



HERITAGE NEW ZEALAND
POUHERE TAONGA

New Zealand Heritage List/Rārangi Kōrero – Report for a Historic Place **Manor Place Conveniences, DUNEDIN (List No.9840, Category 2)**



South elevation of Manor Place Conveniences, February 2023, photo by Alison Breese for Heritage New Zealand Pouhere Taonga.

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EXECUTIVE SUMMARY

Purpose of this report

The purpose of this report is to provide evidence to support the inclusion of the Manor Place Conveniences in the New Zealand Heritage List/Rāangi Kōrero as a Category 2 historic place.

Summary

Situated on the southern corner of Manor Place and Princes Street the Manor Place Conveniences, built 1912, is the last remaining public convenience in Dunedin from the early 20th century. It is a structure of architectural and historical significance. It remains as physical evidence of a once common facility, indicative of early 20th century responses towards sanitation and hygiene, as well as acceptable behaviour in the public sphere. The structure provides evidence around the issues of gendered public facilities in New Zealand.

Both iwi history and archaeological evidence show Māori occupation in the Ōtākou/Otago region since the 12th century.¹ Historically, Kāi Tahu and previous tangata whenua Waitaha and Kati Mamoe used the tauraka waka (landing site) at Ōtepoti (Dunedin city) when they visited the head of the Ōtākou harbour. However, while requested as a Māori Reserve in the 1840s, this site was not reserved and instead an area of land, near the Manor Place Convenience site, was designated as Native Reserve from 1868 and later Public Reserve.² There was early confusion over the land's legal status as Captain Cargill is reported to have laid the same area as a reserve to protect the waterfront in 1848.³ A Crown Grant was issued in 1866 for the land to be used for public utilities known as the 'Princes Street Reserve' and the area was reclaimed with roads established and an area laid out for a public market.

A small brick octagonal structure, the Manor Place Convenience was built by the Dunedin City Council (DCC) as a urinal in 1912. Designed by the Dunedin City Building Surveyor, G.W. Gough, it was built by contractor Augustine Ferry. Its sole use has been a public urinal from 1912 until its official closure to the public in 1976. During this time, it suffered from vandalism, the damage of which was routinely fixed by the DCC. It remains today within its original footprint, although it did have an additional substation structure adjacent to it from 1926-1958. It was briefly closed in 1958 as repairs were undertaken on the footings and drainage as a result of damage from the new adjacent underground

¹ Jill Hamel, *The Archaeology of Dunedin*, Department of Conservation, 2001, p. 11.

² McDonald, K.C., *City of Dunedin: A Century of Civic Enterprise*, Dunedin City Corporation, Dunedin, 1965, p. 117.

³ Ibid.

substation.⁴ In 1963, after a spate of vandalism, two porcelain cisterns were replaced.⁵ In 1976, after a narrow escape from demolition, the urinal was used exclusively by DCC Transport bus drivers.⁶ This department offered it back to DCC in 1985 to be used again as a public toilet, however it never reopened with both entrances bricked up after this time. The interior was accessed in 2017, as DCC prepared a report on potential works on the structure.

The Manor Place Conveniences has become a small but prominent Dunedin city landmark, and is unique in New Zealand because of its original interior, its distinctive octagonal form, and as a rare example of an early 20th century urinal.

1. IDENTIFICATION⁷

1.1. Name of Place

Name

Manor Place Conveniences

Other Names

Manor Place Public Urinal

Princes Street South Urinal

Manor Place Lavatory

1.2. Location Information

Address

Intersection of Manor Place, Hope Street, Princes Street

Dunedin

Otago

Additional Location Information

Local Authority

Dunedin City Council

⁴ City Engineers Correspondence 1956-1959, 21/2/3, Dunedin City Council (DCC) Archives.

⁵ Chief Sanitary Inspector Minute Paper, 25 June 1963, DCC Archives.

⁶ TC33, 1976, GEN C/2-2, 8 June 1976, DCC Archives.

⁷ This section is supplemented by visual aids in Appendix 1 of the report.

1.3. Legal Description

Legal Road, Otago Land District

1.4. Extent of List Entry

Extent includes part of the land described as Legal Road, Otago Land District and the building known as Manor Place Convenience, thereon. (Refer to map in Appendix 1 of the List entry report for further information).

1.5. Eligibility

There is sufficient information included in this report to identify this place. This place is physically eligible for consideration as a historic place. It consists of a combination of land, buildings, fixed to land which lies within the territorial limits of New Zealand.

1.6. Existing Heritage Recognition

Local Authority and Regional Authority Plan Scheduling

Scheduled in Dunedin City Council District Plan, 7 November 2018, Register number B829 in Schedule A1.1 Schedule of Protected Heritage Items and Sites. Entire external building envelope and internal features, including unpainted brick and concrete, window grilles but excluding bricked up entrances and utility equipment attached to the structure. Interior tiling and other original features where salvageable.⁸

Reserve

This place is adjacent to Recreation Reserve NZGZ 1990 p. 3737.

2. SUPPORTING INFORMATION

2.1. Historical Information

Both iwi history and archaeological evidence show Māori occupation in the Ōtākou Otago region over an extended period, with the inhabitants utilising a wide variety of natural

⁸ Dunedin City Council District Plan Appendix A1.1 – Schedule of Protected Heritage Items and Sites.

resources from the diverse environment. Archaeological evidence supports the date of earliest settlement around the 12th century.⁹

Today, Kāi Tahu mana whenua is recognised over a large part of Te Wai Pounamu.¹⁰ Kāti Māmoe and Waitaha whakapapa and shared occupation are always acknowledged. Tūpuna such as Waitai, Tukiauau, Whaka-taka-newha, Rakiamoa, Tarewai, Maru, Te Aparangi, Taoka, Moki II, Kapo, Te Wera, Tu Wiri Roa, Taikawa, and Te Hautapanuiotu are among Kāti Māmoe and Kāi Tahu tūpuna whose feats and memories are embedded in the landscape, bays, tides and whakapapa of Ōtākou Otago.¹¹ The hapū Kai Te Pahi, Kāti Moki, and Kāti Taoka still maintain their presence and responsibility as kaitiaki in this region.

While not as densely populated as the North Island, numerous kaik in the Ōtākou region still hosted a good number of Waitaha, Kāti Māmoe and later Kāi Tahu peoples. Various bays and beaches around the Tairaoa Heads supported several hundred people with kaik in Karitāne, Waikouaiti and at the mouth of the Mata-au or Clutha hosting a similar number. Pā kāinga on the Ōtākou coast included Māpoutahi (Pūrākaunui), Pukekura (Taiaaroa Head), Kōpūtai, Huriawa and Moturata (Taieri Island). Whareakeake, one of several pounamu manufacturing sites, attested to another facet of lifestyle for the artisans of the iwi.¹²

Historically, Kāi Tahu and previous tangata whenua Waitaha and Kāti Māmoe used the tauraka waka (landing site) at Ōtepoti (Dunedin city) when they visited the head of the Ōtākou harbour as either the gateway to the route to Kaikarae (Green Island) or on other mahinga kai expeditions.¹³ The soft slope of the foreshore and the tidal flats in the upper harbour where the small stream, Toitū, entered the sea was bisected by a prominent hill Ngā-moana-e-rua (called Bell Hill by colonists), the foot of which lay at the very edge of the high water mark. No permanent kaik or villages were situated at the mouth of the Toitū, as there was no need for it.¹⁴

⁹ Hamel, J., *The Archaeology of Dunedin*, Department of Conservation, 2001, p. 11.

¹⁰ Ngāi Tahu <http://www.ngaitahu.iwi.nz/About-Ngai-Tahu/Ngai-Tahu.php> accessed 12 Dec 2019.

¹¹ Kāi Tahu Ki Otago, *Natural Resource Management Plan*, 2005, <https://aukaha.co.nz/wp-content/uploads/2019/08/kai-tahu-ki-otago-natural-resource-mgmt-plan-05.pdf> accessed 12 Dec 2019.

Te Rūnanga o Ōtākou <http://www.otakourunaka.co.nz/our-harbour> accessed 12 Dec 2019.

¹² Toitū Tauraka Waka, Dunedin (List No. 9774) <https://www.heritage.org.nz/the-list/details/9774> accessed 12 Dec 2019.

¹³ Kā Huru Manu <http://www.kahurumanu.co.nz/atlas> accessed 12 Dec 2019.

¹⁴ Goodall, M. & G. Griffiths, *Māori Dunedin*, Otago Heritage Books, Dunedin, 1980, p. 21.

While the population numbers are still debated by academics and historians, there is no argument that through epidemics and intertribal warfare, the numbers of Kāi Tahu living in the region had dwindled considerably by the time the Treaty of Waitangi was signed at Ōtakou (Otago Heads), 13 June 1840.¹⁵

The Manor Place Convenience site was originally part of the foreshore. In 1852 a strip of land between Princes Street and Manor Place on this foreshore was chosen by the Government for Māori Reserve¹⁶ Previously, the Toitū tauraka waka landing site was a place of early interactions with European colonists and it became a well-known as the Ōtakou Kai Tahu trading site with colonial settlers. However, while requested as a Māori Reserve, this site was not reserved and instead the area of land, near the Convenience site, was utilised as storage for building material for a short time; eventually being withdrawn by the Government from Māori.

McDonald notes that there was an agreement made to the chiefs in 1844 at the time of the Otago Block regarding land at the head of the harbour. Topi requested a site at the Toitū tauraka waka and land at the 'sandy cove to the east afterwards occupied by a manse.'¹⁷ In November 1852, the Colonial Secretary at the time, Alfred Dommet, requested Walter Mantell, Government Land Purchase Agent, to recommend the strip of land between Princes Street and the Harbour from Jetty Street to Manor Place to be reserved for Māori accommodation when visiting Dunedin. However, this land had already been reserved by Captain Cargill as a reserve to protect the waterfront in 1848.¹⁸ A lack of proclamation by Mantell led to confusion and the Provincial Government placed immigration and police barracks on the site north along Princes Street where the Native Reserve was recommended to be.¹⁹ A Crown Grant was issued for the land to be used for public utilities, known as the 'Princes Street Reserve' in 1868 and included a small Native Reserve.²⁰ In 1872 an agreement was formed to reimburse Māori £5000 (\$822,291), a sum agreed to by Taiaroa and Topi, the

¹⁵ Treaty signatories and signing locations <https://nzhistory.govt.nz/politics/treaty/nga-wahi-signing-occasions> accessed 14 Feb 2020.

¹⁶ See Figure 9.

¹⁷ McDonald, K.C., *City of Dunedin: A Century of Civic Enterprise*, Dunedin City Corporation, Dunedin, 1965, p. 117; Toitū Tauraka Waka (List No.9774, Wahi Tupuna) <https://www.heritage.org.nz/the-list/details/9774>

¹⁸ McDonald, p. 24, 111.

¹⁹ McDonald, pp. 109-117

²⁰ See Figure 9.

Provincial Government and City Corporation.²¹ This compensation to Māori was never honoured.

European Settlement - Sanitation and Sewerage

With the arrival of the Scottish Free Church settlers in 1848, the small village of Dunedin was established. Infrastructure was slow to develop with very few resources available. The Dunedin Town Board was established in 1855 (predecessors to the Dunedin City Council) and along with the Otago Provincial Council funding, began to establish culverts and roads. While the town slowly started to develop, the discovery of gold in 1861 by Gabriel Read at Central Otago, resulted in a gold rush with an explosive impact on the burgeoning township. People flocked to Central Otago from over the world, passing through Dunedin in the hopes of making it rich on the goldfields. Dunedin, with a lack of infrastructure to match the onslaught of people and industry, was described as a filthy, dirty place.²² In 1864 the Superintendent of Otago appointed a group to investigate the sanitary condition of the town and the Sanitary Commission was created.²³

The first sewer and culvert was built down Rattray Street in 1861 but it was not until 1872 that the City Surveyor Samuel Heywood Mirams planned a systematic drainage scheme with large brick sewers which flowed out into the harbour.²⁴ Discussion around underground drainage occupied the City Council's meeting discussions during the 1870s and became an election promise for those candidates running for Council.²⁵ Cholera and typhoid were diseases that plagued Europe and were on the rise in Dunedin. Underground sewers in central Dunedin were proposed. "If this work," wrote a correspondent, "be not attended to before the warm weather sets in, the consequences that must follow from any epidemic breaking out in the city, will no doubt be chargeable to the wilful negligence of the Corporation".²⁶ Large brick

²¹ This and all subsequent currency conversions were undertaken using the Reserve Bank Inflation Calculator <https://infcal.rbnz.govt.nz/inflation-calculator> accessed 8 August 2022.

²² Pamela J. Wood, *Dirt: Filth and Decay in a New World Arcadia*, Auckland University Press, Auckland, 2005, p. 1.

²³ Ibid.

²⁴ For biography of Mirams see Helen Watson White. 'Mirams, Samuel Haywood', *Dictionary of New Zealand Biography*, first published in 1993. *Te Ara - the Encyclopedia of New Zealand*, <https://teara.govt.nz/en/biographies/2m50/mirams-samuel-haywood>, accessed 4 January 2022.

²⁵ *Otago Daily Times (ODT)*, 29 July 1871, p. 2.

²⁶ *ODT*, 6 August 1869, p. 2.

sewers were built under the main streets of Dunedin to meet the new sanitation standards in 1877 which was completed by 1912.²⁷

Provision of Public Conveniences in Dunedin

The first public facilities were built by the Dunedin Town Board, the predecessor to the Dunedin City Council, in the 1860s. Under the Dunedin Improvement Ordinance 1862 it was lawful for the Board to make and enact rules, regulations and bylaws relating to all types of sanitation including cleansing, lighting and paving of streets and to repair sewers, drains and urinals.²⁸ Public urination was illegal at this time; between October 1861 and December 1862 42 men were prosecuted for 'exposure of person' or 'indecentcy'.²⁹ Dunedin Town Board sought to provide public urinals for residents and travellers however, only two were built, and those were only for men.

During the period of 1840-70s urinals were built in European cities such as Paris and London so the public could privately and hygienically relieve themselves in the course of normal everyday travel.³⁰ The United Kingdom saw drainage and sewerage reforms for town planning around disease control.³¹ Berlin saw they were lagging behind London and Paris in their approach to sewerage and the city's growing population necessitated the installation of the octagonal iron cast urinals known as "Waidmannslust" (after the colour green they were painted in) or "Café Achteck" (Octagon Café) in 1878.³² Dunedin also tried to maintain modern sanitation standards as they did not want to return to the Old-World conditions they had left.³³

With the drainage system initiated across Dunedin in the 1870s, the Manor Place area had a brick sewer within this block for the first time in 1876. The public wrote many letters complaining about the state of the sanitation in the area but it took some time for the local

²⁷ ODT, 26 January 1878, p. 1 (Supplement).

²⁸ "Dunedin Improvement Ordinance, 1862.," ODT, 10 September 1862, p. 7.

²⁹ Wood, p. 123.

³⁰ Andrew Israel Ross, "Dirty Desire: The Uses and Misuses of Public Urinals in Nineteenth-Century Paris," *Changing Urban Spaces* (2009), *Berkeley Journal of Sociology*, 53: 66–88, p. 81.

³¹ Clara Greed, *Inclusive Urban Design: Public Toilets*, Routledge, place, 2003, p. 38.

³² For more on this style of urinal see Hilmar Bärthel 'Tempel aus Gusseisen', 2000, [Temple made of cast iron. Urinals, Café Achteck and full-time facilities \(berlingeschichte.de\)](http://berlingeschichte.de) accessed 9 February 2023.

³³ Wood, p. 15.

authority to fund and act on the infrastructure required to remedy it. The design of public conveniences in Dunedin followed sanitation trends around Europe as diseases like typhoid, cholera, and particularly the Bubonic Plague scare in 1901, led to Dunedin building public facilities to try and prevent the spread of disease.

Market Reserve

The Southern Market Reserve, which the Manor Place Conveniences once bordered and is now incorporated within, was first developed in the early 1860s. The Otago Provincial Council had voted for a sum of money to be expended on the formation of Princes Street and the Market Reserve at the southern end of town, including some of the Princes Street Reserve, with the intention of developing a market in 1863.³⁴ The Dunedin Town Board was anxious to take control of the area as they wanted to start work on the reclamation of the foreshore and could use surrounding street cuttings as a way to fill the reserve.³⁵ With a loan and some contributing money from the Provincial Council, a tender was advertised for the formation of the street known then as Princes Street South and the Southern Market Reserve in December that year.³⁶ Drains were laid along this reserve by the Dunedin Town Board and the reserve was filled up and levelled during 1864.

The Market Reserve was never used as an actual market although there were varied attempts over the decades to establish one. Portions began to be leased to private individuals in 1866 with the first lease signed to Black and Thomson for purposes of stacking timber. A weighbridge was installed in 1870.³⁷ Circus troupes were the main lessees of the reserve with regular events held for the public from the 1870s until the 1980s.³⁸ 1876 saw cube crossings (a raised footpath) and brick sewers with kerb and channelling established in this block for the first time.³⁹ However, the reserve was not as established as one member of the public hoped, who in 1879 wrote to the local newspapers complaining the Council had turned the reserve “into a supplementary manure depot, great heaps of filth, consisting mostly of dead dogs, and cats, and kerosene tins, and a series of pools of stagnant water of a greenish hue”.⁴⁰ Small wooden buildings were erected and leased to small holders in 1880 with low rent. After a push

³⁴ *ODT*, 4 March 1863, p. 4.

³⁵ *Ibid.*

³⁶ *ODT*, 30 December 1863, p. 5.

³⁷ *ODT*, 29 November 1866, p. 4.

³⁸ *ODT*, 17 February 1875, p. 4.

³⁹ *Evening Star (ES)*, 9 September 1876, p. 2.

⁴⁰ *ODT*, 11 September 1879, p. 3.

from local councillors, The Dunedin Southern Market Reserve Leasing Bill came into force in 1882 which allowed DCC to rent out portions of the reserve instead of establishing a market.⁴¹ The reserve area was officially subdivided with sections fronting Princes Street which were leased in 1884.⁴²

In 1895, The Dunedin and Suburban Reserves Conservation Society undertook to develop the reserve into a garden with buildings removed and the area fenced in using unemployed labour.⁴³ The area was planted with trees and flowers with plans and a space laid out for a future band stand.⁴⁴

Manor Place Urinals

On the 18 December 1873, tenders were called for three brick and iron urinals, one at Princes Street south at the junction of Manor Place, one at the Princes Street cutting and the third on George Street.⁴⁵ Iron urinals were ordered from England and arrived in October 1874.⁴⁶ The exact date of their installation is unknown, and the Manor Place urinal is first mentioned as being on the site in September 1876.⁴⁷

The Manor Place urinals remained the only public conveniences in the southern area of the city, with the next closest located in Kensington, approx. 1.2 km away. A petition signed by concerned neighbouring residents and ratepayers was sent to the Dunedin City Council in 1912 complaining about the state of the “old urinal” on Manor Place. The neighbours were concerned about the urinal’s aesthetics within the cityscape and its offensiveness to members of the public. They called for an underground convenience for both sexes due to its proximity to two of the City Reserves and the proposed upgrade for the Oval reserve.⁴⁸ Women at this time only had public conveniences provided at the St Clair Beach Tramways building (opened in 1908) and the recently erected women’s underground conveniences in the Octagon built in 1910.

⁴¹ *ES*, 20 June 1882, p. 2.

⁴² DP 519 (1884), Land Information New Zealand, see Figure 10..

⁴³ *ES*, 6 February 1896, p. 4.

⁴⁴ Figure 9, Wilkie map 1898.

⁴⁵ *ES*, 18 December 1873, p. 2.

⁴⁶ *ODT*, 22 January 1874, p. 3.

⁴⁷ *ODT*, 11 September 1876, p. 2.

⁴⁸ Town Clerk Series 33 Correspondence (TC33) 1912, General, U/1, Letter 1085, Dunedin City Council Archives (DCC Archives).

DCC Chief Building Surveyor, G.W. Gough (1863-1936), agreed with the petitioners that a more modern structure could replace the old one. Using surplus special fund money allocated in 1909 for building of underground conveniences, the Council agreed to an above ground convenience - for men only.⁴⁹ The money had allowed for the Octagon, Customhouse Square and London Street conveniences to be built with left over money equalling £263.4.11.⁵⁰ Options were given for a 6-stall urinal at £250 or an 8-stall for £266.⁵¹ An iron fence was an extra £50. The Council chose the 8-stall option, as the special fund allocated this to be completed.

Mr Augustine Ferry (1850-1939) won the contract to build the Manor Place Conveniences at a cost of £295.⁵² He already held the contracts for the conveniences at Custom House Square at a cost of £1130 and London Street undergrounds at a cost of £565.⁵³ All three designs were to make use of Twyford's stoneware and the Twyford's Adamant design.⁵⁴ Ferry was a local contractor who lived in Roslyn and before Roslyn's amalgamation with Dunedin City, he was a member of the Roslyn Borough Council. Ferry was responsible for the laying down of the line for the Dunedin-Kaikorai Tram Company Ltd., and was the company's first manager, later becoming a director.⁵⁵ He also completed other large contracts such as Elgin Road Tramline in Mornington, and the construction of swimming baths in Fraser's Gully. Over his time, Ferry constructed six other public conveniences including; the Custom House Square Undergrounds (1910), London Street undergrounds (1911), the Botanic Gardens (1913), Crawford Street semi-underground conveniences (1922-24), and the Andersons Bay Cemetery and Museum Reserve Conveniences (1925-26).⁵⁶ None of these remain today with most being demolished in the 1960s.

While Ferry won the contract, the design itself was drawn up by City Building Surveyor, George William Gough. Gough was a civil and naval architect, consulting engineer, and building surveyor for the DCC from 1906 to 1932. Born in Manchester in March 1863, he was educated

⁴⁹ Conversion in today's NZD is \$51,755. Dunedin City Council Minute Book, Volume 25, DCC Archives, p. 458.

⁵⁰ TC33, 1912, General, U/1, Letter 1161, DCC Archives.

⁵¹ Conversion in NZD today 6 stall urinal is \$49,000 and an 8 stall urinal is \$52,000, with an iron fence at \$9,800.

⁵² The contract price converted in today's NZD is \$58,000.

⁵³ Custom House Square Underground cost in today's NZD is \$222,800 and London Street Underground at \$111,000.

⁵⁴ TC33, 1912, General, U/1, DCC Archives.

⁵⁵ *ES*, 18 April 1939, p. 11.

⁵⁶ DCC Archives, City Engineers, Series 3 Contracts 1909-1926.

at Rothesay, Isle of Bute, Scotland and studied naval architecture in Glasgow.⁵⁷ He completed his apprenticeship to civil architecture with Mr G. Melrose, of Rothesay, and studied the profession in some of the leading cities of Canada and the United States of America. Prior to leaving Scotland for New Zealand in 1886 Mr Gough had charge of a leading architect and surveyor's office in Falkirk. He arrived in Dunedin and worked as a draughtsman for Begg and Wilkinson before going into business for himself. During his term as a Building Surveyor, he was responsible for the design of many public buildings in Dunedin, including the Public Library (List No 4707), the Municipal Baths, the Crematorium, the Botanic Gardens Bandstand (List No. 3172), and the pavilions on the Oval.⁵⁸

The original tender documents of the Manor Place urinal state that the “building would be constructed in brick with cement dressing outside and tiled inside” with a concrete floor and flat concrete roof.⁵⁹ The urinals were to be of enamelled fireclay with automatic cisterns and copper sparge pipes which were ordered by Gough. It was built on the site of the 1875 urinal and “did not even have to disturb the trees”.⁶⁰ It is noted on the back of the Minute Paper discussing the urinal design that it was approved and the comment, “Octagon shape as altered” is written. There is no further mention of why it was designed in the shape, other than it fit within the site of the previous urinal. It is possible it could be to mirror the city's Octagon but this is unknown. The original contract has not survived in the local authority archives.

The Manor Place Conveniences used the same materials as the Custom House Square convenience with orders coming from Twyford's Company, Staffordshire, United Kingdom. The Twyford Company were among the first of the great sanitarians in England. They were contemporaries of George Jennings, who invented the first public flush toilets and designed the first underground public convenience, and Thomas Crapper, who founded a sanitary equipment company and invented the s-bend trap in 1880.⁶¹ Twyford's inventions were hailed as landmarks during domestic sanitary reform. Throughout the 1860's, Thomas Twyford had

⁵⁷ Obituary, *ODT*, 20 August 1936, p. 11.

⁵⁸ Dunedin Public Library (Former), (List No 4707), <https://www.heritage.org.nz/the-list/details/4707>, Bandstand-Soundshell, (List No. 3172) <https://www.heritage.org.nz/the-list/details/3172>

⁵⁹ TC33, 1912, General, U/1, DCC Archives.

⁶⁰ James Denley, *A History of Twyford's 1680-1982*, publisher, United Kingdom, 1982.

⁶¹ Alison Breese, *How Convenient Are the Conveniences – The Demise of the Underground Facilities in Dunedin 1910-1980s*, MA Thesis, University of Otago, 2019.

built links within the newly expanding export trade, and was selling a product range throughout Great Britain, France, Spain, Russia, and Australia.

After Thomas Twyford's death in 1872, his son (Thomas William), purchased four and a quarter acres of land and built a modern factory named Cliffe Vale - "as healthy a place to work in as the condition of the pottery industry and contemporary building techniques would allow", in 1887.⁶² Although Twyford's potteries had been supplying articles in fireclay for some time, particularly in situations where extremely robust appliances were needed, Thomas William Twyford decided to experiment with fireclay to create very large pieces. "Fireclay was coarser than earthenware, but also much stronger and more resilient which made it ideal for public urinals".⁶³ Enamelled or glazed fireclay was not simple to produce, and for "unpractised hands, it could be difficult to work, and it took a very long time to dry; a big piece could take four or five weeks before it was ready for a very slow firing".⁶⁴ At the time, fireclay was primarily produced in Scotland, Yorkshire, and Worcestershire. Although Twyford was able to locally source the clay, he ultimately had to recruit a team of experienced fireclay potters from Scotland, relocating them and their families to Staffordshire to assist with his endeavours. Although his pursuit to be the first Staffordshire pottery to process porcelain enamelled fireclay goods cost Twyford, "a great deal of time, heartache and money" he never lost his optimism.⁶⁵ By end of 1890 Twyford potteries began production in earnest.⁶⁶ The Twyford's history notes, "Of all the beautifully crafted fireclay pieces, were the urinals, which were growing more splendid with each passing year."⁶⁷ During their first ten years in production, Twyford's fireclay products became a commonplace in public buildings and institutions, as well as in the home. In 1899, the name they had originally been given 'Cliffe Vale Porcelain Enamelled Fireclay' was changed to the renowned trademark 'Adamant'.⁶⁸

Twyford decided in 1911 to expand the fireclay works, and he had a suitable site directly opposite Cliffe Vale.⁶⁹ A new pottery was built, and it was completed and running before the year was out. It was promptly dubbed 'the Klondyke'. The Manor Place urinals uses the

⁶² Denley, p. 28.

⁶³ Denley, p. 30.

⁶⁴ Ibid.

⁶⁵ Denley, p. 31.

⁶⁶ Ibid.

⁶⁷ Denley, p. 32.

⁶⁸ Ibid.

⁶⁹ Denley, p. 43.

Adamant branded urinals, but it is unclear which factory these came from. The Manor Place urinals lined the exterior walls mirroring the octagonal shape of the structure itself. Curiously this is the opposite of most of Twyford's "Hexagonal Adamant Urinal range", which circled in the middle of a space with a cupola in the centre. They also sold urinals that ran along flat walls, such as was used in the Dunedin underground facilities.

While the contract no longer exists for Manor Place, it is possible to glean information from the contracts of other underground conveniences in Dunedin for materials used.⁷⁰ The decorative tiles used included a frieze of a distinctive acanthus leaf design in the British Art Nouveau style. A similar design was used in the London Underground Railway Stations from 1906.⁷¹ The white tiles may have been 'Florite' style tiles. The steady rise of English tile manufacture began early in the Victorian era and reached its height between 1880 and 1900. The push for cleanliness and public health popularized tiles as a surface that could be easily cleaned and sanitized. White and coloured ceramic tiles were beginning to be produced in the 1890s and with the emergence of ready-mix glazes in 1900s consistently coloured tiles were possible.⁷² All Dunedin conveniences from 1910 utilised ceramic tiles bonded with Portland cement. The tiles are most likely imported from potteries such as Minton's, Shaw's or Dalton in the United Kingdom and while not rare at the time, (they were used in many public buildings) they have become a rare survivor in New Zealand of Edwardian Art Nouveau tiles.

No lavatories or basins were included in the original design, nor were they included at any stage.⁷³ This follows the other urinals built around the city at the time with lavatories (basins) only being included where women or children used the space. The large underground conveniences had lavatories in both women's and men's sides, but men's urinals did not provide basins. It was not until the 1920s that handwashing and soap was actively promoted for hygiene reasons and disease prevention.⁷⁴ The brick structure at Manor Place contains a

⁷⁰ DCC Archives, City Engineers, Series 3 Contracts 1909-1926.

⁷¹ Daniel Wright, 'The Green Agenda' (Leslie Green Underground Stations, London, UK), *The Beauty of Transport Blog*, 9 October 2013, accessed November 2022, <https://thebeautyoftransport.com/2013/10/09/the-green-agenda-leslie-green-underground-stations-london-uk/>

⁷² Susan D. Turner, 'Ceramic Tile History – The history of ceramic as a building material', *Traditional Building*, 2020, accessed November 2022, <https://www.traditionalbuilding.com/product-report/ceramic-tile-history>.

⁷³ The early twentieth century had different terminology for toilet furniture that we know today with the term "toilet" not being used in New Zealand until the 1960s for a place to relieve yourself. Toilets were known as conveniences before 1960s and could be further defined by urinal (for men's only urinals), water closets (a sit-down toilet with surrounding screens and door), lavatory (a wash basin and tap). They were also sometimes referred to in the euphemistic term "Comfort Stations".

⁷⁴ Amy Fleming, 'Keep it clean: The surprising 130-year history of handwashing', *The Guardian*, 18 March 2020, <https://www.theguardian.com/world/2020/mar/18/keep-it-clean-the-surprising-130-year-history-of-handwashing>, accessed

small locker space between the entrance/exit doors, which houses a large drainpipe and was presumably utilised to store cleaners' tools.

In 1919, the City Engineer described the Manor Place structure as an, "object of beauty, draped as it is in lovely native shrubs".⁷⁵ When the various urinals were constructed in 1870s one councillor exclaimed how disgusted he was as they were too exposed to the street. Councillor Fish said the new urinal near the Railway Station was the "most disgusting insult to public decency" and screens were ordered in an attempt to shield them.⁷⁶ Shrubbery was used to cover the structures from public view inadvertently increasing the chances of anti-social behaviour. The shrubbery was even more important to the aesthetics of an above ground urinal, such as Manor Place, as it provided concealment for self-conscious patrons. The trees and plants were installed originally to conceal the 1874 urinal at Manor Place and were later trimmed down in size as evidenced by 1919 images of the site.⁷⁷

In 1926 additions were made to the Manor Place urinal to erect a substation which were accepted by Council.⁷⁸ In 1957 the substation located at the back of the convenience was demolished with an underground substation being constructed to the side of the southern entrance of the building. The convenience was to be demolished too but somehow managed to escape this fate. The underground construction right next to the brick structure compromised the conveniences footings and repairs were made in 1958 to rectify the "sinking" of the convenience.⁷⁹ Along with the ground subsidence, drainage that ran under the floor was broken and the building was closed. It was argued by the City Engineer that it would be cheaper and easier to demolish both the substation and urinal at the same time and avoid the cost of repairing drainage.⁸⁰

The General Committee of DCC instructed the City Engineer to make the building safe for use and to "consolidate the ground in the vicinity of the south entrance and underpin or pack with concrete the fractured brickwork over this entrance, and pack at the top of the walls near this

3 February 2023.

⁷⁵ City Engineers Correspondence, Volume 18, 1919-1928, DCC Archives.

⁷⁶ City Council, *ES*, 19 December 1874, p. 1 (Supplement).

⁷⁷ See Figure 13.

⁷⁸ *ODT*, 17 April 1926, p 6. See Fig 18: 1947 aerial photo; There is no further record of these additions or alterations.

⁷⁹ City Engineers Correspondence 1956-1959, 21/2/3, DCC Archives.

⁸⁰ *Ibid*.

doorway.⁸¹ It was decided not to rectify the floor levels but the necessary drainage repairs, which would involve breaking through the concrete floor was approved for expenditure of £135.⁸²

The next mention of the urinal in City Council records is in 1963 where it was damaged by vandals – “a 5-gallon porcelain supply cistern was wrenched off the wall, smashed on the floor where it broke a bracket and damaged the copper sparge pipes”.⁸³ The Council begrudgingly paid for it to be replaced and damage repaired, and the incident was referred to the police.⁸⁴ They noted that it was the first time “in months” that the space had been vandalised.

After largely being ignored for decades, a decision regarding the Manor Place urinal was needed as both damage and a need for maintenance began to increase. The “old” urinal was recommended to be closed for a trial period of two months in 1976 as a first step towards closing it altogether.⁸⁵ The Chief Health Inspector commented that it had been hard to clean and maintain and was continually a target for vandals. A notice went in the local newspapers regarding the closure, noting that if there was no public reaction to the closure, it was planned that the urinal would be demolished.⁸⁶

The urinal was offered to other departments within Council.⁸⁷ The Parks and Recreation Department who ran the Market Reserve adjacent to the urinal had no objection to its demolition. The Electricity Department also had no objection and stated it did not affect the substation underneath. The Transport Department recommended locking the entrances but making the facility available for their transport operators to use, until they improved conveniences built for them. They offered to take on the responsibility for the cleaning of the space and the management of the trial period. This arrangement seems to have worked well for some years until 1985 when the Transport Department had no further use for the Manor Place toilet and offered it back to be reverted to a public toilet noting that “because of continued vandalism, doors being kicked in and the use of the floor area for human waste, it has been decided by this Department, with the approval of the Tramways Union, to relinquish

⁸¹ Ibid.

⁸² In today’s NZD this work cost \$7, 600.

⁸³ Chief Sanitary Inspector Minute Paper, 25 June 1963, DCC Archives.

⁸⁴ Vandalism – Men’s Convenience, Manor Place, City Health Inspector files 1958-1963, acc1994/1, DCC Archives.

⁸⁵ TC33, 1976, GEN C/2-2, 4 June 1976, DCC Archives.

⁸⁶ ‘Trial Closure’, ODT, 9 June 1976, 1976 Clippings Book, DCC Archives.

⁸⁷ TC33, 1976, GEN C/2-2, 8 June 1976, DCC Archives.

all responsibility for this toilet by our staff”.⁸⁸ No further record of this urinal has been found within the Council Archives but both doors were bricked up and only reopened for a heritage evaluation in 2017.

Gendered Structures

Although London had the first underground conveniences in the world, built in 1855, it was another 40 years before women were provided their first conveniences, in the form of a dual-sex facility. Various women’s organisations around the world were lobbying for access to public spaces, recognising the connection between access to public facilities for women and their place in wider society.⁸⁹ In England it was a main platform of the suffrage movement.⁹⁰

As historian Bronwyn Daly wrote, because women were not provided with toilets, it reinforced the idea that they were unwanted, unassimilated to that environment.⁹¹ In Dunedin citizens noted, “many other deficiencies mark Dunedin, and particularly so in regard to public conveniences for both sexes. This city is utterly lacking in even the most common conveniences in this respect” wrote “Ratepayer”.⁹² As well as prevailing social attitudes towards acceptance of women in the public sphere, a more pressing issue for local authorities was the cost needed to build women’s facilities. Providing water closets for women was more expensive than men’s only facilities as more water closets units were needed. In an analysis into the London dual facility in 1895, McCabe noted it cost 175% more to build these type verses the men’s only convenience.⁹³

The building of the underground conveniences in Dunedin saw women’s facilities provided in the centre of Dunedin for the first time in 1910. Manor Place is an example of the gendered divide when it came to public facilities in the early 20th century.⁹⁴

⁸⁸ ‘Memorandum from Engineer/Manager, Transport to City Engineers’, Chief Health Inspectors Files, acc1998/8, 7 November 1985, DCC Archives.

⁸⁹ “The White Elephant,” *ODT*, August 4, 1906, p. 95.

⁹⁰ Caroline Daley, ‘Flushed with Pride? Women’s Quest for Public Toilets in New Zealand’. *Women’s Studies Journal*, Auckland, volume 16, 2000, p. 96.

⁹¹ *Ibid*, p. 95.

⁹² Pro Bono Publico, “Wanted, Public Conveniences for Both Sexes - To the Editor,” *ES*, July 5, 1906, p. 3.

⁹³ TC33, General, U/1, 1912, 24 September 1908, (letters dated 1908 filed in 1912 correspondence), DCC Archives.

⁹⁴ Cooper, Annabel, Robin Law, Jane Malthus, and Pamela Wood., ‘Rooms of Their Own: Public Toilets and Gendered Citizens in a New Zealand City, 1860-1940’. *Gender, Place & Culture* 7, Number 4, 1 December 2000, pp. 417–33.

Urinals could be dangerous places for anti-social behaviour. In 1902, a nearby urinal at the Dowling Street steps on Princes Street was a narrow passage with five chambers and one entrance and exit; a writer to the local newspapers wrote that it could become a “garrotting chamber”.⁹⁵ After damage to the Manor Place convenience in 1913, “Open Door” wrote to the local paper saying that the inwards swinging doors should be removed - “the very fact that there are such unscrupulous persons frequenting the place shows how necessary it is that the line of retreat should be kept open. Fancy a man bursting in on one or more of these gentry at nightfall and figure out his chances of escape if they set on him.”⁹⁶ Manor Place convenience, being an enclosed space, was also reported to have many broken bottles as evidence of “the use to which such places are put”.⁹⁷ These spaces could be dangerous for the public to use with multiple cases of abuse and of assaults.⁹⁸ Antisocial behaviour in Manor Place environs was reported in the local court news, though nothing specifically featuring the urinal itself. The central city underground conveniences often had complaints of young men, under the influence of liquor, drinking in the spaces and blocking up the entrance and exits and in one instance the attendants were assaulted.⁹⁹

2.2. Physical Information

Current Description

The Manor Place Convenience is located on the edge of the Market Reserve, on the corner of Princes Street South and Manor Place. It previously was a separate piece of land forming an island within the road system but has been incorporated into the reserve itself with footpath around it. The urinal maintains the original footprint and is surrounded by an octagonal garden bed. It is an octagonal, brick structure set at ground level, one-storey in height with a flat concrete roof and a deep, overhanging, moulded coping of concrete.

The brick elevations, with 26 visible courses, features two bands of slightly darker-coloured, rusticated brick that break the monotony of the red brick facades. The bricks are laid in English Garden Wall bond with the rusticated bricks laid in Stretcher bond, and though unconfirmed, the mortar appears to be a cement mortar.¹⁰⁰ Once covered in ivy, this has

⁹⁵ ODT, 14 March 1903, p 8.

⁹⁶ ‘Wilful Damage’, ES, 2 August 1913, p. 6.

⁹⁷ TC33, 1925 GEN C/2, Letter 4757, DCC Archives.

⁹⁸ TC33, 1920 GEN C/3, Letter 7260, DCC Archives.

⁹⁹ Ibid; DCC Minutes, Town Clerk 1, 1922-24 p 436, DCC Archives.

¹⁰⁰ Dr Andrea Farminer, ‘Heritage Assessment of the Former Manor Place Public Convenience Market Reserve’, Origin

been removed and various weeds, ferns and moss have grown on the structure, and there is visible evidence of water ingress/egress on the walls in the western section of the structure. The eastern side, facing Manor Place, has remnants of white paint, possibly from the substation that was attached from 1926-1958.

An electrical pillar box for connection to mains power is located at ground level on the west elevation. Ad-hoc electrical fixtures can be seen on the roof and include a disused electrical insulator, a bracket for a former light, an aerial for a meter and an electrical conduit from the pillar box.¹⁰¹ There is a substantial, partially open crack through the brick masonry in the south elevation panel adjacent to the south screened opening.

The structure has an entrance and exit corridor with a small locker on the southern side. Behind the wooden door into the locker there is an etched date of “12/12/12” in the concrete, presumably by one of the original contractors. One entrance on the southern side was bricked up possibly from the early 1960s and the other north facing entrance was bricked up sometime after 1985 (nothing has been found in archives about this work).¹⁰² The north facing entrance was opened by removing the recent bricks in 2017 to gain access for Dunedin City Council to assess potential work on the space.

The structure has three narrow rectangular ventilation openings inlaid with a decorative iron grid of floral and circular patterns. The inside of the northern ventilation opening has additional iron bars across the inside of the opening.

The interior is clad in white “Forite” tiles with a green dado and a green ornamental art nouveau frieze along the top of the walls. There are eight urinals that were purchased in a set that have been inlaid around the inside of the octagonal structure with two cisterns.

The interior has never been modernised with only minor repairs occurring to rectify damage from subsidence and vandalism. The original Adamant fireclay urinal is still present as is the original wall tiles, decorative frieze and dado. The removal and subsequent placing of an underground substation next to the structure resulted in some damage due to ground

Consultants, Dunedin, 2017.

¹⁰¹ Ibid.

¹⁰² City Health Inspector’s Correspondence, HS 22/3/2, City Secretariat Series, DCC Archives.

subsidence under some of the urinal's footings.¹⁰³ The concrete floor was broken in 1958 for the remediation of broken drainage pipes.¹⁰⁴ Large cracks are prominent and seen from both the interior and exterior on the Princes Street side (southwest side) and the urinals have split at the joins. The decorative tiling is cracked in several places but predominately has remained intact although separated from the concrete roof. The interior walls have shifted, approximately 10cm, from their original placement and many are no longer be level. The cisterns are possibly from 1963 as they were replaced when a porcelain one was damaged; the previous brackets holes remain. There are small rough repairs to the fireclay urinals.

Comparative Analysis

The Manor Place Conveniences can be compared to other urinals and conveniences across New Zealand. There are two Public Conveniences listed on Heritage New Zealand Pouhere Taonga's Rārangī Kōrero – the Bus Shelter and Toilets (List No. 561) at Symonds Street, Auckland, and the 'Taj Mahal' Public Toilets (Former) (List No. 1434), Wellington. Neither of these are a urinal or like the Manor Place structure. Two unlisted historic toilets are the Cast Iron Urinal in Masterton, being more relocatable it has been refurbished and moved several times, and the former Courtney Place Men's Toilets in Wellington are reused as a pizza restaurant.

Bus Shelter and Toilets, Symonds Street and Grafton Bridge, Auckland (List No. 561)



Figure 1: Bus Shelter and Toilets, Auckland. Image courtesy of [www.flickr.com - https://www.flickr.com/photos/geoff-inoz/](https://www.flickr.com/photos/geoff-inoz/). Copyright: geoff-inOz. Taken By: geoff-inOz. Date: 12/11/2009.

¹⁰³ City Engineers Correspondence 1956-59, 21/2/3, DCC Archives.

¹⁰⁴ Ibid.

This public convenience built in 1910 catered for men and women and also featured a tram stop.¹⁰⁵ These were built two years earlier and although brick, it is significantly different in its design to Manor Place. The interiors have similar white tiles to the Manor Place urinal, although are square rather than rectangular in shape. It has also been significantly modernised over the decades and has recently undergone restoration works and a seismic upgrade in 2022.¹⁰⁶

'Taj Mahal' Public Toilets (Former) List No 1434¹⁰⁷



Figure 2: 'Taj Mahal' Public Toilets (Former), Wellington. Image courtesy of rnfoster.com, Copyright: R.N. Foster. Taken By: R.N. Foster. Date: 9/02/2013.

The 'Taj Mahal' was built as a public toilet in 1928–29 and was bestowed its popular name from the distinctive domes at either end, reminiscent of the great Taj Mahal. It was designed by the City Engineer's office and built by Fletcher Construction. Unlike other public conveniences built at the time, this building was constructed above ground, and was part of a series of interesting public utilities designed by the Wellington City Corporation.¹⁰⁸ The convenience is rendered in reinforced concrete with a tiled mosaic floor and a Malthoid roof covering.¹⁰⁹ Similarities with Manor Place are that it is above ground, single storey with a semi-

¹⁰⁵ Heritage New Zealand Pouhere Taonga List Entry 561 <https://www.heritage.org.nz/the-list/details/561>

¹⁰⁶ Salmond, Reed Architect Ltd, 120 Symonds St, Toilets & Tram Shelter Grafton, Auckland, Final HCMP Report, May 2022.

¹⁰⁷ Heritage New Zealand Pouhere Taonga List Entry 1434, <https://www.heritage.org.nz/the-list/details/1434>

¹⁰⁸ Public Conveniences (Former, 'Taj Mahal', Wellington City Council, <https://www.wellingtoncityheritage.org.nz/buildings/1-150/56-public-conveniences?q=>

¹⁰⁹ Ibid.

circular row of urinals at the south end, it differs from Manor Place in its materials and the fact it was built for both men and women. The toilets closed in 1966 and since then has served multiple purposes including: storage, theatre workshops, art gallery and restaurant.

Masterton Cast Iron Urinal



Figure 3. Masterton Urinals 2015, Queens Park, Masterton, Photographer Robert McBride, awaiting permission ¹¹⁰

The cast iron urinal in Masterton was refurbished in 2012 after being in storage for many years.¹¹¹ No longer in its original position on the main street, it was relocated to Masterton Park and is believed to have been built in the early 1900s. As this was built of cast iron it was easy to move around unlike the permanent Manor Place brick structure. Many councils opted to have the cast iron style as it was inexpensive and could be easily shifted.¹¹² However, Dunedin City Council chose to build a brick one with the last of special funds money that had been allocated and used for the underground conveniences, in the Octagon, Customhouse Square, and London Street. The first iron public urinal manufactured in New Zealand was by Mr J. Storrier in 1903.¹¹³

¹¹⁰ <https://www.flickr.com/photos/8005131@N05/23235800982/in/photolist-Bpgy7i>

¹¹¹ 'Old Urinal restored and back in use', 21 November 2012, *Wairarapa News*, stuff.co.nz, accessed December 2022, <https://www.stuff.co.nz/dominion-post/news/local-papers/wairarapa-news/7977511/Old-urinal-restored-and-back-in-use>

¹¹² *Hastings Standard*, Volume VII, 5 June 1903, p. 3.

¹¹³ *Timaru Herald*, 13 November 1903, p. 2.

Courtenay Place Toilets (former), Wellington



Figure 4: Tommy Millions Pizza now leasing the former Courtenay Place Toilets, 21 November 2020, photograph by Alison Breese. Some of the tiles, fencing and original brickwork can still be seen.

The former Courtenay Place Men's Toilets are a good representative example of a utilitarian, local authority, Edwardian building. They were built in 1910, two years before Manor Place Convenience and they were semi-underground. The walls were constructed in brick with a concrete roof on steel joints. All walls, floor, and roof were covered with mineral asphalt with the floors also being coated with red arkilite. The toilets were more substantial than the Manor Place Convenience as it included six urinals, three toilets and an attendant's room.¹¹⁴ They were closed in 1994 after many years of complaints, making them one of the last underground toilets remaining in New Zealand. In 2011 the space was leased and developed into a pizza and gelato kiosk. All interiors were removed, and the cast iron fences, and the prismatic skylights were preserved by the Wellington City Council.¹¹⁵

¹¹⁴ Men's Toilets (Former), Wellington City Heritage, Wellington City Council, accessed 27 February 2023.

¹¹⁵ Ibid.

Construction Professionals

G.W. Gough, Architect

A Ferry, Builder

Construction Materials

Brick, concrete, wrought iron, tile and ceramic, fireclay pottery

Key Physical Dates

1912 Constructed

1926 Addition / substation built behind the structure

1929 Alteration / Iron Railing removed

1940 Repair / Broken coping and porcelain at stalls repaired, fences, gates and ventilation bars painted. Iron railing removed

1958 Alteration / Substation removed from behind convenience and underground one built beside – compromised the footings of the Convenience. Drainage repaired through concrete floor.

1963 Significant Vandalism occurred

1976 Decommissioned

1985 Offered back to Dunedin City Council as a public toilet

2017 North bricked up door taken down for interior access

Uses

Civic Facilities – Public Lavatory (Former)

2.3. Chattels

There are no chattels included in this List entry.

2.4. Sources

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3. SIGNIFICANCE ASSESSMENT¹¹⁶

3.1. Section 66 (1) Assessment

This place has been assessed for, and found to possess archaeological, architectural, historical and technological significance or value. It is considered that this place qualifies as part of New Zealand's historic and cultural heritage.

Archaeological Significance or Value

The Manor Place Convenience has archaeological significance as it provides evidence of the now rare Edwardian public conveniences and sanitation in New Zealand. It provides the ability to use the structures archaeology to answer questions about the design and construction technique of these Edwardian public conveniences. As a completely original structure still in situ, the Manor Place Convenience offers a rare insight into these once common structures as they were originally built and used.

Architectural Significance or Value

The Manor Place Convenience has architectural significance. The urinal is a unique building with no other like it in New Zealand. It sits in the streetscape on the edge of the Market Reserve and is octagonal in shape, perhaps intentionally mirroring the Dunedin landmark of the Octagon or following the design of Berlin's "Café Achteck" style. It is unusual in its design compared to other urinals at the time as many were simple rectangular brick and iron design or were being upgraded into more significant architectural styles such as the new underground conveniences, first built in Christchurch in 1908, followed by Dunedin in 1910.

There are no other brick Edwardian style urinals with original interior fittings remaining in New Zealand and the octagonal form is unique to this convenience with no recorded evidence of its use elsewhere in New Zealand. The bus shelter and toilets in Symonds Street and Grafton Bridge, Auckland (List No. 561) were built two years earlier and although brick, it is significantly different in its design to Manor Place and has provision for men and women and incorporates a bus shelter. It has also been significantly modernised over the decades and has recently undergone restoration works and a seismic upgrade.

¹¹⁶ For the relevant sections of the Heritage New Zealand Pouhere Taonga Act 2014 see Appendix 4: Significance Assessment Information.

The placement of the 'Adamant' urinal differs from both the Twyford catalogues and from other conveniences built in Dunedin and across New Zealand. This design was to incorporate as many urinals into the small space as possible. The internal layout and design have only received minor damage by vandals over the decades and has never been remodelled or upgraded.

Historical Significance or Value

The small brick structure is an example of a once common public convenience. Over the decades, many of these conveniences have been upgraded- resulting in loss of historic material or demolished. Thus, Manor Place Convenience has become a rare surviving record of the major achievements and thinking of early 20th Century sanitation, public health, technology, and city design, as Dunedin followed international sanitation trends. The design of Manor Place follows sanitation trends around Europe as diseases like typhoid, cholera and the Bubonic Plague scare in 1901 led to cities trying to improve public facilities to stop spread of disease.

There are no early 20th Century urinals like this left in New Zealand. The oldest convenience was built in 1880 and located at Grafton Bridge, Auckland and no longer has an original interior adding to the uniqueness of the preservation of the Manor Place urinal. It also maintains the historical alignment with the now demolished Dunedin underground conveniences across the city. The Manor Place convenience, in its original state can show how other Edwardian public conveniences were designed.

The Manor Place Conveniences represent important changes in ideas of acceptable public behaviour and perceptions of public decency and health during the 20th century. They are evidence of the gendered structures that existed in the Victorian and Edwardian times. The public requested provision be made for both sexes at the Manor Place site but a men only urinal was built with the Council claiming a lack of money to build anything other than a simple structure. There was nowhere public in this area of Dunedin for women to relieve themselves at all, other than hotels, or department stores further along Princes Street.

Technological Significance or Value

The Manor Place Conveniences are physical evidence of what was forefront of sanitary architecture and design in Edwardian times. Twyford sanitary designs were world leading, and Dunedin was eager to follow worldwide trends in sanitation, keen to be known as a

“modern” city. The site at Manor Place demonstrates the advancements in sanitation technology in Dunedin during the early 20th century, as a result the public health crisis of the outbreak of the Bubonic Plague in 1901 and is the only remaining example of this sanitary furniture.

3.2. Section 66 (3) Assessment

It is considered that this place qualifies as a Category 2 historic place. It was assessed against the Section 66(3) criteria and found to qualify under the following criteria: a, b, f, j, k.

(a) The extent to which the place reflects important or representative aspects of New Zealand history

The Manor Place Conveniences reflect a once common, yet important, sanitary provision for the public. It is physical evidence of how local authorities provided sanitation facilities for the community in the 19th and 20th centuries. It tells the story of sanitation, hygiene and public urination in New Zealand and the gendered nature of the spaces. The history of the structure tells the story of local authorities struggle to provide and fund the facilities and the public views towards them. The Edwardian style of conveniences is rare in New Zealand and the Manor Place Convenience is an intact and rare example of this style of convenience in New Zealand.

(b) The association of the place with events, persons, or ideas of importance in New Zealand history

The Manor Place Convenience is evidence of the development of public sanitation in New Zealand and showcases how New Zealand strived to follow international sanitation trends to create “modern” cities. The convenience is an example of the change made in style, design, and provision of the public conveniences as Dunedin moved to modernise its reputation. The structure is also connected to the long demolished underground structures that were located across the city. These were a large undertaking in the central city, having the same interiors and contractor. As a result of the underground conveniences being funded and constructed by the local authority, the Manor Place Convenience remains as a physical link to these long-gone structures as well as a link to the contractor’s Ferry work.

(f) The potential of the place for public education

Manor Place Conveniences is an example of a lost style of public facility that was established in New Zealand to follow international sanitation trends. It also shows the gendered nature of the facilities and is an example of the lack of provision of women's facilities. It raises awareness of the history behind public sanitation in New Zealand as well as the attitudes and methods around authorities dealing with diseases and hygiene. While it has not been accessible for several decades, the structure itself is highly visible, located on a busy intersection. Following public consultation, it was clear the public knew of the structure but perhaps not unsurprisingly (as it has been bricked up for 40 years) do not know it is/was a public convenience. The structure also provides the ability to use the structure's archaeology to answer questions about the design and construction technique of these Edwardian public conveniences.

(j) The importance of identifying rare types of historic places

The Manor Place Conveniences is a rare type of structure. The brick material was unusual for New Zealand with many councils opting for inexpensive cast iron urinals and the octagonal design is not replicated anywhere in New Zealand. The original interior is also unusual as most public facilities were part of ongoing upgrades and maintenance over the decades, leading to most facilities losing their original 1910-1920 interiors. Although there have been very minor repairs to some of the porcelain and the concrete floor, and the two cisterns have been replaced, the interior has never been modernised. The original decoration of the art nouveau style acanthus leaf tiles is a particularly rare feature as is the unique shape and interior design and possible link to the Octagon design in Central Dunedin.

(k) The extent to which the place forms part of a wider historical and cultural area

The Manor Place Convenience and the previous urinal on the site have been part of the wider historic area of Manor Place and Market Reserve since 1874. The Market Reserve was home to many public events (particularly circuses) over the years as well as a public reserve. The area has always been a well frequented area, with many industries and hotels in the area. Many buildings and residences along Manor Place are heritage listed including the Crown Milling Company Building (List No 366), the HE Shacklock Buildings (List No 2160).

Summary of Significance or Values

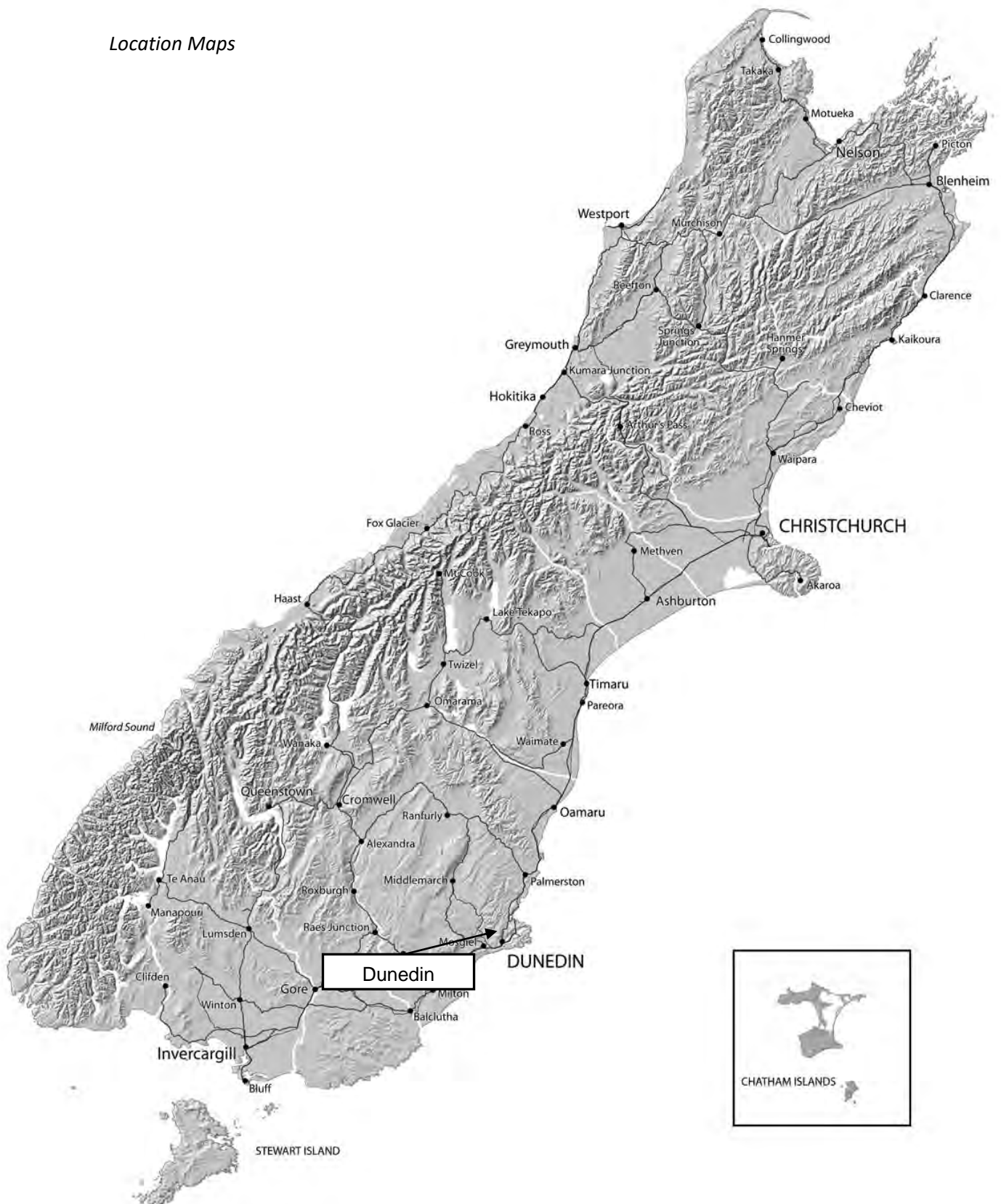
The Manor Place Convenience is a rare structure of architectural and historical significance which has public education and archaeological value around early sanitation in New Zealand. Built in 1912, it is historically important physical evidence of a once common convenience and is a rare example of early twentieth century responses to improve sanitation. It tells the story of sanitation and hygiene in New Zealand and demonstrates important changes in ideas of acceptable behaviour and perceptions of public health in the early 20th century. The structure provides evidence of gendered public facilities in New Zealand.

The Manor Place Convenience is a small but prominent Dunedin city landmark, not only for its distinctive octagonal design but also because its integrity has remained largely intact since it closed as public toilets in 1976. Its design is unique with no other urinals being built in the same design and materials in New Zealand.

4. APPENDICES

4.1. Appendix 1: Visual Identification Aids

Location Maps



Maps of Extent



Screenshot from Dunedin City Council Rates Map Search showing Extent includes part of the land described Legal Road, Otago Land District and the building known as Manor Place Convenience, thereon.

Current Identifier

There is no title for this place.

4.2. Appendix 2: Visual Aids to Historical Information

Historical Plans

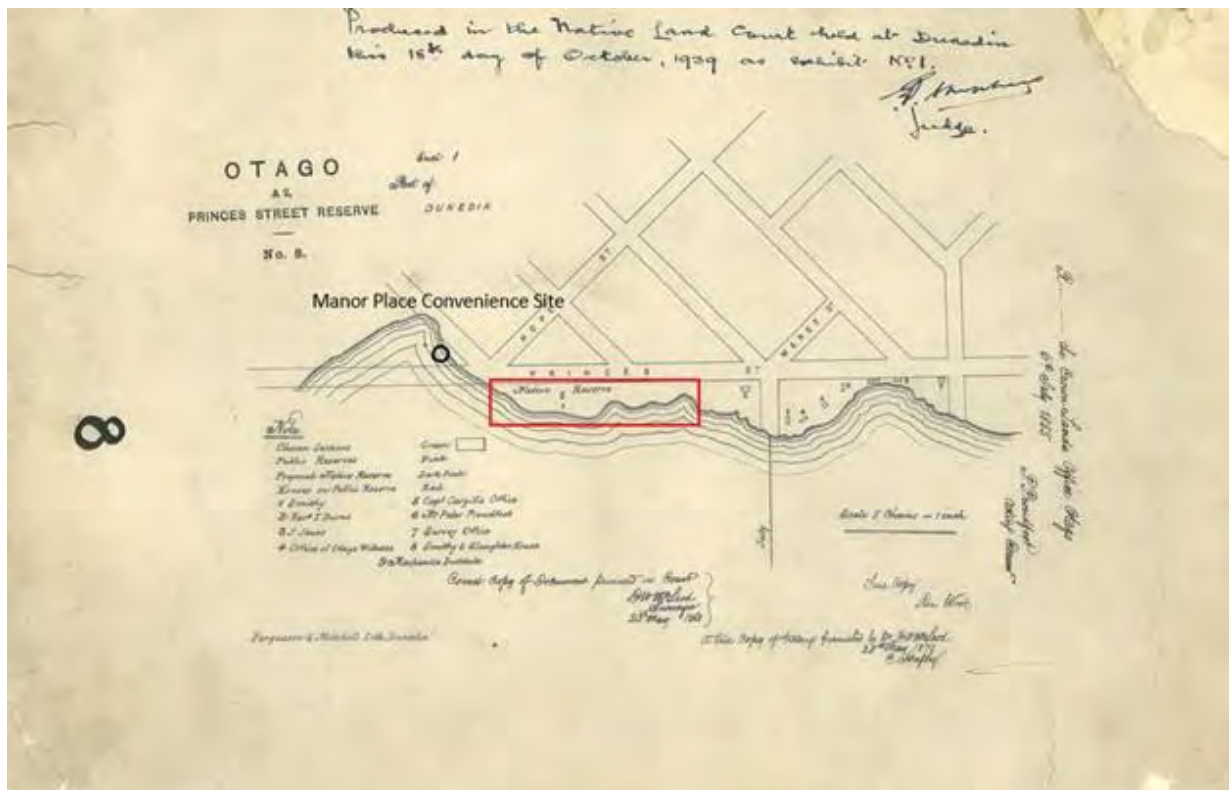


Figure 5: Map showing the future location of the Manor Place Conveniences (black circle) and the Native Reserve area (marked in red), 1868, Otago A.2, Princes Street Reserve No.8 [shows Māori Reserve], R4683195, Archives New Zealand.

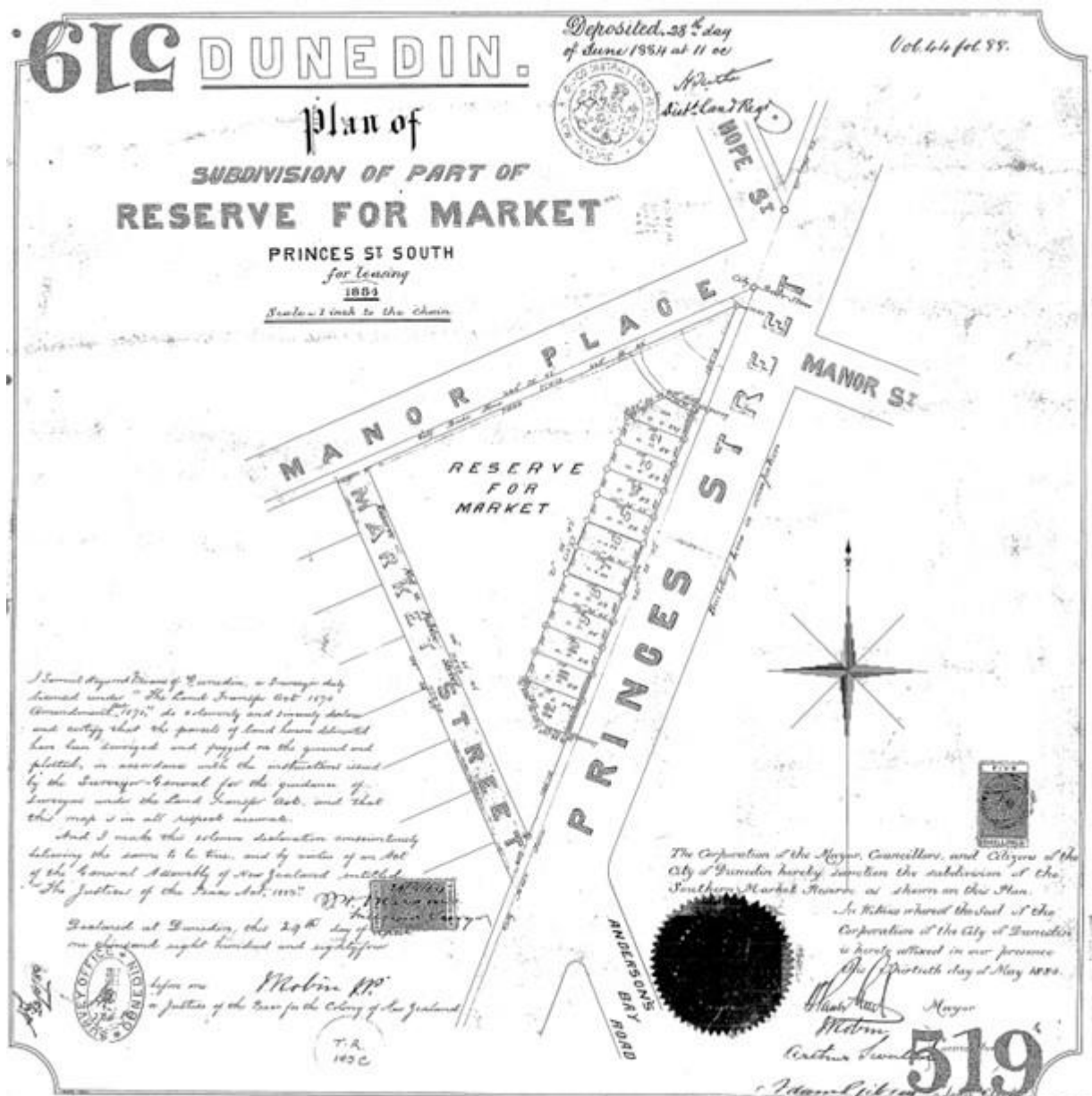


Figure 6: DP 519 (1884) shows the proposed subdivision of the Market Reserve, Land Information New Zealand.



Figure 7: Detail from J Wilkie and Co map of Dunedin 1898 showing the Market Reserve with the location of the Manor Place Conveniences, Alexander Turnbull Library.

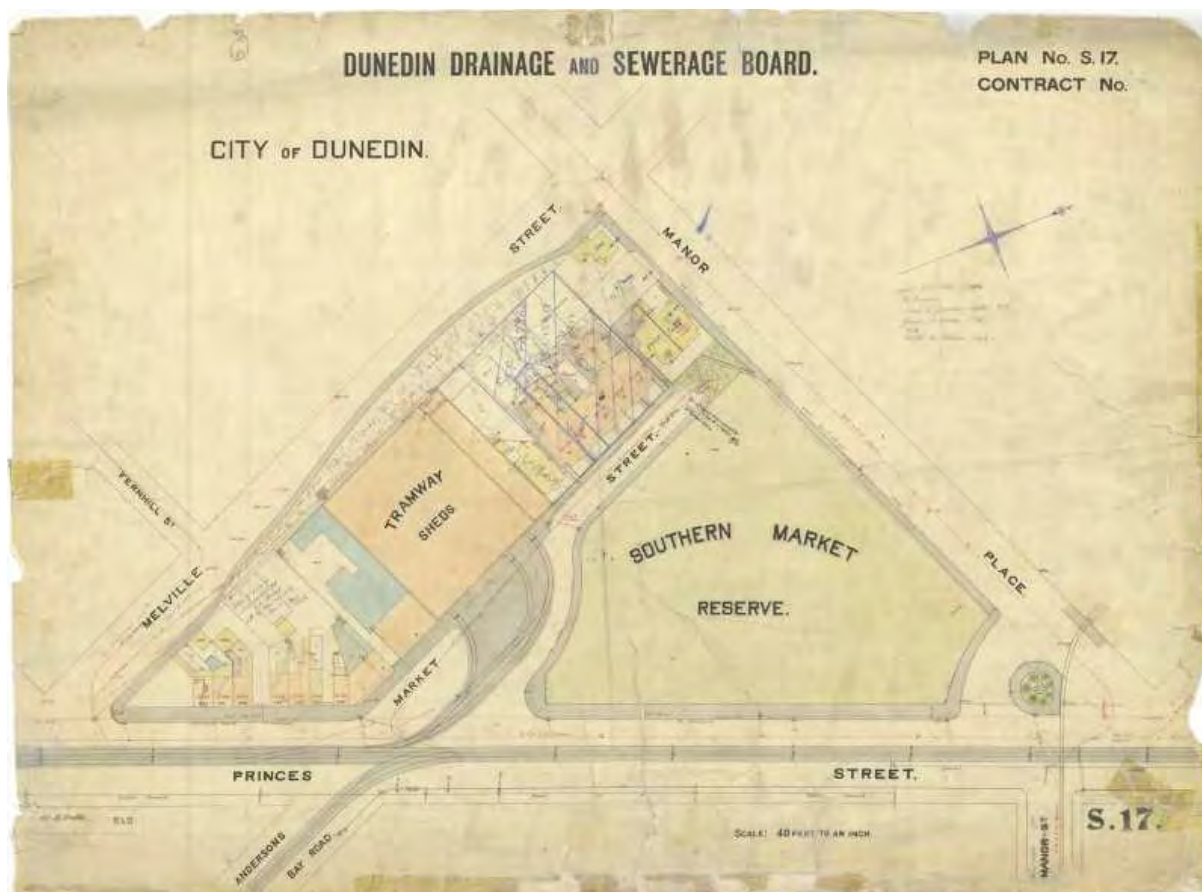


Figure 8: Dunedin Drainage plan c 1903, Sheet S17, DCC Archives.

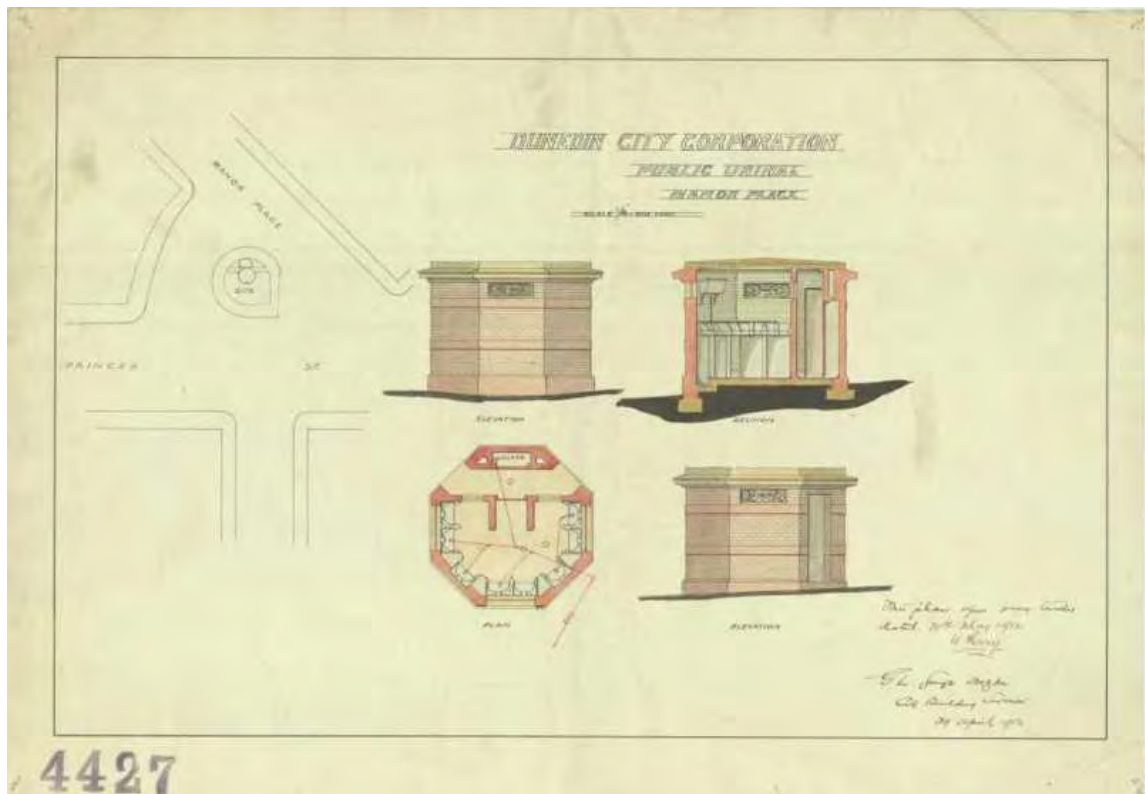


Figure 9: Dunedin City Corporation Public Urinal, Manor Place, 1912, City Engineers 12/2/2d, DCC Archives.

Historical Photographs

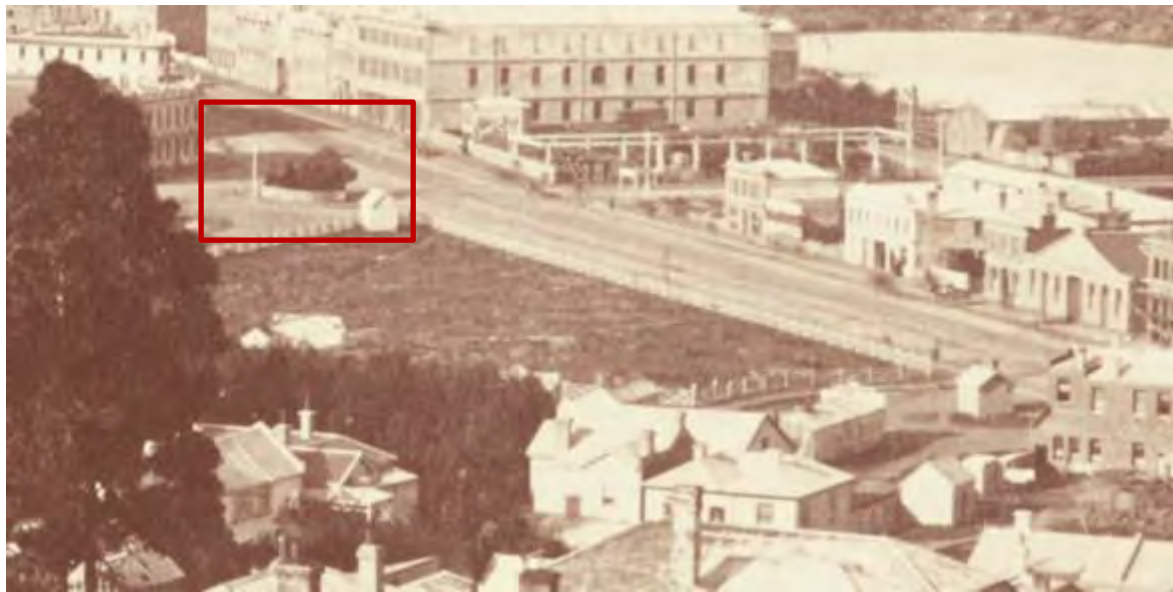


Figure 10: Market Reserve, showing the original Manor Place urinals, c 1876-1878, Dunedin from Maitland Street. From the album: N. Z. Scenery, 1876-1878, Dunedin, by Frank Coxhead, Te Papa (O.025216).



Figure 11: Corner of Princes Street and Manor Place, with the original Manor Place urinal to the extreme left, 1887, 0652_01_020A, Hocken Collections.



Figure 12: O'Brien, George, 1821-1881: Dunedin, 1888. Geo O'Brien pinxt. P. McIntyre Del. Dunedin, W. J. Pictor. Caxton & Co. Lith https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE71024



Figure 13: South elevation of Manor Place toilets c 1919, City Engineer's Department, City Engineers (CE) Correspondence Series 2, Volume 18, DCC Archives.



Figure 14: South elevation of Manor Place toilets c 1919, City Engineer's Department, City Engineers (CE) Correspondence Series 2, Volume 18, DCC Archives.



Figure 15. Detail from aerial photograph of the Manor Place convenience and Substation, 1947, SN399, P/50, www.retolens.co.nz.

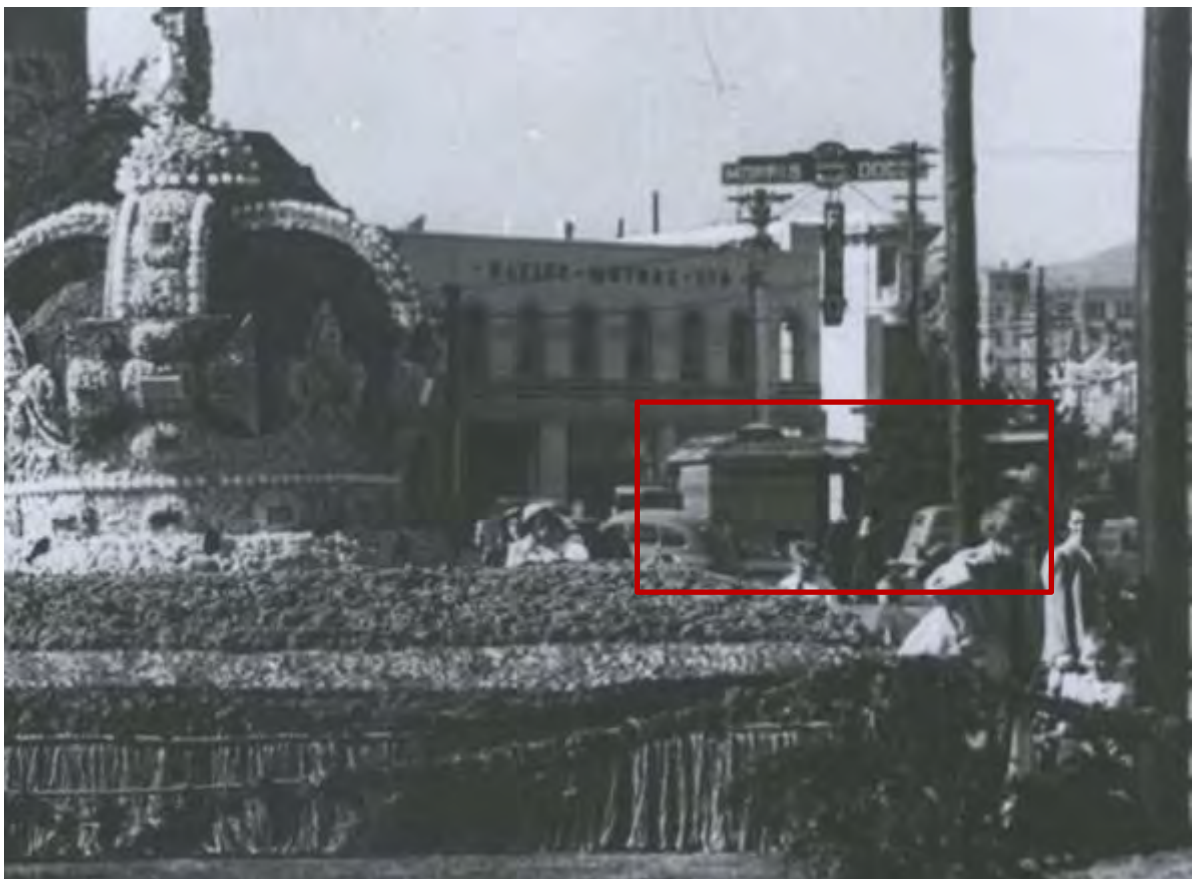


Figure 16. Detail of the Manor Place substation (once attached to the back of the Manor Place Convenience) in 1954, with floats for Royal Visit Display at Market Reserve, 12243, Hocken Collections.



Figure 17: Manor Place Conveniences, c1975, Planning Department, Green Folder 'Central Business District', DCC Archives, DCC Archives.

4.3. Appendix 3: Visual Aids to Physical Information

Current Plans

Current Photographs of Place



Figure 18: Manor Place Convenience 2022, north elevation viewed from Manor Place looking south, photograph by Rebecca Collie, Heritage New Zealand Pouhere Taonga.



Figure 19. Manor Place Convenience 2022 south elevation, viewed from Market Reserve, looking north up Princes Street Photograph by Rebecca Collie, Heritage New Zealand Pouhere Taonga.



Figure 20: Manor Place Convenience 2022, south elevation, photograph by Rebecca Collie, Heritage New Zealand Pouhere Taonga.



Figure 21: Manor Place Convenience 2022 interior view of Adamant urinals and wall tiles, photograph by Rebecca Collie, Heritage New Zealand Pouhere Taonga.



Figure 22: Manor Place Convenience 2022 interior view of urinals, photograph by Sarah Gallagher, Heritage New Zealand Pouhere Taonga.



Figure 23: Manor Place Convenience 2022, showing wall tiles and decorative art nouveau tiles, photograph by Sarah Gallagher, Heritage New Zealand Pouhere Taonga.



Figure 24: Detail of Manor Place Convenience roof 2022, photograph by Sarah Gallagher, Heritage New Zealand Pouhere Taonga.



Figure 25: Decorative tiles in Manor Place Convenience 2022, photograph by Sarah Gallagher, Heritage New Zealand Pouhere Taonga.



Figure 26: Detail of skirting, Manor Place Convenience 2022, Photograph by Sarah Gallagher, Heritage New Zealand Pouhere Taonga.



Figure 27: Detail of Princes Street facing window Manor Place Convenience 2022, Photograph by Sarah Gallagher, Heritage New Zealand Pouhere Taonga.



Figure 28: Detail of green tiled dado, Manor Place Convenience 2022, Photograph by Sarah Gallagher, Heritage New Zealand Pouhere Taonga.



Figure 29: Detail of Locker door, Manor Place Convenience 2022, photograph by Sarah Gallagher, Heritage New Zealand Pouhere Taonga.

4.4. Appendix 4: Significance Assessment Information

Part 4 of the Heritage New Zealand Pouhere Taonga Act 2014

Chattels or object or class of chattels or objects (Section 65(6))

Under Section 65(6) of the Heritage New Zealand Pouhere Taonga Act 2014, an entry on the New Zealand Heritage List/Rārangī Kōrero relating to a historic place may include any chattel or object or class of chattels or objects –

- a) Situated in or on that place; and
- b) Considered by Heritage New Zealand Pouhere Taonga to contribute to the significance of that place; and
- c) Proposed by Heritage New Zealand Pouhere Taonga for inclusion on the New Zealand Heritage List/Rārangī Kōrero.

Significance or value (Section 66(1))

Under Section 66(1) of the Heritage New Zealand Pouhere Taonga Act 2014, Heritage New Zealand Pouhere Taonga may enter any historic place or historic area on the New Zealand Heritage List/Rārangī Kōrero if the place possesses aesthetic, architectural, cultural, historical, scientific, social, spiritual, technological, or traditional significance or value.

Aesthetic value

Architectural value

Historical value

Category of historic place (Section 66(3))

Under Section 66(3) of the Heritage New Zealand Pouhere Taonga Act 2014, Heritage New Zealand Pouhere Taonga may assign Category 1 status or Category 2 status to any historic place, having regard to any of the following criteria:

- a) The extent to which the place reflects important or representative aspects of New Zealand history
- b) The association of the place with events, persons, or ideas of importance in New Zealand history
- c) The potential of the place to provide knowledge of New Zealand history
- d) The importance of the place to tangata whenua
- e) The community association with, or public esteem for, the place
- f) The potential of the place for public education
- g) The technical accomplishment, value, or design of the place
- h) The symbolic or commemorative value of the place
- i) The importance of identifying historic places known to date from an early period of New Zealand settlement
- j) The importance of identifying rare types of historic places
- k) The extent to which the place forms part of a wider historical and cultural area

Additional criteria may be prescribed in regulations made under this Act for the purpose of assigning Category 1 or Category 2 status to a historic place, provided they are not inconsistent with the criteria set out in subsection (3)

Additional criteria may be prescribed in regulations made under this Act for entering historic places or historic areas of interest to Māori, wāhi tūpuna, wāhi tapu, or wāhi tapu areas on the New Zealand Heritage List/Rārangī Kōrero, provided they are not inconsistent with the criteria set out in subsection (3) or (5) or in regulations made under subsection (4).

NOTE: Category 1 historic places are ‘places of special or outstanding historical or cultural heritage significance or value.’ Category 2 historic places are ‘places of historical or cultural heritage significance or value.’