

History of the University of Waikato Campus 1



Map (courtesy of Te Ara) showing Waikato Land Confiscation



Governor George Grey

Part of Governor Grey's 1864 Proclamation

By His Excellency Sir George Grey, Knight Commander of the Most Honourable Order of the Bath, Governor and Commander-in-Chief in and over Her Majesty's Colony of New Zealand and its Dependencies, and Vice-Admiral of the same, &c.

It is therefore declared and made known that the Governor will retain and hold as land of the Crown all the land in the Waikato taken by the Queen's forces, and from which the rebel Natives have been driven within the following lines, that is to say:

Commencing at Pokorokoro in the Gulf of Thames, thence proceeding southward in a straight line to the Hapua Kohi pass, thence in a straight line to the summit of Pukemoremore, thence in a straight line to the summit of Maunga Kawa, thence in a straight line to Pukekura, thence in a straight line to Orakau, thence in a straight line to the nearest point of the Puniu River, thence following the Puniu River to its junction with the Waipa River, thence in a straight line to the summit of Pirongia, thence in a straight line to the nearest point of the Waitetuna River, thence by the Waitetuna River to Waingaroa Harbour, thence by that harbour to the sea, thence by the Sea Coast to the Waikato Heads...

Given under my hand, and issued under the Public Seal of the Colony of New Zealand, at the Government House, at Auckland, this seventeenth day of December, in the year of our Lord, one thousand eight hundred and sixty-four.

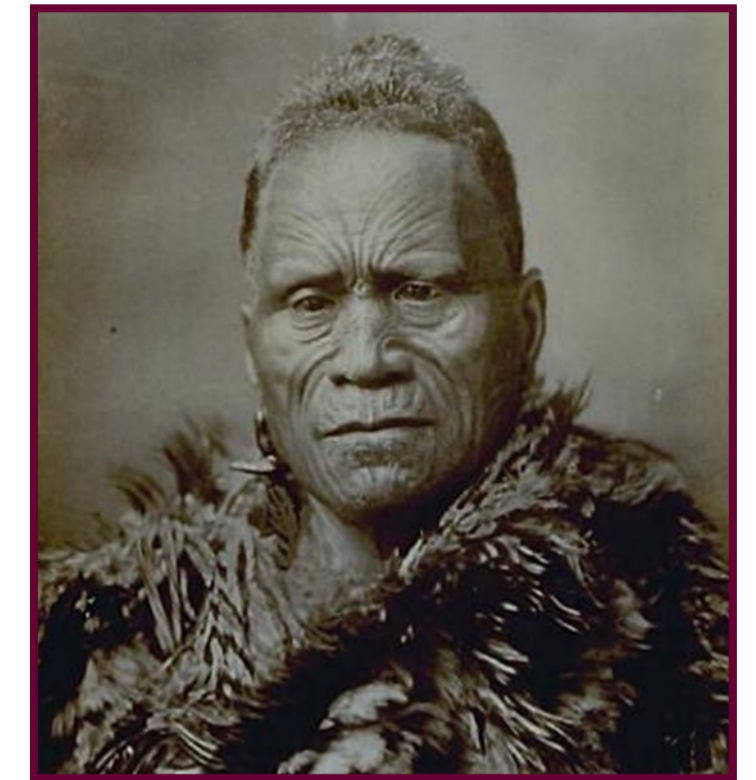
G. Grey, Governor
God save the Queen!

Waikato Land Confiscation, 1864

In December 1864 at the end of the Waikato war, most Māori-owned land in west Waikato was confiscated by the Colonial Government. Many dispossessed Māori moved to settle south of the confiscation boundary line marked by the Puniu River. That area became known as the King Country through its association with Tāwhiao, the Māori King, who had also taken refuge there.

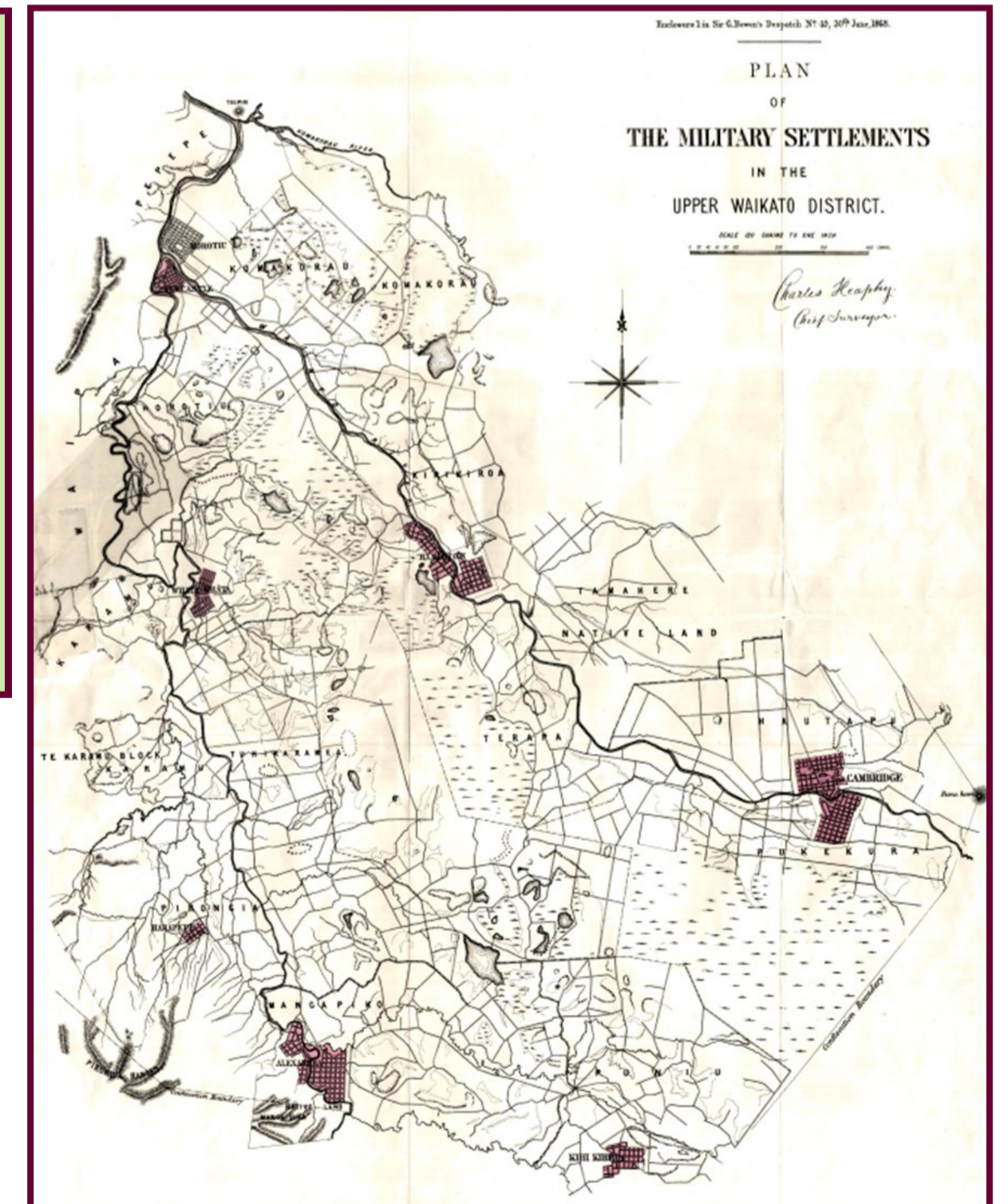
Governor George Grey then rewarded the men of the various militia who had fought for the Government by allocating them land in the region previously owned by Māori. New military towns such as Alexandra (Pirongia) and Kihikihi were also established to guard the frontier.

The land that would eventually be the location of the University of Waikato to the east of Hamilton was part of the land confiscated at this time.

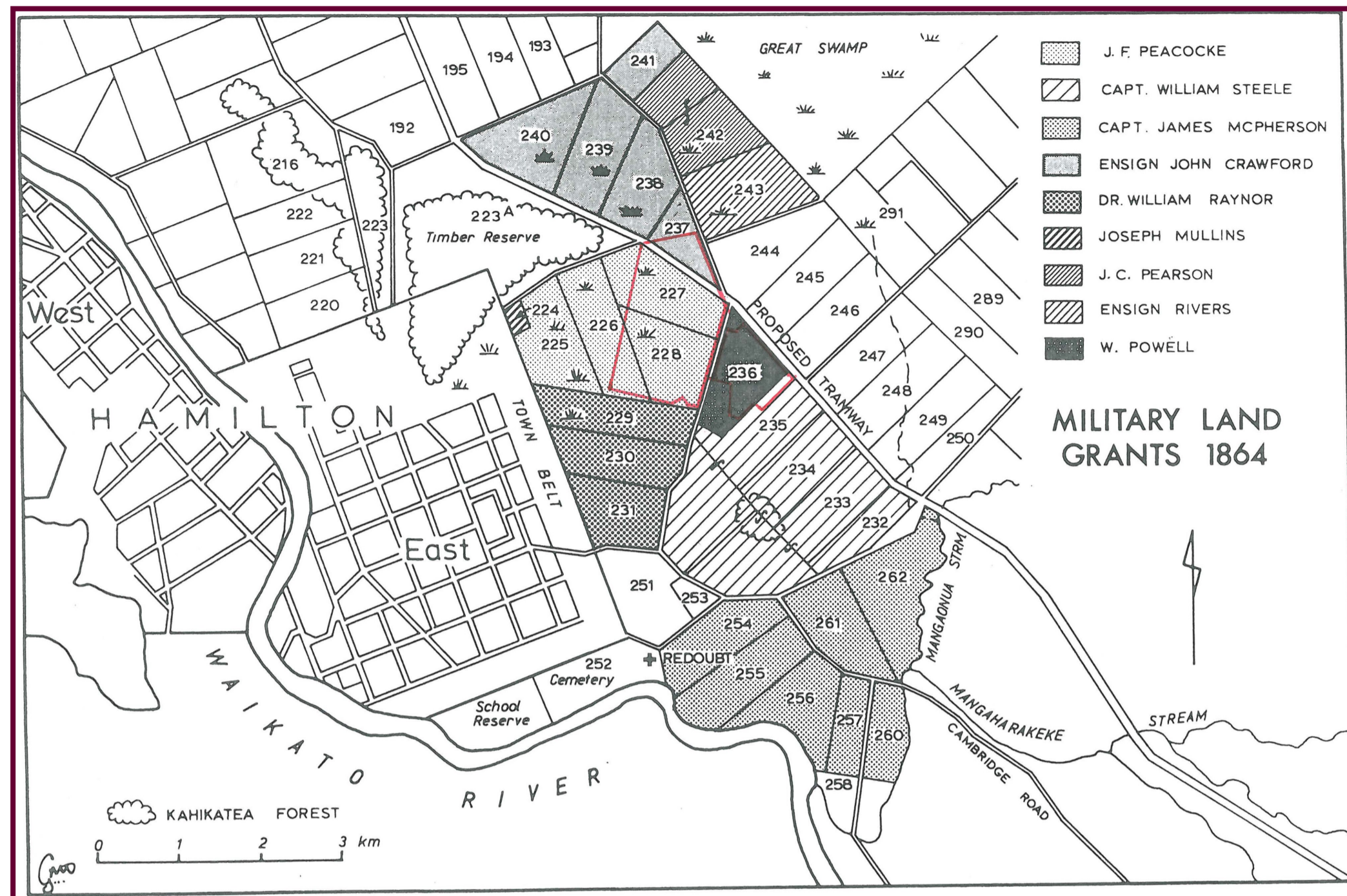


Tāwhiao, Māori King

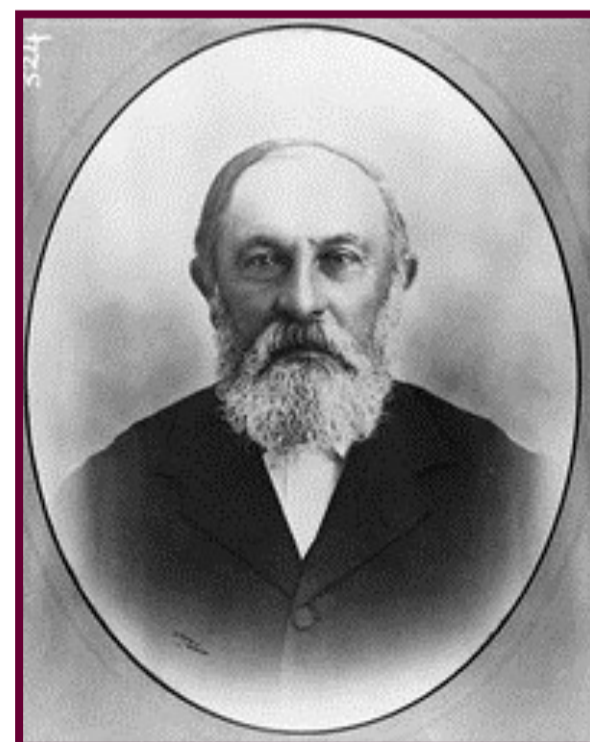
Plan of the proposed Military settlements. [Enclosure in Despatch 46. BPP307. Correspondence and Papers relating to New Zealand]



History of the University of Waikato Campus 2



Map showing land grants in 1864. The future University land is depicted by the red outline



William Steele

Military Land Grants

Tainui land confiscated from Ngati Wairere and Ngati Haua in 1864 was redistributed by way of reward to members of the Militia which had fought in the Waikato. The area around what would become Hamilton was allocated to the 4th Waikato Regiment. Militiamen were allotted an acre of land (0.4 ha) in Hamilton West or Hamilton East and some rural land, but life in the new settlements was hard and many soon left. Officers received larger areas and the land later to be the University of Waikato was given to several officers detailed here.

New Zealand Collection
University of Waikato Library

July 2017

John Fitzroy Beresford Peacocke

Ensign Peacocke was recruited in the early stages of the formation of the Waikato Militia and subsequently promoted to Lieutenant in the Fourth Waikato Regiment. His farm of 250 acres at Hillcrest was subsequently sold to Samuel Seddon who had come to Hamilton from Howick in 1869 (after trying to make a living buying and selling shares), and decided to take up farming. Peacocke remained in the district, taking up land south of Hamilton. Seddon established a farm which he called Knighton, of 350 acres, including Raynor's land, between the old Hamilton East township boundary and Ruakura.

James McPherson

Captain McPherson came from another military post to command No.3 Company of the Fourth Waikato Regiment. He had seen military service in the Crimean War and Indian Mutiny. Despite his lack of farming experience, he took up farming on his land and remained in this district. In 1868 he became secretary of the Kirikiriroa Highway Board, the first from of local government in Hamilton East. In the early 1870's, McPherson was elected the first Member of Parliament for Waikato but served only a short term. In 1876 he was appointed Clerk to the newly-established Waikato County Council. McPherson also set up a flour mill on Manaonua Stream, near Tamahere, to supplement his farm income but lost heavily on this enterprise.

Joseph Mullins

Joseph Mullins was a labourer from Dorsetshire who had been recruited in Sydney as a private in the Waikato Militia. He was growing potatoes on his block (Allotment 224 next to the Timber Reserve in Claudlands) in 1865. He and his son gained some notoriety after an incident when they caught some local Maori taking potatoes.

William Raynor

Dr Raynor's land was located between the Hamilton East town Belt and Hillcrest. His medical practice was his main concern. For a time he was employed at the military settlement of Alexandra. He doesn't seem to have become involved in farming to any extent on his land.

William Steele

William Steele was an immigrant from Shropshire, already settled on land in the Clevedon district south of Auckland. In July 1863 he was given a commission in charge of a small force of Rifle Volunteers. Towards the end of 1863, Lieutenant Steele was sent to Australia to recruit for the Waikato Militia. He returned in March, having recruited something over 100 men, mostly with families, to settle in the Waikato. He was promoted to Captain of No. 4 Company of the Fourth Regiment of Waikato Militia. By 1866, Steele had nearly 100 acres ploughed and sown. As well as farming Steele also became a land agent and valuer and remained in the district. He is remembered in Steele Park in Hamilton East.

John Crawford / Isaac Coates

John Crawford who had served as sergeant with Steele in the Rifle Volunteers was promoted Ensign in the Waikato Militia. Crawford did not take up farming but allowed another military settler, Lieutenant Johnstone, to graze his stock on his land. Issac Coates, a Yorkshire farmer, was one of a group of settlers who arrived in Hamilton following the establishment of the military settlement. Aged 27 years in 1868, he was searching for land for a farm. He decided on the Waikato following an introduction to Captain Steele, who subsequently arranged for Coates to purchase Ensign Crawford's land. In 1872 Thomas Dinsdale (Coates's brother-in-law) leased the farm at £20 per year and worked it for five years, breaking in more land. When his lease expired, Dinsdale purchased land on the Whatawhata Road, the area which is now a suburb of Hamilton and bears his name. Meanwhile, Coates indulged in a number of business enterprises, including brickmaking, flaxmilling, and gum digging, contract work draining swamp, and roadmaking in the Piako swamp and Morrinsville district, and railway construction in the King Country in the 1880's. He also operated as an agricultural contractor, having purchased mowing machines, reaper and binders and threshing machines for the increasing areas being sown in wheat and oats in the 1880's. In 1878 Coates was elected to the Hamilton Borough Council, remaining in office several months, and was re-elected for several terms (1887-88, 1901-02 and 1905-07) and served two terms as major of Hamilton (1888-92).

The land grants to Pearson, Rivers and Powell were not taken up. Pearson and Rivers sold to Coates and Powell's grant became part of the Lichfield property.

History of the University of Waikato Campus 3

History of University Campus

The upper slopes of the site of the University of Waikato and Hamilton Teachers' College are part of a ridge in an ancient system of eroded hills and valleys underlying the Waikato Basin. On this hill country landscape, a series of ash showers, originating in the Taupo district, have fallen at various times in the last million years. The Waikato River and its tributaries, now deeply entrenched in the land, once flowed freely across the Waikato Basin, depositing pumice sands and gravels and filling up the valleys. The course of the river changed at various times, as it flowed in braided channels, rather like the present large rivers of the Canterbury Plains. In the course of time the ancient valleys were filled up leaving on the ridges and hill tops protruding through the sand and gravel deposits.

In time, the Waikato River established its present course and cut down into the soft pumice material. Nearer the river, the land is well drained and several small tributary streams have cut gullies into the riverbank terraces. Away from the river, on the old alluvial flats, drainage was more restricted, and large swampy areas developed. In time, extensive peat deposits accumulated, as the swamp vegetation of flax, raupo, fern and scrub decayed in the soggy ground. In some places kahikatea swamp forest grew luxuriantly and may have covered a much larger area in the past than was reported by early nineteenth century travellers in the district. Discovery of kauri gum in the area in the late nineteenth century also suggests more widespread subtropical forest cover some time in the past.

The Hillcrest ridge in the early nineteenth century was probably scrub covered with occasional patches of kahikatea forest nearby. Remnants of these forest areas remain in Hillcrest Park and Claudelands Showgrounds. The Hillcrest ridge extended northeast into the southern portion of the area known as the Great Swamp, which stretched east to the hills of Pukemoremore, and north towards Gordonton. From the ridge a fine view all round the Waikato Basin could be obtained. This land was part of lands confiscated from Waikato and NgatiHaua tribes following the land wars of 1863-64. The first titles issued were Crown Grants to military settlers in No.4 Company of the Fourth Regiment of Waikato Militia. The Hamilton Military Settlement was made up of men the Fourth Regiment of Waikato Militia. For Hamilton East and Hamilton

West rectangular township plans were laid out on both sides of the Waikato Rivers. Fifty-acre farm sections were surveyed around the military township.

The No.4 Company was the advance party of the Hamilton settlement and were allocated town sections in the northern part of Hamilton East. Adjacent land was surveyed for farm sections. Much of it was swamp and Captain Steele and his officers wrote a diplomatically worded letter to their commanding officer (quoted by Norris 1963 p. 62):

We heartily appreciate the anxiety of the Government to locate us on our lands and we are most sincerely desirous of cooperating with the Government in so doing. But we most respectfully beg to call attention to the circumstances that only a very limited portion of the area from which we believe ourselves entitled to select, is presented to our choice in the orders quoted, and that a large portion is swampy and unsuitable for settlement ... In these circumstances, we, with the utmost respect, decline to accept the lands referred to in the said order, unless they fall to us legally and in accordance with the printed condition supplied to each man at the time of enrolment.

This complaint was upheld by the commanding officer and the land was subsequently re-allocated. The officers chose first, according to seniority and if they were of equal rank, priority was determined by lot. In the case of the privates, fifty-acre farm lots and the one-acre town sections were allocated by ballot. There were numerous complaints that land allocated was unsuitable because it was swampy, and lacked access across steep, unbridged gullies and streams. It became a working rule that if 50 percent of land or less was in swamp it had to be accepted. Many of the privates did not take up their land grants.

The Waikato military settlement scheme was largely a failure. Many of the privates had no farming experience or inclination to learn. Many of the farm sections were too swampy to do much with and few had the capital for the necessary drainage work anyway. Many sold their grants to officers of the militia, or Auckland purchases, and disappeared to the Coromandel goldfields. It was not until the 1900's, when the economic situation had improved, that farming began to look like a successful enterprise in the Waikato. Dairy farming became established, and drainage of swamp margins progressed faster. The 50 acre farm sections proved too small and in some areas the land was resurveyed, new roads put in, and property boundaries rationalised.



Dairy farm, 1964



Land deed from 1867 for part of future University land between the Crown and John Fitzroy Peacocke



Early view of campus, 1966

New Zealand Collection
University of Waikato Library
July 2017

History of the University of Waikato Campus 4

NZ Gazette No. 3 28 January 1965 p. 84

Declaring Land Taken for a University and a Teachers' Training College in the City of Hamilton

PURSUANT to section 32 of the Public Works Act 1928, the Minister of Works hereby declares that, a sufficient agreement to that effect having been entered into, the land described in the Schedule hereto is hereby taken for a university and a teachers' training college from and after the 1st day of February 1965.

SCHEDULE
SOUTH AUCKLAND LAND DISTRICT

ALL that piece of land containing 46 acres 3 roods 35 perches situated in Block II, Hamilton Survey District, City of Hamilton, being part Lots 15, 15A, 16, 21, 22, 23, and 24, D.P. 3544. Residue certificates of title, Volume 138, folio 205, and Volume 141, folio 90, South Auckland Land Registry.

Dated at Wellington this 17th day of December 1964.
PERCY B. ALLEN, Minister of Works.
(P.W. 311/2057/0 ; D.O. 39/214/0)

This had been Waikato Hospital Board land

NZ Gazette No.9 20 February 1969 p. 283

Declaring Additional Land Taken for a University and a Teachers' Training College in the City of Hamilton, and Previous Declaration Revoked

PURSUANT to the Public Works Act 1928, the Minister of Works hereby revokes the Declaration dated the 9th day of September 1968 and published in Gazette, 10 October 1968, No. 62, at page 1764, taking additional land for a university and a teachers' training college in the City of Hamilton, and hereby declares that the additional land described in the Schedule hereto is hereby taken for a university and a teachers' training college from and after the 24th day of February 1969.

SCHEDULE
SOUTH AUCKLAND LAND DISTRICT

ALL that piece of land containing 4 acres 1 rood 11.8 perches situated in Block II, Hamilton Survey District, City of Hamilton, being part Lot 10, D.P. 3733, and being part Allotment 236, Kirikiriroa Parish; as the same is more particularly delineated on the plan marked M.O.W. 22615 (S.O. 44592) deposited in the office of the Minister of Works at Wellington, and thereon coloured yellow.

Dated at Wellington this 21st day of January 1969.
PERCY B. ALLEN, Minister of Works.
(P.W. 31/2057/0; D.O. 3/9/214/0)

This had been part of the Ronaldson property

NZ Gazette No.117 28 November 1974 p. 2731

Declaring Land Taken, Subject to Certain Restrictions, for the University of Waikato and a Teachers' College in the City of Hamilton

PURSUANT to section 32 of the Public Works Act 1928, the Minister of Works and Development hereby declares that, a sufficient agreement to that effect having been entered into, the land described in the Schedule hereto is hereby taken, subject as to the land firstly described to the water rights created by transfer S. 34385 and as to the land secondly described to the drainage easement created by transfer S. 237458 and the rights of way created by transfer S. 237460 and transfer S. 238320, South Auckland Land Registry, for the University of Waikato and a teachers' college from and after the 28th day of November, 1974.

SCHEDULE
SOUTH AUCKLAND LAND DISTRICT

ALL those pieces of land, situated in the City of Hamilton, described as follows:

| A | R | P | Being |
|---|---|----|--|
| 1 | 0 | 30 | Lot 1, D.P. S. 1251 and being part Allotment 236, Parish of Kirikiriroa. All certificate of title, Volume 1039, folio 224, South Auckland Land Registry. |
| 0 | 2 | 14 | Lots 2 and 3, D.P. S. 7576 and being part Allotment 263, Parish of Kirikiriroa. All certificate of title No. 1B/756, South Auckland Land Registry |

Dated at Wellington this 20th day of November 1974.
HUGH WATT, Minister of Works and Development.
(P.W. 31/2057/0; Hn. D.O. 34/214/0)

This had been part of the Fairbrother property

NZ Gazette No.25 29 March 1979 p. 980

Declaring Land Taken, Subject as to Parts to Fencing Agreements, for the University of Waikato and a Teachers' College in the City of Hamilton

PURSUANT to section 32 of the Public Works Act 1928, the Minister of Works and Development hereby declares that, a sufficient agreement to that effect having been entered into, the land described in the Schedule hereto is hereby taken subject as to land firstly described to the fencing agreement contained in Transfer No. 58453 and as to the land secondly described to the fencing agreement contained in Transfer No. 81490, South Auckland Land Registry, for the University of Waikato and a teachers' college, from and after the 29th day of March 1979.

SCHEDULE
SOUTH AUCKLAND LAND DISTRICT

ALT, those pieces of land, situated in the City of Hamilton, described as follows:

| Area ha | Being |
|---------|---|
| 1.8160 | Lot 9, D.P. 3733, being part Allotment 236, Parish of Kirikiriroa. All certificate of title, Volume 176, folio 274. |
| 7.6756 | Lot 6, D.P. 4568, being part Allotment 236, Parish of Kirikiriroa: All certificate of title, Volume 431, folio 37. |
| 0.8821 | Part Allotments 235 and 236, Parish of Kirikiriroa (D.P. 17882). All certificate of title, Volume 423, folio 71. |

Dated at Wellington this 5th day of March 1979.
W. L. YOUNG, Minister of Works and Development.
(P.W. 32/2057/0; Hn. D.O. 39/214/0)

This had been part of McMiken's Orchard

NZ Gazette No.17 19 February 1981 p. 339

Declaring Land Taken for the University of Waikato and a Teacher's College in the City of Hamilton

PURSUANT to section 32 of the Public Works Act 1928, the Minister of Works and Development hereby declares that, a sufficient agreement to that effect having been entered into, the land described in the Schedule hereto is hereby taken for the University of Waikato and a teacher's college from and after the 19th day of February 1981 .

SCHEDULE
SOUTH AUCKLAND LAND DISTRICT

ALL that piece of land containing 3404 square metres, situated in Block II, Hamilton Survey District, being Lot 2, D.P. S. 1251 and being part Allotment 236, Parish of Kirikiriroa. All certificate of title, Volume 1039, folio 223.

Dated at Wellington this 13th day of February 1981.
D. S. THOMSON,
for Minister of Works and Development.
(P.W. 31/2097/0; Hn. D.O. 29/214/0)

This had been part of the Aickin property

NZ Gazette No. 43 21 July 1966 p. 1134

Crown Land Set Apart for a University and a Teacher Training College in the City of Hamilton

PURSUANT to section 25 of the Public Works Act 1928, the Minister of Works hereby declares the land described in the Schedule hereto to be set apart for a university and teachers' training college from and after the 25th day of July 1966.

SCHEDULE
SOUTH AUCKLAND LAND DISTRICT

ALL that piece of land containing 78 acres and 34 perches situated in Block II, Hamilton Survey District, and Block XIV, Komakorau Survey District, City of Hamilton, being Allotment 414, Kirikiriroa Parish, as shown on a plan lodged in the office of the Chief Surveyor at Hamilton as No. S.O. 40234, and thereon bordered red.

Dated at Wellington this 22nd day of June 1966.
PERCY B. ALLEN, Minister of Work
(P.W. 31/2057/0 ; D.O. 39/214/0)

This had been Ruakura land

New Zealand Gazette Notices

All land transactions and agreements relevant to the site for the University and Teachers' College were officially posted in the New Zealand Gazette

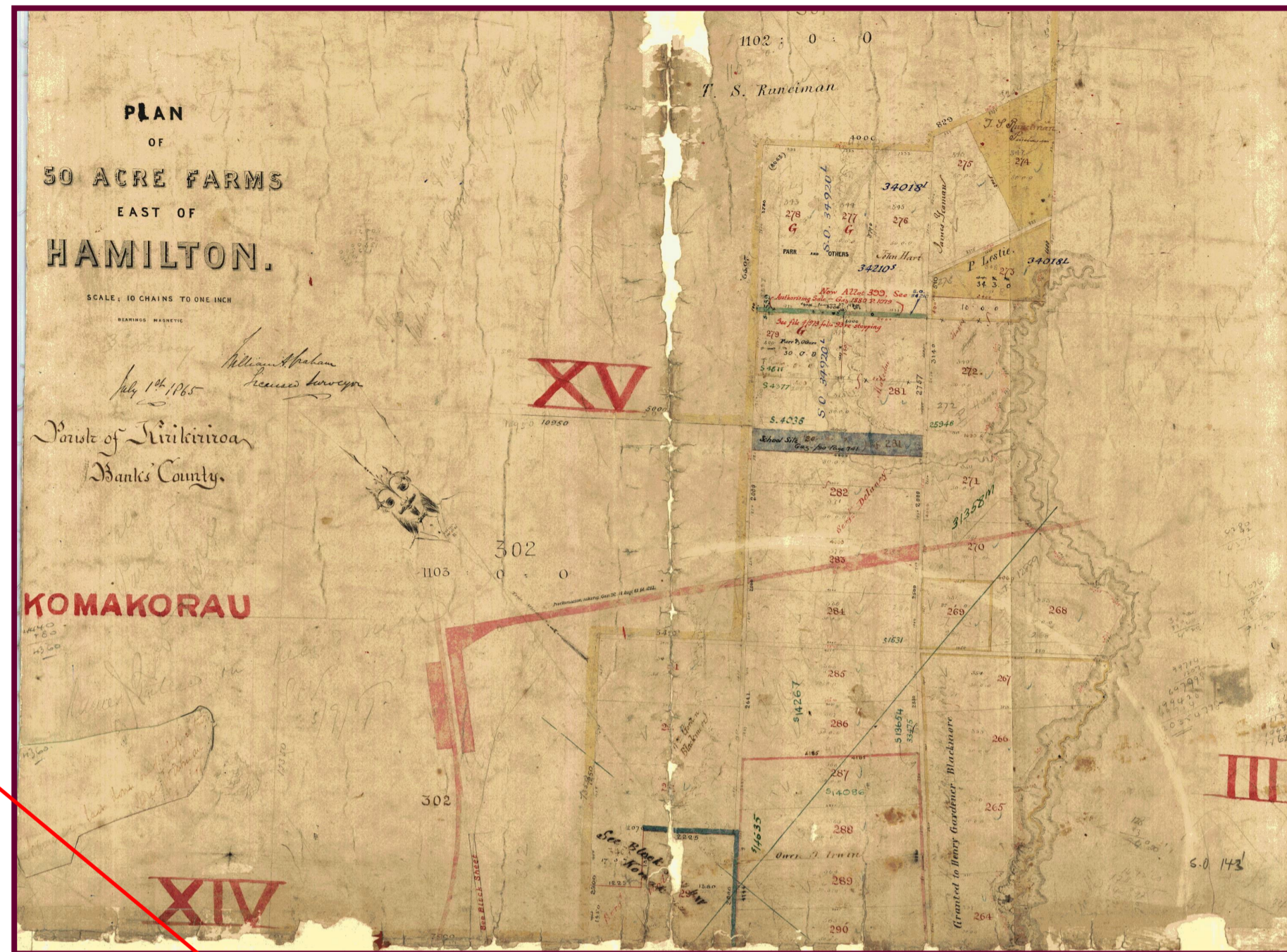
Development of the Campus Lakes



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University of Waikato Library
July 2017

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SO 143 part I

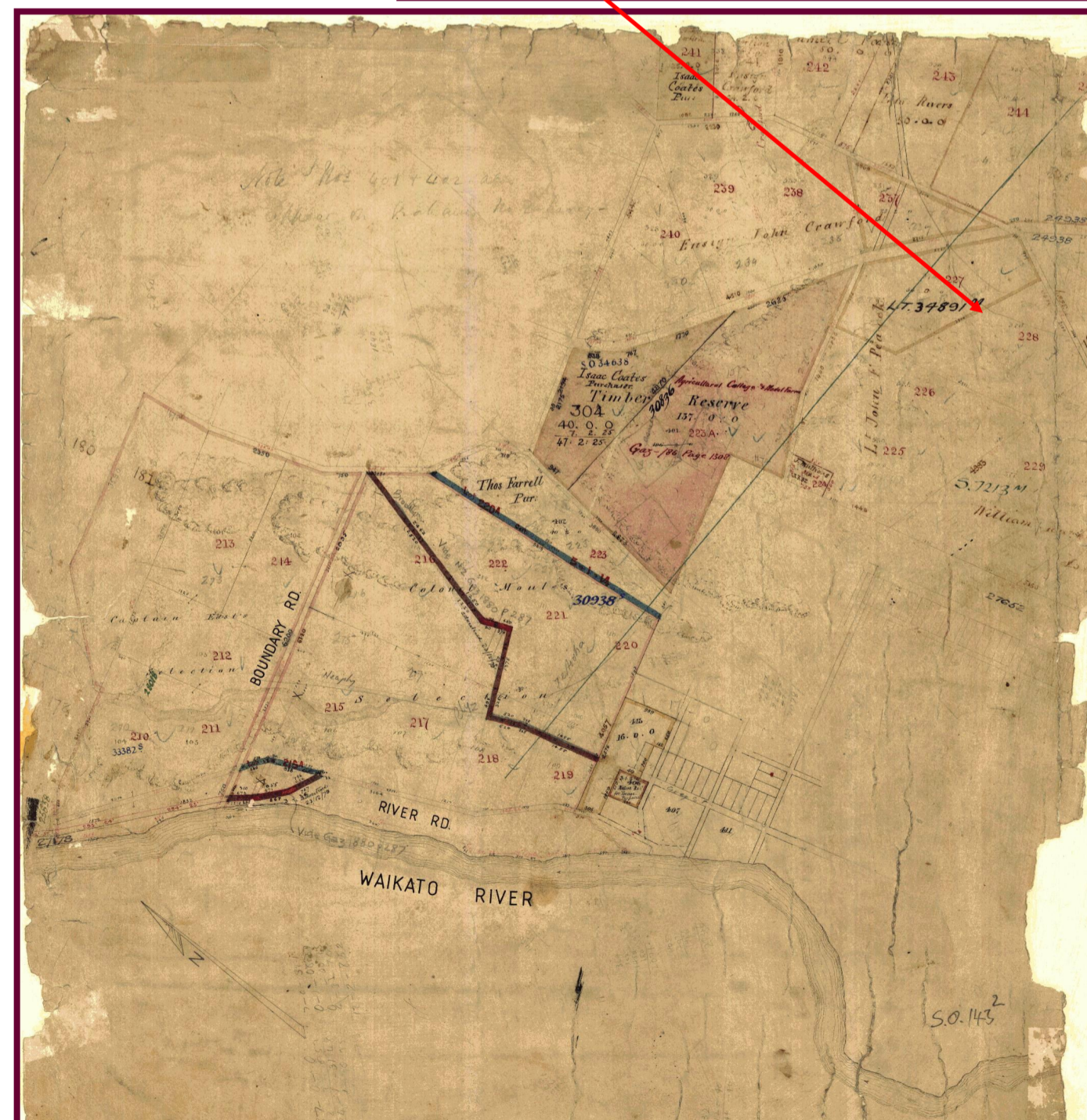


SO 143 1865 Plan of 50 acre Farms East of Hamilton

New Zealand Collection
University of Waikato Library
July 2017

The location of the future University land is near the annotation LT 34891

SO 143 part II



LINZ PLANS

The history of the land now occupied by the University of Waikato Campus can be traced through a series of plans held by Land Information New Zealand (LINZ). The plan shown here (SO 143) is one of the earliest, dating from 1865. It depicts (in three parts) Hamilton East shortly after the allocation of land to members of the Waikato Militia. The Waikato River is shown flowing right to left across the bottom of the plan, which is orientated with northeast at the top.

Evelyn Stokes

Much of the initial work for this project was completed by Evelyn Stokes, Professor of Geography at the University of Waikato and the driving force behind the establishment of a map collection in the University Library. She wrote the text and prepared the plans which were finished off by Max Oulton, the University cartographer.

SO 143 part III

History of the University of Waikato Campus 6



SO 12249 1901
Plan of Ruakura
Agricultural Station.
Site of future University
at centre, bottom of plan.

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University of
Waikato Library
July 2017

Land subdivision

By 1900, a system of property identification had been introduced. Future University land came under Komakorau and Hamilton Survey Districts and also Kirikiriroa Parish. Survey districts were subdivided into blocks (Komakorau XIV and Hamilton II covered the University land). Smaller parcels of land were then numbered so, for example, sections 227 and 228 within Hamilton II mark the site of the future University.

Ruakura State Farm

In 1901, the Government purchased Isaac Coates' Ruakura farm of 280 hectares to function as Ruakura State Farm, a model farm and agricultural training school. This developed into the Ruakura Agricultural Research Centre. Land blocks at the southern end of the Centre were made available for the University of Waikato in the 1950s.

DP 3544 1904
Site of future University
on blocks 227 and 228



History of the University of Waikato Campus 7

Land Subdivision and Acquisition

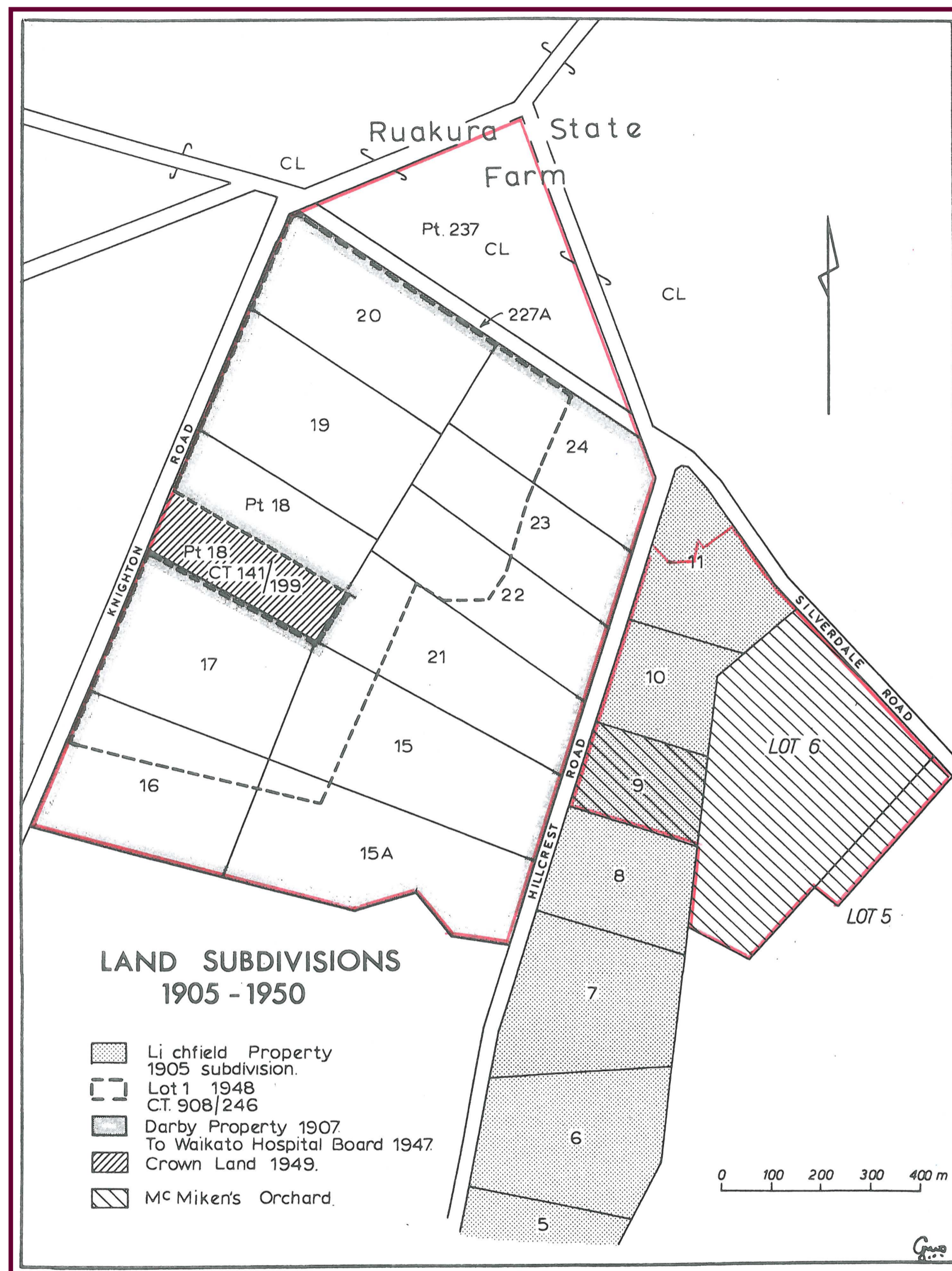
In the early 1900s a number of subdivisions occurred in the Hillcrest area. In 1901 there were two properties, apart from Ruakura State Farm, which comprised the area now occupied by the University of Waikato. West of Hillcrest Road the land was owned by Edward Robert Nolan Russell of Auckland, solicitor. A new road, now known as Knighton Road, had been surveyed and several subdivisions made near Cambridge Road. The year 1905 saw the resurvey and subdivision of this property and the land to the east of Hillcrest Road, owned by Frank Clifton Lichfield of Hamilton, farmer. Most of the blocks subdivided were about 10 acres or four hectares in size.

Land west of Hillcrest Road

During 1906-7 the Russell property was disposed of to a number of different purchasers as follows: 22 November 1906: Lot 18 to John James Hogan (CT 137/258); 21 December 1906: Lots 15-17 to Joseph Darby (CT 138/205); 27 May 1907: Lots 19-24 to Joseph Darby (CT 141/90). Other subdivided blocks south and west of the University site were sold to Henry Taylor, Mary Anne Matilda Reay, William Holtby, Edward Gill, Denis Moroney, Ernest Gothorpe, John Gordon, Samuel Gibson, Annie McCarthy, George Boyes. Some along Cambridge Road became residential sections but others remained largely undeveloped and were leased at various times to local farmers. The various transactions involving the blocks comprising the University and Teachers' College site west of Hillcrest Road are summarised as follows:

Lot 18 (CT 137/258) [east side of Knighton Road]

On 22 November 1906 to John James Hogan of Kirikiriroa, Engineer. In 1907 the block was further subdivided roughly in half. On 08 June 1907 the northern part adjacent to Lot 19 was transferred to Philip Le Quesne (CT 141/80) who held it until it was sold to Joseph Darby on 22 January 1922. On 09 July 1941 with the rest of the Darby property it was transferred to the Public Trustee and on 29 May 1947 transferred to the Waikato Hospital Board. The southern half of Lot 18, adjacent to Lot 17, was transferred to William James Ratcliffe on 11 June 1907 (CT 141/199). On 29 June 1909 the block was transferred to Bernard McKeen; on 21 May 1912 to George James Auger; on 11 October 1918 to Ernest Robinson; on 18 October 1943 to the Public Trustee; on 12 May to Jane Irene Burton; and finally to the Crown on 18 November 1949.



Plan showing land subdivision between 1905 and 1950

Lots 15-17 (CT 138/205) [southern part between Knighton and Hillcrest Roads]

and **Lots 19-24** (CT 141/90) [northern part between Knighton and Hillcrest Roads]

All these blocks were purchased by Joseph Croke Darby of Auckland, Roman Catholic priest, and leased to John Richard Cunneen and William Henry Knock for ten years from 01 January 1907. Cunneen died in September 1907 and Knock transferred the lease to Denis Moroney of Kirikiriroa, farmer, on 27 January 1908. Moroney had already purchased part of the Russell property. The lease was subsequently surrendered and a new lease to Moroney for 18 years from 01 January 1909 was registered on 07 December 1908. No other leases were registered on the title which remained in Darby's name until transferred to the Public Trustee on 08 July 1941 and then transferred to the Waikato Hospital Board on 29 May 1947.

Lot 237 (CT 556/211) [land north of the Darby property (above) and between Ruakura and Silverdale Roads]

This triangle between the Darby property and the roads at the northern end of the University and Teachers' College site was part of the original Allotment 237 of the military survey in 1864 and part of Isaac Coates' farm which had become Ruakura State Farm in 1901.

Lot 227A (CT 88/214)

This strip was part of the "proposed tramway" of the 1864 military survey, and was never part of the Crown Grant issued to John Fitzroy Peacocke. The tramway was never built. To the north-west this route became Ruakura Road, and to the south-east, Silverdale Road. Lot 227A remained on a separate title issued to Isaac Coates in 1898 (CT 88/214) and was transferred to the Crown to become part of Ruakura State Farm in 1901.

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DP 34891 1947
Plan of future University land between Hillcrest and Knighton Roads

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Land Subdivision and Acquisition

In the early 1900s a number of subdivisions occurred in the Hillcrest area. In 1901 there were two properties, apart from Ruakura State Farm, which comprised the area now occupied by the University of Waikato. West of Hillcrest Road the land was owned by Edward Robert Nolan Russell of Auckland, solicitor. A new road, now known as Knighton Road, had been surveyed and several subdivisions made near Cambridge Road. The year 1905 saw the resurvey and subdivision of this property and the land to the east of Hillcrest Road, owned by Frank Clifton Lichfield of Hamilton, farmer. Most of the blocks subdivided were about 10 acres or four hectares in size.

Summary

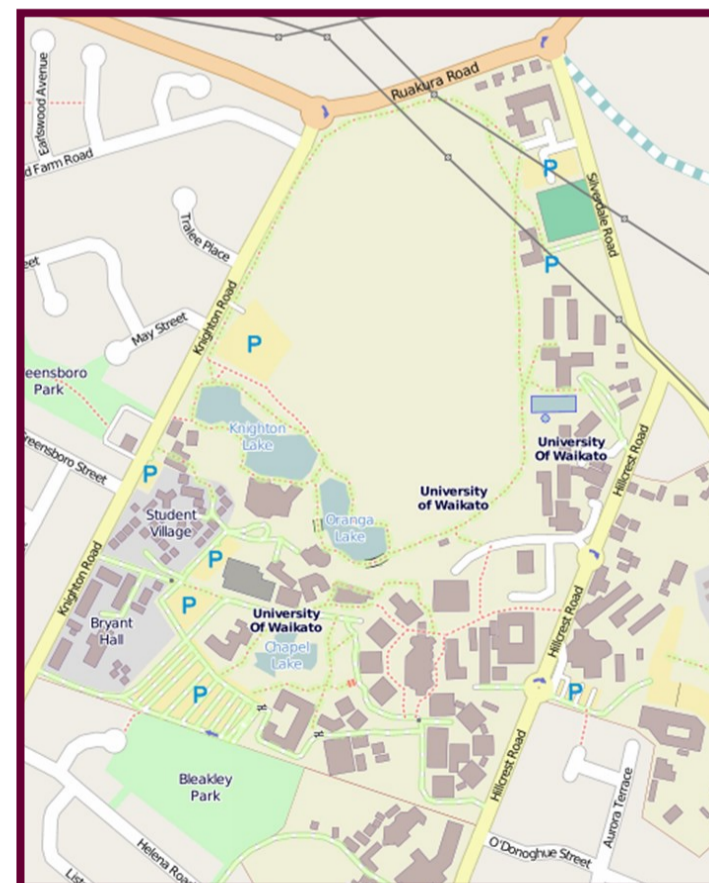
In summary, the Crown acquisitions of this land were as follows: 1901 Lots 237, 227A; 1941 Lots 15-17, pt. 18 and 19-24; 1949 pt. Lot 18. In 1947 Lots 15-17, pt. 18 and 19-24, the former Darby property were vested in Waikato Hospital Board, with the intention of erecting a chest hospital on the site.

Gate 2 on Knighton Road, 1967

Over this period there were some changes in appellation of the various lots, and some parts were resurveyed (Figures 6 and 7). In 1948 Lot 1 was created (CT 908/246). In 1956, Lot 1, pt. Lot 18 which had become Crown land in 1949, and Lots 227A and pt. 237 were combined to form Allotment 409 (SO 38164). Allotment 409 was subdivided in 1959 into Allotment 413, a small housing area at the corner of Ruakura and Silverdale Roads, and the remainder became known as Allotment 414 (SO 40234).

During the 1950s the land was being used by Ruakura as No. 5 Dairy Farm. The proposed chest hospital was not built as the demand for such facilities dropped with the decline in tuberculosis cases over this period. When it was decided that this would be a suitable site for the University and Teachers' College, an agreement was reached to make this land available. Additional land adjacent to Silverdale Road was acquired for Ruakura in 1959, although No. 5 Dairy continued to operate for some time after the University moved to the Hillcrest site in 1964.

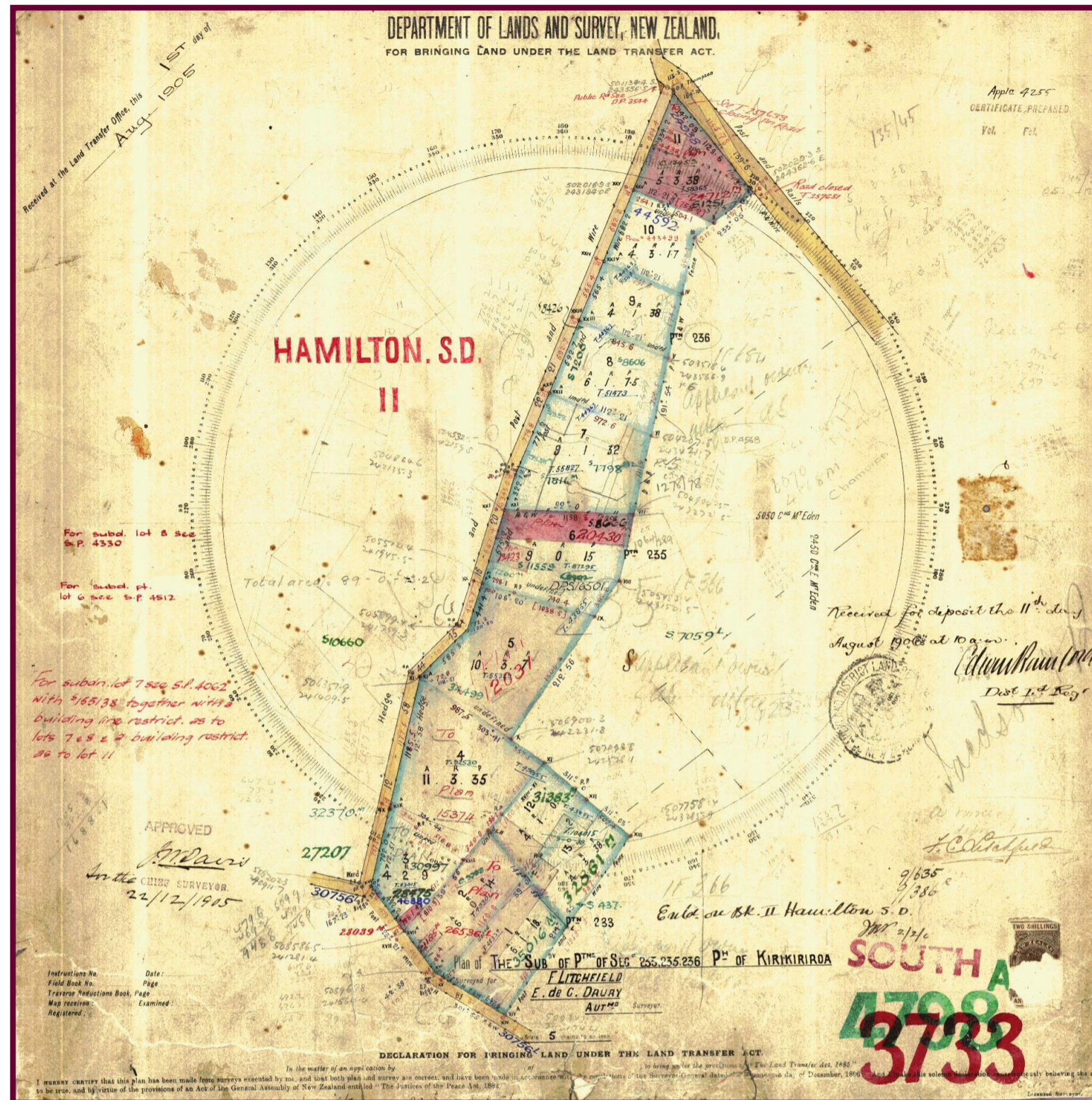
When the Russell property was subdivided, Lots 23, 13 and 14 to the south of the University site were acquired by James Fitzgerald of Auckland, farmer on 24 July 1907 (CT 142/5). On 17 June 1912 part of Lot 12 was transferred to Patrick Sweeney, and the rest to Denis Moroney of Kirikiriroa, farmer, who was already leasing Lots 15-17 adjacent. On 9 September 1919, Moroney transferred part of his land comprising part of Lots 13 and 14 adjacent to the University site to the Institute de Notre Dame des Missions Trust Board (CT 197/225; CT 271/32). On 9 July 1918 the residue was transferred to the Trust Board. In 1960 the land was transferred to the Roman Catholic Bishop of the Diocese of Auckland. Much of the area adjoining Knighton Road was subdivided and sold as residential sections, new streets laid off – Helena Road, Liston Crescent and Bleakly Place – and a Recreation Reserve set aside in the early 1960s (CT 271/32; CT 280/81). In 1975 a new title (CT 19C/303) was issued for the residue which is now in the name of the Roman Catholic Bishop of the Diocese of Hamilton, a corporation sale. A Roman Catholic boys' secondary school, St. John's College, was built on the site and opened in 1962.



Modern map from OneStreetMap showing location of Campus



History of the University of Waikato Campus 9



DP 3733 1905
Plan of future University land bordering and east of Hillcrest Road

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DP 4568 1909
Plan of future University land bordering and southwest of Silverdale Road



Land east of Hillcrest Road

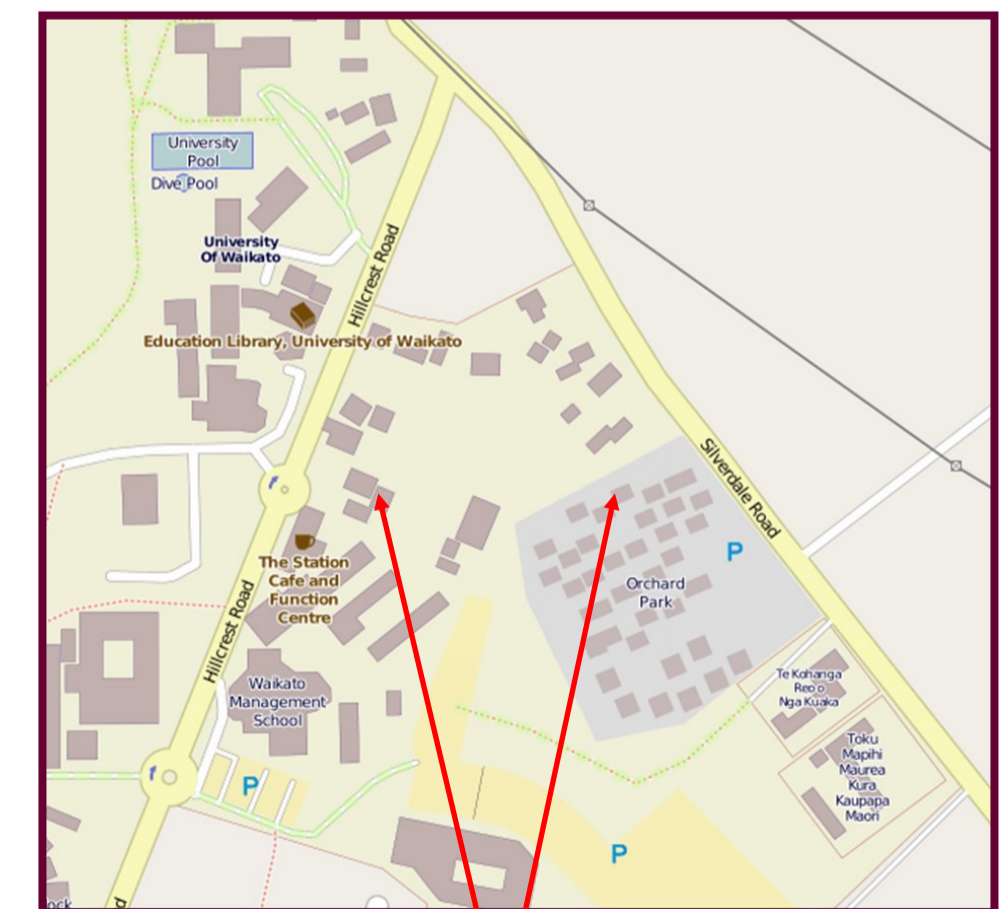
In 1905 the Lichfield property east of Hillcrest Road was resurveyed, subdivided and subsequently sold (CT 135/45). In 1907 Lots 6 and others were transferred to John Teddy and Lots 7-11 transferred to Thomas Johnstone (CT 146/11). Johnstone held a mortgage to Lichfield. In May 1908, liens were claimed by Green & Colebrook Ltd and Thomas Frederick Jolly under the Contractors and Workmen's Lien Act 1892. On 17 December 1908 the land was transferred back to Lichfield, now described as a farmer of East Tamaki, in a sale in default of mortgage by the Registrar of the Supreme Court. Lichfield then sold the blocks as follows: 15 September 1909: Lot 8 to John William Harnsworth; 14 September 1910: Lot 7 to Carrol Cussen; 15 March 1911: Lots 9 and 10 to Arthur John Smith; 10 October 1911: Lot 11 to Eleanor Lawson. Lots 9 and 10 were to become part of the University and transactions on these blocks to 1960 are summarised as follows:

Lot 9 (CT 176/274)
Smith transferred this block on 18 June 1918 to Paul Paulsen of Newstead, farmer. On 13 June 1919 the block was transferred to Ellen Sara Beaumont, wife of John Beaumont of Woodville, farmer, and on 17 September 1926 it was transferred to Albert Jerome Wilson of Hamilton, farmer. On 8 January 1943 the block was purchased by William Jeffrey McMiken and added to his orchard established earlier on the adjacent Lot 6.

Lot 10 (CT 176/275)
Smith transferred this block to Agnes Goodwin, married woman of Hamilton on 11 September 1917. Subsequent transfers were to Paul Paulsen, 7 February 1818; Ellen Beaumont, 18 June 1919; Albert Jerome Wilson, 17 September 1926; to Rex Ronald Towers of Hamilton, master decorator, 27 June 1951; and John William Ronaldson, Hamilton, biochemist, 19 June 1956.

Subdivision of **Lot 11**, which had been purchased from Lichfield in 1911 by Eleanor Lawson, began in 1920 with the sale of a section on Hillcrest Road to John Clements. In 1933 a strip from the Hillcrest Road / Silverdale Road corner was taken under Section 150 of the Public Works Act to realign Silverdale Road. Several other sections facing Silverdale Road and Hillcrest Road had been subdivided off and in 1947 the residue of the block was acquired by Denis Fairbrother (CT 875/55). In 1952 part of this land was purchased by Fred and Joan Aickin (CT 1039/223). Both these properties were acquired by negotiation under the Public Works Act for the University and Teachers' College in 1974 and 1981 respectively.

McMiken's Orchard was established on Silverdale Road in the 1920s. **Lot 7** had been purchased from F.C. Lichfield by John McMiken on 6 August 1914, and transferred to William Jeffrey McMiken, 22 June 1916 (CT 226/299). A new Certificate of Title was issued in 1926 (CT 431/37). W. J. McMiken purchased part of **Lot 5** from E.E. Hale, farmer, on 14 October 1925. With the acquisition of Lot 9 in 1943 (CT 176/274) McMiken's Orchard was extended to its final area. In 1958 all this land was transferred to W.J. McMiken Ltd. During the 1970s agreement was reached that all of the orchard would become part of the University site.

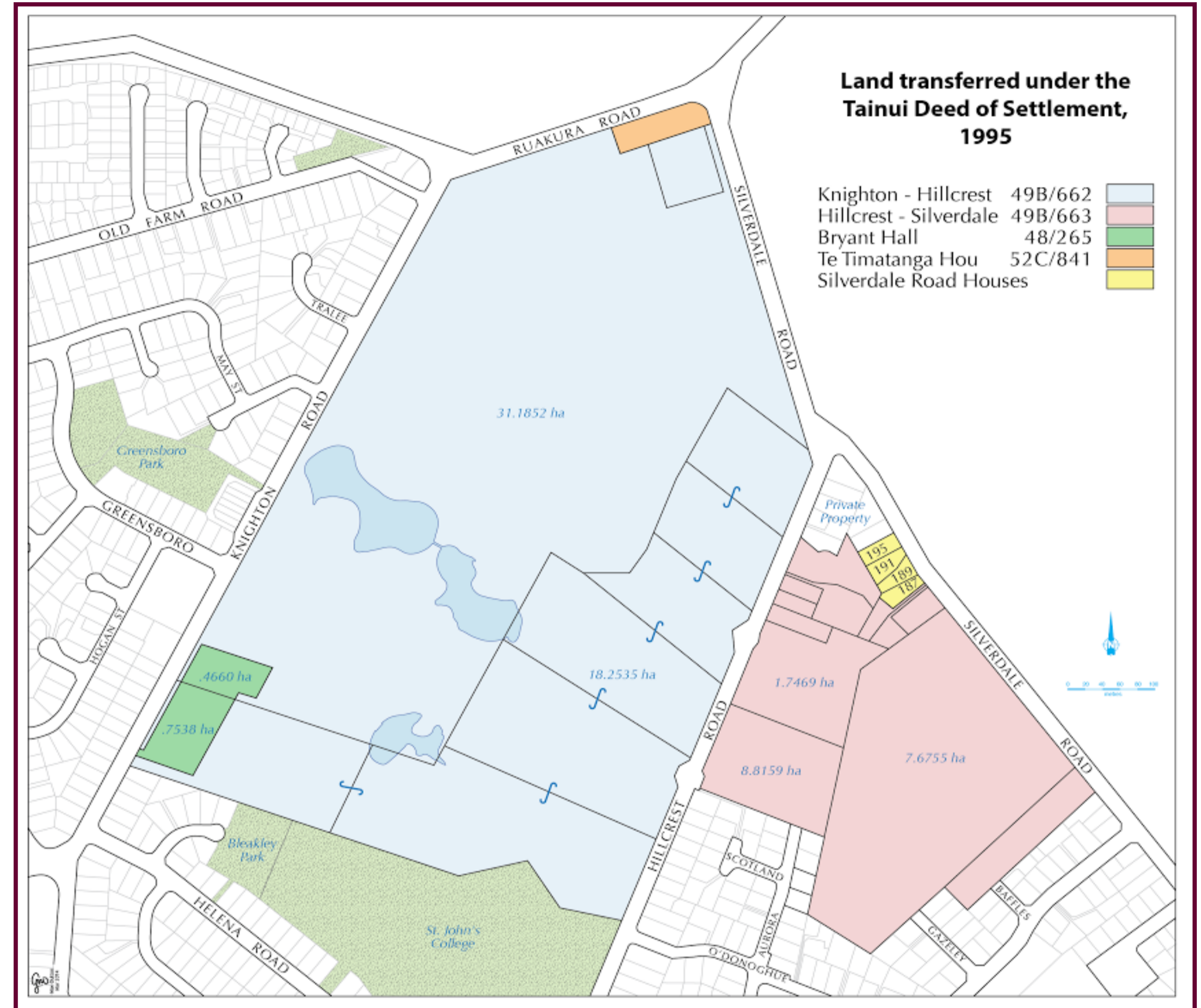


Location of site from OpenStreetMap NZ

History of the University of Waikato Campus 10

Table listing the parcels of land and the relevant documents pertaining to University Land

| Description | Property Detail | Area in hectares |
|--|---|------------------|
| University House | 711 48C/289 Pt Lot 1 DPS 55048 | 2.2306 |
| Crown Land bounded by Hillcrest and Ruakura Roads | 696 49B/662 Pts 15, 15A, 16, 21, 22, 23, 24 DP 3544. Pt Allotment 414, Kirikiriroa | 49.3888 |
| Crown Land bounded by Hillcrest & Silverdale Roads | 700 49B/663 Pt Lot 5 DP 4568 Lot 9 & Pt Lot 10 DP 3733, Lot 6 DP 4568, Lot 3 DP 24712, Lots 1 & 2 DPS 1251, Lots 2 & 3 DPS 7576 | 13.2732 |
| 185 Silverdale Rd | 705 1B/568 Lot 1 DPS 7576 | 0.1854 |
| 187 Silverdale Rd | 706 2D/1268 Lot 4 DPS 7576 | 0.1012 |
| 189 Silverdale Rd | 707 23B/228 Lot 2 DPS 25201 | 0.0948 |
| 191 Silverdale Rd | 708 23B/227 Lot 1 DPS 25201 | 0.1076 |
| 195 Silverdale Rd | 709 733/119 Lot 7 DPS 24712 | 0.1012 |
| Scotland Place flats | 710 42A/164 Lot 14 DPS 8606 | 0.0759 |
| Bryant Hall | 712 48D/265 Pt Lot 16 DP 3544, Pt Allotment 414 Parish Kirikiriroa | 1.2201 |
| Te Timatanga Hou | 1130 52C/841 Pt Allotment 413 Parish Kirikiriroa | 0.3901 |



The British Queen, Elizabeth II, and Dame Te Atairangikaahu, the Māori Queen, at the signing of the Deed of Settlement in 1995.

Tainui Deed of Settlement, 1995

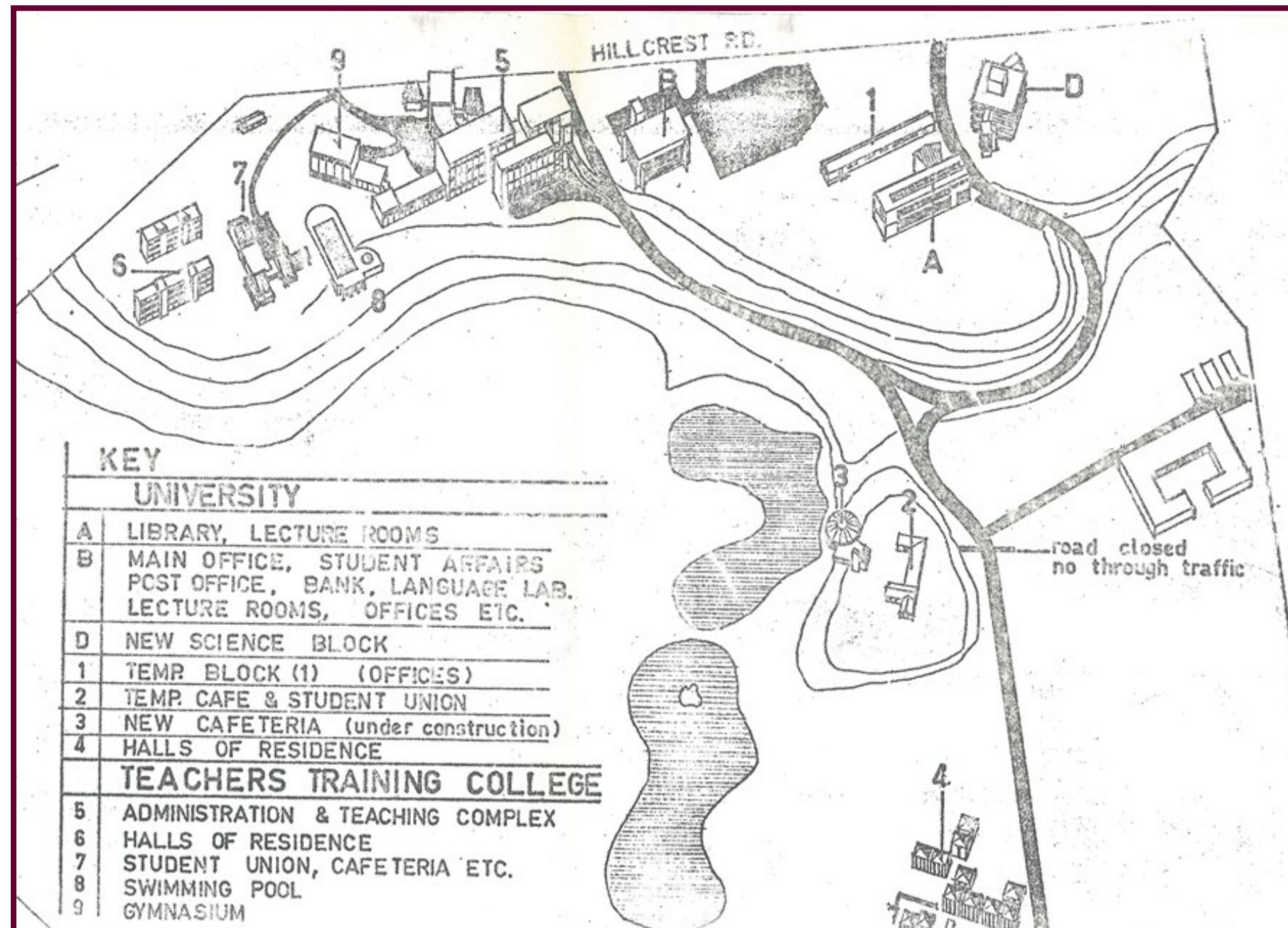
THIS DEED is made on the 22nd day of May 1995
BETWEEN

- (1) HER MAJESTY THE QUEEN in right of New Zealand acting by the Prime Minister
- (2) WAIKATO-TAINUI

Plan showing the land transferred under the Tainui Deed of Settlement in 1995

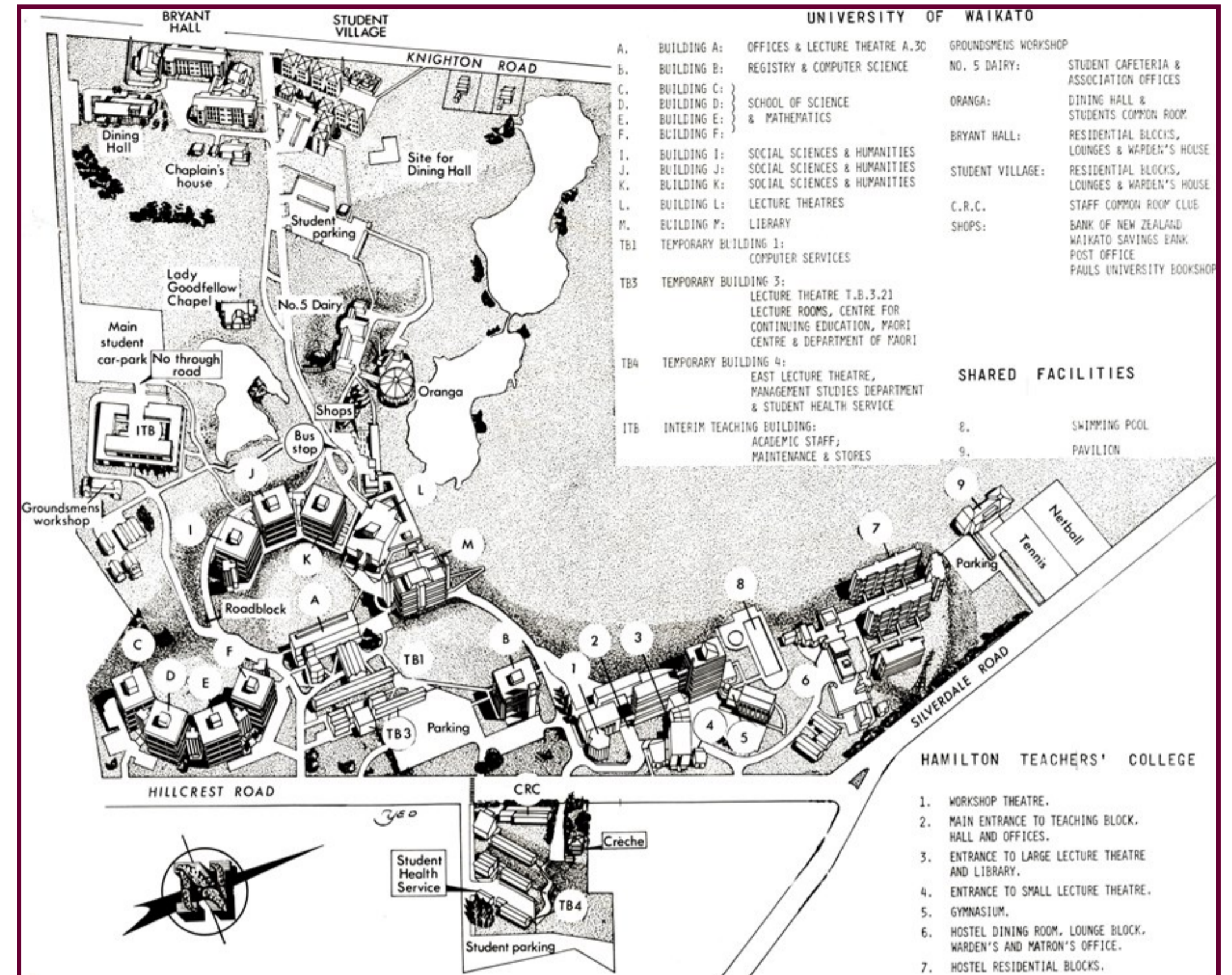
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History of the University of Waikato Campus



Sketch plan of the Campus, ~1970

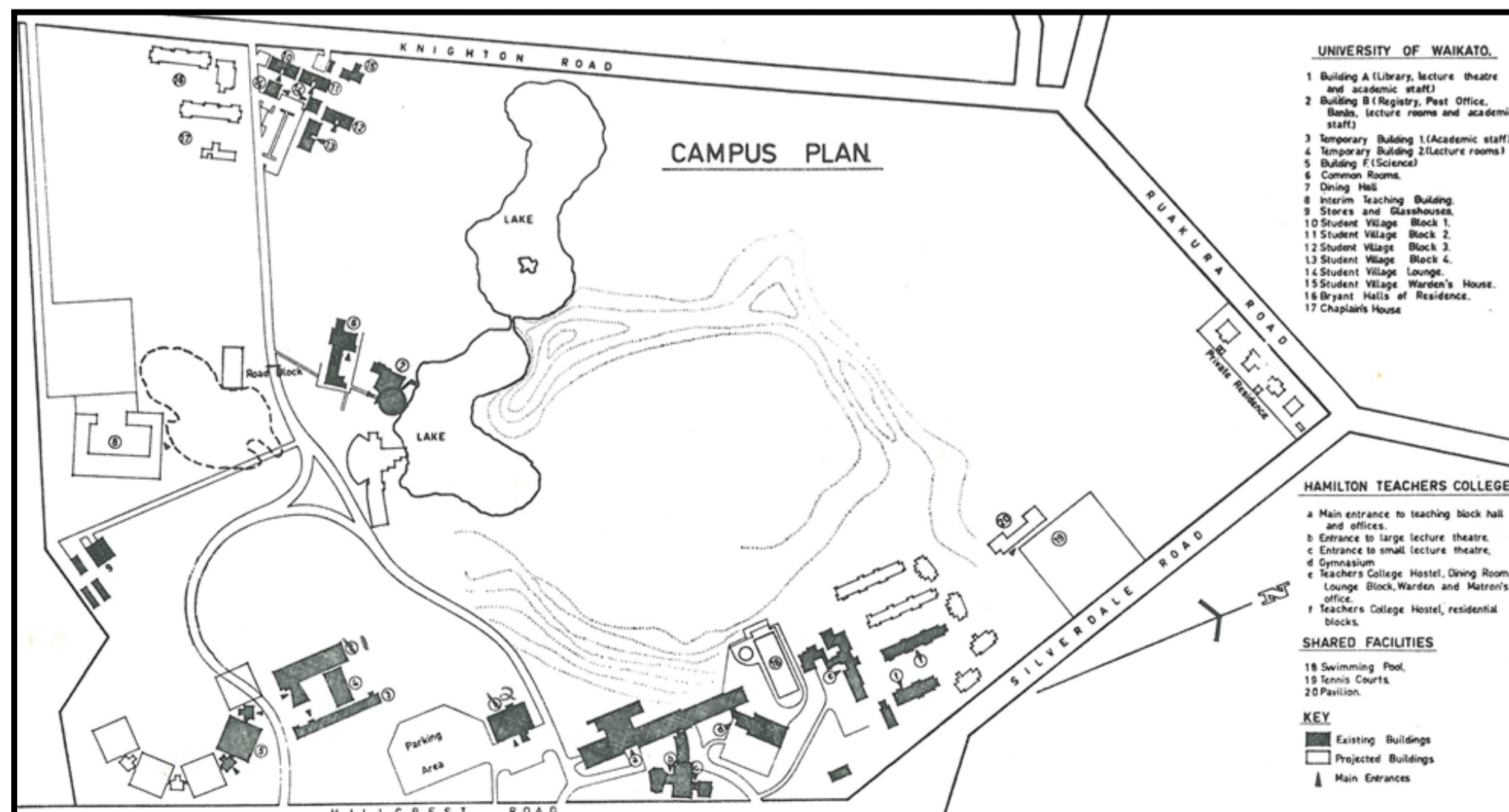
Plan of the Campus from 1971



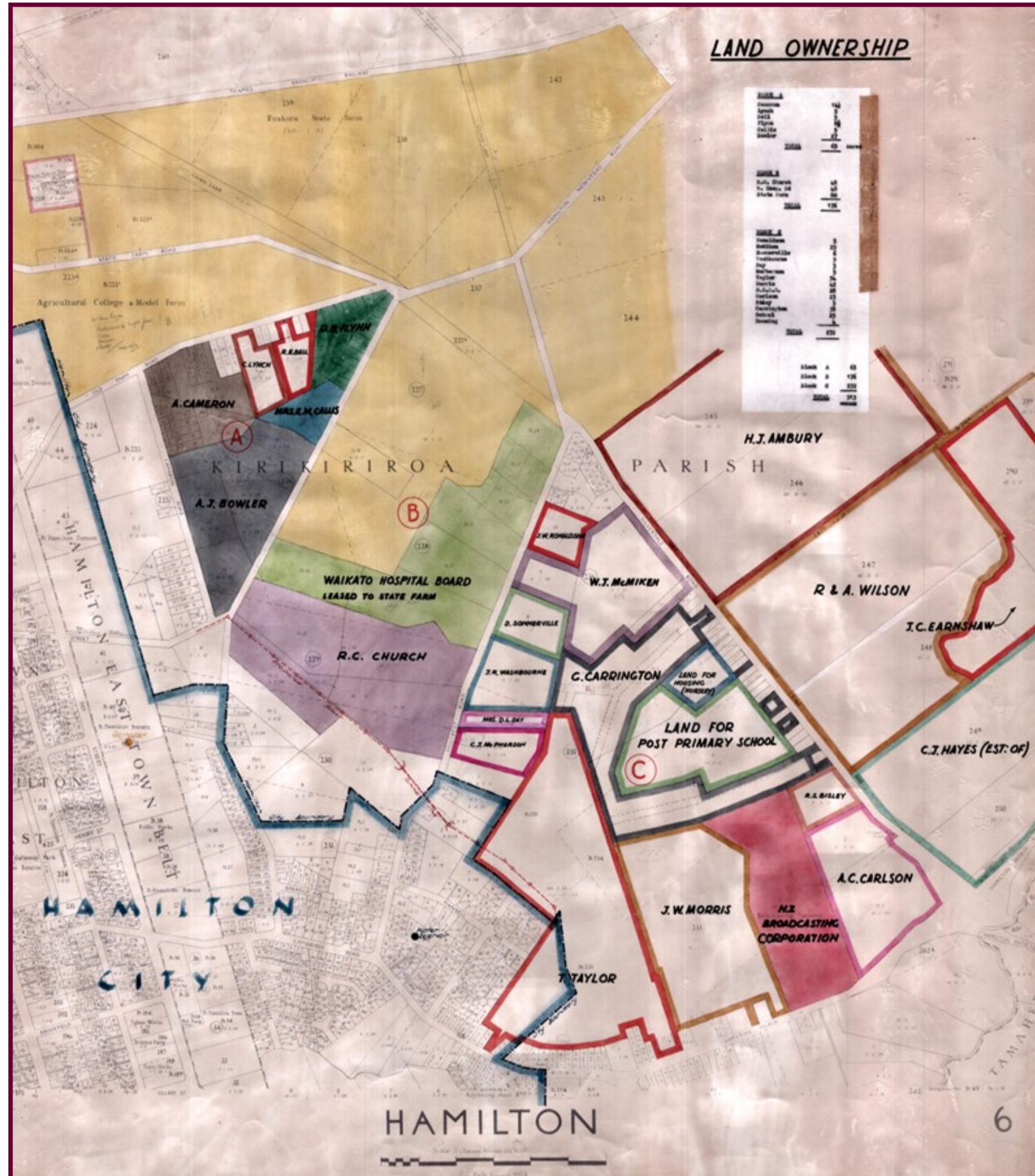
Sketch plan of the Campus, ~1977

Plans of the University of Waikato Campus

In the early days only rough sketch plans were drawn to show buildings on campus. The three examples here show how the campus developed. The sketches themselves have little or no consistency with different styles, perspectives and orientations. A more formal style was adopted in 1992.



History of the University of Waikato Campus



Plan of Hamilton East from ~1958 showing property owners

Hamilton East ~1958

As well as a possible University on land previously scheduled for a sanatorium (highlighted here in green), Hamilton East was being developed for housing and new roads were appearing. The names of new roads reflect local owners, eg Cameron and Carrington. The Roman Catholic Church owned land (highlighted in purple just south of the future University) which would become St. John's College.



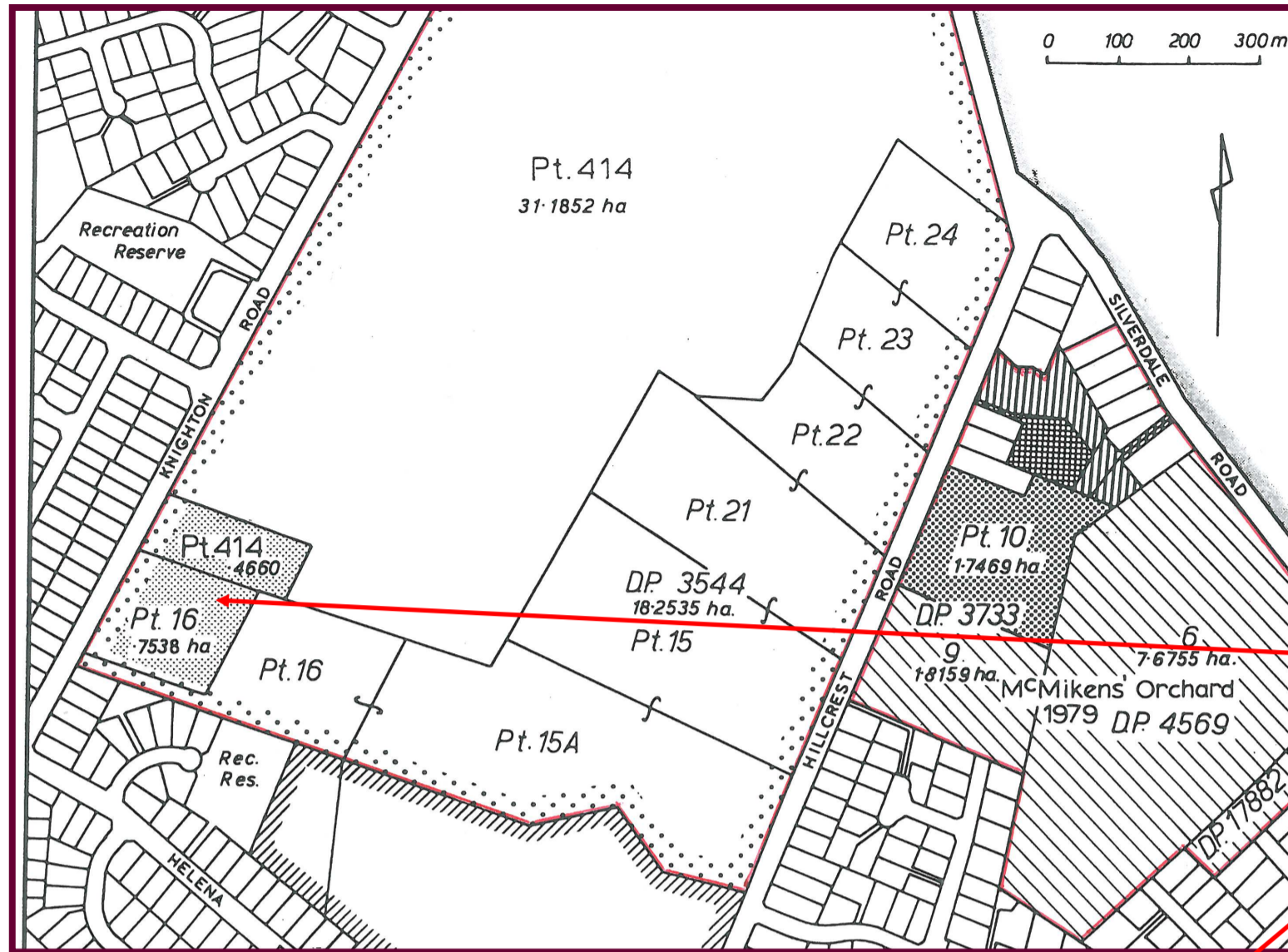
Plans of the University of Waikato Campus

Gradually, the early sketch plans of the campus were replaced by more carefully surveyed and drawn plans. A style was adopted and the 2014 Campus Map (see top right) is the latest in a long line drawn and maintained by Max Oulton, the University cartographer.

Campus Map to mark 50th Anniversary of the University of Waikato, 2014

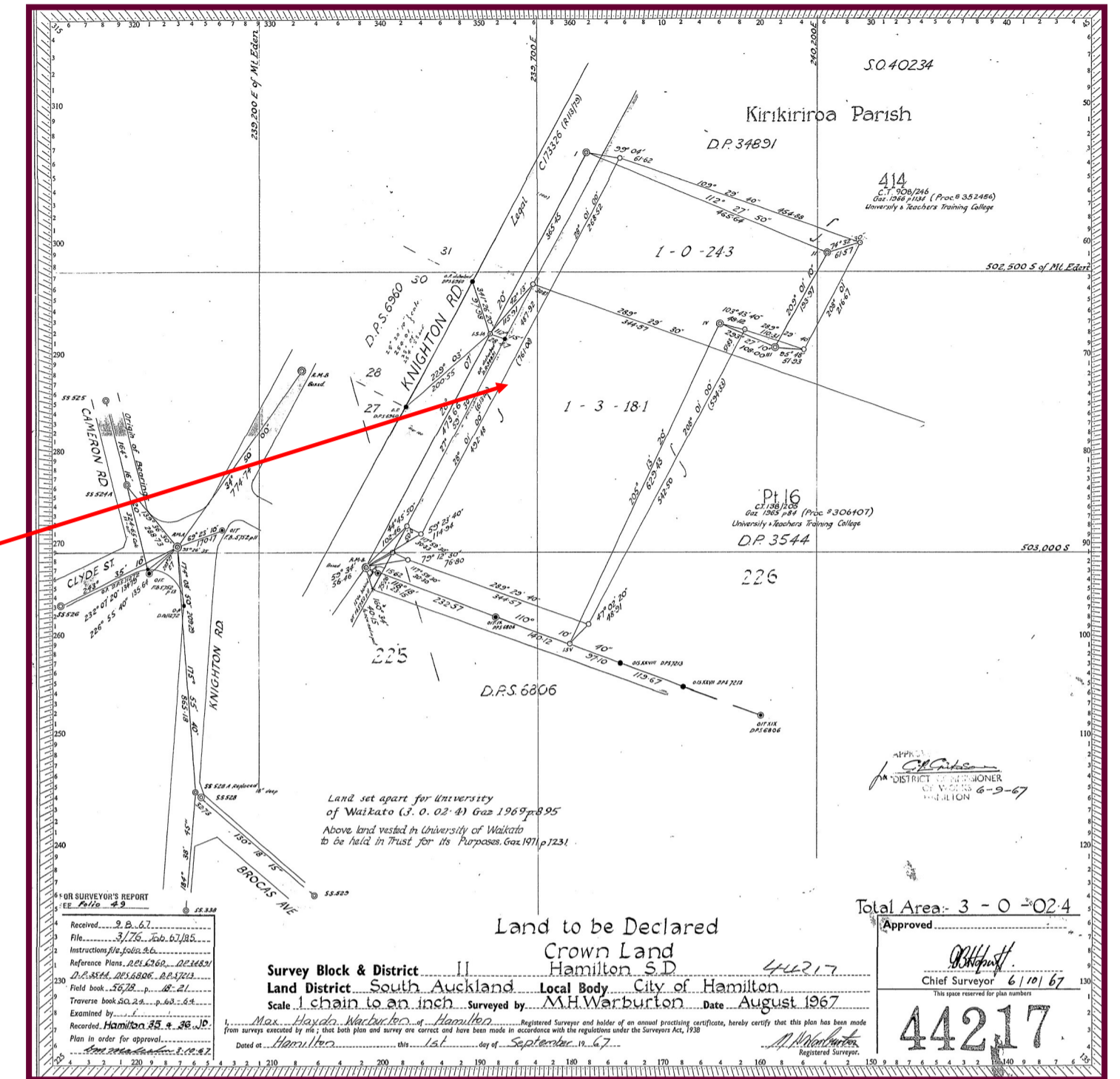
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History of the University of Waikato Campus

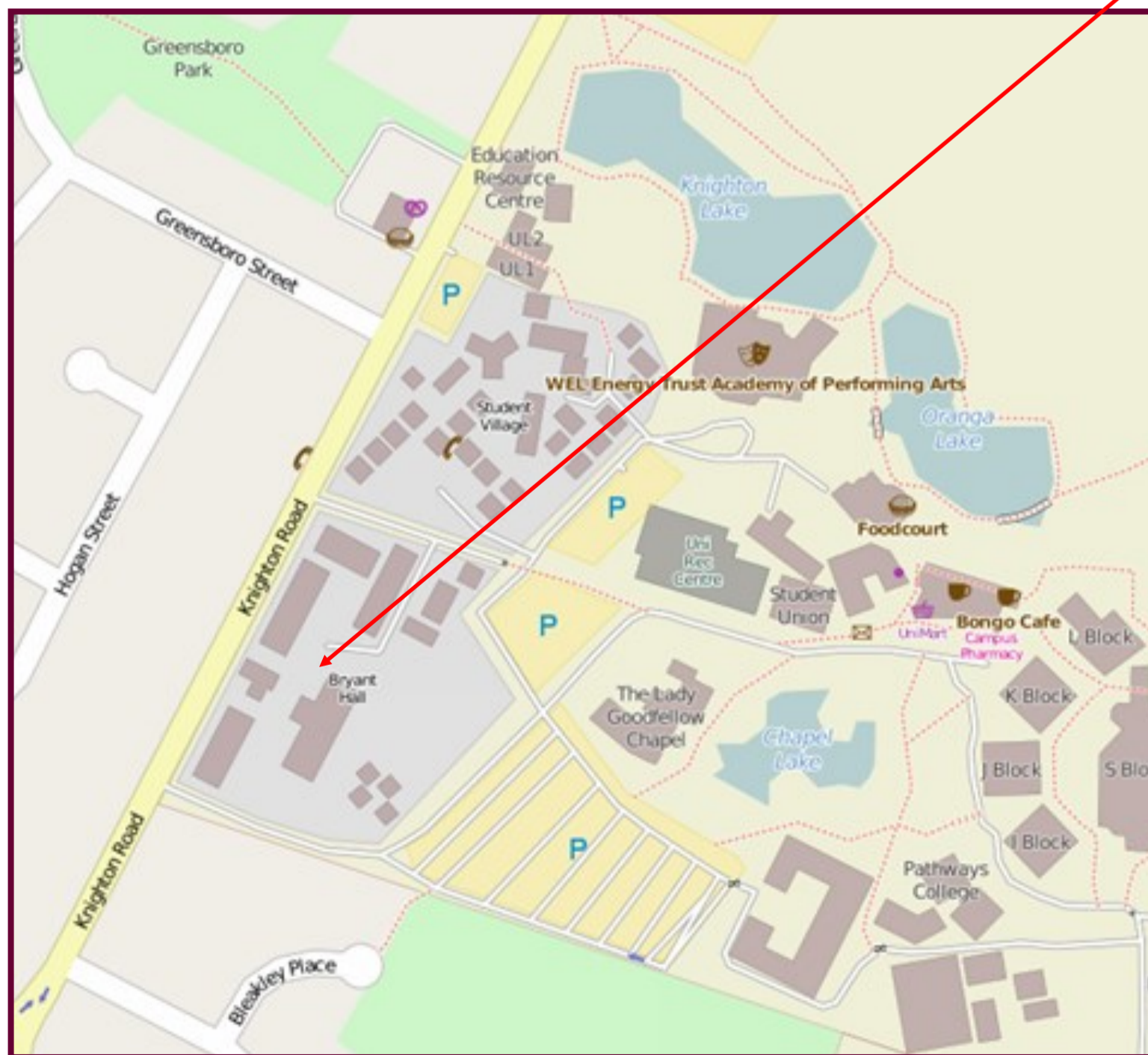


Bryant Hall

Maps showing the location of the Bryant Trust land adjacent to Knighton Road



S.O. 44217 1967



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July 2017

NZ Gazette No. 49 01 July 1971 p. 1231

Declaring Crown Land to be Vested in the University of Waikato to be Held in Trust for its Purposes

ARTHUR PORRITT, Governor-General
ORDER IN COUNCIL

At the Government House at Wellington this 31st day of May 1971

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL

PURSUANT to section 15 of the Education Lands Act 1949, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby declares the Crown land set apart for the University of Waikato in the City of Hamilton and described in the Schedule hereto shall vest in the University of Waikato, to be held in trust for its purposes.

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT

ALL those pieces of land situated in Block II, Hamilton Survey District, City of Hamilton, described as follows:

| A | R | P | Being |
|---|---|------|-------------------------------|
| 1 | 0 | 24.3 | Part Allotment 414, Parish of |
| 1 | 3 | 18.1 | Part Lot 16, D.P. 3544 |

As the same are more particularly delineated on the plan marked M.O.W. 21739 (S.O. 44217) deposited in the office of the Ministry of Works at Wellington, and thereon coloured yellow.

Dated at Wellington this 1st day of May 1969.

PERCY B. ALLEN, Minister of Works.
(P.W. 31/2057/0 ; D.O. 39/214/0)

NZ Gazette No. 28 15 May 1969 p. 895

Land Held for a University and Teachers' Training College Set Apart for the University of Waikato in City of Hamilton

PURSUANT to section 25 of the Public Works Act 1928, the Minister of Works hereby declares the land described in the Schedule hereto to be set apart for the University of Waikato from and after the 19th day of May 1969.

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT

ALL those pieces of land situated in Block II, Hamilton Survey District, City of Hamilton, described as follows:

| A | R | P | Being |
|---|---|------|-------------------------------|
| 1 | 0 | 24.3 | Part Allotment 414, Parish of |
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Bryant Hall

In the mid-1960s when the University of Waikato had become an autonomous institution, the D.V. Bryant Trust decided to support the erection of a student hall of residence at the University. A joint trust, comprising representatives of the D.V. Bryant Trust and the University was set up and negotiations begun on an appropriate site. It was decided that an area of some 3 acres or 1.22 hectares adjoining Knighton Road would be leased by the University to the Bryant Hall Trust Board at a peppercorn rental for the purposes of erecting a hall of residence. It was also decided that a chaplain's house would be built on the same site. On 25 February 1970 a lease to the Bryant Hall Trust Board for 50 years from 31 December 1769 with fencing and renewal covenants was entered on the title (CT 9D/1157) which comprised an area of part of Allotment 414, 1 acre, 0 roods, 24.3 perches on DP 34891 and part of Lot 16, 1 acre, 3 roods, 18.1 perches on DP 3544L. This transaction was also given official status in two *Gazette* Notices.

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December 1938



August 1953

Early Aerial Photographs

The first aerial photographs of land later to be occupied by the University of Waikato were taken during flights flown in December 1938. The next flights were not until 1953. Several other flights were undertaken in subsequent years.

Most of the land between Knighton and Hillcrest Roads was already farmland with grass paddocks supporting cattle. Orchards were well established to the east of Hillcrest Road.

Small ponds lie at the northern end of the property but there is little sign of streams or other surface water.

The electricity pylons which dominate the northern part had not yet been introduced.

By 1953, the Cowshed (Dairy No. 5) had been built on the small rise previously covered in trees and shrubs in the centre of the campus. The set of buildings, later to be occupied by Te Timatanga Hou, had also appeared at the very northern corner of the campus.

The tracks and fences between the paddocks had been re-aligned.

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1995

Later Aerial Photographs – 1995

In 1995, the University was 30 years old and well established on the Hillcrest campus, occupying land on either side of Hillcrest Road. Hamilton Teachers' College had amalgamated with the University to become the School of Education in 1991. Trees around the campus were now well established. The University Library building at the centre of the campus had just been extended.



2001

Later Aerial Photographs – 2001

By 2001, the Performing Arts Academy had been built alongside Knighton Lake. The first part of Gate 2B carpark off Knighton Road has replaced one of the football fields. Facilities Management has moved into new premises at the corner of Ruakura and Silverdale Roads (top centre). The nearby new housing development of Nottingham Drive between Ruakura and Old Farm Roads can be seen at the northwest (top left) of the photograph.

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