

# **ALBERT PARK**

## **MANAGEMENT PLAN**

**JULY 1997**

**Auckland City, Auckland, New Zealand - Telephone 09-379-2020**

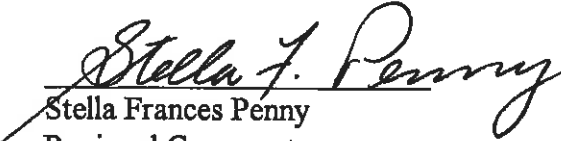
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**CONSENT BY THE MINISTER OF CONSERVATION TO THE MANAGEMENT  
PLAN FOR THE ALBERT PARK HISTORIC RESERVE**

Pursuant to the provisions of section 41 (1) of the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Conservator for the Auckland Conservancy of the Department of Conservation, hereby approves the Management Plan for the Albert Park Historic Reserve which was prepared by the Auckland City Council in terms of the procedures established under the Reserves Act.

  
Stella Frances Penny  
Regional Conservator  
9<sup>th</sup> July 1997

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## INTRODUCTION

Albert Park is one of Auckland's most important parks. Its central location in the heart of the CBD, together with its long history and distinctive character, have earned it a special place in the hearts of Aucklanders and made it an important destination for visitors.

This Management Plan is in two parts. Part 1 sets out the relevant background information on the Park. Part 2 sets out the management objectives and policies for the Park.



*Photograph 1 View south over Albert Park taken in 1967*

### MANAGEMENT PLAN - CONSERVATION PLAN RELATIONSHIP

This Management Plan has been prepared simultaneously with the Albert Park Conservation Plan. For a complete picture of the development and heritage values of the Park, both plans and their appendices should be read together. Policies formulated within the Conservation Plan are included within the Management Plan as a basis for the long term protection and enhancement of the Park's significant cultural heritage values.

## **DEFINITION & PURPOSE OF A MANAGEMENT PLAN**

Management plans are required under the Reserves Act 1977 to outline a Council's general intentions for use, development and maintenance of its reserves. The aim of this legislation is to ensure that park development and enjoyment are based on sound principles and that, through involvement, the needs of the public are clearly identified.

Park management plans are documents outlining a series of management objectives and policies for the development and operation of individual parks. Each plan seeks to balance the protection of natural resources with the provision of recreational opportunities that are relevant to the needs of the City.

The process of writing these plans allows the public opportunities to have input and therefore to take part in the decision making which will affect the future of the park. This management plan process is shown overleaf. The plan, once adopted by the Council, is kept under continuous review so that it may be adapted to changing circumstances or in accordance with increased knowledge.

The purpose of this plan, therefore, is to provide for the use, enjoyment, maintenance, protection and sensitive development of the reserve, in keeping with the existing character of the area and within the limits of the Council's resources.

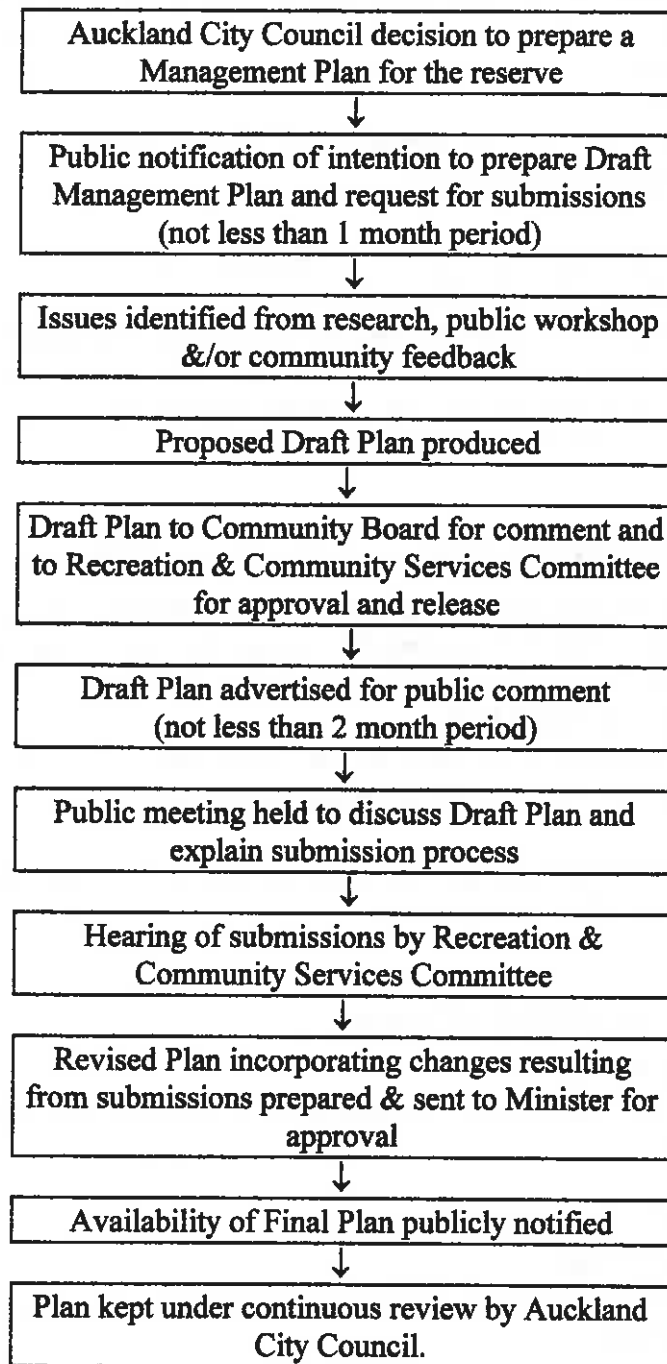
To achieve this purpose, the plan:

- speeds up subsequent Council decision making by providing a common understanding in the community of how the reserve will be managed;
- simplifies administration by providing clear Council policy statements with regard to the reserve, which are designed to encourage consistency in decision making;
- ensures that these decisions will take into account the broad public interest, rather than being made on an ad hoc basis;
- contains management policies which can be readily understood and implemented;
- is clear about general intentions and attitudes while retaining the flexibility to deal with matters of detail on their individual merits within the general framework;
- provides a procedure for public involvement during its preparation and review.

The management plan process is illustrated overleaf.

## THE MANAGEMENT PLAN PROCESS

The process followed in the production of this management plan is in accordance with the provisions of the Reserves Act 1977. The steps involved in this process are shown below:



## STATUTORY CONTEXT

### RESERVES ACT 1977

The intention of the management plan is to:

*"provide for and ensure the use, enjoyment, protection and preservation, as the case may require, and to the extent that the administering body's resources permit, the development, as appropriate, of the reserve for the purposes for which it was classified."*

Once accepted, the plan is to be subject to continuous review to adapt to changing circumstances or increased knowledge.

Albert Park has been classified as a Historic Reserve. Section 18 of the Reserves Act 1977 establishes the historic classification as being:

*"...for the purpose of protecting and preserving in perpetuity such places, objects, and natural features and such things thereon or therein contained as are of historic, archaeological, cultural, educational and other special interest."*

### AUCKLAND IMPROVEMENT TRUST ACT 1971 & AMENDMENTS 73 & 86

The boundaries of Albert Park are defined in the Auckland Improvement Trust Act 1971 and are shown in Figure C on page 13. Under the Act Council may not:

*"...alienate the whole or any part of...Albert Park.."*

The Act also states that Albert Park

*"...shall continue to be held by the Corporation (Auckland City Council) as ground for recreation and amusement."*

Other areas of land to which the provisions of the Act apply include the Princes Street Mansions and the former Synagogue site.

### RESOURCE MANAGEMENT ACT 1991

The purpose of the Act is to:

*promote the sustainable management of natural and physical resources.*

In so doing, particular regard must be given to:

- "(a) Kaitiakitanga*
- (b) The efficient use and development of natural and physical resources*
- (c) The maintenance and enhancement of amenity values*
- (e) Recognition and protection of the heritage values of sites, buildings, places or areas*
- (f) Maintenance and enhancement of the quality of the environment."*



Under the Resource Management Act, Tangata Whenua should be involved in all resource management processes in ways which:

- *take account of the principles of the Treaty of Waitangi - ie the concept of partnership between Maori and Pakeha and of biculturalism;*
- *have particular regard to the practical expression of kaitiakitanga - ie the obligation to act as guardians and stewards of the environment.*

#### TRANSITIONAL DISTRICT PLAN

Albert Park is within the Central Area of Auckland City and, as such, is subject to the Transitional District Plan. The District Plan sets out policies related to the overall provision of reserves within the city as well as environmental, archaeological and heritage protection issues.

Albert Park is zoned Recreation 3 (Passive Recreation). This provides for land which will be:

*"..retained principally as open space for passive and informal recreation."*

The plan goes on to state that:

*"Only those structures which are necessary for the management and use of an area will be permitted as of right."*

The Park has been identified as a geological feature and protected as such under the Transitional District Plan. It is interesting to note that the Park is not currently listed as an archaeological feature. It is suggested that under the Draft Proposed Central Area Plan, due to be released later this year, that Albert Park be listed as a Geological and Archaeological Feature.

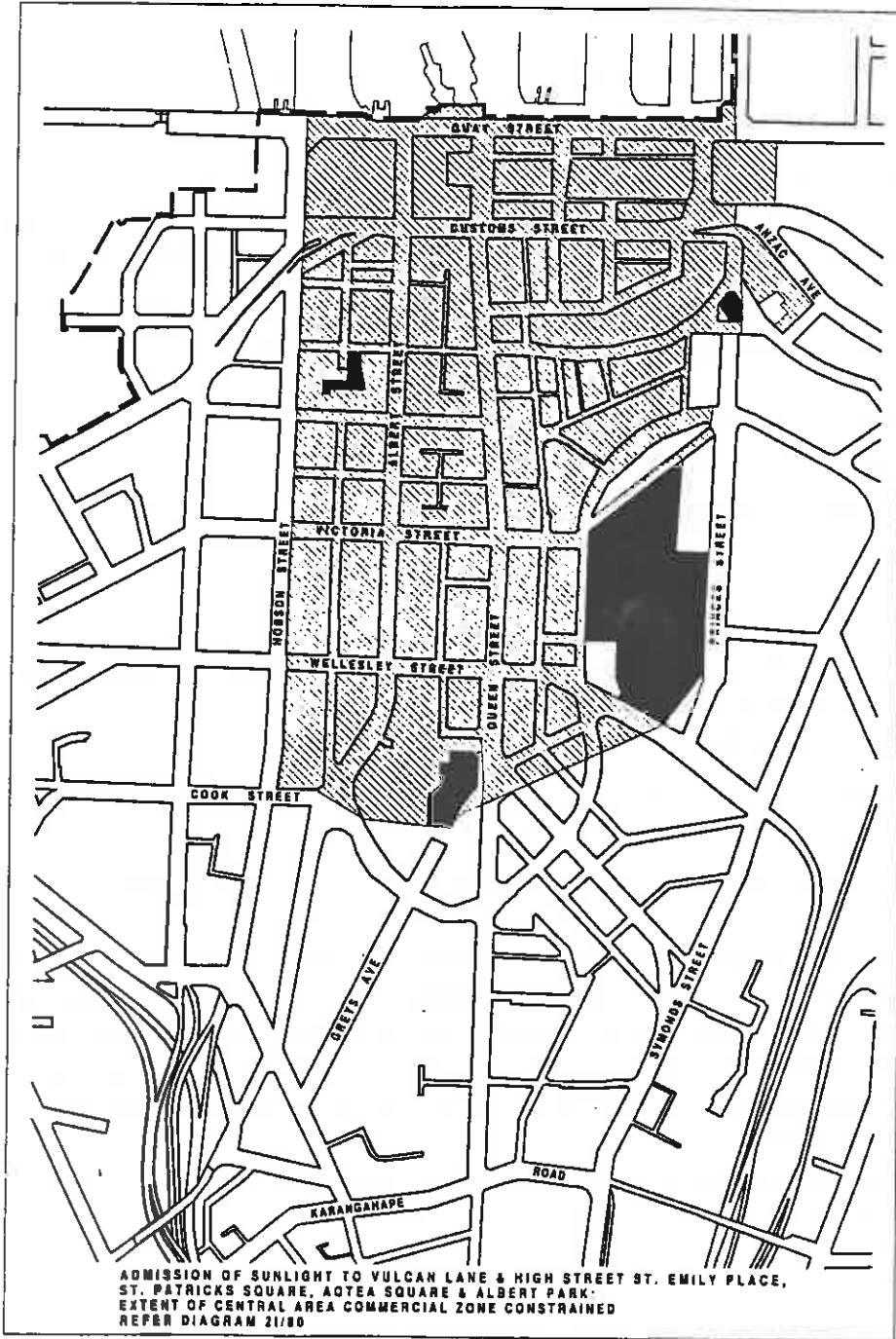
Albert Park, along with Vulcan Lane, High Street, Emily Place and St Patrick's Square is protected to ensure the admission of sunlight to public areas for those times of the day when they are most intensively used. This is achieved by the application of height constraints on a large area of the central area commercial zone (see Figure A).

#### HISTORIC PLACES ACT 1993

Albert Park is an archaeological site under this Act. Under Section 34 of the Act the New Zealand Historic Places Trust is to notify the territorial local authority of all registered historic places registered within the territorial area. The local authority is correspondingly, required to notify the trust of applications to carry out works on any site classified by the Trust. Thus any proposal to undertake new constructions or excavations, other than those necessary for normal horticultural activities, will require an authority from the Trust to modify the site under section 11 or 12 of the Act.

Five features of the Park are registered under the Act; these are:

<i>Reg # 119</i>	<i>Sir George Grey statue (1904)</i>	<i>Category I</i>
<i>Reg # 556</i>	<i>Boer war memorial (1902)</i>	<i>Category II</i>
<i>Reg # 633</i>	<i>Queen Victoria statue (1899)</i>	<i>Category II</i>
<i>Reg # 577</i>	<i>Former Park-keepers cottage (1882)</i>	<i>Category II</i>
<i>Reg # 538</i>	<i>Bandstand (1900)</i>	<i>Category II</i>



**FIGURE A:** Map showing areas of the CBD protected from shading under the Transitional District Plan. Black areas are protected from shading by constraints on development within the hatched area.

## STRATEGIC CONTEXT

### RECREATION STRATEGY

The "Parks Background Paper", prepared as part of the preparation for the Strategic Plan in 1993, Albert Park was identified as a Premier Park. The purpose of Premier Parks is described as:

- *To provide a significant amenity for people city-wide, usually including heritage conservation and tourism components.*

In "Recreation in Auckland City" - Issues and Future Directions, a discussion document prepared in October 1994, several issues for the future of recreation facilities and services were identified. The two primary themes identified were:

- *the protection of open space which has recreational or environmental value*
- *the provision for informal, easily accessible recreation*

Other issues which are relevant to Albert Park were:

- *the need for more information*
- *better use of existing resources.*

### STRATEGIC PLAN

In the Strategic Plan, Towards 2020 prepared in 1993 the strategies identified for Parks included the following:

- *improved marketing*
- *upgrading existing amenities and increased maintenance levels to cope with increased use*
- *further development and protection of natural and heritage features*

In the recently released Reviewed Strategic Plan, April 1996, the stated vision for Auckland is that it will be "*the Outstanding City of the South Pacific offering a superb environment merging sea and land and fostering diverse lifestyles and cultures in a community which respects commercial and social values in the interests of all its residents and visitors.*" It also states that to achieve the strategic outcomes identified for parks, Council will:

- *Protect, develop and promote Auckland's special and distinctive features such as the volcanic cones and larger parks.*

### SUMMARY

In summary, Albert Park's importance as one of Auckland's Premier Parks is protected both by statute and by strategies and regulations developed by Auckland City Council.

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# PART 1

## BACKGROUND INFORMATION

### 1.0 LOCATION & CONTEXT

#### 1.1 PHYSICAL CONTEXT

Albert Park covers a total of some 7.45 hectares on the eastern edge of the Central Business District of Auckland City (see Figure B, page 12). The Park is divided into two parts by the alignment of Bowen Avenue which, in tandem with the site's landform, severs the smaller northern portion from the larger and generally more recognised area of the Park.

The smaller northern portion of the Park slopes relatively steeply to the north-west toward the curved alignment of Kitchener Street which, along with Bowen Avenue, defines this portion of the Park.

The larger southern portion of the Park is that area more commonly recognised as Albert Park, and is defined in part by roads and elsewhere directly adjoins other built activities namely the Auckland Art Gallery, in the south-western corner, and the Princes Street Merchant Houses in the north-east.

Kitchener Street defines the western edge of the Park with Wellesley Street East to the south and Princes Street to the east.

The Auckland University City Campus lies along the eastern side of Princes Street and is a significant neighbour to the Park. As such, Albert Park forms the transition between the Auckland CBD to the west and the University to the east.

Other significant neighbours to the Park include the Auckland Institute of Technology (AIT) to the south across Wellesley Street East, the former High Court building to the north-west across Kitchener Street and the Northern Club and Hyatt Hotel to the north.

Khartoum Place provides an important pedestrian linkage from the central city up toward Albert Park. The Park's legal description is shown on the Survey Office plan in Figure C, page 13.

#### 1.2 LANDFORM CONTEXT

Albert Park is situated on the remains of Rangipuke, a volcanic cone landform which forms part of a north-south oriented ridge which runs down to the former Point Britomart headland. This ridge overlooks the Queen Street valley to the west. Princes Street runs down the ridge and the top part of the Park adjacent to Princes Street enjoys a relatively flat topography with the remainder of the Park falling away to the south, south-west, west, north-west and north to varying degrees of steepness.

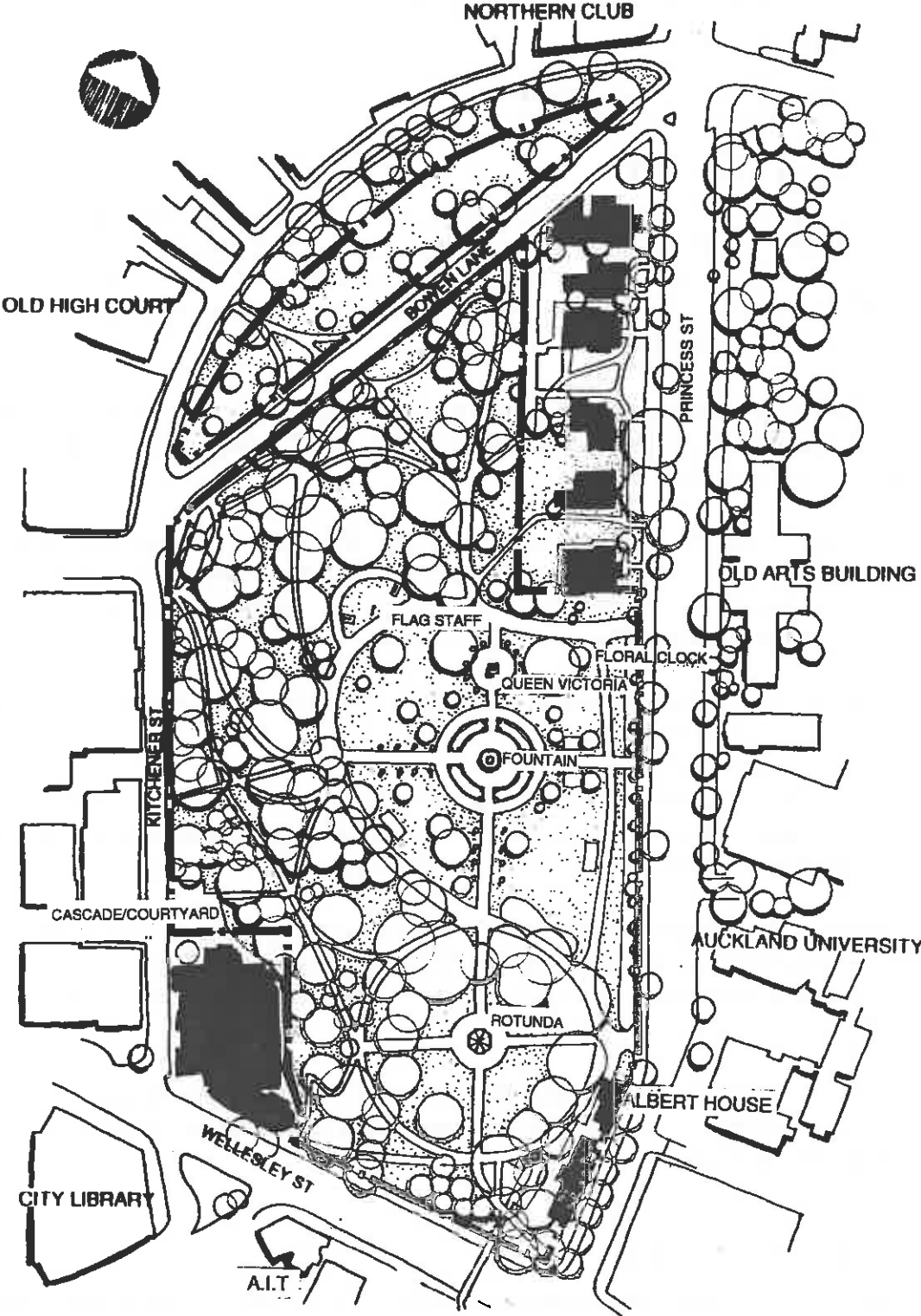


FIGURE B: Site plan of Albert Park

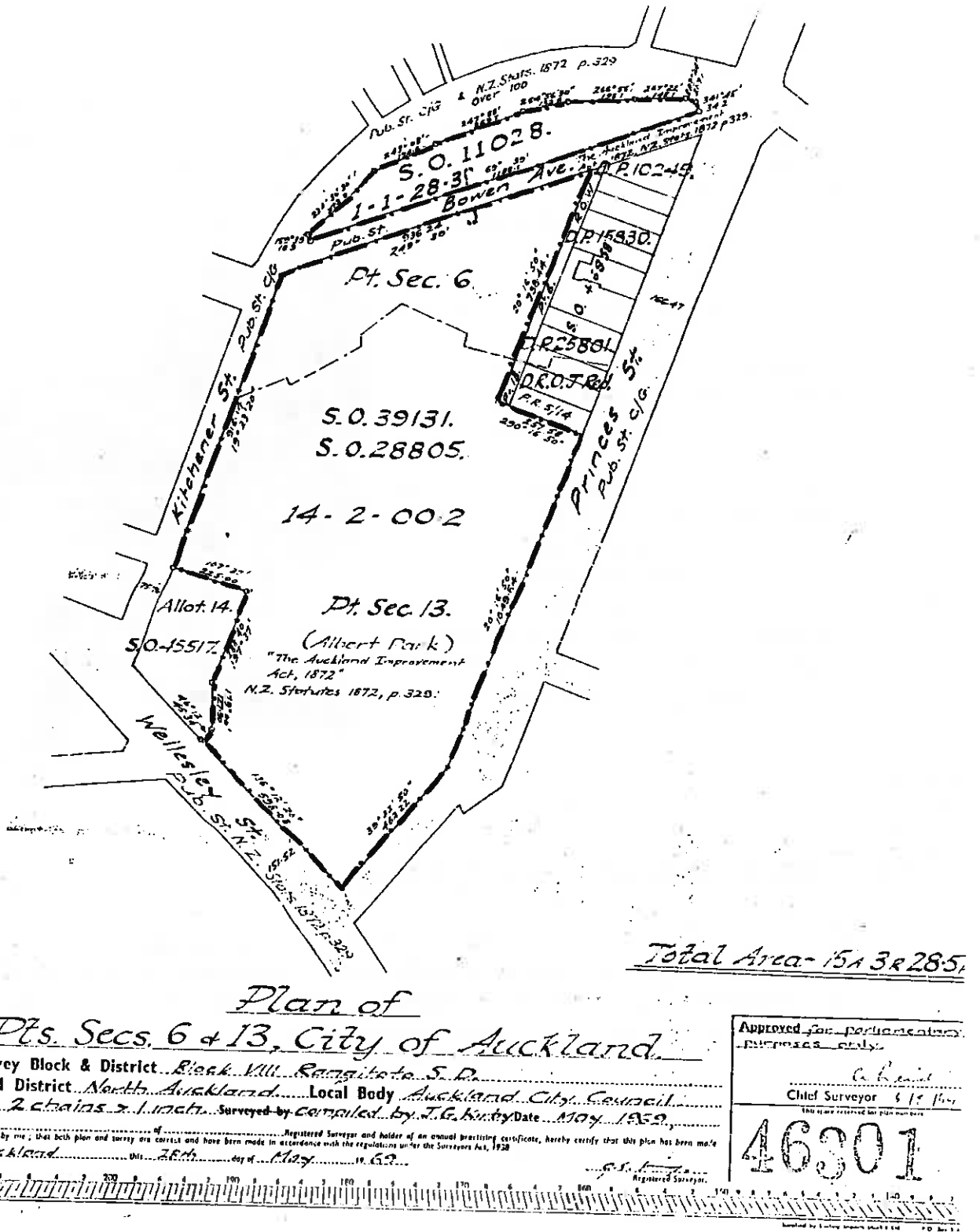


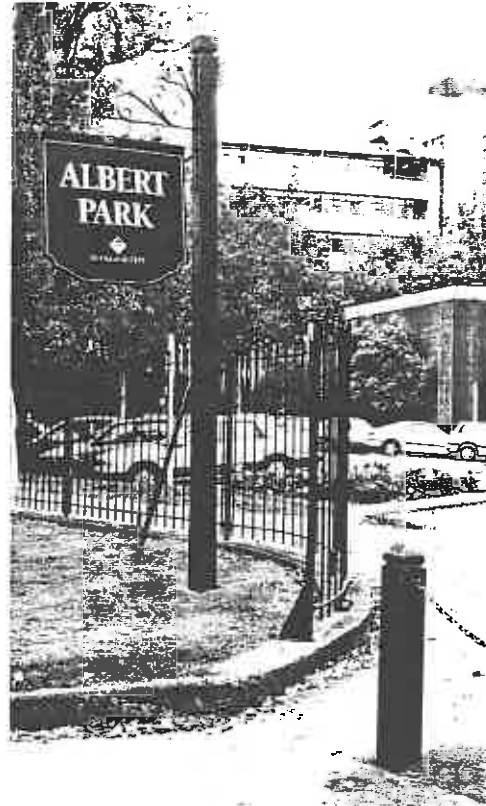
FIGURE C: Survey Office plan of Albert Park

### 1.3 FORMER & PRESENT RELATIONSHIP TO THE CITY

The Park's volcanic cone and ridge top location originally provided it, and the barracks which previously occupied the site, with a vantage point overlooking the young town of Auckland. With time and the emergence of both taller inner city buildings and the maturation of specimen trees in the Park this relationship has changed from an outward looking vantage point, to a contained and internally focused Park experience. The Park also provides a green node or focal point when viewed from elsewhere within the city, particularly from within some of the taller buildings in the CBD.

The Park's inner-city location and proximity to two major educational institutions means that it is often enjoyed in association with people's day-to-day experience of the city, in addition to being a destination in its own right.

In addition, the area surrounding the Park has, in recent years, been one of the city's growth areas for building refurbishment to inner city apartments. This has re-introduced an important resident population to the area surrounding the Park and created a distinctive community of Park users who benefit from the visual resource of the Park and its amenity values.



## 2.0 MAORI HISTORY & SIGNIFICANCE

The historic use and legends associated with the land now called Albert Park come from a number of Iwi. The Draft Management Plan was circulated to all local Iwi for their consideration and comment. Comments received from these Iwi during consultation have been included in this Management Plan.



### 3.0 ARCHAEOLOGICAL VALUES

Little is known of the area now occupied by Albert Park prior to the construction of the Albert Barracks (1846 - 1871). The volcanic cone landform of Rangipuke is not known to have been one of Auckland's pa sites although it is on the ridge which runs down to the former Point Britomart, a fortified headland.

Albert Park now covers approximately half of the area formerly defined by the walls of the Albert Barracks which is a recorded archaeological site R11 / 833 on the New Zealand Archaeological Association's Site Record File. The Park in its entirety must be regarded as an archaeological site, as much of its present layout derives from the 19th Century. The map of the Barracks derived from a survey by Frissell in 1871 overlaid on the current street layout, (Figure D, page 16), demonstrates that over 80% of the Barracks buildings were within the boundaries and to the southern end of the Park.

Appendix 2 sets out the archaeological investigations in more detail. In summary, however, the Albert Barracks were the largest early military establishment in New Zealand, covering some 23 acres. The Barracks, enclosed by a solid blue stone perimeter wall, were highly visible and very impressive, a visual focus of the growing town of Auckland, in addition to being a centre of military and social activities for Auckland at that time.

Excavation for air raid shelters at the beginning of World War II struck a well wall dating from the earlier Barracks period which was estimated to be some 27 metres (90 feet) deep. The water which still filled the well was described as clear and sweet. A drain was installed to remove the water to the main drain in Wellesley Street. This well was poorly reconstructed in recent times and is a feature of the lawn area west of the band rotunda enclosure.

In addition to the remains of Albert Barracks, Albert Park itself, demonstrates through its design, topography and layout, a predominantly 19th Century origin, and also falls within the definition of an archaeological site. It can also be argued that on grounds of significance (historic associations and values), that more recent modifications such as the World War II trenches and tunnels, fall within this definition and, as such, would also be protected by the New Zealand Historic Places Act 1993. The limited archaeological investigations which have taken place to date within the Park give a good indication of the archaeological potential of the site, which is considerable.



**FIGURE D:** *Plan of Albert Barracks, compiled in 1936 from survey field notes of G Frissell, September 1871.*

## 4.0 HERITAGE VALUES

The site of Albert Park, in common with the whole of the Auckland Isthmus was, prior to European settlement, extensively traversed and disputed by a large number of Maori tribal groups and consequently has considerable traditional significance. The physical evidence of Maori association with this landscape has been entirely subsumed by the changes wrought by more than 150 years of European activity.

The earliest public development of the site after the founding of the city was for defensive purposes, culminating in 1845 in the construction of Albert Barracks, a military fortification enclosed within an extensive stone wall, laid out in the polygonal fashion characteristic of military strategy of the times. Within the wall, the encampment comprised some large stone buildings around which were clustered timber framed structures laid out in straight lines. The fortifications were never put to the test and the wall and the buildings were progressively dismantled over several years. Parts of the site were sold or leased to private ownership and some new roads were formed. The remnant land became the site of the present Albert Park.

The form of the Park, its specific layout and the location of its principal specimen trees were determined by the plan of James Slator, a draughtsman/architect and William Goldie, who was a gardener in the employment of the Auckland Domain Board. They received the splendid sum of £10 for their design which was carried out quite faithfully and which survives substantially intact today.

Although the basic design of the Park is unaltered, the trees and other plants which have been planted within the area of the Park have matured and have transformed the original landscape. Several generations of dedicated civic gardeners have maintained this landscape, making changes from time to time and adding new features not originally contemplated by the designers, but which reflect the aegis and thinking of their times.

The Park now contains numerous examples of public art and many earlier examples have been lost to vandalism. The surface of the park was extensively disturbed during the Second World War by the construction of public shelters for civil defense and a vast network of tunnels was formed well below its surface to provide air raid shelters for the residents and workers of the inner city.

All this has threatened the integrity of the Park as a cultural asset and as an example of a Victorian cultivated landscape. The principal features of the Park, both natural and constructed, reflect the travails of age and abuse. It is appropriate here to take stock of the asset, to reflect on its intrinsic character and cultural significance and to develop achievable strategies which will ensure that those qualities and elements of the place which are central to the significance are preserved through careful management over time.

The Conservation Plan, which has been prepared concurrently with this document, describes the history of the site, the origin of the park itself and its cultural value to

Auckland City and the country. This was achieved through archival research in both written and pictorial record, and through oral history, where available. From this an assessment was made of the contribution which each element of the place makes to its overall significance. This enabled the identification of appropriate policies aimed at conserving those elements in such a way as to ensure that the significance of the park is protected.

Those policies in the Conservation Plan which relate to the management of the Park have been included in this Management Plan. The two documents may thus be read together or separately.

## 5.0 LANDSCAPE VALUES

The landscape which is Albert Park today owes much to the original design concept developed by Messrs Slaton and Goldie in 1881 (shown below) and implemented over time by the City. In particular the layout of most paths, the distribution, shape and

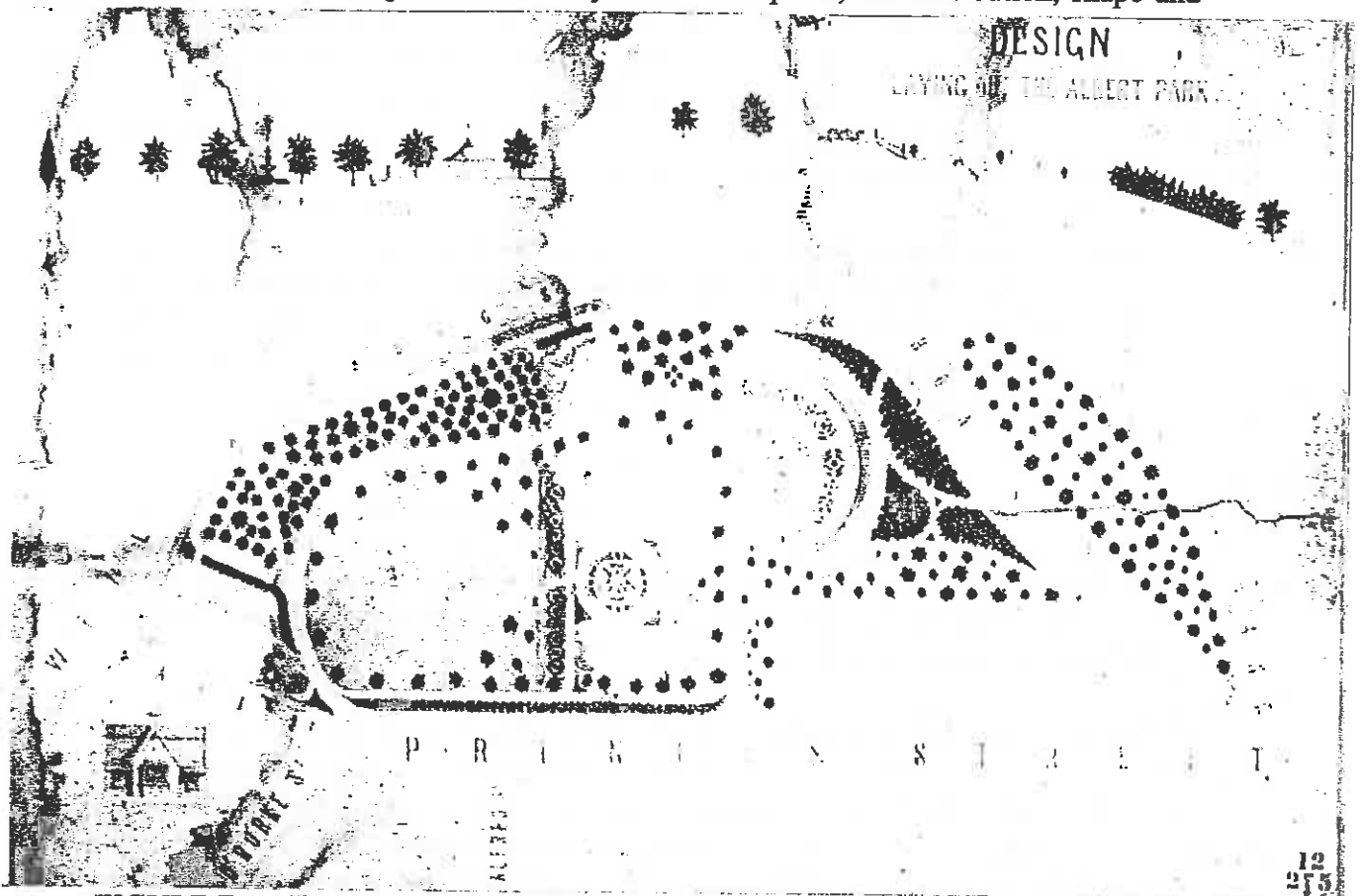


FIGURE E: Slaton and Goldie's prize-winning plan for Albert Park

size of most areas of open space, the nature of their containment and the distribution of formal structural elements within the Park, such as the fountain, gun emplacements and Queen Victoria Statue can be attributed to this design concept. The Park's

established tree cover combines with these elements to create an experience of an historic landscape which is dominated by the character and formality of the Victorian design ethic. Whilst the area of land occupied by Albert Park has a significant prior history as the Albert Barracks and undoubtedly a history of Maori occupation and use, the Park today inherits little which is attributable to these former landscapes and lifetimes. The poorly reconstructed well is the only significant feature attributable to the Barracks era although there are almost certainly sub-surface features including building footprints and remains of the Barracks wall which underlie the Park.

The contemporary Park landscape enjoys a number of discrete areas of landscape character. These are affected in their character by a combination of factors including landform, the Park layout, proximity to adjacent Park features such as roads and the degree to which the buildings of the City impact on the locality.

The Park also enjoys a number of important vistas and views both to features within and beyond the Park. Notably this includes the views to the old arts building clock tower which is an important historical built reference point of the City. Similarly, the Park provides a focal point for significant views and vistas from within the City and is an important open space and visual resource of the City.

## 6.0 VEGETATION CHARACTER

Albert Park provides the inner city with one of its few significant well treed open spaces. The Park enjoys a strong vegetative framework with a variety of species and planting character. Many of the Park's older trees are significant heritage items in themselves, some having associational value, as well as representing some of the earliest trees of their type to be grown in public gardens in New Zealand. As such, many individual trees in the Park, the pattern of planting and the plant associations represented, contribute to the Park's heritage significance.

The vegetation of the Park is also an important visual resource and ecological benefit to the city and is enjoyed by many, regardless of its heritage value. In addition to the more structural tree planting, the Park is also recognised for its important floral displays, with both perennial and annual bedding providing colour and interest as well as supporting the more formal aesthetic of the Park.



A full botanical survey of the tree species in the Park was undertaken in 1991 (Walter Kaemfer / (revised Dave Isted)) revealing a total of 87 species. This inventory is attached as Appendix 1.

Analysis of the Park's vegetative character enables the identification of discrete vegetation character areas. These have been mapped, see Figure F, page 21 and are described below.

### **W : WOODLAND**

Along the Kitchener Street frontage of the main Park the steeper bottom slopes of the Park enjoy dense vegetation cover predominantly Pohutukawa with a wide range of other species including Oak, Birch, Laurel, Fir, Pine and Cupressus. This area is in part consistent with areas of more dense planting shown on the early design proposals for the Park. A number of paths cut through this "woodland" area and pedestrian safety, particularly in the evening and at night, is an issue. Much of the understorey of this area is presently in rough grass which is mown. There are also some incongruous planting beds distributed across this area.

### **MS : MIXED SPECIMEN TREES IN GRASS**

This type of planting is the most common in the Park and occupies several discrete areas including the southern end of the Park surrounding the band rotunda lawn and associated perimeter of oaks, the middle northern portion of the main Park and the entire area of the smaller northern portion of the Park beyond Bowen Avenue.

There are a wide range of individual specimen trees in the Park including more common species such as Moreton Bay Fig, Oak, Pohutukawa and Cedar as well as less common species such as the large Ombu tree. Some more recent plantings in the middle northern sector are not entirely in keeping with the historical plant material in the Park and could beneficially be replaced over time. The smaller area of the Park north of Bowen Avenue has a notable row of Ailanthus interspersed with Phoenix Palms along its southern edge.

### **O : OAKS**

The circular formal band rotunda lawn has a perimeter of mature oak trees. These were reportedly planted in 1908. Originally there were sixteen Oaks each planted by the respective captains of the American Naval fleet known as "the white fleet" which was visiting at that time. The Oaks that remain are significant due to their association with this event, in addition to their genetic variation and age. Not all the original trees remain and at some 90 years of age the remaining trees are reaching maturity.

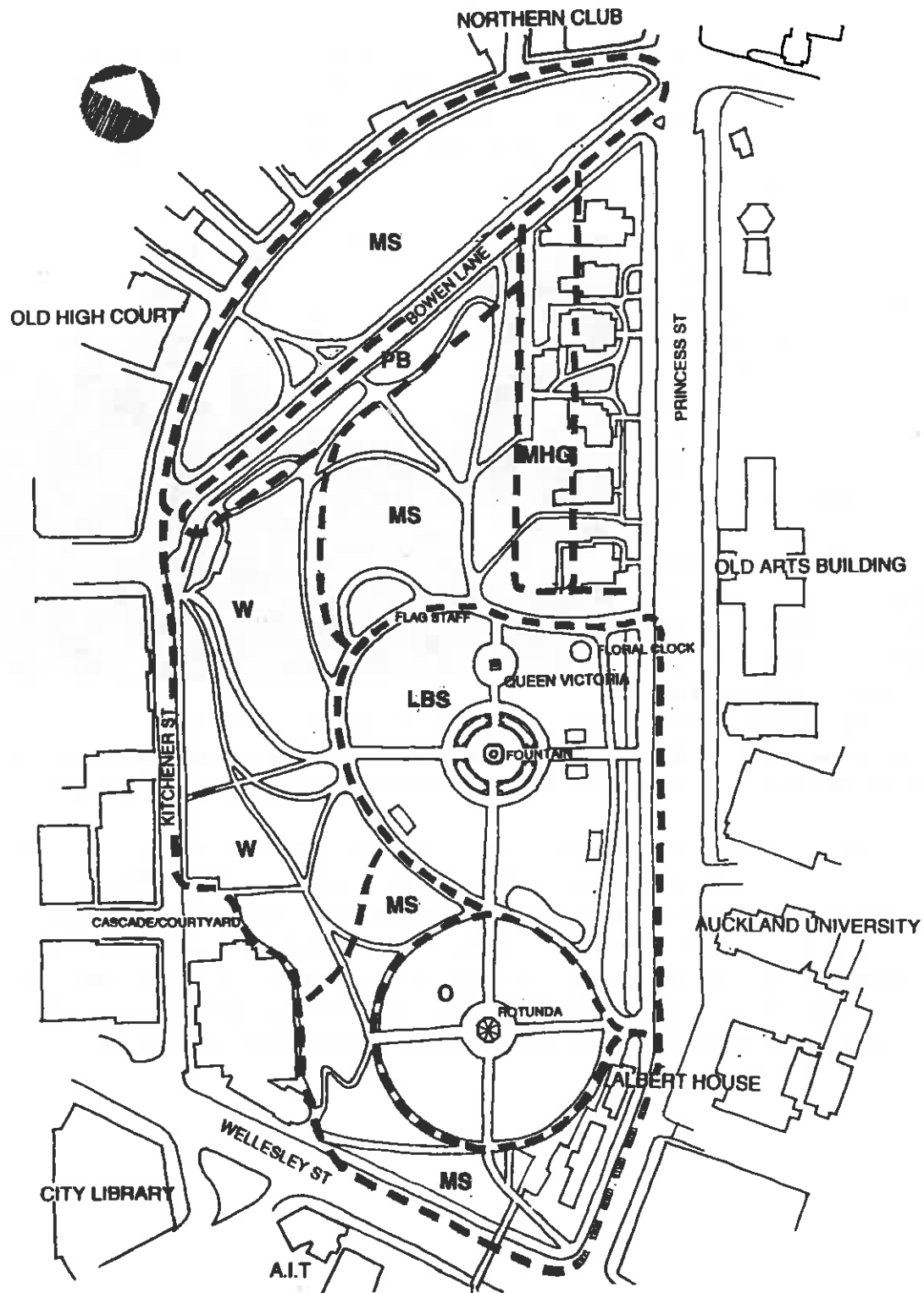


FIGURE F: Vegetation character areas

**KEY**

- PB PERENNIAL BEDDING
- MS MIXED SPECIMEN
- LBS LAWN BEDDING (ANNUAL & SPECIMEN)
- W WOODLAND
- O OAKS
- MHG MERCHANT HOUSE GARDENS

### LBS : LAWN, BEDDING AND SPECIMEN TREES

This area occupies the heart of the Park and is structured by the formality of the layout of paths, statuary and the central fountain. Specimen trees are generally used in formal plantings in this area such as the palms which surround Queen Victoria. There are, however, some less formal specimen trees in the area including Camellias and Prunus which also date from an early period.

Along the Princes Street frontage there is an area of mixed perennial and annual bedding. This bed also contains a row of Washingtonia Palms some dating to a very early period of the Park. These were interplanted some thirty years ago with additional Washingtonias which are now also reaching a significant size. This edge of the Park is reinforced by the avenue of

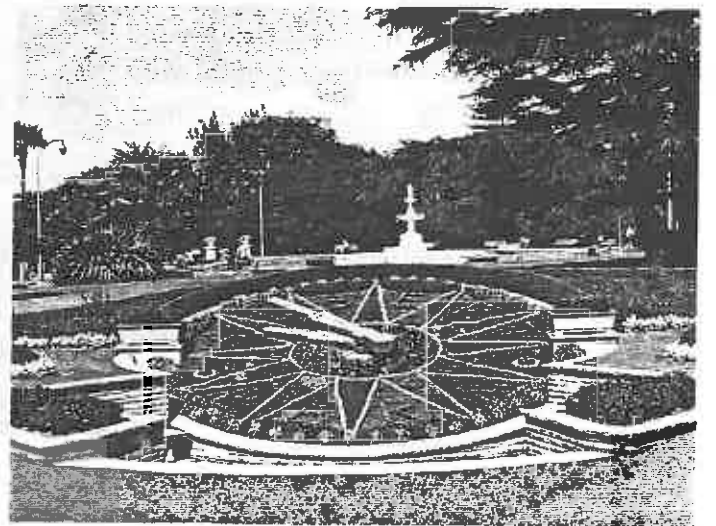
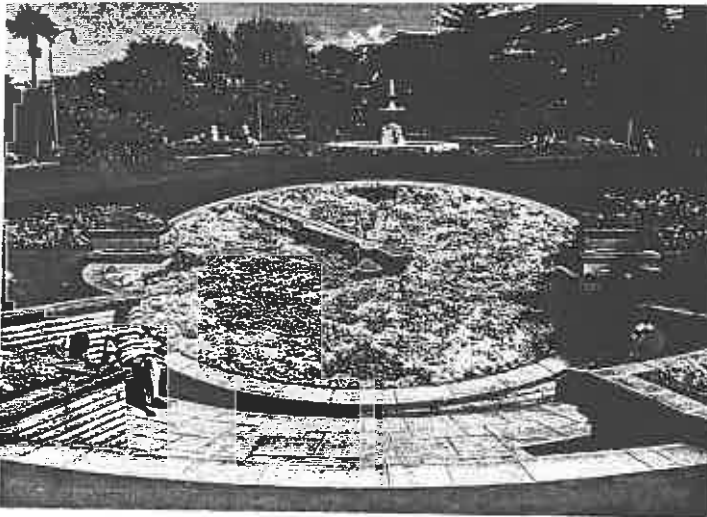
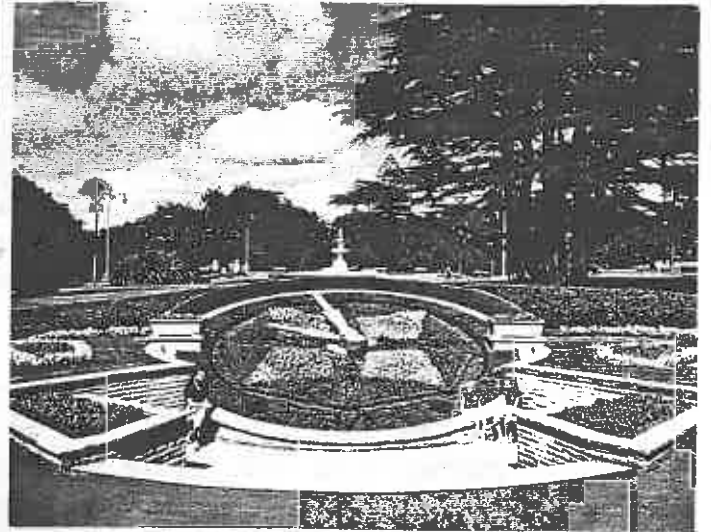
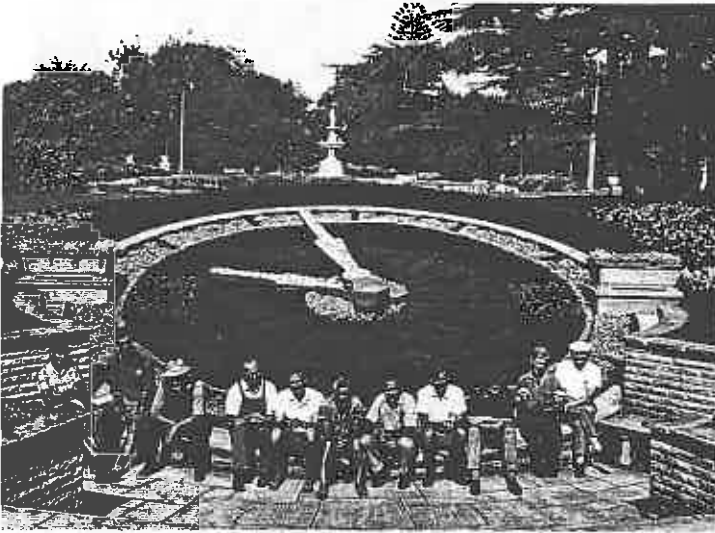


Lombardy Poplar trees on Princes Street, which are the remnants of a very early planting (one of the first Auckland street tree plantings). Some years ago these were interplanted with Ginkgo trees which are now reaching some four metres in height.

The main annual carpet bedding displays are located in the beds which encircle the fountain and in rectangular beds along the path which parallels Princes Street. Annual bedding is changed twice a year in April for the winter period and October for spring with some 20,000 plants being used. Vandalism is a problem with bedding plants and replacement planting is an ongoing requirement, particularly whilst plants are establishing. The types of bedding plants which can be planted in the Park are limited by the presence of the fungal disease *Sclerotinia sclerotiorum* which affects hollow stemmed varieties.



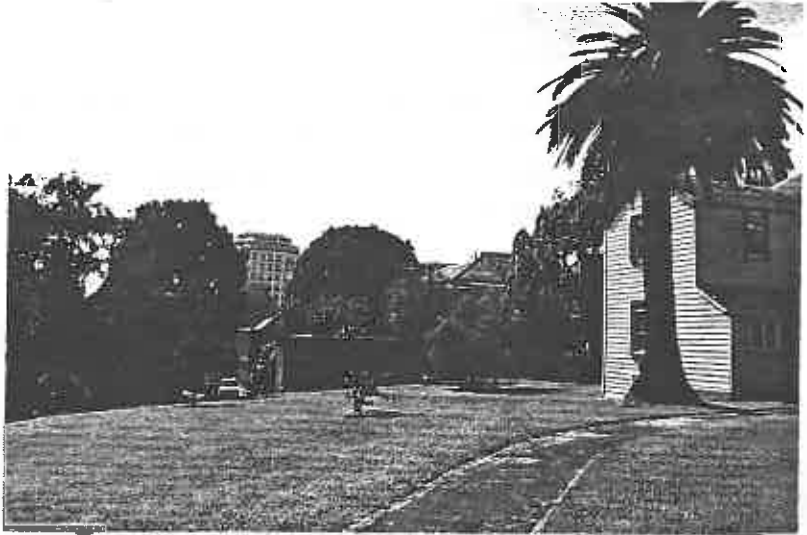
This area of the Park also incorporates the floral clock which is a significant vegetative feature, although susceptible to vandalism. The clock is oriented to Princes Street and one of the pedestrian entry points and is an important feature of the Park. It was constructed in 1953 to commemorate a visit of Her Majesty, Queen Elizabeth II to New Zealand, and was donated by the Laidlaw family, founders of the Farmers Trading Company.



*Several designs of the floral clock during the 1960's*

## MHG : MERCHANT HOUSE GARDENS

Although not legally part of the Park, the Merchant Houses, and in particular their rear gardens, merge with the Park such that their design and ongoing management should be consistent with that of Albert Park. This is especially true for the two southern houses, Pembroke and Hamurana which, due to the easy contour and the more recent removal of their former rear and side boundary delineation, appear to be very much a part of the Park.



In addition to these character areas, which result from the more structural planting of the Park, there is a considerable management issue with respect to ground cover planting under trees in the Park. Over the years many different approaches to maintenance of the ground cover have been adopted with varying success. These include the use of tussock grasses (*Carex* spp.), spider plant (*Chlorophytum* sp.) and *Agapanthus*. These, along with a number of low shrub species such as hebe and *coleonema* have had varying success. Many remnant beds and plantings require review and rationalisation to improve the quality of presentation of plant material in the Park.



## 7.0 RECREATION USE

### CASUAL USE

In addition to providing recreational open space and a visual resource for the University, Albert Park is also an important pedestrian through route between the city and the University. Many students rely on parking within the parking buildings of the CBD and traverse the Park to the campus. The density of such traffic and the direct, determined, nature of their travel is highlighted by the newly worn path which has emerged above the top of the Art Gallery steps. Such pedestrian desire lines cause damage to the grass cover and tree roots in the locality and require consideration with respect either to their formalisation as a path or the possible deflection of pedestrians from the route.



Albert Park is the setting for informal passive recreation by a number of different groups. During weekdays it is used by workers in the CBD as a destination for lunch and a route for jogging and to carparks. During term time the park is a favourite destination for students from both the University and AIT. Neither of these educational establishments have large green, open spaces for students and the Park acts as an important adjunct to both campuses.

The Park is also well known to tour operators and many tourists visit the park, either as part of an organised tour or for more informal self-guided visits. Aucklanders, too, make casual use of the Park in a variety of ways, particularly for picnics and family outings in the summer.

### ORGANISED USE

There are a number of organised events each year in the Park, both public and private. Frequently weddings or wedding photograph sessions occur and a number of corporate functions are held each year, at which marquees are erected. Community groups, too make use of the Park, especially for annual Christmas celebrations such as picnics.

The Park has also been the setting for a number of film crews, particularly for local productions and advertisement filming.

Albert Park has traditionally been the destination for the May Day and other protest marches, although many now finish in Aotea Square. The band rotunda is still, however, used as a platform for political speeches.

Auckland City Council, through the Event Management Team promotes a number of events each year in the Park as part of the Council's People in Parks (PiPs) promotional programme. "Art in Albert Park" is one such promotion which has recently seen the exhibition of artists' work linking with a specific theme being promoted within the Art Gallery, combined with an informal tour of the sculptures in and surrounding the Park. Another PiPs summertime promotion are regular Saturday concerts in the band rotunda under the banner of "Music in the Park". Both of these regular events are part of Auckland City's promotions to attract people into parks at weekends.

A number of concerts are also organised by other groups each year. bFM, the radio station on the University campus and the Auckland University Students Association have, in the past, held large concerts each summer. The level of vandalism and damage to the Park associated with these concerts has lead, recently, to better liaison between the parties, tighter control of these activities and financial penalties being imposed on the organisers. The incompatibility of this type of event in an historic park suggests that perhaps an alternative venue would be more appropriate. Possible locations include the Tamaki Campus and other, more robust inner city parks.



*Students enjoying the bFM concerts*

## 8.0 INTERPRETATION

There is very little in the way of on-site interpretation of Albert Park available to the public. Until the recent removal of the Parks staff from Albert Park House, it was possible for visitors to enquire about the history of the Park from the staff based there. The only recourse now available is to question one of the gardeners or to consult the booklet *A Guide to Albert Park*, now out of date.

Opportunities exist to inform visitors to the park about a whole range of aspects of the Park's history. These include:

- Maori history and legends
- The barracks
- Park design competitions and actual development
- The tree collection
- Statuary
- The tunnels

A number of interpretation techniques could be employed to convey information to the public. Albert Park House offers an ideal venue for interpretation of all aspects of the Park's history, actually on the site being represented. A successful model for this approach is the interpretation centre in Huia Lodge in Cornwall Park. Photographs, old plans and retrieved artifacts could all be on permanent display, as well as brochures or booklets being available for self-guided tours. Consideration could be given to demonstrating the evolution of the park over time by means of a series of park design layouts, all on a GIS base plan, recorded on video and merging from one layout to the next.

Within the Park, the line of the barracks wall and other barracks buildings could be marked by specially designed in-ground slabs, for example. Similar techniques have been used elsewhere to denote the line of a feature which no longer exists.

Individual trees have been marked in the past with their Latin and common names and country of origin. Vandals have repeatedly stolen these items but their replacement is an important aspect of interpretation of the Park for the public. Consideration could be given to using a simplified label, such as a number, which would refer to a plan of the Park showing species and location.



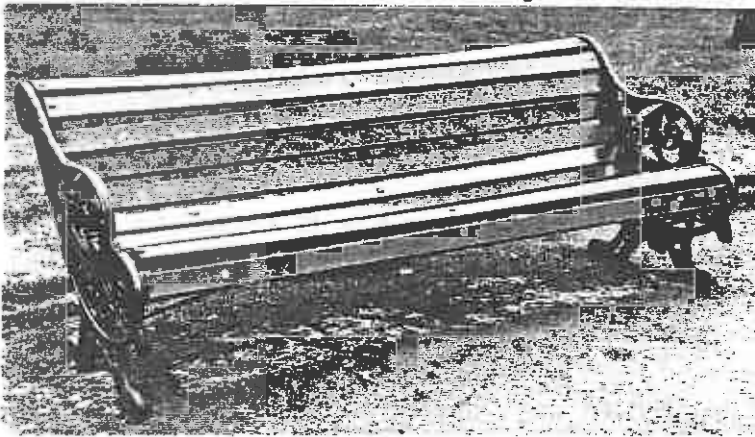
The Wilkinson clock collection is housed in Albert Park House. There is no historical connection between the Park and this collection and as a totally new use within the

Park, presumably intended to attract more tourists, increased visitor numbers could cause potential conflicts.

Permission has recently been granted for the opening of a short length of the extensive underground tunnels which run under the Park. A number of plans for their use have been reported in the media which may or may not prove viable. In addition to any activity proposed for the tunnels, some form of interpretation within the tunnels, explaining their purpose and circumstances under which they were built would be entirely appropriate and would offer the public the opportunity to understand an otherwise hidden facet of the Park's past.

## 9.0 PARK FURNITURE

The Park contains a variety of elements designed to facilitate public use of the Park. These include seats, rubbish bins, drinking fountains, lights and fences. Around the fountain the formal central area of the park contains the older Victorian style seats



with decorative ends and timber slats. Originally these seats were made of cast iron but nowadays the ends are produced in aluminium. The rest of the Park is furnished with "Western Springs" seats. These, too, have horizontal timber slats, but are fixed with either semi-circular steel or the

newer straight vertical legs. All the seats are painted dark green, both on the legs and timber slats.



The Park was once lit by gas lamps, as was much of central Auckland. One fully operational gas lamp still exists at the top of the steps that lead from Kitchener Street to the Queen Victoria statue. The rest of these lights were removed and subsequently replaced firstly by the tall elegant

lights visible in the photographs of the floral clock on page 23 and then in the late 60s by taller, "flying saucer" lights which were, for many years, painted pale blue.



These too have been replaced with a more traditional style light, more in keeping with the historic nature of the Park. The lights along the designated night routes are single headed while those around the fountain area are double headed. The new lights are painted black.

The Park is believed to have been fenced shortly after the removal of the Barracks buildings and perimeter wall. The original fences were designed to keep animals out of the Park but in later years became a means of closing the Park to the public at night. Most of this fence was removed during the reform period of Park's development and replaced, in parts, by rockwork. During the 1980's increased student numbers and the tendency for them to walk



through the garden beds along the Princes Street frontage, prompted the City Council to erect a new fence along the whole of the side of the Park, from the Mansion Houses to Albert Park House. The new fence was erected in 1987 but a short length of the original fence remains around the south-eastern corner of the Park.

All rubbish bins within the Park are Tilley perforated steel bins on a single leg support. These too are painted dark green. There are several drinking fountains around the Park which provide for thirsty visitors. These consist of a traditional style steel pole painted dark green, with a stainless steel bowl and tap on top.

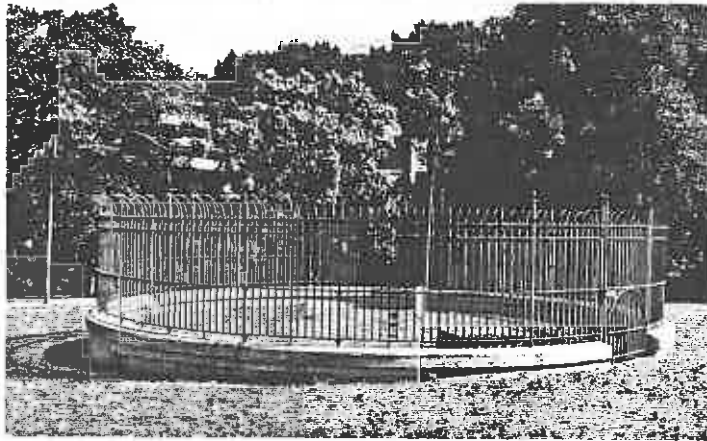
The historical references in the seat and light designs are entirely appropriate within the park and the minimum number of different designs of furniture retain an overall simplicity.

## 10.0 ADDITIONAL FEATURES

The Park contains, or has the potential to be affected by, a number of additional features or activities. These include the Meteorological station enclosure, new sculptural pieces, utilities and services and the World War II Air Raid shelters and tunnels.

### METEOROLOGICAL STATION

The Meteorological station is contained within a circular wrought iron enclosure toward the north-western corner of the upper grassed area of the Park. The enclosure now contains only rain gauges with which the Park staff record rainfall. This ongoing measurement of rainfall in the Park provides Auckland with its longest continuous rainfall record. The earliest meteorological recordings on the site date from 1854. There was a gap in recordings following the departure of the Barracks but from 1872 a continuous record has been kept. Whilst the New Zealand Meteorological Service no longer uses Albert Park as one of its sources of information, the rainfall record maintained by Park staff is of significant value to the city.



### ABOVE GROUND SERVICES

There are no significant above ground services and utilities in the Park and this absence of functional features is of benefit to the character and quality of the Park. Underground services such as electricity, stormwater, field drains and the like do exist to service the Park, with many of these reaching an age when improvement works may be essential. Such works have the potential to damage the archaeological values



and heritage significance of the Park and they must therefore be undertaken with the understanding of the potential effects on the Park, as well as the necessary approvals.

### **AIR RAID SHELTERS AND TUNNELS**

In addition to its surface features, the Park retains an underground landscape, the remnants of a significant complex of air raid shelters and tunnels dating from World War II. There are nine known entrances to the Albert Park / Constitution Hill tunnels. Whilst providing a significant opportunity for interpretation and guided tour activities, potential uses which would have direct or indirect above ground impacts must be carefully considered to avoid compromising the significant conservation values of the Park. A plan of the air raid shelters and tunnels is shown overleaf.

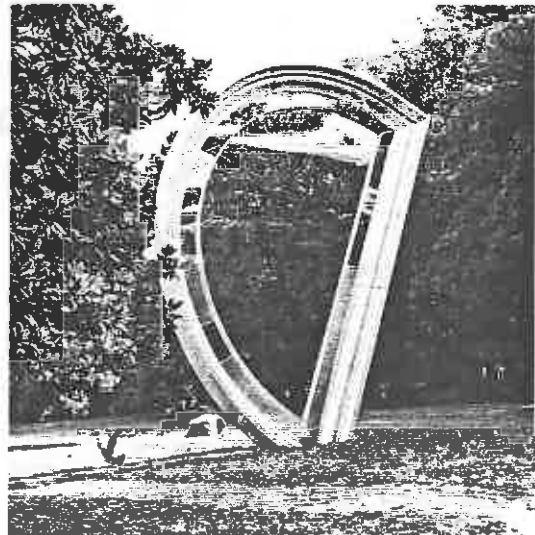
### **ALBERT PARK HOUSE & BAND ROTUNDA**

Both Albert Park House and the Band Rotunda, as important heritage buildings within the Park, are described in more detail in the Conservation Plan. A number of management policies pertaining to them have been included in the Management Plan under Heritage values.

### **RECENT SCULPTURAL PIECES**

The Park is also home to a number of significant recent sculptural pieces in addition to the traditional statutory of the Park. These include works in the Art Gallery sculpture courtyard which straddles the boundary into the Park. Here one finds the red African granite "Opened Stone" by Hiroak Ueda, a contemporary Japanese sculptor who visited the Auckland sculpture symposium in 1971; the kinetic sculpture "Double L Gyration", created by New York artist George Rickey and gifted in 1984 by the Edmiston Trust; and "Sappho" the first work purchased for the sculpture garden in 1973, which was created by American based Greek born sculptor Aleko Kyriakos.

On the focal point of the Victoria Street axis there is the Chris Booth piece "Gateway" 1987 and the Neil Dawson sculpture "Throwback" commissioned in 1988 to commemorate the centenary of the Art Gallery located on the western slopes of the Park toward the Art Gallery.



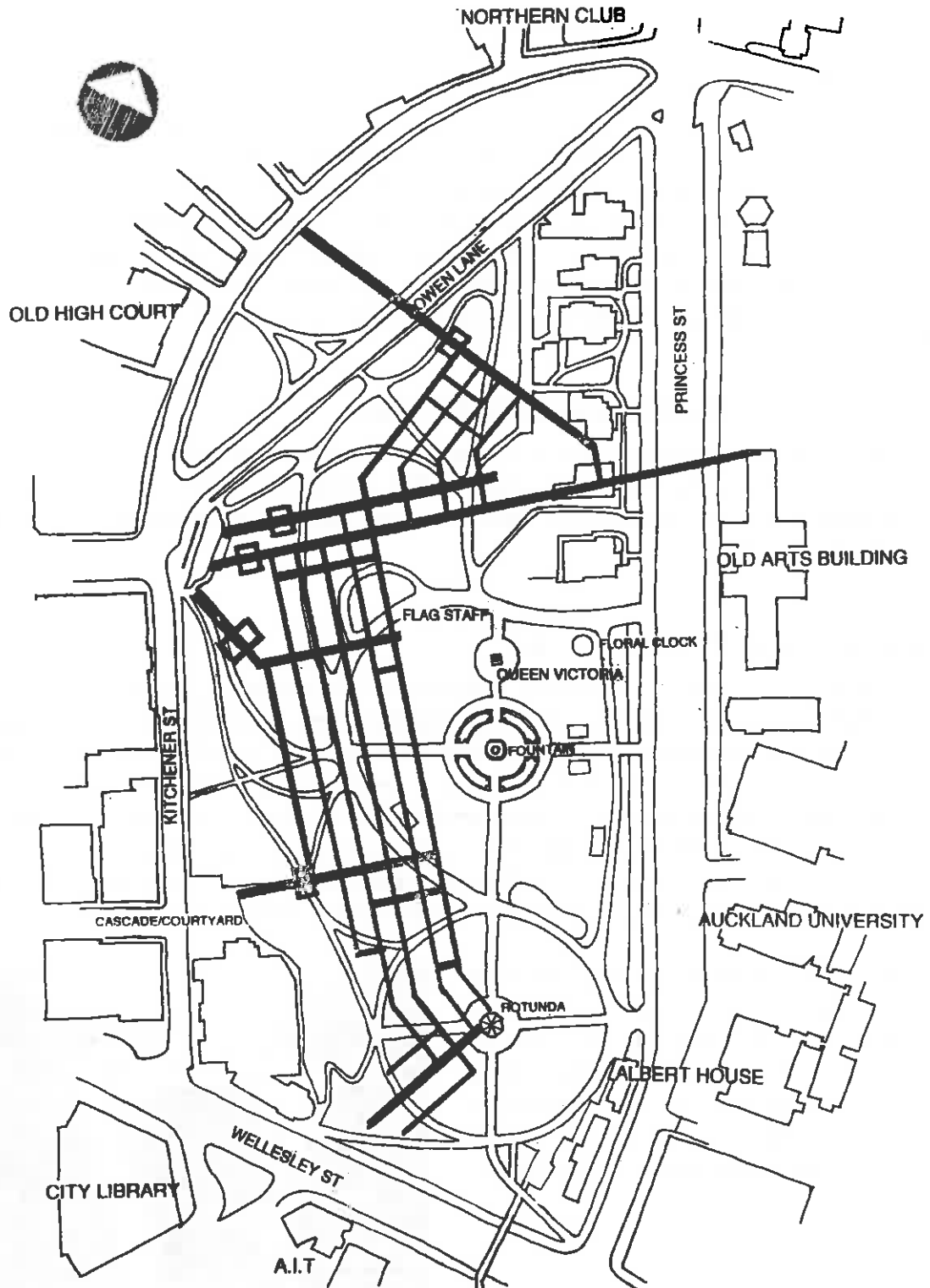
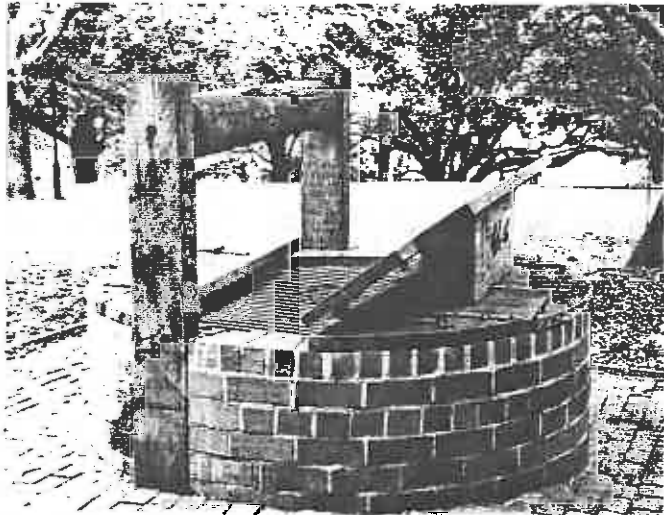


FIGURE G: Plan of the air raid shelters and tunnels

## ALBERT BARRACKS WELL

During the 1980's one of the original barracks wells near the band rotunda was excavated using a Government subsidised labour team. However, the excavated well subsided during this work, apparently into a tunnel beneath, and the currently replicated well was dug and lined a few metres away. It appears somewhat incongruous in the Park and since an accurate reconstruction is not feasible, it should be removed.



## 11.0 ADJOINING ACTIVITIES

The layout plan, Figure B on page 12, illustrates the significant neighbours of the Park. These include:

- significant civic buildings such as the Auckland Art Gallery.
- significant educational institutions such as the University of Auckland, City Campus, and Auckland Institute of Technology (AIT).
- significant heritage buildings such as the former High Court, Northern Club, Government House and grounds, University buildings such as the Old Arts Building and the Princes Street Merchant Houses.
- more modern inner-city, commercial, high-rise buildings including the Hyatt Hotel.

Albert Park is well serviced by and connected to the road network of the CBD. Wellesley Street East which forms the southern boundary of the Park is fed by a motorway off-ramp into the city. Both Victoria Street West and Wellesley Street West, which form the west - east connections to the inner city grid, connect to the bottom edge of Albert Park. Victoria Street West enjoys an important eastward vista terminating on the towering "Gateway" sculpture (see photograph) whilst Wellesley Street West enjoys a similar vista to the important heritage building of the Auckland Art Gallery.



In addition to on-street parking, which includes angle parking along Princes Street, there are a number of car parking buildings in close proximity to the Park including two on Kitchener Street and two further to the north-west on Courthouse Road. Whilst the commercial activities of the CBD and large student population associated with Auckland University and AIT often means that parking is in scarce supply around the Park, it is also true that during the weekends and other off-peak periods, there is generally an abundance of parking available nearby.

Many of the Park's neighbours receive direct benefit from the Park. This is particularly true for the adjacent educational facilities who, to a large extent, adopt the Park as an extension of their own grounds in compensation for the limited open space within the boundaries of their own campus environments. The Park benefits from the life and activity which the students contribute, although students are also, at times, an important source of damage to the Park. There remains a significant opportunity to improve the symbiotic relationship between Albert Park and its adjacent educational facilities to their mutual benefit.

The Auckland Art Gallery is an important neighbour to the Park and again there is a mutual benefit to Gallery and Park in their close proximity. The Park provides an impressive setting for the Gallery whilst it in return draws many visitors and tourists to the Park's doorstep. Over recent years a number of sculptures have been located in Albert Park. The historical form of the Park could be seriously compromised if large sculptural pieces, such as the Neil Dawson piece, were continued to be placed within the Park. Defined areas of uncluttered open space are important to the form and character of the Park and should not be seen as areas waiting to be filled by sculpture, planting or other features.

It is possible, however, that opportunities for a few smaller, incidental sculptures do exist in the Park, particularly those which interpret the Park's history. Such opportunities could be considered on an ongoing basis. The proximity of the Gallery also provides a significant opportunity for temporary installations or art events which could work to the benefit of both parties and have fewer long term effects on the historical design and intent of the Park.

The Merchant Houses, whilst protected and managed under other provisions of the Auckland Improvement Trust Act, are visually very much a part of Albert Park. Their curtilage should be visually delineated from the Park whilst encouraging public use of their gardens. The activities of these houses, like the Art Gallery, have a symbiotic relationship with the Park, with many occupants and temporary users of the houses also using the facilities of the Park.

The Auckland CBD with its office workers, retailers and hotel patrons provide a significant population of users for the Park. These have a typical pattern of use with many hotel patrons enjoying the Park in the early morning and evening, workers using the Park as a through route and lunchtime eating venue.

The CBD and adjacent educational institutions also provide a somewhat harsh built enclosure to the Park, in many areas this is relatively well screened by the verdant mass of the Park's mature vegetation cover, although this is not sufficient to screen out the imposition of these enclosing buildings entirely. The Sky Tower, for example, which is currently still under construction, is becoming increasingly dominant as it rises above the buildings of the CBD in the west.

## **12.0 ADMINISTRATION**

Administration and management includes the long term financing, interpretation, promotion and day to day maintenance of Albert Park. It is important that the Park is managed in a way that ensures compliance with statutory and strategic requirements, while at the same time protecting its heritage significance and aesthetic qualities.

At present the Park is managed by the Parks Division of Auckland City under the guidance of the Recreation and Community Services Committee and the Hobson Community Board. Parks maintenance staff based at Albert Park also maintain other inner city parks including Parliament Reserve, Waterloo Quadrant, Khartoum Place, Emily Place, the Art Gallery and Constitution Hill.

All events in the Park are booked through the Event Management Team, who liaise closely with Parks staff and event organisers to ensure events are successful and promote Council objectives.

Council is currently reviewing its structure and operations on a city-wide basis. It is unclear, at this stage, what, if any, changes will be brought about in terms of the management of the Park as a result of this re-organisation.

The future administration of Albert Park requires objective assessment of current management practices and innovative and sensitive design to ensure the unique character and balanced use of the Park is continued.

## **13.0 SYNOPSIS OF COMMENTS**

Auckland City Council advertised its intention to prepare a management plan for Albert Park in March 1996 and invited interested parties to write with their suggestions. Letters were also directed to all the principle neighbours of the Park inviting their comments. 12 replies were received as a result and the suggestions being made were as follows:

**1 BELL GULLY**

Support preparation of a draft management plan.

**2 COMMUNITY PORTFOLIO MANAGER - PROPERTY DIVISION - ACC**

Reconsider boundary of Park to include Merchant Houses.

**3 JACQUES MARTIN HEWITT**

Find Albert Park a valuable piece of land in the centre of the city.  
No other comment.

**4 DENNIS SCOLES**

Background information supplied  
Improve expenditure and maintenance standards in the Park.  
Don't open the tunnels  
Restore as a "Victorian Park".

**5 FOUNDATION FOR PEACE STUDIES**

Create interpretation centre in Albert Park House  
Retain mix of tenancies in Mansion Houses.

**6 DEPARTMENT OF CONSERVATION**

Focus on early Maori and European history.  
Establish on-site interpretation and booklets.

**7 LANGUAGES SCHOOL**

Include Mansion Houses within Plan.  
Improve pedestrian movement around Mansion Houses.  
Set up audit system to ensure income from tenancies is spent according to priorities set in Auckland Improvement Trust Act 1971.  
Potential for a building behind National Bank.  
Create lots of fountains down northern slopes of the Park.  
Put in a lift to the opened tunnels from Princes Street.

**8 DAVID REYNOLDS**

Don't merge Conservation & Management Plans.  
Use appropriate personnel to write both plans.  
Adopt ICOMOS NZ Charter.  
Follow James Kerr's methodology

**9 DAVE ISTEDE**

Background information supplied.  
Vandalism a major concern.  
Need for drainage.  
Fountain needs overhaul.

**10 AUCKLAND UNIVERSITY**

Mutual benefit of Park and University  
Keep Park open and safe for pedestrian traffic.  
Dislike: Meteorological station  
Floral Clock  
Boer War statue  
Herbaceous border - blocks views into Park from Princes Street.

**11 ART GALLERY**

Convert Albert Park to a Sculpture Park  
Coordinated approach mutually beneficial.  
Jointly improve interface of Art Galleries with Albert Park and Khartoum Place to persuade people to linger longer.

**12 MANU WHENUA**

Iwi wish to be involved in preparation of plan.  
Iwi will respond to the draft plan.

The team of consultants preparing both the Conservation and Management Plans consulted with a number of organisations in addition to receiving the comments listed above. These included:

- Historic Places Trust
- Civic Trust
- Auckland City Council Officers:
  - Anne Roche
  - Brian Toy
  - Patrick Thorpe
  - Dave Isted
  - Onno Ursem
  - Martin Sutcliffe
  - Tara Pradham
  - Mark Allen
  - George Farrant
  - Nerida Campbell

## PART 2

# OBJECTIVES AND POLICIES

### VISION

To manage Albert Park for the protection of its cultural heritage and aesthetic values, while providing for appropriate inner-city informal recreation use.

## 1.0 LOCATION & CONTEXT

### OBJECTIVE 1

To ensure that the special physical and visual relationship which exists between Albert Park and the Auckland CBD is protected and enhanced.

**Policy 1.1** To recognise, protect, enhance and interpret, as appropriate, the geological values of the volcanic cone landform, Rangipuke, on which Albert Park is located.

**Policy 1.2** To ensure that no future building development or redevelopment generates adverse shading or visual effects on the Park.

## 2.0 MAORI HISTORY & SIGNIFICANCE

### OBJECTIVE 2

To ensure that issues and areas of spiritual, aesthetic and cultural heritage significance to the tangata whenua are identified in Albert Park.

**Policy 2.1** Ensure that consultation with the tangata whenua continues to facilitate their identification of areas of cultural significance.

**Policy 2.2** Consider appropriate interpretation of sites of cultural significance to the tangata whenua in a manner which is acceptable to them.



### 3.0 ARCHAEOLOGY

**OBJECTIVE 3**

To ensure the protection, enhancement and interpretation of Albert Park's archaeological values.

**Explanation**

Albert Barracks is a recorded archaeological site (R11/833). In addition the design, topography and layout of Albert Park - being of predominantly 19th Century origin - and the significance of the more recent modifications associated with the World War II trenches and tunnels, cause these features to fall within the definition of an archaeological site. As such they are protected by the Historic Places Act 1993.

The implications of the archaeological potential of Albert Park are such that other than maintenance of existing vegetation and gardens, no new paths or flower beds should be constructed, large trees planted, trenches dug, sculptures erected or features modified without first establishing whether archaeological features are likely to be affected, through consultation with the New Zealand Historic Places Trust. This may require the use of techniques such as remote sensing and spade testing to ascertain whether or not archaeological evidence is likely to be present. If features are likely to be affected, an Authority to Modify will be required under the terms of the Historic Places Act 1993. Minimal impact construction techniques can be devised, if appropriate. In particular it should be noted that even minor works such as small service trenches may require consents to modify. This provides an important mechanism of control, helping to maintain the historic fabric of the Park by ensuring that no archaeological features are damaged, or if modification is authorised by the Trust, that they can be adequately recorded.

Presentation of remains is a possibility, but only where they are represented by durable and easily interpreted structures such as foundations, layers of walls and buildings, cobble or brick paths. Beyond these, archaeological deposits are notably fragile and ephemeral in nature once exposed and thus not suitable for display.

**Policy 3.1** Ensure that procedures are developed and complied with for archaeological assessment and monitoring, in consultation with the New Zealand Historic Places Trust, prior to any modification.

**Policy 3.2** Where archaeological assessment identifies archaeological evidence might exist, ensure that an application to modify is sought from the New Zealand Historic Places Trust and its conditions are complied with.

**Policy 3.3** Consider undertaking a programme of remote sensing to establish the location of former Barracks buildings, walls and other features.

- Policy 3.4** Consider undertaking archaeological investigation to determine whether subsurface features relating to the 19th Century garden layout or earlier features exist.
- Policy 3.5** Undertake the removal of the recreated Barracks well.
- Policy 3.6** Ensure that any substantial archaeological remains in the Park are adequately preserved, presented and interpreted.

## 4.0 HERITAGE VALUES

### **OBJECTIVE 4**

To ensure that the conservation and management of Albert Park and its natural and constructed features conforms to internationally recognized standards of practice and knowledge.

#### **Explanation**

It is important that the heritage values of Albert Park are protected in the future by conservation and management practices which are based on the objectives and policies of the Albert Park Conservation Plan.

- Policy 4.1** The Statement of Cultural Significance and the associated detailed assessments should be acknowledged as a basis for overall and detailed planning for both conservation of fabric and planning of new work.
- Policy 4.2** All adopted conservation policies should be based implicitly on the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value*.
- Policy 4.3** All work concerned with the conservation of historic elements on the site should be carried out under the direction of persons with recognized training, specialist skills and proven experience in conservation design, management and technology.
- Policy 4.4** There should be continuity and consistency of relevant conservation advice for all work on the site.
- Policy 4.5** The selection of contractors and other advisors for work on the site should be limited to firms, consultants or trades persons with proven expertise in their respective fields and experience in working with heritage projects. This should extend to contract management and administration.
- Policy 4.6** A planned systematic programme of maintenance for the site should be commissioned and adopted. Following its implementation, such a plan should be regularly monitored and reviewed at intervals of no greater than five years.
- Policy 4.7** Ensure that the management of Albert Park is consistent with all objectives and policies of the Albert Park Conservation Plan.

## 5.0 LANDSCAPE VALUES

### **OBJECTIVE 5**

To provide for the historically significant pattern of landscape within Albert Park.

#### **Explanation**

The experience of Albert Park is very much influenced by the historical layout and original features of the Park as designed by Slator and Goldie in 1881. It is important that these aspects of the Park, including those elements added over time which are associated with historic events and which have been identified in the Conservation Plan as having cultural heritage significance, are protected from dramatic or incremental change over time. Protection of some significant views and vistas within and beyond the Park is also important as part of the ongoing management of the Park and its relationship to the City.

- Policy 5.1** Protect the discrete character areas (see Figure F, page 21) and open spaces of the Park from amalgamation or infill.
- Policy 5.2** Identify and ensure the protection of important internal and external Park views and vistas.
- Policy 5.3** Provide for the interpretation of the original Slator and Goldie design concept for the Park in a way which provides for the public awareness of the heritage values of the Park.
- Policy 5.4** Recover and reinstate on the site, where possible, any original constructed features of the Park which have since been removed to other locations, and the reinstatement of which is consistent with other conservation objectives.

## 6.0 VEGETATION

### OBJECTIVE 6

To provide for the conservation of the historically significant aspects of vegetation within Albert Park.

#### Explanation

Much of Albert Park's vegetation is of important heritage significance. It is imperative that the existing heritage tree stock is maintained to promote its longevity and that the genetic stock of significant trees is retained. In addition there is considerable opportunity for review and rationalisation of incremental plantings which have occurred over the years. This relates both to tree and shrub plantings, particularly of the last 30 years, and to ground cover plantings. Some perennial bedding areas also require review, both with respect to their location and the function of planting within. The bedding displays of the Park are an important feature consistent with the design intent of the Park. While requiring a high degree of horticultural expertise and maintenance, if well designed and tended, they are of significant value to the Park.

- Policy 6.1** Establish and maintain a complete inventory of specimen trees in the Park.
- Policy 6.2** Undertake a complete assessment of all specimen trees in the Park including research into their age and source, their current state of health and life expectancy.
- Policy 6.3** Prepare a comprehensive plan for replacement planting of specimen trees in the Park based on the findings of the above.
- Policy 6.4** Obtain overall authority to modify Albert Park in accordance with comprehensive plan for replacement planting of specimen trees from the Historic Places Trust.
- Policy 6.5** Establish and maintain a regular programme of arboricultural inspection and maintenance works by experienced arborists for all specimen trees in the Park.
- Policy 6.6** Undertake a programme of propagation from all trees of historical significance in the Park to ensure the long term continuity of significant plant material.
- Policy 6.7** Ensure the layout, selection and management of plants in the Park conform with the intentions of the original design, but modified to reflect historic change associated with historical events.

- Policy 6.8** Consider the replacement, over time, of more recent incongruous planting within the Park with species more appropriate to the heritage significance of the Park.
- Policy 6.9** In the woodland area work toward a gradual transition to a Pohutukawa dominant native bush canopy and associated native ground floor planting including native ground ferns.
- Policy 6.10** Undertake a full review of all existing bedding areas in the Park to confirm their historical association, appropriate location and contribution to the Park.
- Policy 6.11** Continue to maintain to a high quality the annual and perennial bedding displays of the Park.
- Policy 6.12** Continue to maintain the floral clock to a high standard while providing for its reasonable protection from vandalism.
- Policy 6.13** Ensure that in the interpretation of the Park information is provided as to the historical significance, and botanical resource of vegetation within the Park.  
(see also 8.4)
- Policy 6.14** Consider ways in which individual trees can be discretely identified whilst limiting the potential for vandalism.  
(see also 8.5)
- Policy 6.15** Continue to adopt best horticultural practice with respect to the ongoing maintenance and management of the Park's significant vegetation resource.
- Policy 6.16** Review the existing planting to the rear of the Merchant Houses and develop a design concept which identifies the original boundary between these houses and the Park, whilst integrating the gardens with the Park and providing an appropriate garden scaled environment for these significant heritage buildings.

## 7.0 RECREATION

### **OBJECTIVE 7**

To provide for appropriate, inner-city, informal recreation use of the Park, while protecting its cultural heritage values.

#### **Explanation**

Albert Park is already widely used for a variety of informal recreational uses. It is important that those uses do not threaten the fabric or intrinsic values of the Park, nor hinder the enjoyment of the Park by others. There is scope for a wide range of informal uses to be undertaken within the Park, particularly during the summer months.

#### **Casual**

**Policy 7.1** Continue to provide for appropriate pedestrian access within and through the park, based on the historical path network. Where an existing path is considered for removal or a new path for construction, it will be assessed against the following criteria:

- relationship with the original layout of paths;
- demonstrable need;
- potential adverse effects on the Park of not implementing the proposal

**Policy 7.2** Improve night-time access through the Park by way of designated, suitably lit safe night routes.

**Policy 7.3** Maintain the distinctive park character by ensuring more modern park facilities such as barbecues and picnic tables are not introduced.

#### **Organised**

**Policy 7.4** Ensure any public events within the Park continue to be coordinated and approved by Auckland City Council.

**Policy 7.5** Ensure that only approved public events are held in Albert Park having been assessed against the following criteria:

- appropriateness for this location;
- the potential impact on the cultural heritage values of the Park;
- the potential impact on the local business and residential areas;
- the duration of the event;
- the contribution which the event would make to the local area;
- the scale of the proposed event;
- the extent of any associated road closures;
- potential conflict with other Auckland City policies.

- Policy 7.6** Ensure that all events comply with conditions set by Auckland City including the requirements of external agencies, such as the Police Department.
- Policy 7.7** Ensure that appropriate notification of events is given to residents, businesses and community groups within the vicinity of the Park.
- Policy 7.8** Ensure that all events comply with any relevant Auckland City bylaws and legislation.
- Policy 7.9** Continue to explore linked promotion of the Park and the Art Gallery including the use of Albert Park as a venue for temporary artworks and installations.



## 8.0 INTERPRETATION

### **OBJECTIVE 8**

To provide suitable interpretation within the Park in order that the public may readily understand the history and development of Albert Park.

#### **Explanation**

The absence of any on-site interpretation material within Albert Park denies visitors the enjoyment of understanding important aspects of the Park. Detailed research is necessary to ensure that information supplied to the public is accurate. Numerous techniques of interpretation are available, all of which should be explored to determine the most suitable for Albert Park. Having established interpretative material, this information should be distributed to a wide audience.

- Policy 8.1** Consider the establishment of an interpretation centre for the Park in Albert Park House.
- Policy 8.2** Investigate all available techniques for informing the public of the history and development of the Park.
- Policy 8.3** Ensure that in the interpretation of Albert Park as a whole; the earlier history of the Park including Maori history, the Barracks, Park designs and World War II installations are accurately presented to the public.
- Policy 8.4** Ensure that in the interpretation of the Park information is provided as to the historical significance, and botanical resource of vegetation within the Park.
- Policy 8.5** Consider ways in which individual trees can be discretely identified whilst limiting the potential for vandalism.
- Policy 8.6** Consider the discrete marking of the layout of the barracks wall where it occurs within Albert Park.
- Policy 8.7** Consider the production of up-to-date booklets which will assist with self-guided tours of the Park and make them readily available at Albert Park House.
- Policy 8.8** Investigate the potential for small-scale underground interpretation and or guided tours of the tunnels and air raid shelters.
- Policy 8.9** Ensure all on-site interpretation and promotion is designed and located to protect the heritage significance and aesthetic qualities of the Park.

## 9.0 PARK FURNITURE

### **OBJECTIVE 9**

To provide appropriate park furniture to ensure that there are adequate facilities for the public, while protecting and enhancing the heritage values of the Park.

#### **Explanation**

The character of the Park is dependent, in part, on the style and maintenance standards of the furniture. Introducing modern designs or facilities, such as barbecues, would detract from the heritage qualities of the Park. It is important that the day-to-day maintenance of the furniture and fittings is at a level appropriate for a popular Premier Park.

- Policy 9.1** Undertake the preparation of a manual of appropriate park furniture and signs for use in Albert Park.
- Policy 9.2** Review the provision of seating, rubbish bins, signs and drinking fountains and provide for reasonable public use. Where new park furniture or signs are to be provided, their design and location should be in accordance with the manual.
- Policy 9.3** Ensure all new items of park furniture are dated so that in future their origin is known.
- Policy 9.4** Investigate methods to improve security of the Park including fencing, lighting and other security systems.
- Policy 9.5** Initiate an overall evaluation of the existing stormwater drainage provisions within the Park with a view to upgrading the system where necessary while protecting the heritage values of the Park.

## 10.0 ADDITIONAL FEATURES & ACTIVITIES

### **OBJECTIVE 10**

To ensure that the Park is protected from the direct or indirect effects of the removal or addition of features and / or activities.

#### **Explanation**

Original features of the Park are intrinsically valuable and conservation of these should aim to intervene as little as possible, and then only as required for their physical preservation or protection. The Park also enjoys a sensitive balance of features, open space and amenity. Additions which have the potential to affect this balance must be recognised and guarded against to ensure the long term protection and enhancement of the important values of the Park.

- Policy 10.1** Ensure that no above ground utility installations are permitted to traverse or occupy the Park.
- Policy 10.2** Ensure that any replacement or extension of underground services in the Park are consistent with the archaeological values of the site and receive the appropriate approvals and consents (refer Policies 3.1 and 3.2, Archaeology).
- Policy 10.3** Ensure that no additional sculpture, feature or activities which compromise the spatial qualities of the Park are permitted. When an additional feature or activity is being considered for the Park it shall be assessed against the following criteria:
- the need for the proposed feature or activity to be sited in Albert Park;
  - the potential impact on the cultural heritage values of the Park;
  - the contribution the proposed feature or activity would bring to the quality of experience within Albert Park;
  - the architectural or artistic merit of the proposed item.
- Policy 10.4** Ensure that any proposals for re-opening and / or adaptive re-use of the World War II Air Raid tunnels will have no direct or indirect adverse effects on the long term use, enjoyment, character and quality of the Park.
- Policy 10.5** Continue to maintain the meteorological enclosure and rainfall measurement within the Park.
- Policy 10.6** Ensure all constructed features which are original to the Park or which are identified in Cultural Significance section of the Conservation Plan as having cultural significance value A(a) or B(b), remain on the site and are conserved. For such items, processes of maintenance,

**stabilisation, restoration, reconstruction or reinstatement should be employed in their conservation.**

- Policy 10.7** Ensure original or significant fabric is only removed when there is no practicable appropriate alternative, and only that which is absolutely necessary is replaced.
- Policy 10.8** Ensure original or significant fabric is, wherever possible, carefully reinstated on completion of other conservation works to recover as closely as possible the original appearance of the affected feature.
- Policy 10.9** Ensure original materials which are removed are recorded, catalogued and safely stored until reinstated, or until relocated in an appropriate alternative location.
- Policy 10.10** Ensure original parts of constructed features are only replaced with new material where:
- a. the original material is structurally unsound, or no longer performs its intended function, or is a hazard;
  - b. the material is so badly decayed or damaged that its appearance will be unacceptable;
  - c. the behaviour of the material or element has a deleterious effect on other materials or elements, or on the feature as a whole;
  - d. elements no longer fulfill their intended purpose or fall seriously short of modern standards of safety.
- Policy 10.11** Ensure all causes of physical deterioration or damage are identified and arrested and measures taken to prevent their recurrence.
- Policy 10.12** Ensure all processes used to eliminate and repair such failures are consistent with sound conservation practice and with the principles of the *ICOMOS New Zealand Charter*.
- Policy 10.13** Ensure techniques used for repair are, as far as practicable, founded in traditional technologies with recourse to modern technological intervention only where this can be wholly concealed, or where demonstrably indispensable for its continued satisfactory maintenance.
- Policy 10.14** Ensure that where substantial archaeological remains are discovered within the Park, these are thoroughly documented, stabilised as necessary and preserved intact as remnants below the landscaped surface.

## 11.0 ADJOINING ACTIVITIES

### **OBJECTIVE 11**

To ensure that Albert Park continues to enjoy a beneficial two way relationship with its adjoining activities and that such activities do not adversely affect the character, quality or enjoyment of the Park.

#### **Explanation**

Albert Park presently provides an important adjunct to many of its neighbours. It provides a significant setting and open space for the Auckland Art Gallery, the Princes Street Merchant Houses, the University of Auckland City Campus, the Auckland Institute of Technology as well as the apartments, hotels and commercial activities of the CBD. These adjacent activities in turn bring life, surveillance and a resident population to the Park. It is important in the long term that a positive symbiotic relationship is retained between the Park and its neighbours to the benefit of all. In particular it is important that the potential shading and built dominance effects of the CBD, University and AIT on the Park are minimised to protect its city oasis qualities and general character.

- Policy 11.1** To ensure that the District Plan contains adequate protection of the Park to ensure that specified public areas will be in sunshine for those times of the day when they are most intensively used.
- Policy 11.2** To maintain liaison with the Park's significant neighbours to ensure consistency of approach and recognition of the values of the Park.

## 12.0 ADMINISTRATION

### **OBJECTIVE 12**

To ensure the Park is managed in terms of its reserve classification for the enjoyment and use of the public, now and in the future.

#### **Explanation**

The current high quality of maintenance in the Park is due in large part to the presence of the staff in the Park. The management of the Park will need to remain consistent with the requirements of all relevant statutes and regulations, while protecting the cultural heritage and aesthetic character of the Park.

- Policy 12.1** Ensure that Albert Park is managed and maintained as a Premier Park in terms of the relevant provisions of the Auckland Improvement Trust Act 1971, the Reserves Act 1977, the Resource Management Plan 1991 and the Historic Places Act 1993 by ensuring the continued presence of staff in the Park depot.
- Policy 12.2** Any major change to the overall emphasis or specific policies of this management plan will need to be addressed following the processes outlined in section 41 of the Reserves Act 1977.
- Policy 12.3** Provide for Albert Park to be used for a range of events under the policies set out in 7.0 above.
- Policy 12.4** Facilitate community feedback on the use of the Park via the existing structure of the elected representatives of Auckland City.
- Policy 12.5** Ensure that Auckland City monitors and records the level of activity and event use of the Park.

## APPENDIX 1

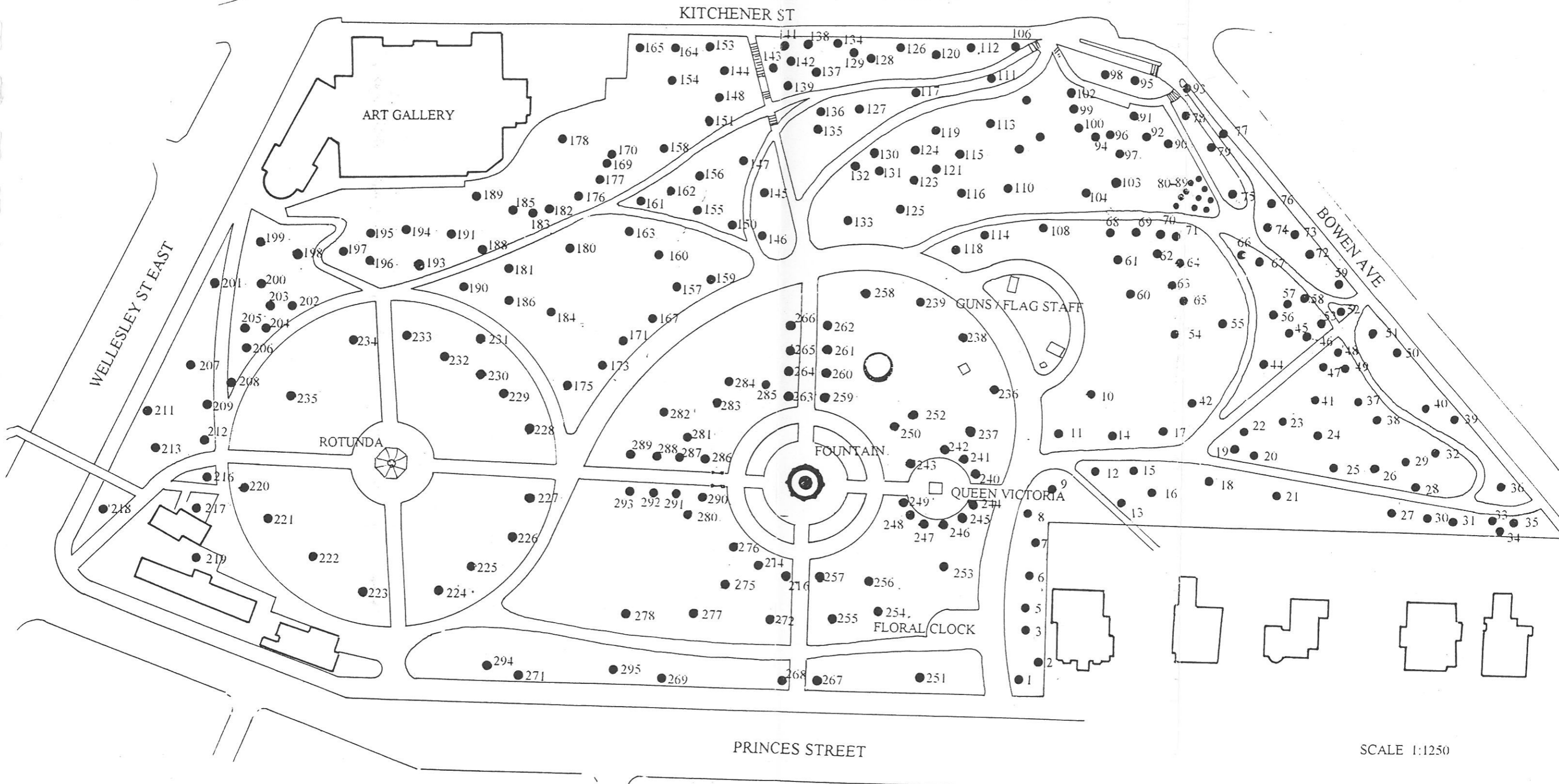
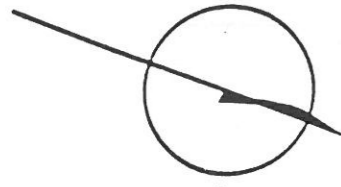
## ALBERT PARK TREE LIST

- |     |                                     |      |                               |
|-----|-------------------------------------|------|-------------------------------|
| 1.  | <i>Phoenix canariensis</i>          | 52.  | <i>Ulmus glabra</i> 'Pendula' |
| 2.  | <i>Olea europaea</i>                | 53.  | <i>Phoenix canariensis</i>    |
| 3.  | <i>Cordyline australis</i>          | 54.  | <i>Fraxinus excelsior</i>     |
| 4.  | <i>Washingtonia robusta</i>         | 55.  | <i>Ficus rubiginosa</i>       |
| 5.  | <i>Nerium oleander</i>              | 56.  | <i>Cedrus deodara</i>         |
| 6.  | <i>Sophora microphylla</i>          | 57.  | <i>Nerium oleander</i>        |
| 7.  | <i>Ulmus glabra</i> 'Pendula'       | 58.  | <i>Metrosideros umbellata</i> |
| 8.  | <i>Washingtonia robusta</i>         | 59.  | <i>Ailanthus altissima</i>    |
| 9.  | <i>Phoenix canariensis</i>          | 60.  | <i>Metrosideros excelsa</i>   |
| 10. | <i>Cupressus macrocarpa</i>         | 61.  | <i>Knightia excelsa</i>       |
| 11. | <i>Phytolacca dioica</i> (Ombu)     | 62.  | <i>Metrosideros umbellata</i> |
| 12. | <i>Taxus baccata</i> 'Fastigiata'   | 63.  | <i>Acacia baileyana</i>       |
| 13. | <i>Catalpa bignonioides</i>         | 64.  | <i>Acacia baileyana</i>       |
| 14. | <i>Sophora microphylla</i>          | 65.  | <i>Nerium oleander</i>        |
| 15. | <i>Photinia serrulata</i>           | 66.  | <i>Cupressus</i>              |
| 16. | <i>Paulownia tomentosa</i>          | 67.  | <i>Metrosideros umbellata</i> |
| 17. | <i>Cupressus macrocarpa</i>         | 68.  | <i>Metrosideros excelsa</i>   |
| 18. | <i>Cheirostemon platanoides</i>     | 69.  | <i>Metrosideros excelsa</i>   |
| 19. | <i>Tristania conferta</i>           | 70.  | <i>Metrosideros excelsa</i>   |
| 20. | <i>Virgilia divaricata</i>          | 71.  | <i>Ailanthus altissima</i>    |
| 21. | <i>Quercus suber</i>                | 71a  | <i>Metrosideros excelsa</i>   |
| 22. | <i>Knightia excelsa</i>             | 72.  | <i>Ailanthus altissima</i>    |
| 23. | <i>Quercus robur</i>                | 73.  | <i>Ailanthus altissima</i>    |
| 24. | <i>Jacaranda mimosaefolia</i>       | 74.  | <i>Metrosideros excelsa</i>   |
| 25. | <i>Eucalyptus ficifolia</i>         | 75.  | <i>Sophora tetraptera</i>     |
| 26. | <i>Magnolia grandiflora</i>         | 76.  | <i>Ailanthus altissima</i>    |
| 27. | <i>Quercus suber</i>                | 77.  | <i>Ailanthus altissima</i>    |
| 28. | <i>Quercus suber</i>                | 78.  | <i>Ailanthus altissima</i>    |
| 29. | <i>Cedrus deodara</i>               | 79.  | <i>Phoenix canariensis</i>    |
| 30. | <i>Stenocarpus salignus</i>         | 80.  | <i>Metrosideros excelsa</i>   |
| 31. | <i>Podocarpus elatus</i>            | 81.  | <i>Metrosideros excelsa</i>   |
| 32. | <i>Erythrina indica</i>             | 82.  | <i>Vitex lucens</i>           |
| 33. | <i>Brassaia actinophylla</i>        | 83.  | <i>Metrosideros excelsa</i>   |
| 34. | <i>Brassaia actinophylla</i>        | 84.  | <i>Metrosideros excelsa</i>   |
| 35. | <i>Brassaia actinophylla</i>        | 85.  | <i>Vitex lucens</i>           |
| 36. | <i>Brassaia actinophylla</i>        | 86.  | <i>Vitex lucens</i>           |
| 37. | <i>Strelitzia alba</i>              | 87.  | <i>Metrosideros excelsa</i>   |
| 38. | <i>Strelitzia alba</i>              | 88.  | <i>Metrosideros excelsa</i>   |
| 39. | <i>Ailanthus altissima</i>          | 89.  | <i>Metrosideros excelsa</i>   |
| 40. | <i>Phoenix canariensis</i>          | 90.  | <i>Phoenix canariensis</i>    |
| 41. | <i>Metrosideros excelsa</i>         | 91.  | <i>Thuja</i>                  |
| 42. | <i>Ulmus x hollandica</i>           | 92.  | <i>Platanus x hybrida</i>     |
| 43. |                                     | 93.  | <i>Ailanthus altissima</i>    |
| 44. | <i>Gleditsia tricanthus inermis</i> | 94.  | <i>Metrosideros excelsa</i>   |
| 45. | <i>Acacia baileyana</i>             | 95.  | <i>Metrosideros excelsa</i>   |
| 46. | <i>Grevillea robusta</i>            | 96.  | <i>Metrosideros excelsa</i>   |
| 47. | <i>Acacia baileyana</i>             | 97.  | <i>Vitex lucens</i>           |
| 48. | <i>Acacia baileyana</i>             | 98.  | <i>Metrosideros excelsa</i>   |
| 49. | <i>Acacia baileyana</i>             | 99.  | <i>Metrosideros excelsa</i>   |
| 50. | <i>Ailanthus altissima</i>          | 100. | <i>Metrosideros excelsa</i>   |
| 51. | <i>Ailanthus altissima</i>          | 101. | <i>Metrosideros excelsa</i>   |



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|------|---|------|--|
| 102. | <i>Metrosideros excelsa</i>             | 154. | <i>Liquidamber styraciflua</i>             |
| 103. | <i>Abies</i>                            | 155. | <i>Ulmus (americana?)</i>                  |
| 104. | <i>Gleditsia tricanthos 'inermis'</i>   | 156. | <i>Metrosideros excelsa</i>                |
| 105. | <i>Acmena Smithii</i>                   | 157. | <i>Quercus robur</i>                       |
| 106. | <i>Leptospermum laevigatum</i>          | 158. | <i>Cupressus</i>                           |
| 107. | <i>Cedrus</i>                           | 159. | <i>Araucaria heterophylla</i>              |
| 108. | <i>Ficus gracilides (syn platypoda)</i> | 160. | <i>Metrosideros excelsa</i>                |
| 109. | <i>Laurus nobilis</i>                   | 161. | <i>Osmanthus (heteropyllus?)</i>           |
| 110. | <i>Liriodendrom tulipifera</i>          | 162. | <i>Acacia baileyana</i>                    |
| 111. | <i>Quercus</i>                          | 163. | <i>Quercus robur</i>                       |
| 112. | <i>Metrosideros excelsa</i>             | 164. | <i>Metrosideros excelsa</i>                |
| 113. | <i>Metrosideros excelsa</i>             | 165. | <i>Metrosideros excelsa</i>                |
| 114. | <i>Ligustrum ovalifolium</i>            | 166. |  |
| 115. | <i>Acmena smithii</i>                   | 167. | <i>Photinia serrulata</i>                  |
| 116. | <i>Cedrus deodara</i>                   | 168. |  |
| 117. | <i>Quercus robur</i>                    | 169. | <i>Cupressus macrocarpa aurea</i>          |
| 118. | <i>Podocarpus totara</i>                | 170. | <i>Vitex lucens</i>                        |
| 119. | <i>Betula alba</i>                      | 170a | <i>Quercus robur</i>                       |
| 120. | <i>Metrosideros excelsa</i>             | 171. | <i>Quercus robur</i>                       |
| 121. | <i>Metrosideros excelsa</i>             | 172. | <i>Callitris</i>                           |
| 122. | <i>Castanea sativa (felled)</i>         | 173. | <i>Platanus x hybrida</i>                  |
| 123. | <i>Magnolia grandiflora</i>             | 174. | <i>Ulmus x hollandica (removed Jan 89)</i> |
| 124. | <i>Betula alba</i>                      | 175. | <i>Cedrus atlantica 'Glauca'</i>           |
| 125. | <i>Metrosideros excelsa</i>             | 176. | <i>Sequoia sempervirens</i>                |
| 126. | <i>Liriodendron tulipefera</i>          | 177. | <i>Metrosideros excelsa</i>                |
| 127. | <i>Populus nigra italica</i>            | 178. | <i>Betula alba</i>                         |
| 128. | <i>Pinus canariensis</i>                | 179. | <i>Thuja</i>                               |
| 129. | <i>Metrosideros excelsa</i>             | 180. | <i>Cinnamomum camphora</i>                 |
| 130. | <i>Metrosideros excelsa</i>             | 181. | <i>Cedrus deodara</i>                      |
| 131. | <i>Ficus macrophylla</i>                | 182. | <i>Quercus robur</i>                       |
| 132. | <i>Pinus radiata</i>                    | 183. | <i>Acmena smithii</i>                      |
| 133. | <i>Quercus acutissima</i>               | 184. | <i>Magnolia grandiflora</i>                |
| 134. | <i>Metrosideros excelsa</i>             | 185. | <i>Metrosideros excelsa</i>                |
| 135. | <i>Acer pseudoplatanus</i>              | 186. | <i>Calodendrom capense</i>                 |
| 136. | <i>Betula alba</i>                      | 187. | <i>Vitex lucens</i>                        |
| 137. | <i>Acmena smithii</i>                   | 188. | <i>Sequoiadendron giganteum</i>            |
| 138. | <i>Metrosideros excelsa</i>             | 189. | <i>Betula alba</i>                         |
| 139. | <i>Acmena smithii</i>                   | 190. | <i>Acmena smithii</i>                      |
| 140. | <i>Betula alba</i>                      | 191. | <i>Lagunaria patersonii</i>                |
| 141. | <i>Metrosideros excelsa</i>             | 192. | <i>Fraxinus (golden weeping)</i>           |
| 142. | <i>Metrosideros excelsa</i>             | 193. | <i>Podocarpus totara</i>                   |
| 143. | <i>Pinus radiata</i>                    | 194. | <i>Metrosideros excelsa</i>                |
| 144. | <i>Abies</i>                            | 195. | <i>Liquidamber styraciflua</i>             |
| 145. | <i>Quercus ilex</i>                     | 196. | <i>Quercus robur</i>                       |
| 146. | <i>Ficus macrophylla</i>                | 197. | <i>Sequoia sempervirens</i>                |
| 147. | <i>Pinus radiata</i>                    | 198. | <i>Libocedrus ?</i>                        |
| 148. | <i>Cupressus</i>                        | 199. | <i>Cedrus deodara</i>                      |
| 149. | <i>Betula alba</i>                      | 200. | <i>Ginkgo biloba</i>                       |
| 150. | <i>Ficus macrophylla</i>                | 201. | <i>Cedrus deodara</i>                      |
| 151. | <i>Picea</i>                            | 202. | <i>Cinnamomum camphora</i>                 |
| 152. | <i>Alectryon excelsum</i>               | 203. | <i>Cupressus</i>                           |
| 153. | <i>Metrosideros excelsa</i>             |      |  |

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|------|---------------------------------|------|--|
| 204. | <i>Colletia cruciata</i>        | 255. | <i>Phoenix canariensis</i>                       |
| 205. | <i>Araucaria heterophylla</i>   | 256. | <i>Nerium oleander</i>                           |
| 206. | <i>Paulownia tormentosa</i>     | 257. | <i>Trachycarpus fortunei</i>                     |
| 207. | <i>Sequoiadendron giganteum</i> | 258. | <i>Trachycarpus fortunei</i>                     |
| 208. | <i>Aganthus robusta</i>         | 259. | <i>Trachycarpus fortunei</i>                     |
| 209. | <i>Ulmus x hollandica</i>       | 260. | <i>Trachycarpus fortunei</i>                     |
| 210. |                                 | 261. | <i>Trachycarpus fortunei</i>                     |
| 211. | <i>Cupressus</i>                | 262. | <i>Trachycarpus fortunei</i>                     |
| 212. | <i>Metrosideros excelsa</i>     | 263. | <i>Trachycarpus fortunei</i>                     |
| 213. | <i>Cedrus deodara</i>           | 264. | <i>Trachycarpus fortunei</i>                     |
| 214. | <i>Cupressus (golden)</i>       | 265. | <i>Trachycarpus fortunei</i>                     |
| 215. | <i>Ficus macrophylla</i>        | 266. | <i>Trachycarpus fortunei</i>                     |
| 216. | <i>Quercus robur</i>            | 267. | <i>Washingtonia robusta</i>                      |
| 216a | <i>Quercus robur</i>            | 268. | <i>Washingtonia robusta</i>                      |
| 217. | <i>Metrosideros excelsa</i>     | 269. | <i>Washingtonia robusta</i>                      |
| 218. | <i>Acmena smithii</i>           | 270. | <i>Washingtonia robusta</i>                      |
| 219. | <i>Metrosideros excelsa</i>     | 271. | <i>Washingtonia robusta</i>                      |
| 220. | <i>Quercus robur</i>            | 272. | <i>Phoenix canariensis</i>                       |
| 221. | <i>Quercus robur</i>            | 273. | <i>Trachycarpus fortunei</i>                     |
| 222. | <i>Quercus robur</i>            | 274. | <i>Camellia japonica</i>                         |
| 223. | <i>Quercus robur</i>            | 275. | <i>Prunus</i>                                    |
| 224. | <i>Quercus robur</i>            | 276. | <i>Camellia japonica</i>                         |
| 225. | <i>Ficus macrophylla</i>        | 277. | <i>Trachycarpus fortunei</i>                     |
| 226. | <i>Ficus macrophylla</i>        | 278. | <i>Trachycarpus fortunei</i>                     |
| 227. | <i>Quercus robur</i>            | 279. | <i>Ailanthus altissimus (removed<br/>Jan 89)</i> |
| 228. | <i>Quercus robur</i>            | 280. | <i>Magnolia soulangiana</i>                      |
| 229. | <i>Quercus robur</i>            | 281. | <i>Magnolia soulangiana</i>                      |
| 230. | <i>Quercus robur</i>            | 282. | <i>Photinia serrulata</i>                        |
| 231. | <i>Acmena smithii</i>           | 283. | <i>Nerium oleander</i>                           |
| 232. | <i>Quercus robur</i>            | 284. | <i>Agathis australis</i>                         |
| 233. | <i>Quercus robur</i>            | 285. | <i>Camellia japonica</i>                         |
| 234. | <i>Quercus robur</i>            | 286. | <i>Trachycarpus fortunei</i>                     |
| 235. | <i>Quercus robur</i>            | 287. | <i>Trachycarpus fortunei</i>                     |
| 236. | <i>Phoenix canariensis</i>      | 288. | <i>Trachycarpus fortunei</i>                     |
| 237. | <i>Ulmus x hollandica</i>       | 289. | <i>Trachycarpus fortunei</i>                     |
| 238. | <i>Phoenix</i>                  | 290. | <i>Trachycarpus fortunei</i>                     |
| 239. | <i>Phoenix canariensis</i>      | 291. | <i>Trachycarpus fortunei</i>                     |
| 240. | <i>Trachycarpus fortunei</i>    | 292. | <i>Trachycarpus fortunei</i>                     |
| 241. | <i>Trachycarpus fortunei</i>    | 293. | <i>Magnolia liliflora</i>                        |
| 242. | <i>Trachycarpus fortunei</i>    | 294. | <i>Magnolia liliflora</i>                        |
| 243. | <i>Trachycarpus fortunei</i>    | 295. | <i>Stenocarpus sinuatus</i>                      |
| 244. | <i>Trachycarpus fortunei</i>    |      |  |
| 245. | <i>Trachycarpus fortunei</i>    |      |  |
| 246. | <i>Trachycarpus fortunei</i>    |      |  |
| 247. | <i>Trachycarpus fortunei</i>    |      |  |
| 248. | <i>Trachycarpus fortunei</i>    |      |  |
| 249. | <i>Trachycarpus fortunei</i>    |      |  |
| 250. | <i>Cedrus deodara</i>           |      |  |
| 251. | <i>Magnolia liliflora</i>       |      |  |
| 252. | <i>Melia azedarach</i>          |      |  |
| 253. | <i>Camellia japonica</i>        |      |  |
| 254. | <i>Trachycarpus fortunei</i>    |      |  |



# SIGNIFICANT TREES OF ALBERT PARK

SCALE 1:1250

57  
 Surveyed by W. Kaemfer  
 & D. Isted, 1991  
 Drawn by Melean Absolum Ltd.





## APPENDIX 2



***Albert Park Conservation/Management Plan:  
Archaeological Assessment***

***Prepared by***

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***6 December, 1996***

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**Albert Park Conservation/Management Plan: Archaeological  
Assessment**

Albert Park is situated on the remains of Rangipuke, a volcanic cone overlooking the centre of the city. It covers approximately half of the area formerly defined by the walls of Albert Barracks (Figure 1), which is recorded as archaeological site R11/833 on the New Zealand Archaeological Association's Site Record File. Prior to the construction of the Barracks, little is known of the area. There is no indication that it was one of Auckland's pa sites, although it is a short distance from Te Reuroa ('the long outer palisade'), a pa where the High Court now stands. It is also on the ridge which runs down to the former Point Britomart, where a pa known as Tangihanga Pukeaa ('the sound of the war Trumpet') was recorded.

The Park in its entirety must be regarded as an archaeological site, both because archaeological evidence of the Barracks will still be present beneath the surface and because much of its present layout derives from the 19<sup>th</sup> century. The map of the Barracks derived from a survey by Frissell in 1871 overlaid on the present day street plan demonstrates that over 80% of the Barracks buildings were within the boundaries and to the southern end of the park (Figure 2).

***Albert Barracks***

With its solid bluestone basalt perimeter wall Albert Barracks was a prominent and impressive construction: a visual focus in addition to being a centre of military and social activities for the growing town of Auckland.

Using basalt from the Mt Eden quarry, construction began in late 1846 to early 1847. Construction of buildings continued for over a decade (Figures 3 and 4) and the wall was completed sometime around 1852. Maori stonemasons and builders were used extensively in the construction of the walls, wells and buildings of the Barracks (Coates 1990:6-9).

With the removal of the military threat, the seat of government shifted to Wellington in 1865, the cost of maintaining the regiments was reviewed and a decision was taken to abandon the Barracks. During 1871 and 1872 the walls and many of the buildings were removed or demolished and the materials used in other constructions around the city. However, some of the buildings remained on the site for many years and were used variously for police or educational purposes (Figure 5). None exist today and of the barracks wall only 85m of an original 1300m still remain in the grounds of Auckland University.

### *Archaeological Investigations*

Excavation for air raid shelters at the beginning of the WWII, with deep tunnels driven in from the Art Gallery, struck a well wall estimated to be some 27m (90ft) deep (Figure 6). The water which still filled the shaft was described as clear and sweet. A drain was installed to remove the water to the main drain in Wellesley St.

Small areas of Albert Barracks have been the subject of archaeological investigations on three occasions (Bulmer 1979; Nichol 1980?(nd); Coates 1990). However, only the latter two were within the bounds of Albert Park. The purpose of both investigations was interpretation and presentation of aspects of the Park's history, in particular the period when it was the military barracks.

Nichol excavated the remains and surrounds of one of the early wells (adjacent to the Barracks gaol, presumably constructed c.1846) and recovered evidence which revealed a sequence of events and enabled a reconstruction of the well. The well was associated with a path which must have been laid after arrival of the 50<sup>th</sup> regiment in November 1863, since military artefacts relating to the 50<sup>th</sup> were found within it. The path was rich in artefacts including knives; scissors; razors; clay pipes (from Britain, Europe, Australia and America) (Figure 7); eating utensils carved with the initials of soldiers; and many objects from popular games: marbles, dice, dominoes and chess. All these provided insights into the individuals and the life they lived within the barracks, while faunal remains provided information on diet. A large assemblage of military insignia including shako plates, cap badges, and brass and pewter buttons unravelled aspects of the military history. The units identified from the artefacts

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Marines, Royal Sappers and Miners, Royal Engineers, Military Train and Commissariat staff.

Coates' investigation of the guardhouse and northern gate considered the possibility of public presentation of part of the Barracks, particularly in the light of an original intention to preserve part of the wall and the northern gate as a symbol of its former function (Coates 1990:1).

“At last the fiat has gone forth, and the old and well remembered Barracks wall is to be ruthlessly destroyed - the monument to the Maoris' industry is to be taken away on the shortest notice and the north gate, bearing a Maori inscription, alone left to tell the tale of the former use of these defensive stoneworks.” NZ Herald 6<sup>th</sup> March 1873.

Both investigations confirmed that there still exists considerable stratigraphic and material remains from the latter half of the 19<sup>th</sup> century. Although outside the boundaries of the Park, Bulmer's investigation (1979) had also confirmed this and it was noted that the topsoil over the entire area (between 9 and 11 Symonds St) still contained material relating to the Barracks. Hence considerable archaeological potential still exists within the Park. This potential is increased by the detailed information existing in Frissell's survey notebook (Figure 8), which provides evidence not only of the exact location of individual structures in the Barracks, but also of their function and construction materials. Hence, it is possible to fine tune archaeological interpretation by correlating the excavated materials with the information regarding function and construction methods contained in the notebook.

Rubbish pits associated with the Barracks would not be recorded, but are a possibility anywhere within the Park. It is possible that remote sensing techniques could provide us with an guide to the patterning of subsurface remains and a trial study is suggested.

### ***Conclusions***

Apart from landscaping it is clear from the brief archaeological incursions that considerable material culture of the 19<sup>th</sup> century Barracks has been preserved under the lawns and in the form of the Park. In terms of present practices only the creation

of new paths and flower beds and the planting of new trees (general landscaping) and the introduction of new sculpture and facilities can intrude into the record of the past. It is therefore an important aspect of the conservation plan to define those areas which are likely to contain a greater concentration of material relating to the past. The Frissell overlay should be used as a guide in the identification of these areas. There is a clear indication that the southern portion of the Park will contain evidence of the former Barracks structures along with varying concentrations of material remains relating to that period.

Each archaeological assessment could provide part of a mosaic of information relating to the Park's history and in particular the layout of the barracks and the lifestyle of those associated with it. Archaeological assessment could also provide valuable insight into the early design of the park and assist in returning it to its 19<sup>th</sup> / early 20<sup>th</sup> century design if this was desired.

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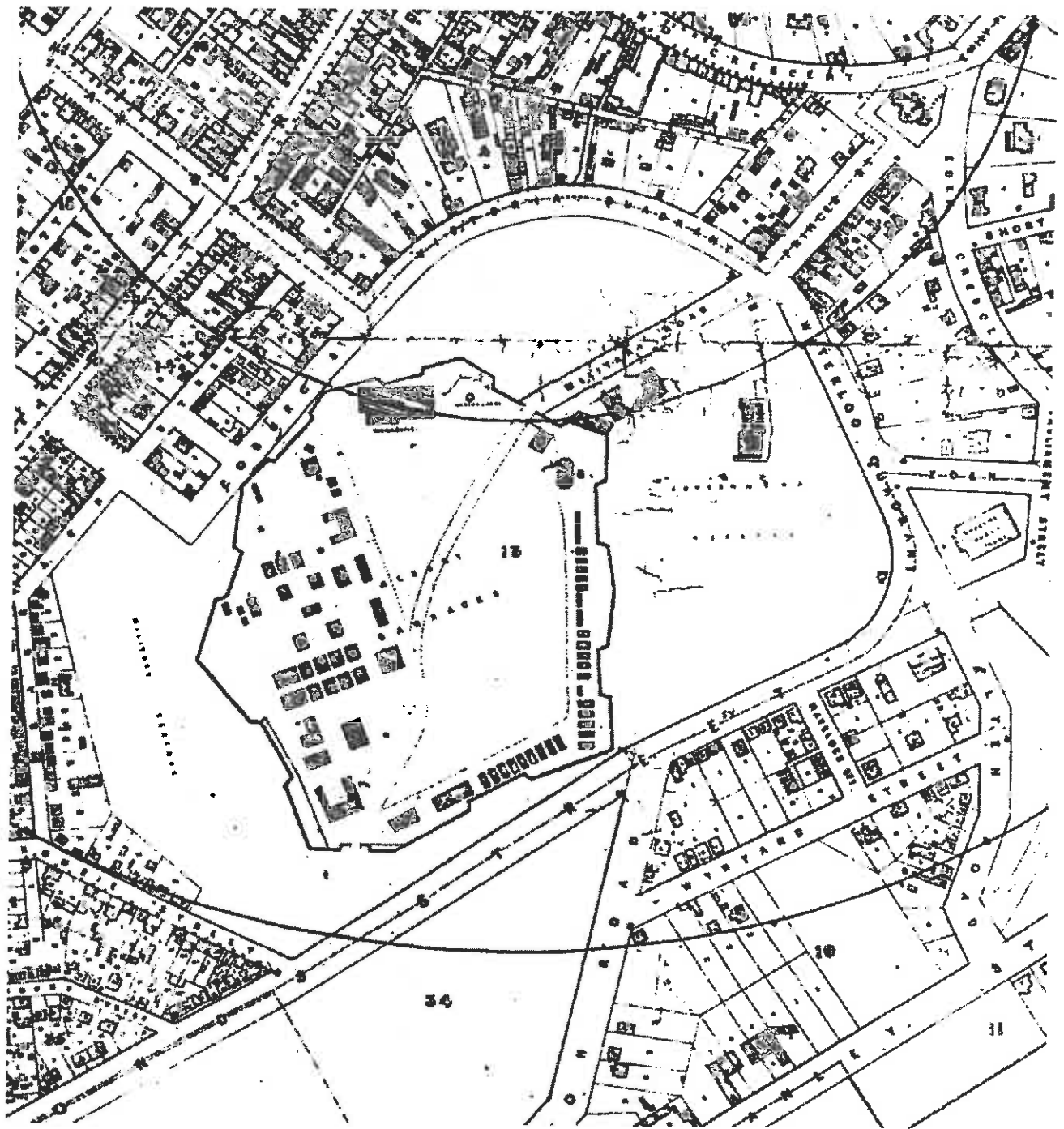
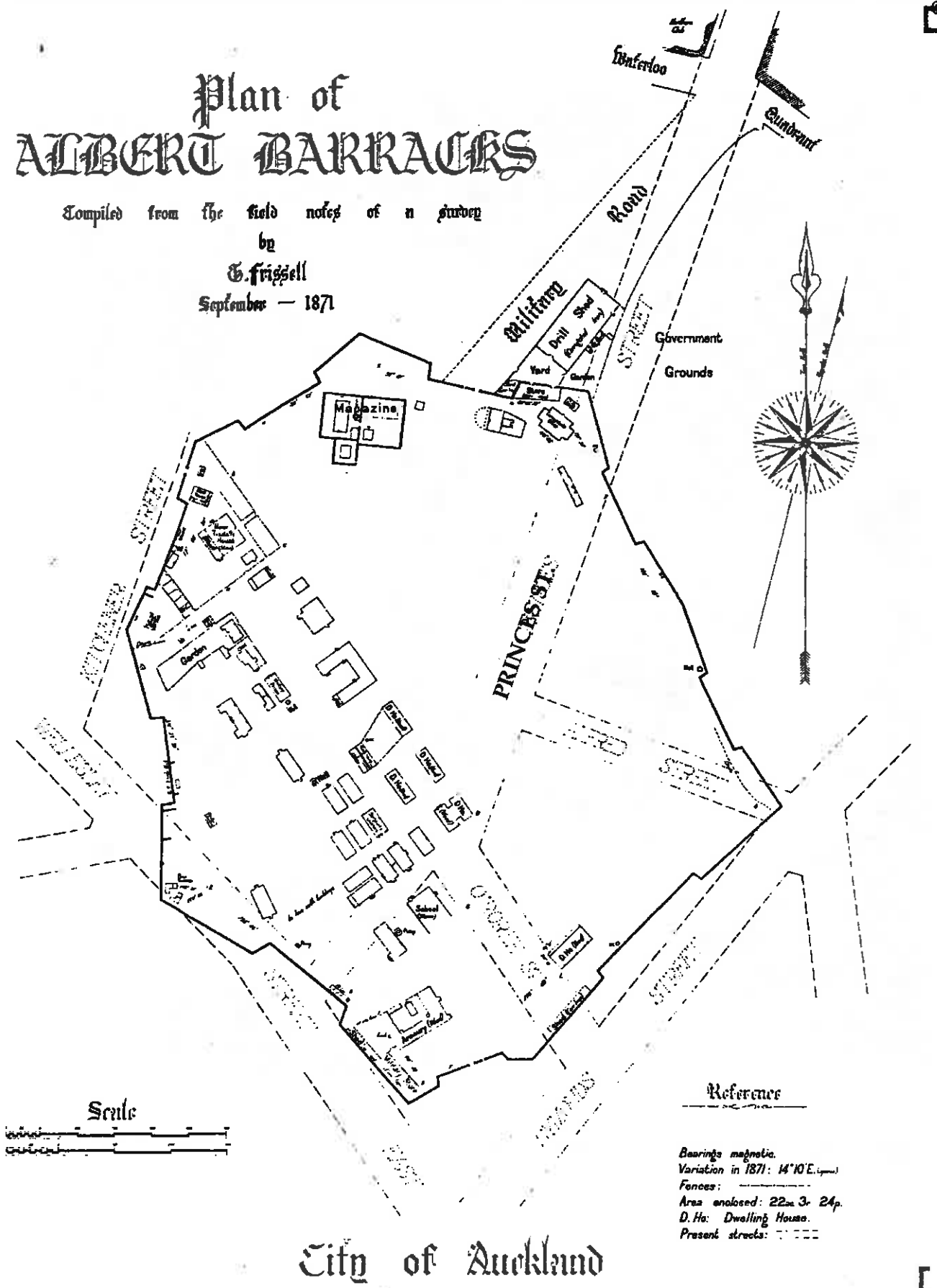


Figure 1. Plan of Albert Barracks (1866) (APL).

# Plan of ALBERT BARRACKS

Compiled from the field notes of a survey  
 by  
 G. Frissell  
 September - 1871



Scale  
 0 10 20 30 40 50 60 70 80 90 100

Reference  
 Bearings magnetic.  
 Variation in 1871: 14° 10' E.  
 Fences: ————  
 Area enclosed: 22a 3r 24p.  
 D. H.: Dwelling Houses.  
 Present streets: - - - - -

City of Auckland

Figure 2. Albert Barracks (1871) Albert Park bounded by Princes, Wellesley and Kitchener Streets (Frissell' plan, after NZHPT April 1979)





Figure 3 Albert Barracks 1860's (Department of Conservation)



Figure 4. Albert Barracks: stone & timber buildings, men and munitions (APL 5699)

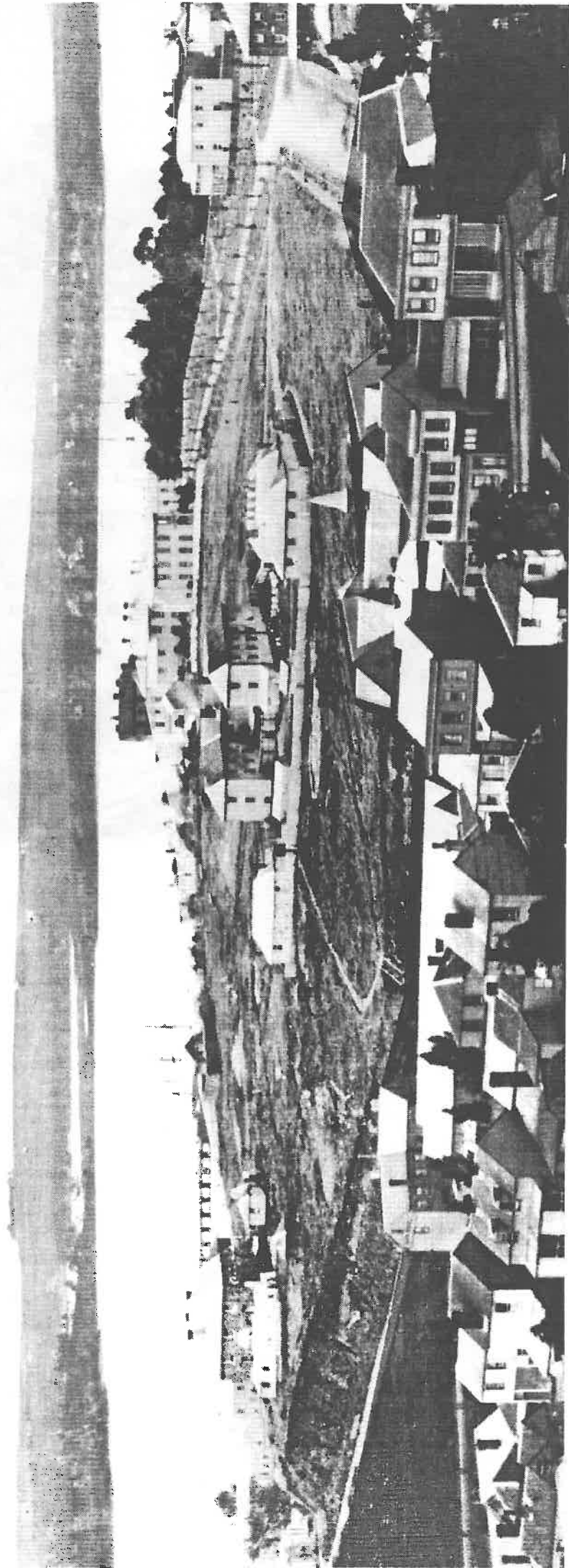
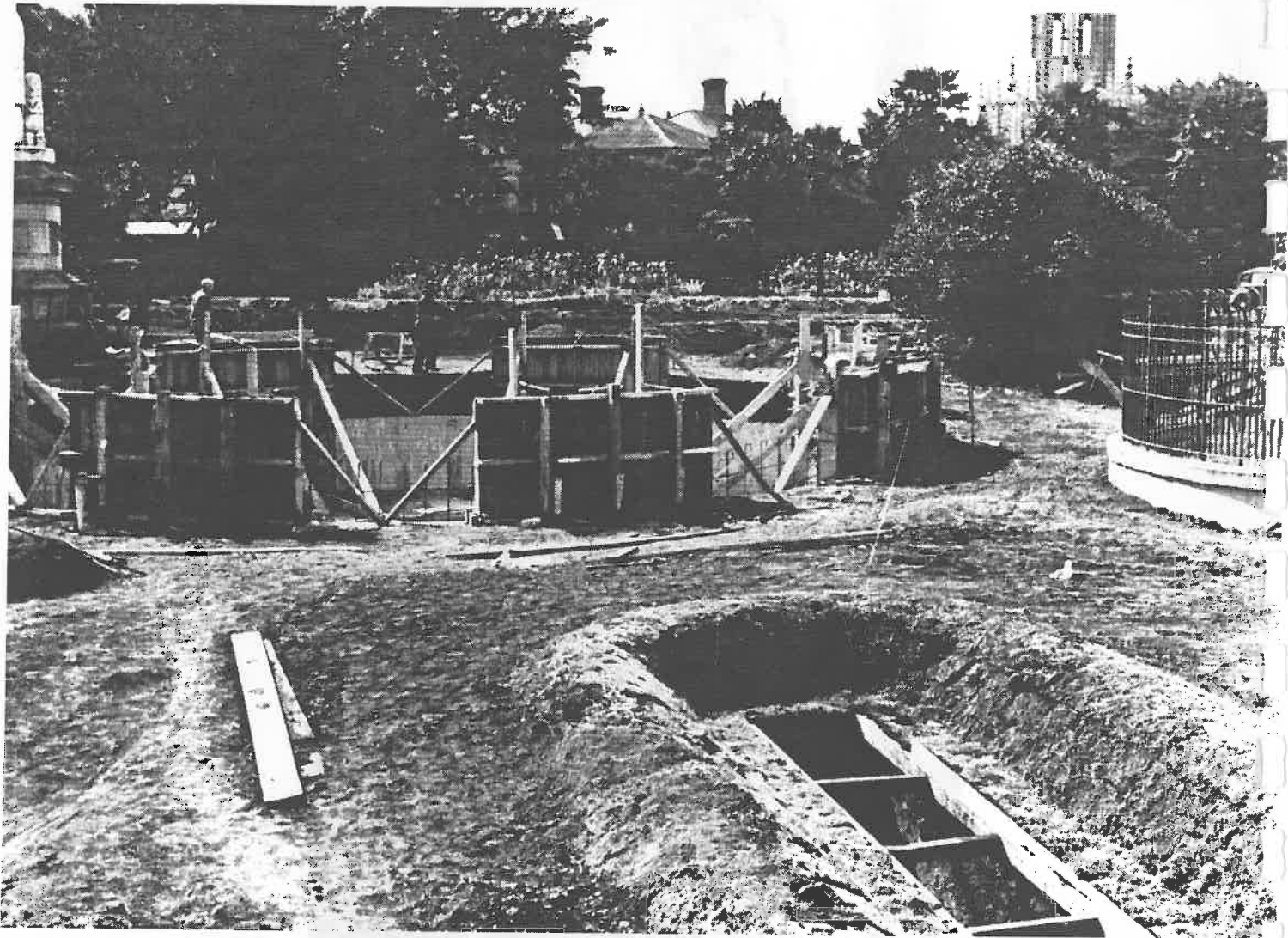


Figure 5. Albert Barracks after partial demolition (APL 1036)

Figure 6. WWII trenches





**Figure 7** Archaeological Remains recovered from path & well

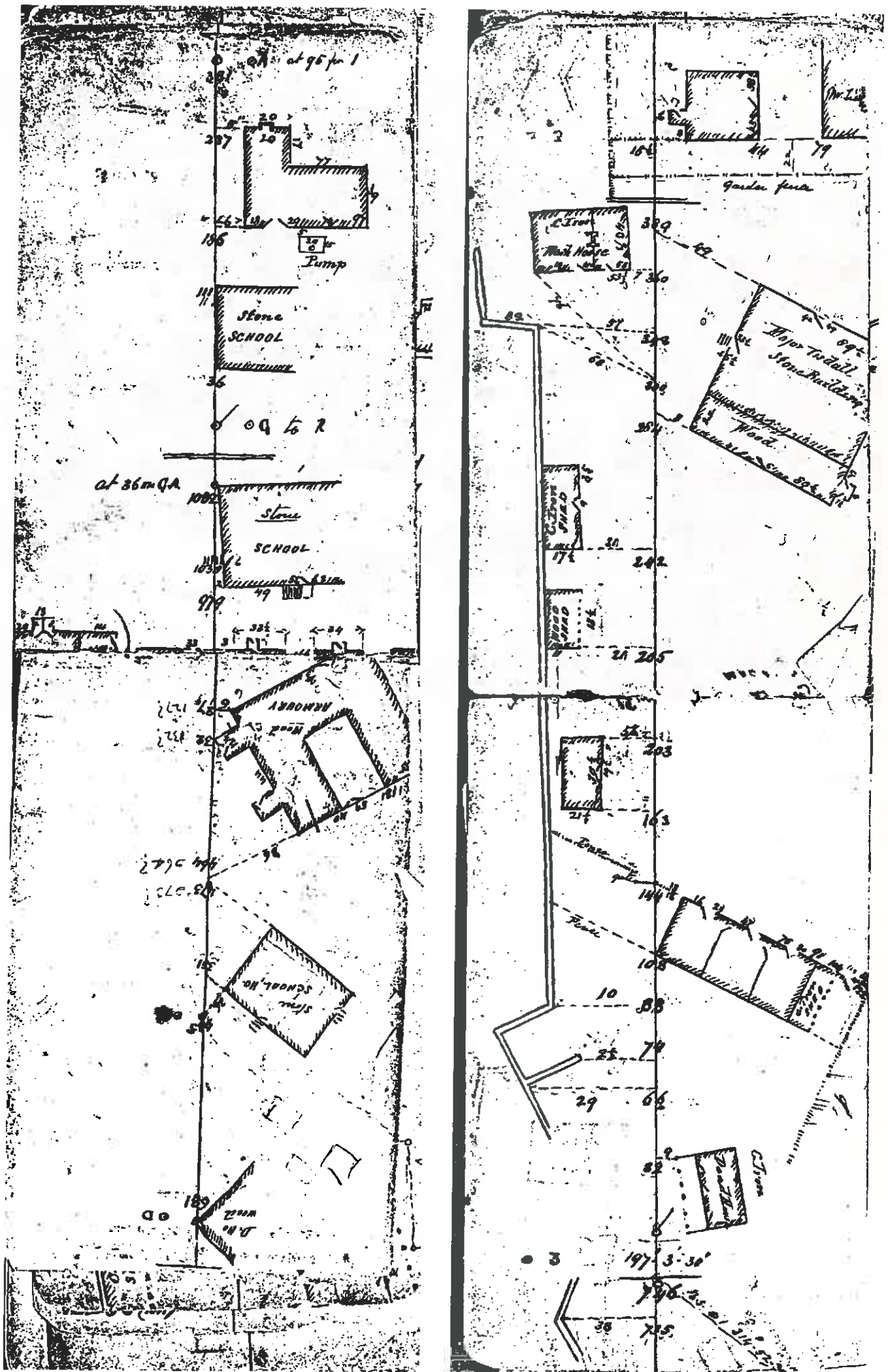


Figure 8 . 1871 Frissell's survey book showing details of buildings in Albert Barracks

Figure 7. Artefacts from a Barracks path

