseph, and in 1925 the title passed to restaurant keepers John Frederick Woosboard and Dennis Boolieris. Council records show that in 1929 the property was modified, and operated as a residence and a shop, the construction work was carried out by L. Quinland and the property was re-valued at £960.

In 1932 the property was purchased by Elizabeth Inglis who held the land until April 1935 when it was sold to Mary Theresa Ellery. From 1937 the property is listed on the title as being administered by James, Brian and Theresa Ellery, until it was sold in 1945 to restaurateur J. Pivac. Council records show that in 1953 the property underwent building alterations and in 1965 it was again sold. Further shop alterations were carried out in 1965 following the transfer of title to Lala Properties Ltd. Prior to acquisition by the Crown for motorway purposes in 1993, the property was sold twice more, once in 1973 to Charles Belton Wellington Ltd, and again in 1980 to John Makaronis. In December 2011 the building was demolished as it had been identified as an earthquake risk.

11 Ellice Street (Pt Lot 18) Part of section 286

The earliest certificate of title document discovered during this research names John Adams as owning this site in 1877. It was transferred to Charles Kingham in 1880 and mortgaged to Julie Caviado in 1884. Ward identifies that in 1981 there was a single storied, six roomed house on the property. Anton Martin Schweigaard Nannestad is known to have owned the property in 1897. Nannestad is listed in the Cyclopedia of New Zealand in 1897 as a grocer, with business premises in Jubilee House, Kent Terrace. He leased the Ellice Street property to Robert Edwin Saville for a period of five years at the end of the 1890s, and in early 1912 the property was transferred to the Public Trustee and then to Emily Nannestad, listed as a Widow. Gertrude Schweidaard Nannestad inherited the property in 1946. In 1951 the property was transferred to Harry Evelyn Anderson, who after a short period sold it to John Douglas Pattington in 1952. The building at 11 Ellice Street was demolished in 1971 and acquired by Transit New Zealand in 199516.

15 & 17 Ellice Street (Pt Lot 27)

The Ward Plan of 1891 shows both buildings as having two stories and seven rooms.

The properties at 15 and 17 Ellice Street were initially amalgamated with 19 Ellice Street to form Lot 27 in 1877 (see Figure 13.A4). By 1891, although formally one title, there are two houses on the property, both two storied with seven rooms. A certificate of title issued in 1905 identifies Emily Nannestad as owner of the property. A plan compiled in 1920 identifies the first formal subdivision of the block, with Lot 1 DP 6041, (15 Ellice Street) being created. The plan also indicates the

16 File 00277:586:17, 1995 (WCC Archives)
presence of two wooden buildings on the site, the main house flush with the street, and a small building on the northern boundary (rear) of the property. In a subsequent certificate of title document dated 1923 Emily Nannestad is named again, this time in relation to the subdivided 17 Ellice Street. She is listed as a Widow on the document.

Examination of the certificate of title documents for both 15 and 17 Ellice Street suggest that while they had by 1923 been formally subdivided, they remained treated as a single property and all transfers of property are identical on both titles. Interestingly these transfers, up until 1967 mirror those for the property at 11 Ellice Street, immediately across Hania Street. In 1946 the properties were transferred to Gertrude Schweigaard Nannestad following the death of her mother Emily, and then to Harry Evelyn Anderson in 1951. As with the land across Hania Street, the certificate of title document shows that in 1967 the properties were transferred to John Douglas Pattington and Barry McKengie Kerr.

In 1981 they were transferred to Wholesale Liquor Limited, at which point it is likely that the two houses that stood at 15 and 17 Ellice Street were demolished. In 1990 the liquor business was transferred to Hancocks Wines & Spirits Limited and then to New Zealand Wines and Spirits later that same year. A further name change of registered proprietors to Geal Investments took place in 1992, with a transfer of land title to Tanoshi in 1993.

**Town Section 263**

For many years the block of land, between Cambridge Terrace and Tory Street was to be a focus of the Catholic Community in Mount Cook. To the west of Town Section 263 was St Joseph’s Catholic Church (on Town Section 256), and to the north St Patricks College (located on Town Sections 264 and 257). Only the eastern end of Town Section 263 will be impacted by the Project. The remainder of the historic town section is located within the NWM Park project.

Crown grant Town Section 263 was first issued in 1853 to James Westcott, and transferred to W Bannister in 1865. Rating books identify that J Harding, a turner and ironmonger occupied part of the section until 1867 when he moved to Hawke’s Bay. In 1866 the property was subdivided into 6 allotments, with titles issued to A McLean, G Russel, R Ewing, A Green, J Wilson and G Guary.

The eastern half of Town Section 263 was purchased by James Wilson in 1866 and a plan completed in 1887 (Survey Plan reference A71) shows the subdivision of this land, with four sections, facing on to Cambridge Terrace. Three of the four lots (Lots 1, 2, and 4) have houses identified on the plan, as well as several small sheds.

James Wilson was a Scottish emigrant, who arrived in Wellington in 1865. Wilson was a builder, and operated one of the principal building firms in early Wellington from the property. James Wilson died in 1892, and the property passed to his widow Helen, and then to their sons James (Jnr) and Archibald, who operated the business as J & A Wilson Ltd.

17 DP 6041
According to plan A71 James Wilson owned Lots 1, 2 and 3 as identified on the plan, and Lot 4 was owned by a Rose Eagle. Mrs Wilson subdivided a further portion of the land in 1897 (Part Section 263 Lot 1, Survey Plan reference A 927). The Ward Plan of 1891 shows a two storied building with eleven rooms on this property, set up against Buckle Street.

The neighbouring property (16 Buckle Street) was purchased by John Bertie (hotel keeper) in 1881, and on the same day immediately transferred to Joseph Hyde (Bill Inspector). Hyde kept the property for four years before selling to Katie Soanes in 1885. In 1898 the property was purchased by Helen Wilson, widow of James Wilson, and owner of the neighbouring properties on section 263. Following her death, this property passed to her sons, along with the neighbouring land, and in September 1920 J & A Wilson Ltd sold the block to the Sisters of Compassion. The Ward Plan identifies no building on the block in 1891, but a faint outline of a building is visible on the 1900 Ward Plan. The survey of buildings carried out by Wellington City Council in 1937 however indicates this section and the neighbouring (number 14 to the east) as vacant lots.

The sections to the west, numbered 18 – 22 Buckle Street had a number of owners over the period between 1866 and 1930, many of these associated with the Catholic Church. It is on this land parcel that the only building remaining on the block today is located – the former Home of Compassion Crèche. This building is outside the Project Area. However, for completeness, its history was researched in this assessment.

Certificate of title for this land parcel could not be located however a review of historic survey plans and Council Building permits provides some information on the history of this part of Town Section 263.

In 1891 there was a collection of buildings on the land at the western end of Section 263 (Figure 13:A6). These are identified as residential buildings, and it was one of these, at 22 Buckle Street, that Rev Mother Suzanne Aubert rented and then purchased when she and three of her sisters came to Wellington in 1899. By this time it appears that most of the houses are owned by the Catholic Church for use by members of the Church. It is from this building that Mother Aubert founded the Home for Incurables in 1900, carrying out modifications to the building to provide wards and bathrooms for residents. By 1903 a newspaper article refers to the Sisters having purchased two further cottages adjoining the property, to be developed into a crèche facility. In 1914 these buildings were demolished, following a notice from Council that they were unsound, and a new, purpose built crèche was constructed. It is this building, designed by architect John S Swan that remains on the land today and is the only standing historic structure remaining within the block today. The operation of the crèche was moved from Buckle Street in 1973 to new premises in Sussex Street (Sisters of Compassion 1992: 59). After this time the crèche building was used by St Patricks College as a classroom, library and art room (pers. comm. Sr. Bernadette Mary 2010). The building next-door which used to house the St Joseph’s Home for Incurables was demolished in 1973.

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18 New Zealand Tablet, Volume XXXI, Issue 34, 20 August 1903, Page 15
Figure 13:A6 Photograph of the Wellington city area around Ellice and Buckle streets, taken from Mount Victoria, looking north-west, circa 1910s. St Patrick's College is centre, off Cambridge Terrace. St Joseph’s Church is the round building to the left of the College. Note the density of buildings between the church and Cambridge Terrace. Photographer unidentified PAColl-8867

Figure 13:A7 Game of cricket at the Basin Reserve c. 1930s. Visible behind the electricity pole in the centre of the picture is the Home of Compassion Crèche. To the left the two storied Home for Incurables, and St Joseph’s Church (far left)
Figure 13:A8 Looking west from buildings on Kent Terrace, showing celebration of National Eucharistic Congress on new sports ground at St Patrick’s College, Wellington. Cambridge Terrace is in the foreground. Photograph taken 1-4 February 1940 by a staff photographer of the New Zealand Free Lance. ID: 1/2-100559-G
Appendix 13 B – Copy NZ Archaeological Association Site Records R27/270 & R27/423
NZAA SITE NUMBER: R27/270

SITE TYPE: Health care

SITE NAME(s):

DATERecorded:

SITE COORDINATES (NZTM) Easting: 1748678 Northing: 5427388 Source: CINZAS

IMPERIAL SITE NUMBER: METRIC SITE NUMBER: R27/270

Finding aids to the location of the site
South-west side of Wellington Harbour.

Brief description
Wellington City.

Recorded features

Other sites associated with this site

Printed by: Opus1

13/08/2009
1. Aids to relocation of site (attach a sketch map)
Southwest side of Wellington Harbour.

2. State of site and possible future damage
Functioning city, continually undergoing development. Possibility of future damage virtually certain.

3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)

All that area shown on Thomas Ward's 1900 A.D. map of Wellington City, shown by the attached map. The site is a functioning European-style city, established in 1840 A.D., and constantly growing since that time. The site includes streets and roads, buildings (commercial, industrial, residential, government etc.) constructed of various materials including wood, stone, concrete, and brick. The site also includes services - water reticulation, sewerage, gas reticulation - public transport (including railways, and the remains of tramways), wharves and jetties, shipwrecks, harbour reclamation, quarries, and rubbish dumps. The site defined here is that part of the city contained within Ward's map, but there are also other components outside the boundaries, including rural components, that have still to be defined and their boundaries mapped. Included within the 1900 A.D. city boundary are the archaeological remains of Maori occupation, both prehistoric and historic.

Address P.O. Box 2199, Wellington.

5. Nature of information (bearsay, brief or extended visit, etc.)
Photographs (reference numbers and where they are held)

Aerial photographs (reference numbers and clarity of site)

6. Reported by B.G. McFadgen
Address 99 Sefton Street, Wadestown, Wellington.

7. Central File (for office use)

Tenant/Manager Various.
Address

Extended residence of many years
See collections held by Alexander Turnbull Library, National Library, Archives, Wellington City Archives, Te Papa, Museum of City and Sea, etc.

Filekeeper E. Brooks
Date 2 November 2006

Local body

Condition/threat
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

ARCHSITE
archaeological site recording scheme

Site Record Form

NZAA SITE NUMBER: R27/423
SITE TYPE: Commercial
SITE NAME(s): Bogarts buildings (87 Kent / 1-3 Ellice)

DATE Recorded: 01/08/2011

SITE COORDINATES (NZTM) Easting: 1749127 Northing: 5426458 Source: On Screen

IMPERIAL SITE NUMBER: METRIC SITE NUMBER:

Finding aids to the location of the site
Historic buildings located on corner of Kent Terrace and Ellice Street, Wellington City.

Brief description
Mix of buildings from 1870s (7 and 9 Ellico St) and 1030s (83 - 87 Kent Tce). Buildings have been modified over time, with additions, and changes. Likely to be subsurface archaeological material on all properties. No building on 11 Ellico St.

Recorded features
Building, Building - commercial

Other sites associated with this site
<table>
<thead>
<tr>
<th>SITE RECORD HISTORY</th>
<th>NZAA SITE NUMBER:  R27/423</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site description</strong></td>
<td></td>
</tr>
<tr>
<td>Updated: 01/08/2011, Visited: 05/04/2011 - NZTM E1749127 / N5426458 (On Screen). 1970s properties (residential) - by 1900 some of which appear to have been modified to a mix of residential (upper floors) and commercial. Buildings on corner of Kent Tce / Ellice St were mainly from the 1890s. Likely to have subsurface archaeological material. Inspected by: Barr, Cathy.</td>
<td></td>
</tr>
<tr>
<td><strong>Condition of the site</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Statement of condition</strong></td>
<td></td>
</tr>
<tr>
<td>Updated: 24/08/2011, Visited: 05/04/2011 - Poor - Visible features are incomplete, unclear and/or the majority have been damaged in some way</td>
<td></td>
</tr>
<tr>
<td><strong>Current land use:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Threats:</strong></td>
<td></td>
</tr>
<tr>
<td>Updated: 01/08/2011, Visited: 05/04/2011 - Property development</td>
<td></td>
</tr>
</tbody>
</table>