

Archaeological Assessment: Proposed Works

Dome Valley
Area of Interest

Prepared for: Tonkin & Taylor Ltd

By: Matthew Felgate
September 2018

Maatai Taonga Ltd

Heritage and Archaeology Consultants

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4 September 2018

Executive Summary

Location and description of commission

Maatai Taonga was initially commissioned by Tonkin & Taylor to assess a large area of land within the Dome Valley area for pre-purchase information purposes. The scope was to carry out desktop assessment in an area bounded by SH1 to the south, Wayby Valley Road to the west, Waiwhiu Stream to the east, and just to the north of Wilsons Road as the Northern extent. A subsequent commission to augment initial results with more detailed analysis of historical records for the specific land parcels of interest has since been carried out, and the initial preliminary was then augmented with these results, to develop recommendations for targeted field inspections. A further commission, to carry out field inspections for the purpose of completing assessment of a existing environment, and assess effect of preliminary proposals, is reported here.

Summary of methodology

Methodology aimed to identify:

- any recorded archaeological sites,
- any records pertaining to historic heritage in the Auckland Council Cultural Heritage Inventory,
- any evidence of any potential for 19th century house sites
- any potential for archaeological sites with Māori cultural association
- any other historic heritage values

Methods included:

- examination of historic survey plans and air photography.
- local histories were also consulted as an aid to interpretation of some of the early survey plans
- review of the general history of Colonial-era land acquisition by the Crown and associated information on early colonial settlement of the area was included
- more detailed land title history and searches for other historical information pertaining to Crown Grantees was also undertaken, by historian Lisa Truttman, to augment the more general information on settlement schemes in the area.
- Field inspection by Felgate
- Including walking ridgelines and inspecting pasture areas for vegetation marks or morphological traces of Maori occupation features or Colonial-era settlement
- Including driving forestry tracks in adjacent forest land to search for any traces of late 19th century road systems or settlement

No assessment of Mana Whenua Values is included. These can only be assessed by Mana Whenua.

Summary of results

No archaeological sites are on record within the area of interest, although this is potentially a result of lack of previous archaeological survey, combined with forest cover for much of the area of interest. Two house site locations of interest were identified during desktop which may

have archaeological values if initially occupied in the 19th century. Field inspection determined that these appear to be of 20th century origin, but one cottage is potentially older. This century farm cottage and woolshed may have some historic heritage value, but these structures are not archaeological sites within the meaning of the HNZPTA, unless the cottage has 19th century origins. Further assessment of the interior of the cottage might determine this, but as proposed, this structure would not be affected.

Soils in the area are not ideal for horticulture and this suggests there is only limited potential for unrecorded Maori archaeological sites. Such potential is greatest in the western part of the area, on less steep land in the Hoteo Valley area. Field inspection found no surface traces of any such settlement though.

A history of Crown subdivision for land grants to settlers in the second half of the 19th century is evident across the study area

The research by Lisa Truttman suggests that, as initially suspected, many Crown Grants during early settlement schemes in the mid-19th century were probably never settled, but were rather bought as investments or speculation, or out of romantic but impractical notions of the mid-19th century British working class emigrants of owning land.

The nearest Māori archaeological site on record is three kilometres to the west of the study area, but there is potential for unrecorded Māori archaeological sites to be present, especially in the western part of the area of interest, closer to the Hoteo River, where land is less steep and hilly; and soils are more suited to Māori cultivations.

However, pasture areas were inspected for traces of such occupation and use, with negative results. Indications in the form of remnant Kahikatea forest suggest floodplain portions of this area would have been quite swampy prior to clearance for grazing.

Summary of previous recommendations, and updates:

Field inspection (pedestrian survey) of areas in pasture was recommended to address the question of Maori occupation and/or gardening sites (this has now been carried out with no traces of such use evident).

Field inspection of the two dwellings on the former Lot 68 was recommended (these are both modern, however one, on “Homestead Hill” is said to be on the site of a previous older dwelling, burned in a house fire, with subsequent earthworks to form a house platform for a new house likely to have obscured or destroyed archaeological values, and this is not within the area of proposed works and is not part of the study area, being in separate ownership.. The other is most likely an early 20th century (1930-1945?) structure), but older origins are possible.

Field inspection of Wilson’s Road was recommended, seeking remnant evidence of former bullock track formation of the “Old North Road”. A drive-by inspection was carried out with negative results- 20th century road formation is evident.

It is recommended that consultation is undertaken with Mana Whenua to determine whether there are any particular areas with either physical remains with cultural values, or whether there are areas to which other cultural values, for example spiritual values, are ascribed.

No recommendation was made at the desktop stage regarding need for archaeological authorities- this was deferred until field inspection was completed. It is now recommended that the accidental discovery protocols in the AUP are followed.

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1. Introduction

1.1 Purpose of report

The purpose of this report is to provide archaeological assessment for an area of interest in the Dome Valley area as indicated in Figure 1-1, both to describe existing environment with as much certainty as is feasible, and to assess effects of proposed works (Figure 3-1).

1.2 Description and scope

The study area is in the dome valley region, within the area defined in Figure 1-1, to the north of State Highway 1 between Wellsford and Waiwhiu.

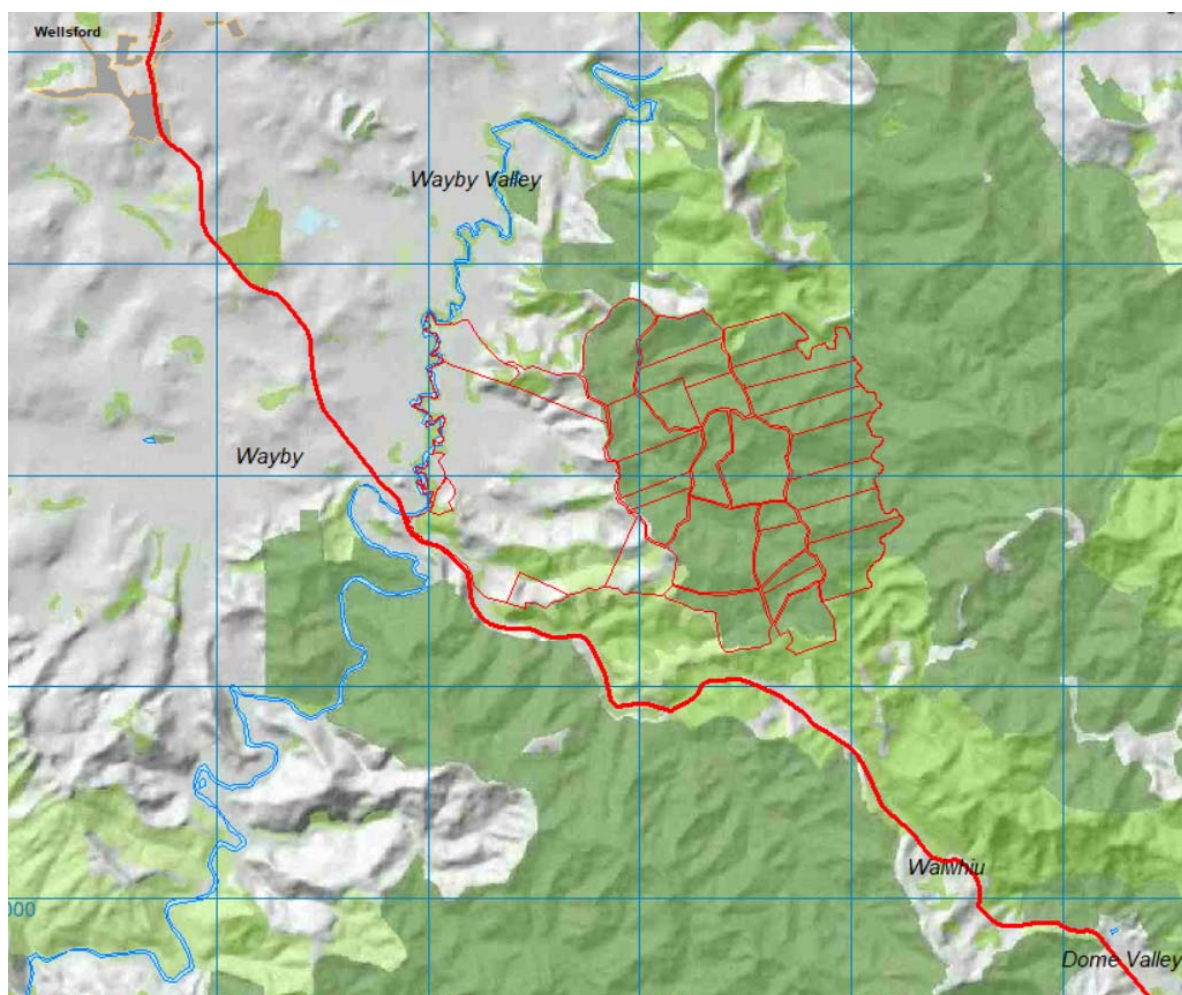


Figure 1-1: Location and extent of the study area.

1.3 Legal description/appellation of land affected

Numerous land parcels fall within the study area and have not been listed in detail.

1.4 Work (and date) assessment undertaken and by whom

An initial desktop assessment was prepared by Felgate July 2017, with further detailed historic land parcel research prepared by Lisa Truttman in January 2018, and further analysis of this, for the current iteration of the assessment, by Felgate in February/March/April 2018.

Drive-by inspection of forestry roads was carried out by Felgate together with Alexandre Safran, Environmental Scientist at Tonkin + Taylor, on 21 June 2018.

Field inspection of pasture areas of Springhill Farm was carried out on foot by Felgate on 7 May 2018, with assistance from the farm Manager, Mr. Kelvin (Surname unknown)

1.5 Brief background

The area remained in Maori ownership into the mid-to-late 19th century and was mostly fairly remote and inaccessible steep land, with the exception of some of the river and stream environs which may have provided areas potentially feasible for Maori settlement, although soils are far from ideal for pre-Colonial Maori cultivation.

Following purchase by the Crown various settlement schemes were devised with very limited success (but 19th Century settler homesteads are possible and two were identified by the initial desktop study), and the area also has a history of logging and sawmilling, which is rather scantily recorded in the sources consulted. One NZ Archaeological Association (NZAA) record near to the study area indicates that traces of such activities are possible.

In general, such settlement schemes were largely failures and much of the study area became pine plantation due to geographic factors, with the exception of the Hoteo Valley, which was cleared for pasture in the 1870s.

2 Statutory Requirements

There are two main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the *Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA)* and the *Resource Management Act 1991 (RMA)*

Heritage New Zealand administers the HNZPTA. It contains a consent (authority) process for any work affecting archaeological sites, where an archaeological site is defined as:

Any place in New Zealand, including any building or structure (or part of a building or structure), that -

- a. Was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
- b. Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- c. Includes a site for which a declaration is made under section 43(1)

Any person who intends carrying out work that may modify or destroy an archaeological site, must first obtain an authority from Heritage New Zealand. The process applies to sites on land of all tenure including public, private and designated land. The HNZPTA contains penalties for unauthorised site damage or destruction.

The archaeological authority process applies to all archaeological sites, regardless of whether:

- The site is recorded in the NZ Archaeological Association Site Recording Scheme or included in the Heritage New Zealand List,
- The site only becomes known about as a result of ground disturbance, and/ or
- The activity is permitted under a district or regional plan, or a resource or building consent has been granted

Heritage New Zealand also maintains the New Zealand Heritage List/ Rarangi Korero of Historic Places, Historic Areas, Wahi Tupuna, Wahi Tapu and Wahi Tapu Areas. The List can include archaeological sites. Its purpose is to inform members of the public about such places.

The RMA requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the wellbeing of today's communities while safeguarding the options of future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (section 6f).

Historic heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities.

Historic heritage includes:

- historic sites, structures, places, and areas
- archaeological sites;
- sites of significance to Maori, including wahi tapu;
- surroundings associated with the natural and physical resources (RMA section 2).

These categories are not mutually exclusive and some archaeological sites may include above ground structures or may also be places that are of significance to Maori.

Where resource consent is required for any activity the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the district plan assessment criteria).

Two places that would be covered by the HNZPTA as archaeological sites were identified by the study in the broader area, both 19th century settler house locations, but neither of these lies within the land area under consideration. More may be present, but this seems unlikely in view of results of field inspection.

3 Methodology

Methodology included:

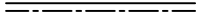
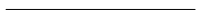









- reference to the Crown history of land acquisition of the study area,
- examination of early survey plans and geo-referencing these to more clearly identify archaeologically sensitive areas as far as can be determined at this stage
- examination of air photographs for areas in pasture to seek evidence of Maori surface modifications such as Pa, occupation terracing and kumara pit complexes
- examination of soil mapping and topography and vegetation cover to indicate areas where soils might be more suitable for Maori horticulture and to assess archaeological visibility and future site inspection prospects and scope
- review of Auckland Council Cultural Heritage inventory and NZAA records. Detailed review of historic title records, including:
 - acquisition and analysis of Crown Grants,
 - examination of deeds indices,
 - research into births and deaths records to develop life histories of grantees,
 - research into other historic records such as newspaper articles to add to the picture of life histories of grantees and subsequent occupiers of properties in the area to assess likely history of settlement of the land parcels under study
- Driveby inspection of forestry roads (Figure 3-1)
- Pedestrian inspection of pasture areas (Figure 3-1)

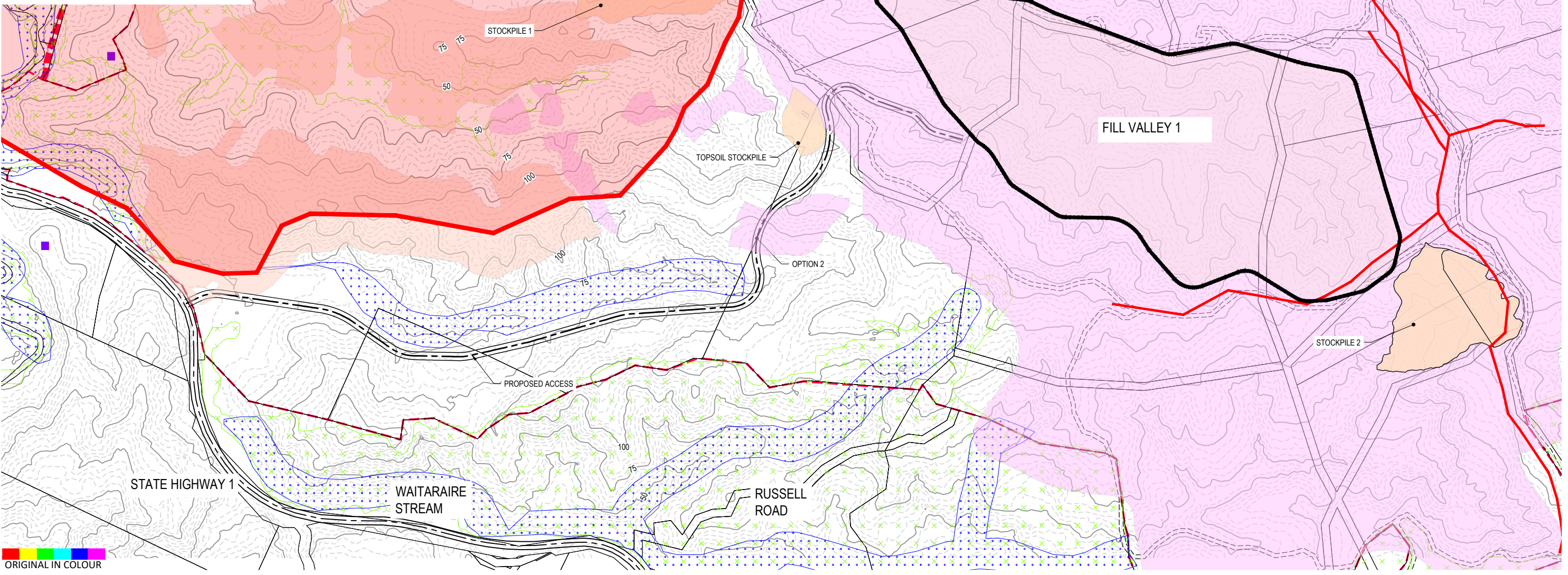
Plans consulted are listed in Table 1.

Table 1: Historic survey plans examined.

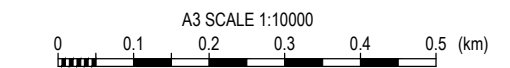
Plans
SO 2905E
DP 3815
SO 732 sheets 1 and 2
DP 59551
SO 1322D
SO 2905A
SO 2905C
SO 1590 Sheets 1 & 2
SO 1045
SO 7020
SO 7078A
NZMS1 Kaipara N33
NZMS1 Warkworth N34
SO 3175
SO 3036
SO 5419
SO 2070
SO 5420A
SO 2905i
SO 5420
SO 6631
SO 3966
SO 84
SO 1322C

LEGEND

-  EXISTING MAIN ROADS
-  PROPERTY BOUNDARIES
-  STOCKPILE EXTENT
-  SIGNIFICANT ECOLOGICAL AREAS - TERRESTRIAL
-  LANDFILL EXTENT
-  NATURAL MANAGEMENT AREAS
-  PASTURE INSPECTION COVERAGE AREA
-  DRIVE BY INSPECTION TRACK
-  WMNZ LAND HOLDINGS BOUNDARY
-  EXISTING FORESTRY
-  PROPOSED FORESTRY



 ORIGINAL IN COLOUR



Aerial photo sourced from Auckland Council GIS Website.

4 Research Results Physical Environment or Setting

Soils and topography in the study area are highly correlated with modern vegetation cover, pastoral farming being largely confined nowadays to areas with Brown soils (Figure 4-1), and to better-drained ridges adjacent, with Ultic soils. These areas have higher probability of Maori archaeological sites. Such soils are less subject to summer drought and more likely to sustain Maori gardening, although are far from ideal and the area is unlikely to have been highly desirable for Maori cultivation. Former kahikatea forest remnants suggest swampy conditions on the flood plain of the prior to land clearance. Sometimes river levees provided localised raised areas with fertile soils and better drainage than would be the case with back-swamps on the floodplain.

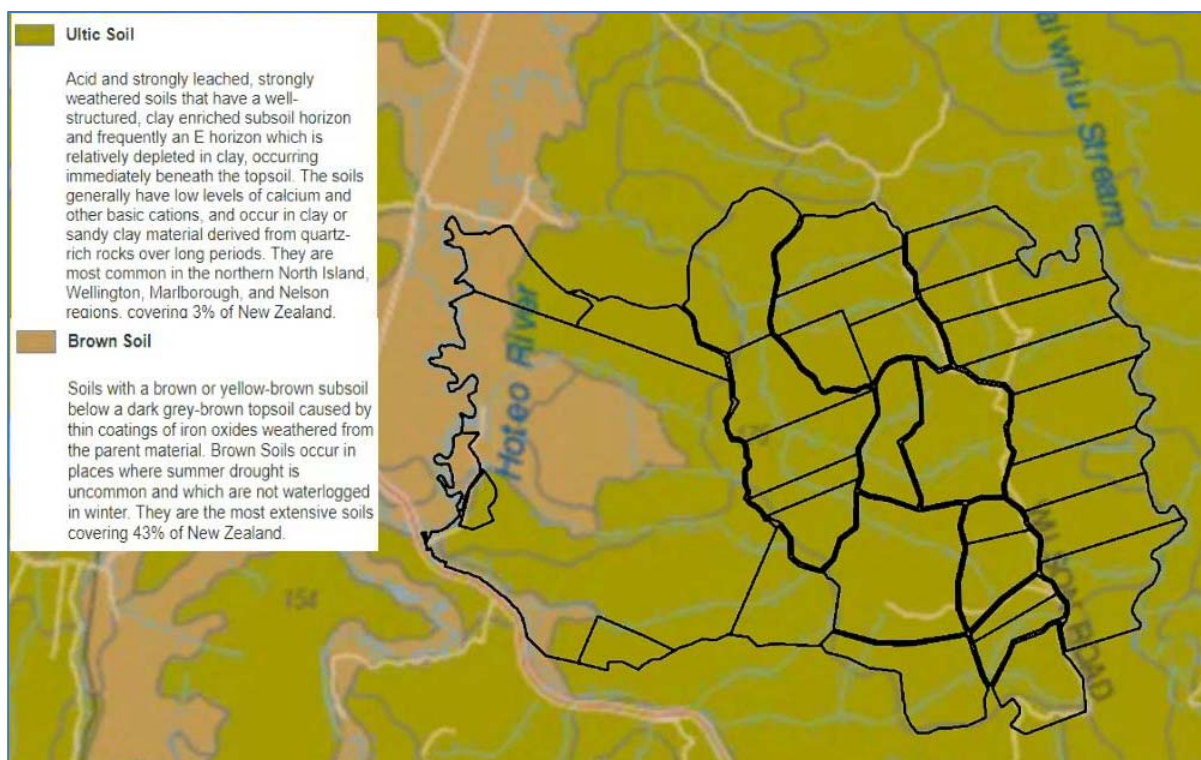


Figure 4-1: soil types in the area (source LandCare Research S-maps online).

Areas with steeper, better-drained topography adjacent to such areas with better soils are also more likely locations for archaeological features such as Māori occupation terracing and crop storage features, due to good drainage. Topography is shown in Figure 4-2. Shading in Figure 4-2 indicates vegetation cover. Current pastoral farming is associated with the western part of the study area, shaded grey, while is the dominant land use in the eastern part, indicated by the dark green shading.

Many of the ridges close to and overlooking the better soils of the Hotoe floodplain are currently occupied by farmhouses and lifestyle homes which may have obscured or destroyed Maori settlement features.

Remnant traces of such occupation features, may, however, be present in the western part of the area of study, and are more likely to have been present on the ridges overlooking the Hoteo floodplain. Field inspection concentrated on assessing such areas.

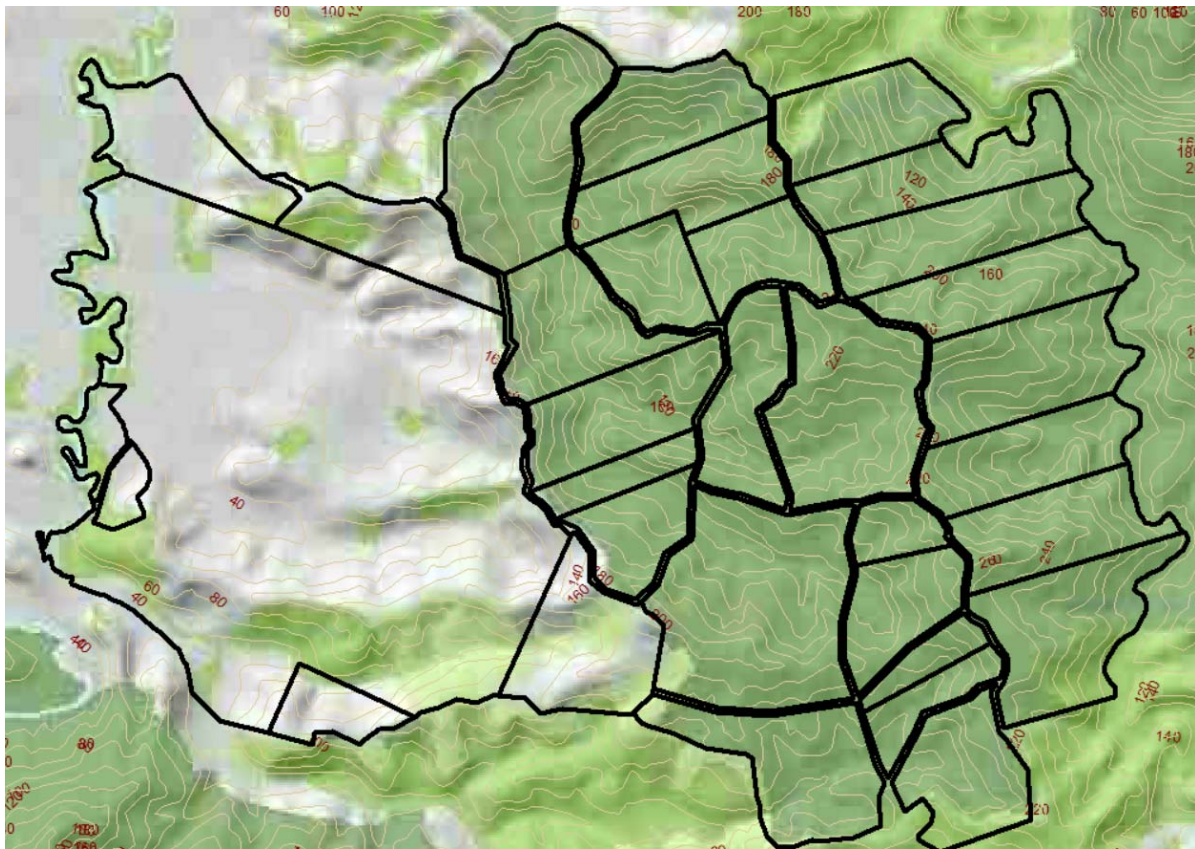


Figure 4-2: Topography and vegetation

4.1 Changes to, and patterns of, land use which may have affected cultural occupation

As discussed above in relation to soils, topography, and vegetation cover, the western land parcels are likely to have undergone small-scale alteration to ridge lines during extended use for pastoral farming, while the eastern parcels, in forestry plantation mainly, are likely to have been subject to landscape alteration processes such as bulldozing for forestry tracks and log skidding operations principally. Such operations can cause ground disturbance that can both damage and reveal evidence for both Māori and Colonist settlement. It is common practice in forestry archaeology to monitor or inspect forestry areas post-felling, to search for such traces. In this case, the soils being rather poor in the forestry areas, the land steep, and the land situated at some distance from the coast, such evidence seems relatively unlikely to be present. This was taken into account in developing recommendations for field inspections, and final recommendations developed as a result of field inspection.

Landscape archaeological features such as Maori gardening soil horizons, ditch and bank colonial-era field and property boundaries etc., are expected to principally be present in the western parcels, but there may also be traces of ditch and bank farming boundaries if any of the eastern parcels which were actually settled, however temporary such settlement might

have been. These were often one of the first tasks of the settler, marking land boundaries and preventing loss of livestock.

Potential locations of such landscape features will be assessed further in relation to the results of historic research, presented below.

Other landscape features of archaeological interest would be any Māori *ara* (overland travelling paths) or early colonial era informal road routes (often only suited to bullock teams or foot/horseback travel). Such routes are highly likely to have been modified during logging operations as logging tracks or developed (with realignment) into modern roads. Remnant stretches of such routes are possible between realigned areas. Historic survey plans give some indications of these, discussed further in relation to such evidence below. Field inspection did not identify any areas of value of this sort, however.

Although the area has a history of logging, by the late 19th century land allocated to settlers had been mostly cleared and was already regenerating into fern and scrub. Evidence for this will also be examined below in relation to historic survey plans.

5 Research Results Historical Background

The Kaipara and the East coast (Pakiri to the Mahurangi) have rich histories of Māori and Pakeha settlement.

Inland hill country, between these desirable coastal areas, of which the majority of the study area is principally comprised, is much less well known in regard to both Māori and Colonial-era settlement and use.

The Hoteo was an important navigable waterway known to have had intensive Maori settlement in the lower reaches of the catchment where navigable by canoe. Figure 5-1 shows the numerous archaeological records compiled by the NZ Archaeological Association (NZAA) along the lower reaches of the Hoteo, and also the numerous archaeological records pertaining to the Mahurangi area.

This distribution is in part related to the high visibility and easy accessibility of coastal archaeological sites, especially Māori shell midden areas, and in part relates to the actual distribution. Teasing these factors apart and ascribing relative weight to them is always difficult, and impossible to do with any certainty without intensive field assessment of more difficult areas, such as steep inland country with poor soils. Such measures are seldom applied and are not necessarily the best use of archaeological resources.

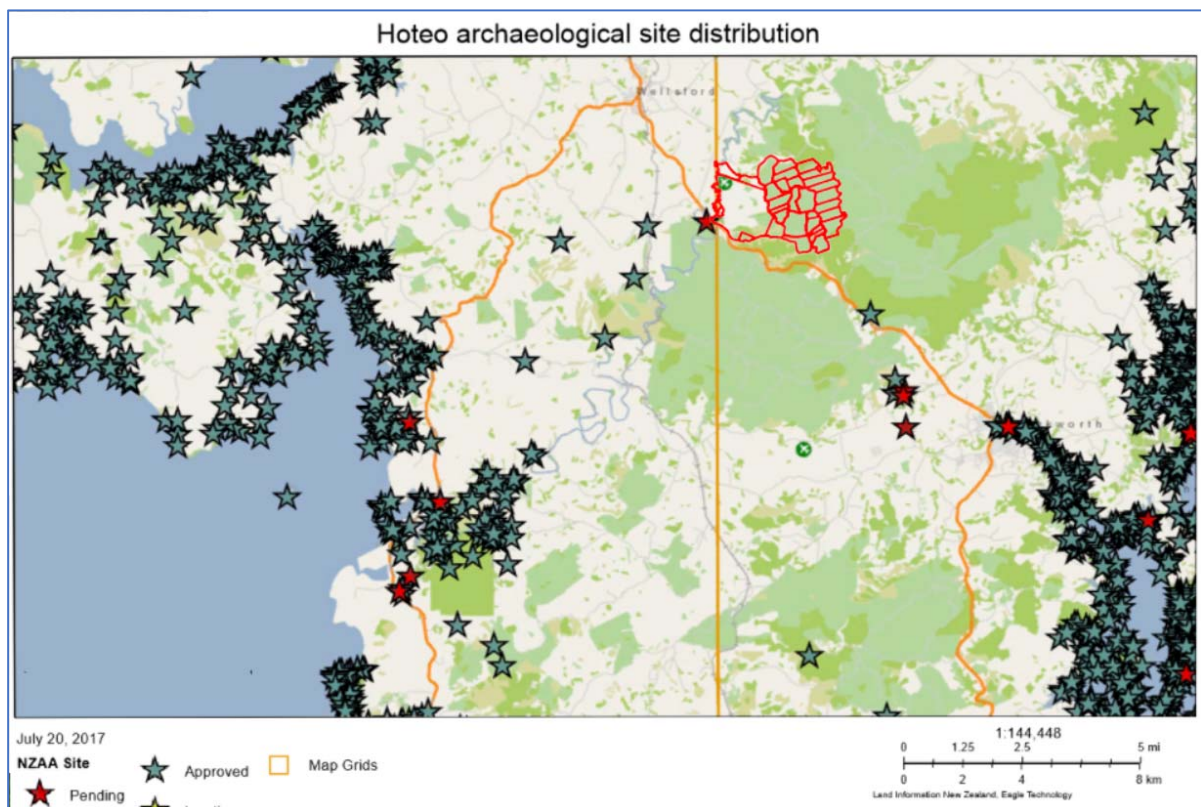


Figure 5-1: the study area in relation to archaeological records of the NZAA.

Shortcuts to try to assess archaeological potential in more difficult areas are commonly applied but are seldom very systematic.

The historical background of the Dome Valley area is here divided into three periods:

- pre-colonial Māori history in the area,
- the integration of Māori and Pakeha in the early colonial era, involving principally the spar and timber trade, mostly in coastal areas;
- resettlement schemes commencing in the 1860s, regarded in New Zealand government circles at that time as desirable as tensions arose between northern Māori and Pakeha settlers and government officials, arising out of events culminating in the northern war of the 1840s.

The first of these periods includes half a millennium of Māori settlement, but Maori activities in the dome valley area do not seem to have been sufficiently intense to result in deforestation. While the area would have provided travelling routes from coast to coast, and would have provided access to forest resources, for the most part, with the possible exception of the Hotoe Valley portion of the land studied, such use is assumed not to have been intensive.

The second of these periods encompasses a few decades, from the 1820s to the 1850s, during which time Pakeha-Maori integrated into Maori coastal communities and developed extractive export industries, most prominently naval spar timber and sawn lumber, based both in the Kaipara (for example William White) and in the Mahurangi and a Pakiri (for example Tayler/Taylor and Browne). Māori communities were heavily involved in these export industries, on both coasts. Sydney-based traders, like Ranulf Dacre, were in partnership with local agents like Browne and Tayler. Timber concerns such as these often resulted in early land purchases from Maori, predominantly coastal blocks with timber resources. None of these early purchases are directly relevant to the land being assessed though.

The third period was characterized by several resettlement schemes designed to populate the area with Pakeha immigrants and occurred principally between 1860 and 1880. This period is of greatest relevance in the current study, due to concerted efforts by British non-government organizations, operating in accord with the New Zealand Government, to settle the area under consideration in this study. There was a widespread move in Britain in the mid-19th century (scathingly portrayed in the Dickens novel, "Bleak House") to encourage utopian special settlements in far-flung areas of the Empire, and these idealistic schemes coincided with NZ Government concerns regarding invasion of Auckland by Māori, following the northern war of the 1840s. The study area is one such area of intended special settlement.

The Auckland Waste Land Act of 1870 is of particular relevance because it required claimants to demonstrate 3 years of bona fide occupation and clearance/cultivation before title was secured, which in contrast to earlier failed schemes, was intended to ensure grants of land were taken up and occupied. This implies there would have been actual settlement on the land blocks, and the Pakiri block, which included most or all of the land in question, appears to have been settled under this legislation. This new measure was, however, only partially effective, and in general only the best land, in larger grants, was actually settled.

The period after 1900 is of less interest from the point of view of archaeological assessment, due to NZ's statute in regard to archaeological sites, which affords automatic protection only to pre-1900 archaeological sites. 20th Century historic heritage is also considered though, because, under the Auckland Unitary Plan, there are a range of protections afforded to post-1900 historic heritage in addition to the provisions of NZ's legislation regarding archaeological sites. Such protections apply to places that meet criteria for inclusion in the historic heritage schedule of the Auckland Unitary Plan.

5.1 Major Crown Purchases in the area

5.1.1 The situation in 1849

The study area was not included in any of the early land sales by Māori to settlers, or in any of the 1840s Crown purchases of land from Maori (Rigby, 1998) (The study area is shown in relation to early purchases in Figure 5-2).

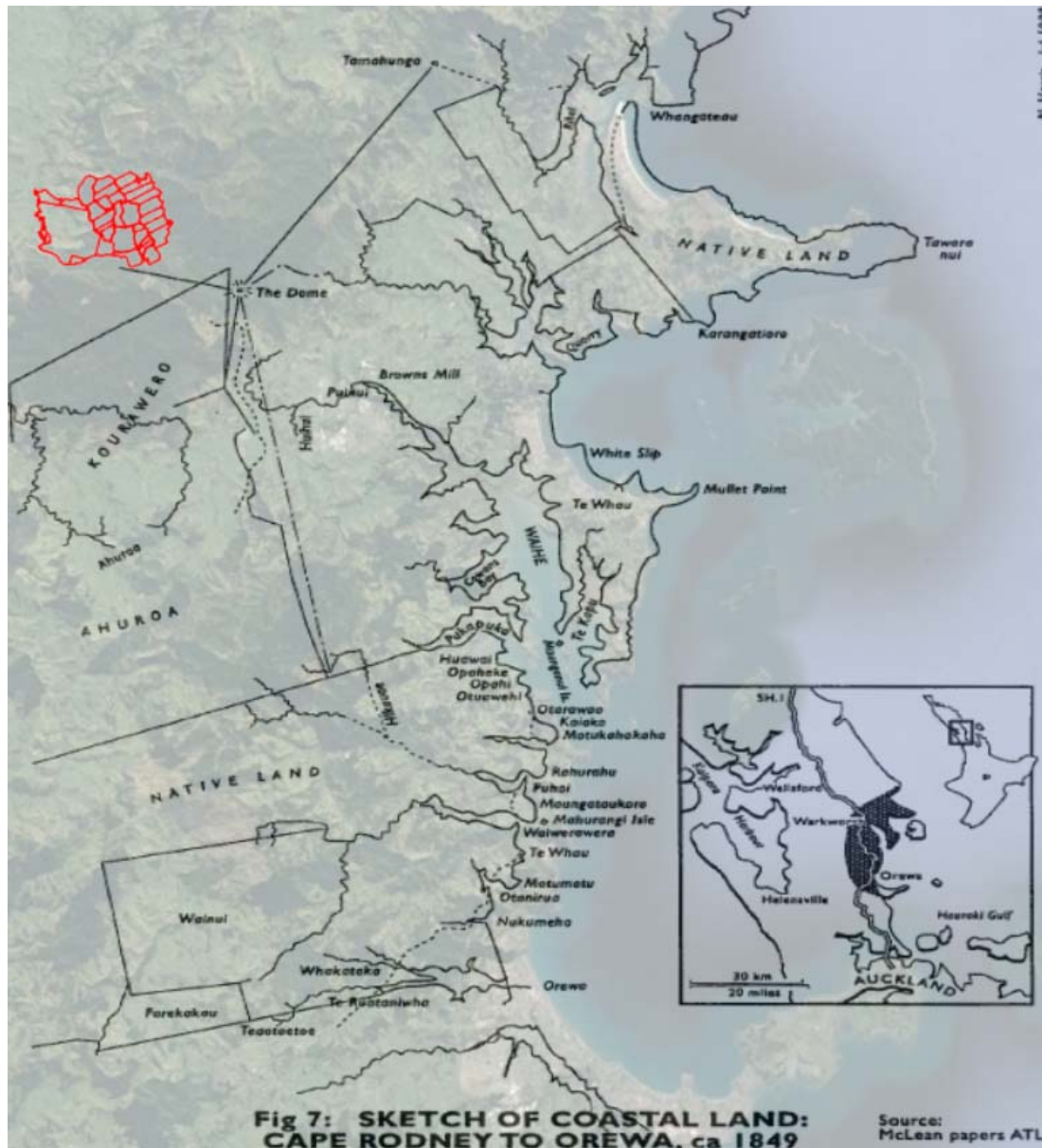


Figure 5-2: reproduced from Rigby Figure 7, overlain on air photography.

5.1.2 Parihoro Purchase 1853

Rigby details how land was acquired by the Crown through the auspices of Parihoro in 1853 as shown in Figure 5-3, in relation to the study area. It would appear, although Rigby's maps can't be geo-registered with any accuracy, that the southern part of the land under consideration was acquired by the Crown in the early 1850s as part of this purchase. The land

under study does not, however, appear to have been resettled at this early date, but sawyers were operating near to the east coast within this area.



Figure 5-3: Boundaries reproduced from Rigby's Figure 5 (Parihoro Crown Purchase 1853).

5.1.3 Pakiri South Purchase 1858

Rigby details how the Pakiri South purchase by the Crown was completed circa 1858 (the study area is shown in relation to this in Figure 5-4).

A key issue regarding land in the area were the Auckland Waste Lands Acts of the late 1860s and 1870. The 1870 Act in particular required *bona fide* occupation of the land for three years

and clearance or cultivation of a portion of it within that time, for a title to be granted. This is of direct consequence to the land under consideration, because it was principally settled following the 1870 act, and we may therefore suppose that the lands awarded were usually occupied, although determining where this occupation occurred based on desktop research only is problematic.

Unfortunately more detailed analysis of Crown Grant records and deeds indices did not produce sketch plans indicating the location of early settler residences.

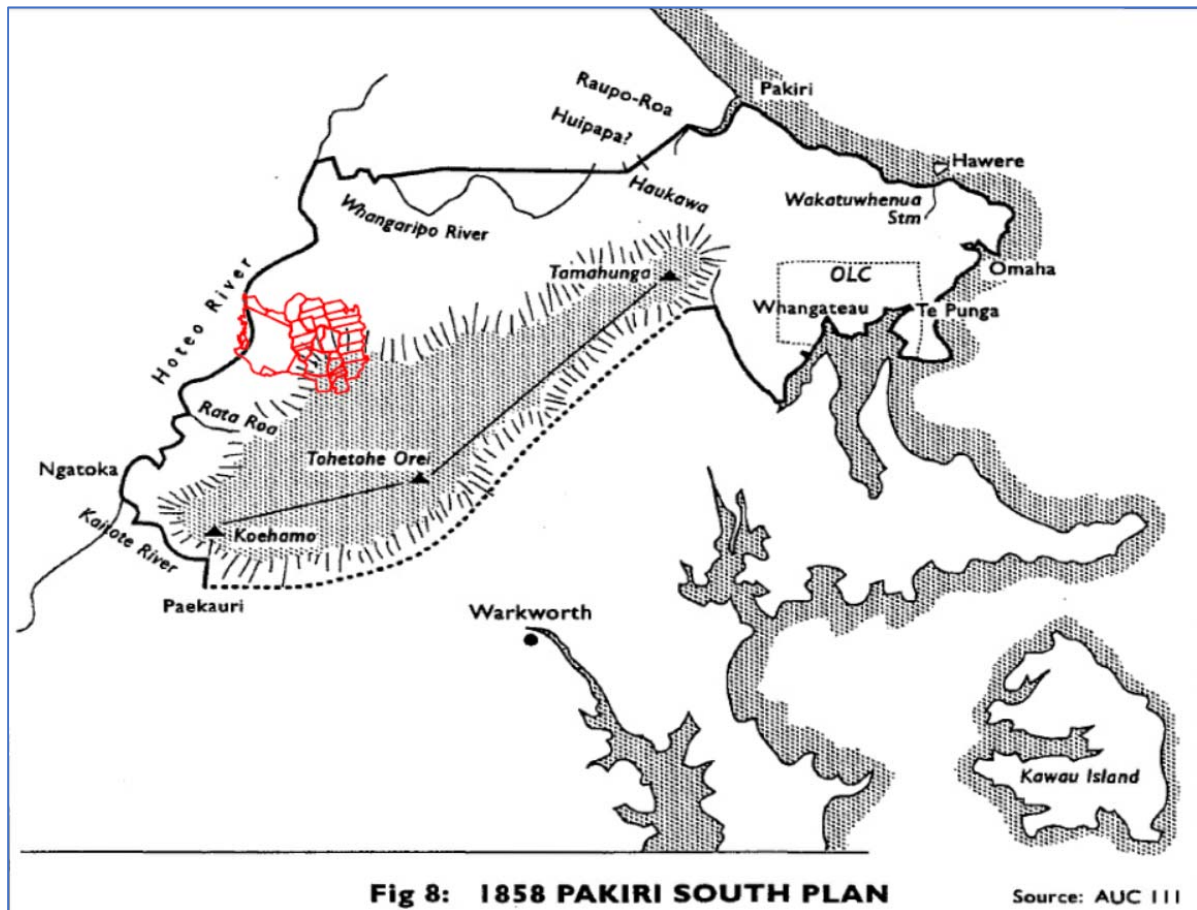


Figure 5-4: Pakiri South, reproduced from Rigby Figure 8.

5.1.4 Pakiri North Purchase 1873-1881

The Pakiri North Purchase, relating to land located principally to the north of the area of interest, was undertaken in the period 1873-1881 (Rigby, 1998) and required various acts of Parliament to legitimise it. Once this was complete, settlement of the Pakiri Block under the 1870s Auckland Waste Land Act and amendments would probably have been more a matter of actual settlement rather than acquisition of land that remained unoccupied.

One issue regarding Pakiri North was access to timber rights, and there was significant resistance from local Māori to the purchase for a variety of reasons. Rigby covers the history of this in some detail, and it would appear from the mapped information provided that part of the study area came into Crown ownership under the Pakiri North purchase in the late 1870s or early 1880s, but this may be incorrect- the maps provided by Rigby (Figure 5-5) are not of

a scale and accuracy to be definitive in this regard. (Further examination of this following receipt of more precise land information shows the study area wholly within the Pakiri South Purchase)

Land to the west of the Hoteo remained in Māori ownership longer than some land to the east of the Hoteo, and this is evident in some of the early survey plans examined.



Figure 5-5: Reproduced from Rigby, showing Pakiri North in relation to the study area.

5.2 Settlement schemes

5.2.1 The Albertlanders and the Waipu Scottish settlement

Two immigration schemes that commenced in the early 1860s led to increased population of Pakeha Settlers to east and west of the study area, and to the laying out and cutting of road lines linking the east and west coasts. These settlements did not include the area under study.

They did result, however, in an increase in the Pakeha population of the area, although it was very difficult for the Albertland settlers, in particular, to remain on the land allotted to them, due to the difficulty of economic survival on bush blocks with little economic return and no ready access to markets for what produce they had for sale. Access to timber and better soils in Waipu, with sea and coastal routes to Auckland markets contrasted with the situation on the mid-Kaipara.

The letters of one of the Albertlanders (Edwin Stanley Brookes Junior), who in the 1870s took up part of the land in the study area, have been published (Halfpenny, 1960), and there is considerable biographical detail on record, but unfortunately the sources accessed do not mention his grant of land in the study area. Further discussion of this is included below in reference to historical survey plans.

5.2.2 The Pakiri Block and the Auckland Waste Land Act 1870

The 1870s marked the end of utopian settlement schemes fostered in England by religious organizations. The largely failed Church of England scheme provides one such example and is relevant to the history of settlement of the Pakiri Block, although details are scanty.

Historical details of the settlement of the Hoteo Parish (the area between the Hoteo and the Waiwhiu, including most of the study area) (Mabbett, 1977, p. 286) are somewhat scanty. The Pakiri Block was noted for steep land over much of its extent, and the lack of good roads through difficult terrain were a barrier to communications between east and west coast and to settlement.

A Church of England Settlement scheme was intended for the Pakiri block, including both the northern and southern Pakiri Blocks in 1863 (the northern was still in Maori ownership when the announcement was made) (Figure 5-6). A largely unsuccessful C of E settlement scheme did subsequently occur further downstream on the banks of the Hoteo, but little of that land was occupied at the time and most ended up as larger pastoral farms in the hands of fewer farmers to be economically viable.

Immigrants to the Pakiri Block were actually embarked on the ship “Golden City” by 1864¹ and 70 settlers on the Pakiri block are recorded in newspaper articles of October that same year².

By 1865 it was reported that only a few hundred of the 30,000 acres set aside for this settlement had been taken up³. An advertisement by the Auckland Superintendent for sale of 29,700 acres of the Pakiri Block was published in 1867⁴, indicating the scale of the failure of the Church of England Scheme of 1863. The instigators of such schemes were often utopian movements in Victorian England and seldom appreciated the terrain or the economic constraints facing the emigrants who headed for the sparsely-occupied steep, infertile and relatively remote land north of Auckland.

The newspaper record of the government land sale of April 1867 indicated that only 14 applications for land in the Pakiri Block had been granted at the sale, and that there had in no cases been competition for particular blocks, so no auction was necessary⁵.

¹ SPECIAL SETTLEMENT EMIGRANTS.

NEW ZEALANDER, VOLUME XX, ISSUE 2044, 9 FEBRUARY 1864

² DAILY SOUTHERN CROSS, VOLUME XX, ISSUE 2259, 17 OCTOBER 1864

³ NEW ZEALAND HERALD, VOLUME II, ISSUE 556, 24 AUGUST 1865

⁴ NEW ZEALAND HERALD, VOLUME IV, ISSUE 1021, 21 FEBRUARY 1867

⁵ DAILY SOUTHERN CROSS, VOLUME XXIII, ISSUE 3043, 27 APRIL 1867

Superintendent's Office, Auckland, 5th August, 1863

SIR,—I have the honor to inform you that in compliance with the request contained in your letter of date 27th July ultimo, the **Pakiri block**, containing about twenty thousand acres, is reserved for immigrants expected to arrive in connexion with the Church of England Emigration Society; also that upon being advised that these emigrants have embarked, I will cause a temporary building to be erected on the **block** ready for their accommodation upon arrival.

I would suggest that you should refer to the Society that the natives to the North of Auckland are quiet, and in all probability will remain so.

I have, &c.,

ROBERT GRAHAM,
Superintendent.

Figure 5-6: Letter to the NEW ZEALANDER, VOLUME XIX, ISSUE 1940, 7 AUGUST 1863

5.3 Historic Survey Plans and Crown Grants 1860s

Historic survey plans examined and georeferenced are listed in Table 1. A selection of the more relevant of these are illustrated in this section. Information on associated Crown Grants and the subsequent history of these properties is presented.

5.4 SO 732 (1860s Crown Grants)

SO 732, an undated survey of the Pakiri Block (a detail is shown, geo-registered, in Figure 5-7), provides an indication of the intended nature of the “opening” of the Pakiri block for settlement following the 1870 Act. It shows subdivision of Block XII into lots of between 80 acres and 200 acres, with several school endowments subsequently gazetted in 1870 and 1878 (rather optimistically it seems).

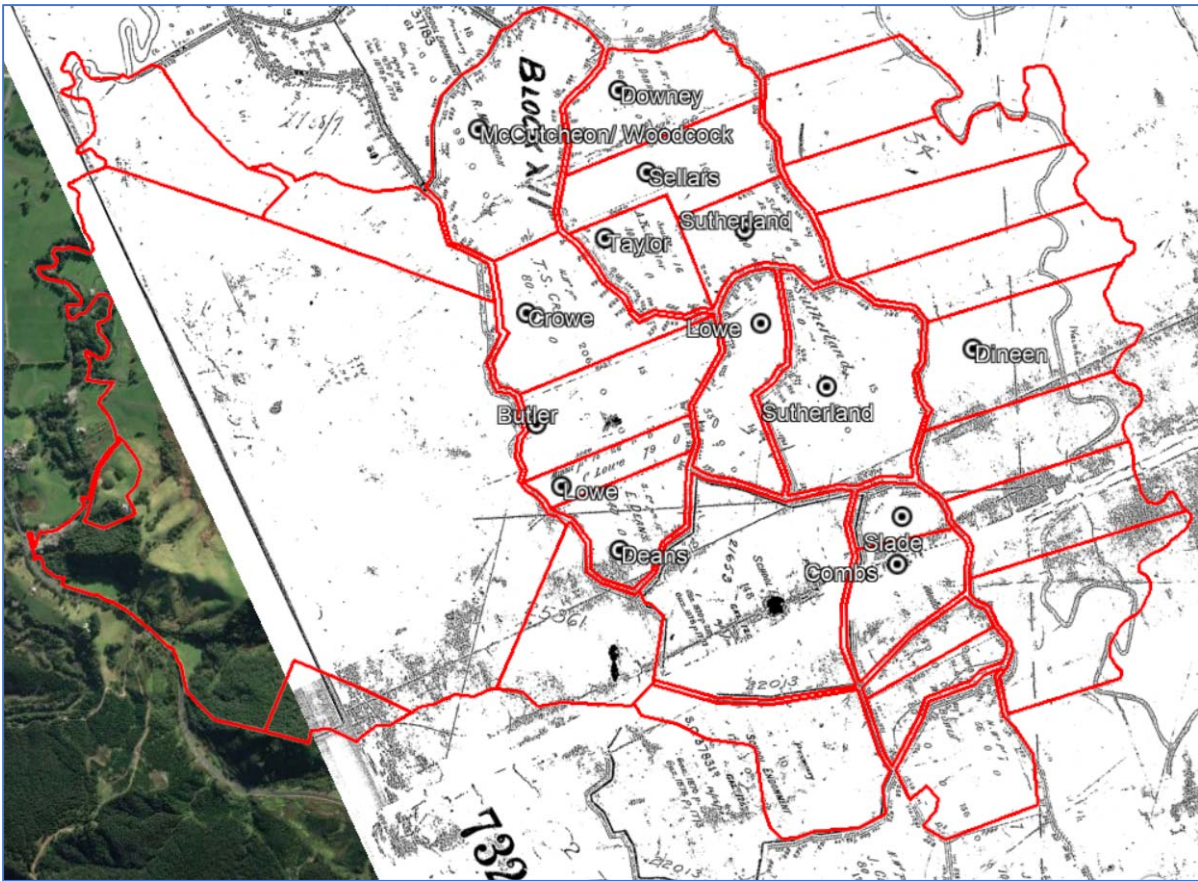


Figure 5-7: detail from SO 732 Pakiri Block undated (circa 1863 with subsequent annotation added in the 1870s).*

Names of grantees have been added as additional annotation for clarity

This survey includes annotation postdating SO 84, and included annotation along the western boundary of E. S. Brookes Snr.'s land, stating "See Brookes Survey" (see SO 84 discussed below). No buildings are shown on SO 732, suggesting it is a plan of grants to applicants under the 1860s scheme.

1860s Crown Grants have been researched by Lisa Truttman, and additional detail on grantees, with particular focus on whether their grants may have been physically occupied, is set out below and grantees' names are added in Figure 5-7.

Allotment N12, Parish of Hoteo

If this allotment was settled, or if an attempt was made, it was unsuccessful. There may however be traces of an initial attempt at settlement. The land had been cleared by the 1920s, but this does not indicate what the situation was in the 1860s.

This was selected in November 1864 by Robert Whitehead Slade,⁶ who appears to have one of those who arrived in Auckland on the *Eagle Speed* in late October 1864 as part of the attempt at a Church of England Special Settlement in the area.⁷ At that point, though, he disappears from history. In 1892, the allotment was included on a list of Immigrant and Military

⁶ *Auckland Star*, 23 February 1892, p. 8(2)

⁷ *New Zealander*, 22 October 1864, p. 2

Land Order Selections where the conditions of these selections had not been complied with and reverted to Crown ownership.⁸

On a 1921 survey, the allotment was described as hilly country, with very little bush.⁹ In 1974, Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title to Allotment 12 N. This was transferred to NZ Forest Products in 1974. Green Forestry Limited had a forestry right from 1999 to 2004. In 2005, the property was transferred to Matariki Forests.¹⁰

5.4.1 Allotment 12 S, Parish of Hoteo

This is unlikely to have been settled in the 19th Century. This appears to have been selected by Mary Katherine Combs, possibly around the same time as R W Slade received Allotment 12 N, in 1864. However, by 1884, Combs had a land rate debt on the property with Rodney County, and in 1902 the allotment was auctioned off by order of the Supreme Court. The winning bid was that of £5 by William Robinson Grant of Wayby (later chairman of Rodney County Council in the 1930s).

The property remained in Grant family ownership until 1955 when it was then owned by Rodney County Council. It was conveyed to John Sim Limited in 1965, then M Alexander Ltd in 1966. Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969 (they owned the northern part from 1974), then this was transferred to NZ Forest Products in 1974. Green Forestry Limited had a forestry right from 1999 to 2003. In 2005, the property was transferred to Matariki Forests.

5.4.2 Allotments 13 and SE 16, Parish of Hoteo

This land was probably not occupied. A note of credit was received from the government by a person of the same name in 1865. A series of speculative land transactions followed, and in 1890 this was described as “unimproved bush land”. It was sold to the Grant family in 1920. It is possible this was logged in the late 19th or early 20th century, but this is not known.

John Sutherland, a labourer in Newton, Auckland, received Crown Grant to these allotments in 1869.¹¹ It is possible that he was the same John Sutherland who petitioned the Auckland Provincial Council in 1864 regarding the land order he possessed on arriving in Auckland, but which he failed to endorse in time, after being drafted into the militia.¹² He received a vote of credit worth £70 from the Council’s Private Grievance Committee the following year.¹³ By 1879, Sutherland was living in Thames; that year, he sold the property to Auckland land agent Robert Frater for £11.¹⁴ Railway station master Alfred Bluck of Ohaupo purchased the allotments from Frater later that year for £42.¹⁵ In 1886, Bluck sold the land to Mrs Annie Allen, an Auckland milliner and dressmaker, wife of warehouseman and clothier William George Allen, for £19.¹⁶ Three years later, Allen sold the property to Auckland confectioner John Castle for £10.¹⁷ The property was advertised for sale in 1890 and described as “unimproved

⁸ *Auckland Star*, 23 February 1892, p. 8(2)

⁹ SO 21653, LINZ records

¹⁰ NA 28A/580, LINZ records

¹¹ 12BG.15, BAJZ A1660 23663 R22764401, Archives NZ; Deeds Index 4B.856, BAJZ 23662 A1660/914a R22764297, Archives NZ

¹² *Southern Cross*, 12 October 1864, p. 5

¹³ *Southern Cross*, 24 April 1865, p. 4

¹⁴ Deed B6.842, BAJZ A1660 23656 R22764042, Archives NZ

¹⁵ Deed B6.865, BAJZ A1660 23656 R22764042, Archives NZ

¹⁶ Deed R22.282, BAJZ A1660 23641 R22763422, Archives NZ

¹⁷ Deed R32.630, BAJZ A1660 23641 R22763438, Archives NZ

bush land” and “there is supposed to be valuable timber on this land.”¹⁸ Presumably efforts by the Allens to reach and view the land in the intervening years had failed.

In 1891, Castle sold the property to Auckland City Council employee William George Gerrard, again for £10.¹⁹ The property was conveyed to Auckland bootmaker William John Robert Gerrard in 1904.²⁰ Gerrard transferred the property to Wayby farmer Joseph Horace Grant and others in 1920,²¹ and it remained in Grant family ownership until 1955.²² In 1961, John Sim Limited obtained title to Allotment SE16, but from 1966 it shared a common land history with Allotment 13 once more.²³

Rodney County Council conveyed Allotment 13 to John Sim Limited in 1965, then M. Alexander Ltd held the title from 1966. Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969, then this was transferred to NZ Forest Products in 1974. Green Forestry Limited had a forestry right from 1999 to 2004. In 2005, the property was transferred to Matariki Forests.²⁴

5.4.3 Allotments 14 and M 15, Parish of Hoteo

It seems likely that these Crown grants were never settled/occupied in the 19th century, and that the selection of this land was a speculative landholding. A bricklayer from Newton in Auckland named Charles Lowe received Crown Grant title over these two allotments in 1869.²⁵ Lowe died intestate in 1890 at his residence in Arch hill in Auckland;²⁶ his son Joseph Patrick Lowe was granted administration in 1920,²⁷ and sold the property to a member of the Grant family in 1921.²⁸ From 1925 the property was owned by William Victor Grant and remained with the family until 1955.²⁹

It was conveyed to John Sim Limited in 1965, then M Alexander Ltd in 1966. Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969, then this was transferred to NZ Forest Products in 1974. Green Forestry Limited had a forestry right from 1999 to 2003. In 2005, the property was transferred to Matariki Forests.³⁰

5.4.4 Allotment 15 NM, Parish of Hoteo

This appears from the available information not to have been settled. That the original selector grantee was probably James Butler, from August 1867, as his name appears on a list of those coming under the category of Immigrant and Military Land Order Selections who had not complied with the Acts and so had to forfeit the property back to the Crown in 1892.³¹ In 1933,

¹⁸ *Auckland Star*, 13 September 1890, p. 8(3)

¹⁹ Deed R37.612, BAJZ A1660 23641 R22763445, Archives NZ

²⁰ Deed R103.91, BAJZ A1660 23641 R22763533, Archives NZ

²¹ DI 4B.856

²² NA543/177, LINZ records

²³ NA 1937/63, LINZ records

²⁴ NA 1149/48, LINZ records

²⁵ 11BG.180, BAJZ A1660 23663 R22764400, Archives NZ

²⁶ *Auckland Star*, 22 February 1890, p. 7; Deed R357.93, BAJZ A1660 23641 R22763787, Archives NZ

²⁷ Probate file, BBAE 1569 A48 R21449689, Archives NZ

²⁸ Deeds Index 5B.79, BAJZ 23662 A1660/915a R22764298, Archives NZ

²⁹ NA 543/177, LINZ records

³⁰ NA 1149/48, LINZ records

³¹ *Auckland Star*, 23 February 1892, p. 8(2). While the published list records the property beside Butler's name as 15 M, this was a different allotment entirely, whereas the description of 60 acres given more closely matches 15 NM.

William Victor Grant applied to purchase the allotment ³² (he may have leased it from the government for some time before that date). Once he acquired his title, the property remained in his possession until 1955. ³³

Rodney County Council conveyed the property to John Sim Limited in 1965, then M Alexander Ltd held the title from 1966. Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969, then this was transferred to NZ Forest Products in 1974. In 2005, the property was transferred to Matariki Forests. ³⁴

5.4.5 Allotment 15 NW, Parish of Hoteo

This is unlikely to have been occupied by a settler. Thomas Skinner Crowe received the Crown Grant by selection in 1869, ³⁵ but he resided through to his death in 1894 at Otahuhu. ³⁶ After his widow Elizabeth Crow died in 1916, the property was conveyed to administrators, then J A Sloane in 1920. ³⁷ Sloane advertised the property for sale in 1921, when it was described as: part in mixed grasses, 10 acres in light bush, no fences and some kauri and rimu trees. ³⁸ The property was purchased by a member of the Grant family in 1921, and in 1925 it was owned by William Victor Grant, ³⁹ until it was transferred to Rodney County Council in 1955. ⁴⁰

Rodney County Council conveyed the property to John Sim Limited in 1965, then M Alexander Ltd held the title from 1966. Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969, then this was transferred to NZ Forest Products in 1974. Green Forestry Limited had a forestry right from 1999 to 2004. In 2005, the property was transferred to Matariki Forests. ⁴¹

5.4.6 Allotment 15 SE, Parish of Hoteo

This property was unlikely to have been settled in the 19th Century, with an absentee owner. Elizabeth Deans, a domestic servant living in Waiuku, received Crown Grant for this allotment in 1869. ⁴² Her family were part of the Pollock Settlement at Awhitu on the Manukau Harbour; in 1872, she married farmer Robert Scouller in the same settlement. ⁴³ Robert Scouller died in 1902, ⁴⁴ and Elizabeth died in 1911. ⁴⁵ Elizabeth Scouller had wanted a relative of hers, Richard Deans Cochrane, to receive the land in Dome Valley, but didn't transfer this before her death nor specify it exactly in her will. The executors therefore conveyed it to him in exchange for five shillings late in 1911. ⁴⁶

³² *NZ Herald*, 15 February 1933, p18(7)

³³ NA 643/294, LINZ records

³⁴ NA 643/294, LINZ records

³⁵ Deeds Index 4B.621, BAJZ 23662 A1660/914a R22764297, Archives NZ

³⁶ *Auckland Star*, 25 January 1894, p.8

³⁷ DI 4B.621

³⁸ *NZ Herald*, 12 February 1921, p.5(4)

³⁹ DI 4B.621

⁴⁰ NA543/177, LINZ records

⁴¹ NA 1149/48, LINZ records

⁴² 13BG.165, BAJZ A1660 23663 R22764402, Archives NZ

⁴³ *Southern Cross*, 21 February 1872, p3

⁴⁴ *NZ Herald*, 26 November 1902, p1

⁴⁵ *NZ Herald*, 19 June 1911, p. 1

⁴⁶ Deed R202.75, BAJZ A1660 23641 R22763632, Archives NZ

After Cochrane's death, the property transferred to Stanley Clifton Rosser of Auckland, then Miss Nancy Evelyn Cochrane, in 1970. In 1973, Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title to the property. In 2005, the property was transferred to Matariki Forests.⁴⁷

5.4.7 Allotment 16 M, Parish of Hoteo

This property was probably not settled by the original selector and reverted to the Crown. It is possible that the original selector grantee was Alexander Sellars from August 1867, as his name appears on a list of those coming under the category of "Immigrant and Military Land Order Selections" who had not complied with the Acts and so had to forfeit the property back to the Crown in 1892.⁴⁸ In 1917, William Robinson Grant acquired the title. In 1920, the property was extended to Joseph Horace Grant, George Grant and Cornelius Grant, and from 1926 came to be owned entirely by William Victor Grant. It was owned from 1961 by John Sim Limited.⁴⁹

Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969, then this was transferred to NZ Forest Products in 1974. Green Forestry Limited had a forestry right from 1999 to 2005. In 2005, the property was transferred to Matariki Forests.⁵⁰

5.4.8 Allotment 16 NW, Parish of Hoteo

This parcel appears to have been a land speculation and not settled in the 19th Century. James Downey, a military settler in Auckland, acquired Crown Grant to Allotment 16 NW in December 1869,⁵¹ but on sold it to solicitors Samuel Jackson and James Russell, both also of Auckland, in November 1868 for £5.⁵² In 1904, Jackson and Russell conveyed this property, along with a number of others, to Mrs Margaret Emma Hilton Beale of Mt Eden in Auckland, wife of another solicitor, Ernest Clifton Beale.⁵³ William Robinson Grant purchased the allotment for £30 in 1911.⁵⁴

The property remained in Grant family ownership⁵⁵ until 1961 when it was then owned by John Sim Ltd., then subsequently by M Alexander Ltd in 1966. Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969, then this was transferred Richard Noel Gill and Charles Edward Gill, briefly, in 1973. The Gills then conveyed the land to NZ Forest Products in 1975.⁵⁶ Green Forestry Limited had a forestry right from 1999 to 2005. In 2005, the property was transferred to Matariki Forests.⁵⁷

5.4.9 Allotment 16 S, Parish of Hoteo

This was granted to a land speculator. Allan Kerr Taylor, a wealthy landowner in Mt Albert (best known for the Alberton homestead) obtained crown grant to this allotment in 1869. When he died in 1890,⁵⁸ the land was inherited by his widow Sophia Louisa Taylor, and only left

⁴⁷ NA 599/299, LINZ records

⁴⁸ *Auckland Star*, 23 February 1892, p. 8(2).

⁴⁹ NA 279/207, LINZ records

⁵⁰ NA 279/207, LINZ records

⁵¹ Deeds Index 4B.30, BAJZ 23662 A1660/912a R22764295, Archives NZ

⁵² Deed B3.520, BAJZ A1660 23656 R22764038, Archives NZ

⁵³ Deed 103.163, BAJZ A1660 23641 R22763533, Archives NZ

⁵⁴ Deed 191.183, BAJZ A1660 23641 R22763621, Archives NZ

⁵⁵ NA 543/176, NA 1054/237 LINZ records

⁵⁶ NA 1937/62, LINZ records

⁵⁷ NA 31B/790, LINZ records

⁵⁸ Deeds Index 4B.224, BAJZ 23662 A1660/913a R22764296, Archives NZ

Kerr Taylor family ownership in 1964, when it was transferred to John Sim Ltd., then to M Alexander Ltd in 1966. Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969, then this was transferred to NZ Forest Products in 1974. In 2005, the property was transferred to Matariki Forests.⁵⁹

5.4.10 Allotment 17, Parish of Hoteo

Alfred Edward Woodcock claimed to have been in occupation of this property, from an unknown date, but probably in the 19th Century. This could be clarified by seeking information on whether he resided there from family descendants or other family descendants of early settlers who still own land in the area (for example the Grant Family). No buildings were shown on this land on the 1940 Topographic map, prepared from stereoscopic photography, so it may be that this land was farmed but residence was on adjacent Woodcock-owned land.

In 1869, Rebecca McCutcheon of Otahuhu received Crown Grant for the allotment.⁶⁰ She received a land order in 1865 under the terms of the Pensioners' Claims Act of 1861,⁶¹ so was perhaps the widow of a member of the military. She appears to have died in 1875, aged 80.⁶² When the Public Trustee sought to obtain a title for the property in 1906, under the Unclaimed Lands Act of 1894, they received information from Alfred Edward Woodcock that he was in occupation of the property, had been paying the rates in Mrs McCutcheon's name, and requested permission to continue to lease it from the Public Trustee.⁶³

The Woodcock family had title to the adjoining northern part of Allotment 68 from 1876 through to 1907.⁶⁴ The family had two vineyards in 1890, described as being around 11 miles out from Warkworth, in the Hoteo Valley, but the reporter also found a dam being prepared for the family's flaxmill, and learned of the Woodcocks' intentions to cultivate flax, "which they find will grow on the ashes of burned bush, producing a splendid crop in three years from sowing the seed." It is not known whether the Woodcocks definitely used the mainly bush-covered Allotment 17⁶⁵ for this purpose. Flax grows best on poorly-drained land.

The Public Trustee conveyed the property to Bertha Amelia Grant, wife of William Robinson Grant, in 1907. The property remained in Grant family ownership until 1961 when it was then owned by John Sim Limited. Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969, then this was transferred to NZ Forest Products in 1974. Green Forestry Limited had a forestry right from 1999 to 2005. In 2005, the property was transferred to Matariki Forests.⁶⁶

5.4.11 Allotment 36, Parish of Hoteo

Crown Grant for Allotment 36 was received by Michael Dinneen in 1869.⁶⁷ It's likely this was Michael Dalton Dinneen who arrived in New Zealand with the 70th regiment in 1861, and remained here on discharge, taking up farming in Kihikihi after a period with the armed

⁵⁹ NA 599/296, LINZ records

⁶⁰ Crown Grant in application file 4241, ABWN A1825 26710 R25398893, Archives NZ

⁶¹ *NZ Herald*, 27 November 1865, p. 3(4)

⁶² Births, Deaths and Marriages database online

⁶³ Letter dated 24 October 1906 from Public Trustee to District Land Registrar, ABWN A1825 26710 R25398893, Archives NZ

⁶⁴ Deeds Index 5B.793, BAJZ 23662 A1660/917a R22764300, Archives NZ

⁶⁵ See DP 3815, 1906, LINZ records

⁶⁶ NA 136/300, LINZ records

⁶⁷ Deeds Index 5B.307, BAJZ 23662 A1660/915a R22764298, Archives NZ

constabulary, before retiring to Remuera before his death in 1913.⁶⁸ He sold his Dome Valley property in 1893 to Daniel Warner Abbott of Avondale for £42.⁶⁹

The 1870 Auckland Waste Lands Act was an attempt to address the failures of previous poorly-planned settlement schemes that has resulted in unoccupied land. As mentioned previously, settlement and development of the land for three years became a condition of obtaining title under this legislation.

Annotation on survey plans had specific meanings under the act, and was used for the purposes of valuation, thus the price per acre was determined by survey of vegetation cover classified under a specific set of definitions in that act. Surveys prepared under that act characteristically have vegetation cover annotation consistent with the classes of cover used under that act for valuation. Grants made under this new legislation are shown in Figure 5-8 and Figure 5-9.

5.4.12 Allotments NW 7 and SE 9, Parish of Hoteo

A Crown Grant was made out to William Bowen, a settler in the Mahurangi district, in 1870.⁷⁰ Bowen may be the only member of those who embarked from England to Auckland for the Church of England Special Settlement in the mid-1860s who eventually did maintain a title for land in the area, although a few years after the settlement attempt.⁷¹ By 1867, he is listed among those paying rates on land in the Upper Mahurangi district,⁷² and was the district's rates collector by 1869.⁷³ When he died in 1882, his place of residence was at Warkworth.⁷⁴

James Walker Russell of Warkworth obtained title for the two allotments from the Bowen family in 1908,⁷⁵ and transferred these to Mrs Daisy Linda Russell in 1942. The next owner was Arthur Vivian Russell in 1946, a farmer in Warkworth, then John Wilkes, and Auckland leather goods manufacturer in 1947; then farmer John Douglas Mountfield Bennett and his wife Ethel Millicent Bennett, both of Auckland, in 1951. Frederick Donald William Crowther, Auckland motor engineer, and his wife Phyllis Crowther were the last to own the property in 1958 before it was conveyed in 1974 by NZ Forest Products Limited.⁷⁶

Green Forestry Limited had a forestry right from 1999 to 2003. In 2005, the property was transferred to Matariki Forests.⁷⁷

5.4.13 Allotments 11 and 177 (formerly part of 10), Parish of Hoteo

These parcels were set aside for schools and were probably grazed by adjacent landowners in the late 19th century. Under the Common Schools Act, 1869, these were part of four allotments set aside by the government as Education Reserves.⁷⁸ Commonly, education reserves or endowments were leased out on fixed terms to generate revenue for the financial support of schools within the local Education Board area. No records have been found relating to the leases and land use during this period, but a survey undertaken by the government in

⁶⁸ Obituary, *Waikato Argus*, 30 May 1913, p. 2

⁶⁹ Deed R45.808, BAJZ A1660 23641 R22763457, Archives NZ

⁷⁰ Deeds Index 5B.87, BAJZ 23662 A1660/915a R22764298, Archives NZ

⁷¹ A William Bowen is recorded among the passengers of the *Eagle Speed* in 1864, one of the ships bringing the settlers to Auckland. *Southern Cross*, 11 October 1864, p.4

⁷² *Southern Cross*, 27 February 1867, p.4

⁷³ *Southern Cross*, 27 January 1869, p. 5(2)

⁷⁴ *NZ Herald*, 11 September 1882, p. 2

⁷⁵ DI 5B.87

⁷⁶ NA 599/242, LINZ records

⁷⁷ NA 50B/713, LINZ records

⁷⁸ *Southern Cross*, 6 April 1869, p. 7

1921 shows that allotment 11 was mainly open, hilly country, and allotment 10 to the south was hilly country with patches of fern and light bush.⁷⁹

In 1923, local Wayby farmer William Victor Grant leased Allotment 11 from the government, his lease extended three times to around 1950. Part of this allotment was set apart for water conservation purposes and vested with Rodney County Council by gazette in 1957.⁸⁰

In 1974, Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title to Allotment 11 and the north-eastern portion of Allotment 10, now renumbered 177. This was transferred to NZ Forest Products in 1974. Green Forestry Limited had a forestry right from 1999 to 2004. In 2005, the property was transferred to Matariki Forests.⁸¹

5.5 Crown Grants SO 1322C

Although undated, it is likely that this survey plan was of similar survey date to SO1322D, surveyed 1871 (a coastal road layout plan in the Kaipara area) and the dates of Crown Grants pertaining to SO 1322C are consistent with this. Grants of these new parcels, other than Dineen's 1869 Grant are shown in Figure 5-8.

5.5.1 Allotment 33, Parish of Hoteo

It seems likely that this parcel was occupied to an extent that satisfied the Crown under the 1870 legislation. The Crown Grant for the allotment was given to George Taylor in 1870,⁸² but in 1902 the property was auctioned off to Frederick William Walker of Eilerslie due to unpaid rates.⁸³ Walker sold the allotment to William Victor Grant for £15 15s in 1909.⁸⁴ The property remained in Grant family ownership until 1961 when it was then owned by John Sim Limited. Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969. In 1973, labourers Richard Noel Gill and Charles Edward Gill, both of Auckland, briefly had title, then this was transferred to NZ Forest Products in 1975. Green Forestry Limited had a forestry right from 1999 to 2005. In 2005, the property was transferred to Matariki Forests.⁸⁵

5.5.2 Allotment 34 NW, Parish of Hoteo

There are inconsistencies in the historic information regarding this land parcel, and it is possible it was occupied but not formally granted by the Crown due to some error, although SO 1322C is annotated with "Thos Jesser", so the absence of an earlier Crown Grant in the record book is probably an administrative error. Thomas Jesser received Crown Grant for this allotment in 1894,⁸⁶ and indeed the government advertised that the Crown Grant was ready for Jesser at that point,⁸⁷ but Jesser already possessed the property years before – he sold it to Eilerslie builder Alexander George Lee for £13 10s in January 1885.⁸⁸ Lee transferred it to

⁷⁹ SO 21653, LINZ records

⁸⁰ NA 632/288, LINZ records

⁸¹ NA 28A/580, LINZ records

⁸² Deeds Index 5B.64, BAJZ 23662 A1660/915a R22764298, Archives NZ

⁸³ Deed R87.67, BAJZ A1660 23641 R22763517, Archives NZ

⁸⁴ Deed R576.665, BAJZ A1660 23641 R22764006, Archives NZ

⁸⁵ NA 599/297, LINZ records

⁸⁶ Copy of the grant made in 1936 and recorded in Deed R591.157, BAJZ A1660 23641 R22764021, Archives NZ

⁸⁷ *Auckland Star*, 3 November 1894, p8(1)

⁸⁸ Deed R7.2, BAJZ A1660 23641 R22763393, Archives NZ

Mary Ann Baddiley, wife of Auckland plumber George Bradford Baddiley in 1887 for £5,⁸⁹ and in 1893 the Baddileys transferred the land to Auckland plumbers Francis Fowler, William Squire Fowler and George Squire Fowler for £24.⁹⁰ After Francis and William Fowler's deaths, William Victor Grant purchased the land in 1936.⁹¹

The property remained in Grant family ownership until 1961 when it was then owned by John Sim Limited. Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969. In 1973, labourers Richard Noel Gill and Charles Edward Gill, both of Auckland, briefly had title, then this was transferred to NZ Forest Products in 1975. Green Forestry Limited had a forestry right from 1999 to 2005. In 2005, the property was transferred to Matariki Forests.⁹²

5.5.3 Allotment 34 SE, Parish of Hoteo

Annotation on SO 1322 C shows this as "Crown" so it is unlikely to have been allocated to a settler in the 1870s. William Victor Grant obtained title from the government for this property in 1932. He may have leased the land prior to that date. The property remained in Grant family ownership until 1961 when it was then owned by John Sim Limited. Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969. In 1973, labourers Richard Noel Gill and Charles Edward Gill, both of Auckland, briefly had title, then this was transferred to NZ Forest Products in 1975. Green Forestry Limited had a forestry right from 1999 to 2005. In 2005, the property was transferred to Matariki Forests.⁹³

5.5.4 Allotment 35, Parish of Hoteo

William McEvoy, a carter living in Auckland, was granted title for this property in 1872.⁹⁴ He claimed in his application for a title (granted 1873) that he had inherited the property – but, as he also had a land grant for 60 acres in the Pakiri Block in 1867,⁹⁵ he may have simply had a normal Crown Grant for the Hoteo Parish land. McEvoy sold the land to Auckland accountant William Beaumont in 1881; the next owner was Auckland gardener Daniel Warner Abbott from later that year; then Bertha Amelia Grant, wife of William Robinson Grant, from 1902.⁹⁶ The Grant family may well have leased the property prior to that date.

The property remained in Grant family ownership until 1961 when it was then owned by John Sim Limited.⁹⁷ M Alexander Ltd purchased the land in 1966, and Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969. In 1973, labourers Richard Noel Gill and Charles Edward Gill, both of Auckland, briefly had title, then this was transferred to NZ Forest Products in 1975. Green Forestry Limited had a forestry right from 1999 to 2005. In 2005, the property was transferred to Matariki Forests.⁹⁸

⁸⁹ Deed R25.640, BAJZ A1660 23641 R22763429, Archives NZ

⁹⁰ Deed R44.696, BAJZ A1660 23641 R22763456, Archives NZ

⁹¹ Deeds Index 6B.363, BAJZ 23662 A1660/800a R22764181, Archives NZ

⁹² NA 761/222, LINZ records

⁹³ NA 634/125, LINZ records

⁹⁴ Application file 515, ABWN A1825 26710 R25395154, Archives NZ

⁹⁵ *Southern Cross*, 27 April 1867, p. 5

⁹⁶ NA 7/95, LINZ records

⁹⁷ NA 7/95, LINZ records

⁹⁸ NA 2D/102, LINZ records

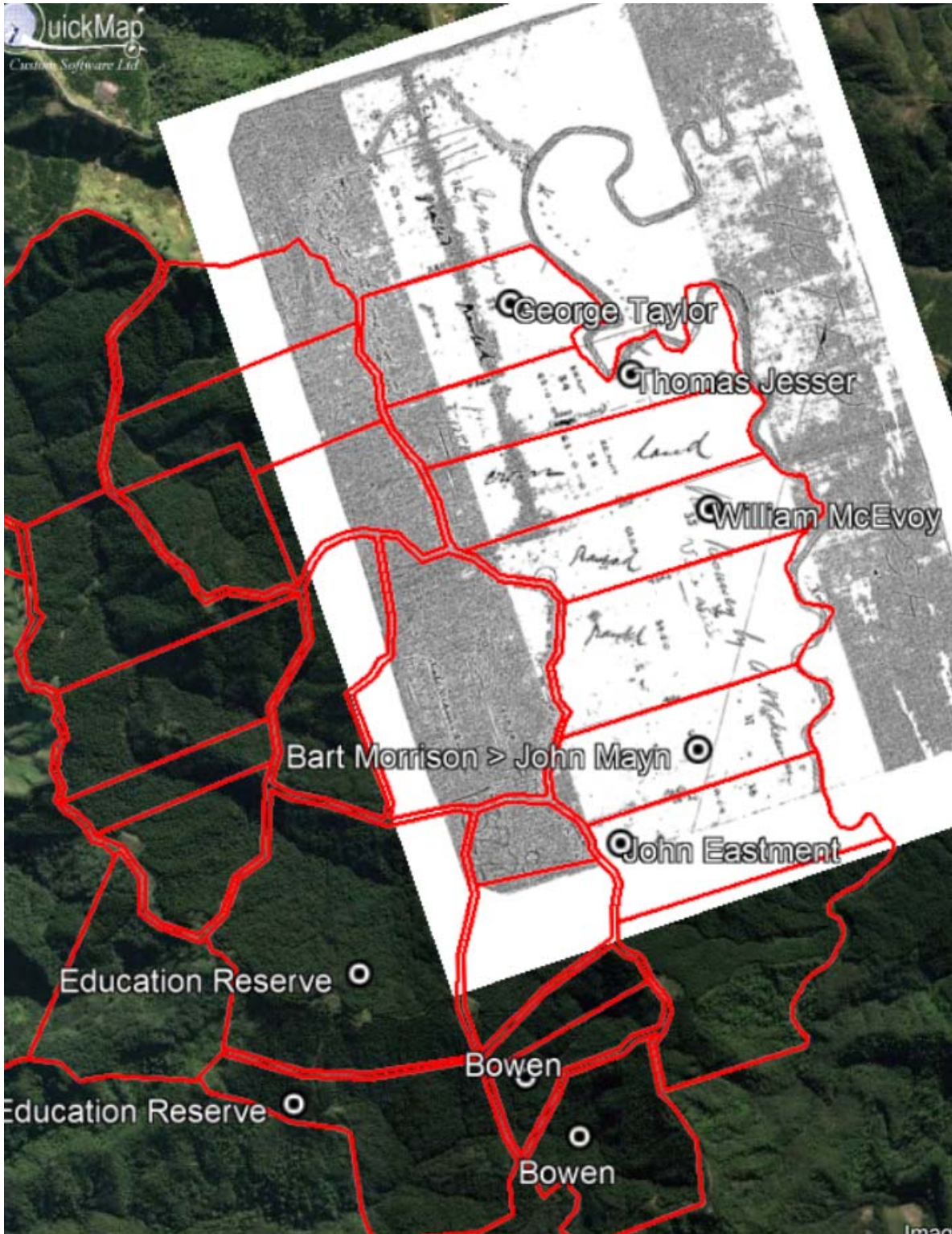


Figure 5-8: Detail from SO 1322 C with Crown Grants under the 1870 Act shown.

5.5.5 Allotment 37, Parish of Hoteo

This appears to have been in the hands of land speculators for most of its history, and there is no trace of occupancy in the records accessed. Crown Grant for Allotment 37 was received by Bart Morrison of Shortland (Thames) in 1870.⁹⁹ He sold the land to John Mayn for £5 in 1871.¹⁰⁰ Through a default in rates payments, the Supreme Court ordered the land sold in 1889, and the winning bid was from solicitor Frederick Ehrenfried Baume, for £8 10s.¹⁰¹ Baume sold allotment 37 to Daniel Warner Abbott in 1893 for £16 10s.¹⁰²

5.5.6 Allotment 38, Parish of Hoteo

Crown Grant for Allotment 38 was received by John Eastment, a gardener in Epsom, Auckland in 1872.¹⁰³ That year, Eastment sold the land to Henry Keane, a hotelkeeper on Khyber Pass in Auckland, for £10.¹⁰⁴ Keane sold the property to Robert George Hawes of Auckland in 1878,¹⁰⁵ who sold it the following year to Alfred Bluck, station master in Ohaupo for £18 18s.¹⁰⁶ Bluck then sold the property to Daniel Warner Abbott of Epsom in 1882, for the same amount.¹⁰⁷

By 1902, Abbott was a gardener living in Wayby, and sold lots 36, 37 and 38 to Bertha Amelia Grant for £150.¹⁰⁸ The land was owned by William Victor Grant from 1925,¹⁰⁹ and remained with the Grant family until 1961 when it was then owned by John Sim Limited. M Alexander Ltd purchased the land in 1966, and Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969.¹¹⁰ In 1973, Richard Noel Gill and Charles Edward Gill, both of Auckland, briefly had title, then this was transferred to NZ Forest Products in 1975. Green Forestry Limited had a forestry right from 1999 to 2005. In 2005, the property was transferred to Matariki Forests.¹¹¹

5.6 SO 84

Crown Grants in the late 1870s in the western part of the study area are shown on SO 84 Figure 5-9, “*Plan of Selection of Land at Pakiri by Blackburn, Day, Armitage, Brookes and Marsh*”.

5.6.1 Allotment 67, Parish of Hoteo

William Day, a settler in Oruawharo, obtained Crown Grant for the allotment in 1877.¹¹² At some point, Day appears to have transferred title for the land to William Armitage by 1883, but this transaction does not appear in the records.¹¹³ Armitage transferred the property (along with most of Allotments 68 and 70) to Edwin Stanley Brookes in 1889 in satisfaction of a

⁹⁹ Deeds Index 4B.676, BAJZ 23662 A1660/914a R22764297, Archives NZ

¹⁰⁰ Deed B2.867, BAJZ A1660 23656 R22764037, Archives NZ

¹⁰¹ Deed R28.942, BAJZ A1660 23641 R22763432, Archives NZ

¹⁰² Deed R44.654, BAJZ A1660 23641 R22763456, Archives NZ

¹⁰³ 14BG.94, BAJZ 23663 A1660 R22764403, Archives NZ; Deeds Index 5B.56, BAJZ 23662 A1660/915a R22764298, Archives NZ

¹⁰⁴ Deed B4.52, BAJZ A1660 23656 R22764039, Archives NZ

¹⁰⁵ Deed 26M.456, BAJZ A1660 23641 R22764136, Archives NZ

¹⁰⁶ Deed B6.866, BAJZ A1660 23656 R22764042, Archives NZ

¹⁰⁷ Deed D13.676, BAJZ A1660 23641 R23281191, Archives NZ

¹⁰⁸ Deed R81.214, BAJZ A1660 23641 R22763511, Archives NZ

¹⁰⁹ DI 5B.307

¹¹⁰ NA 1937/62, LINZ records

¹¹¹ NA26C/477, LINZ records

¹¹² 15BG.16, BAJZ 23663 A1660 R22764404, Archives NZ

¹¹³ Deeds Index 4B.831, BAJZ 23662 A1660/914a R22764297, Archives NZ

mortgage, ¹¹⁴ and the missing transaction for Allotment 67 was corrected by William Day (then residing in America) in 1891, arranging for formalisation of title to Brookes for £5. ¹¹⁵

Members of the Grant family obtained title later that year. The western part was subdivided in 1916,¹¹⁶ and the eastern part remained in Grant family ownership until 1974. ¹¹⁷

The southern part of Allotment 68, eastern part of 67 and allotment 70 was owned by Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers from 1974. State Highway 1 was gazetted as a through road in 1978, and natural gas pipeline easements across Allotments 67 and 68 were recorded in 1984. In 1990, the land was transferred to Malcolm Fearon Jackson of Whangarei and Leonard Maurice McKelvie of Wellsford, then in 1991 ownership was transferred to Swinbrook Holdings Limited, renamed as Iazard Pastoral Ltd in 1992. ¹¹⁸

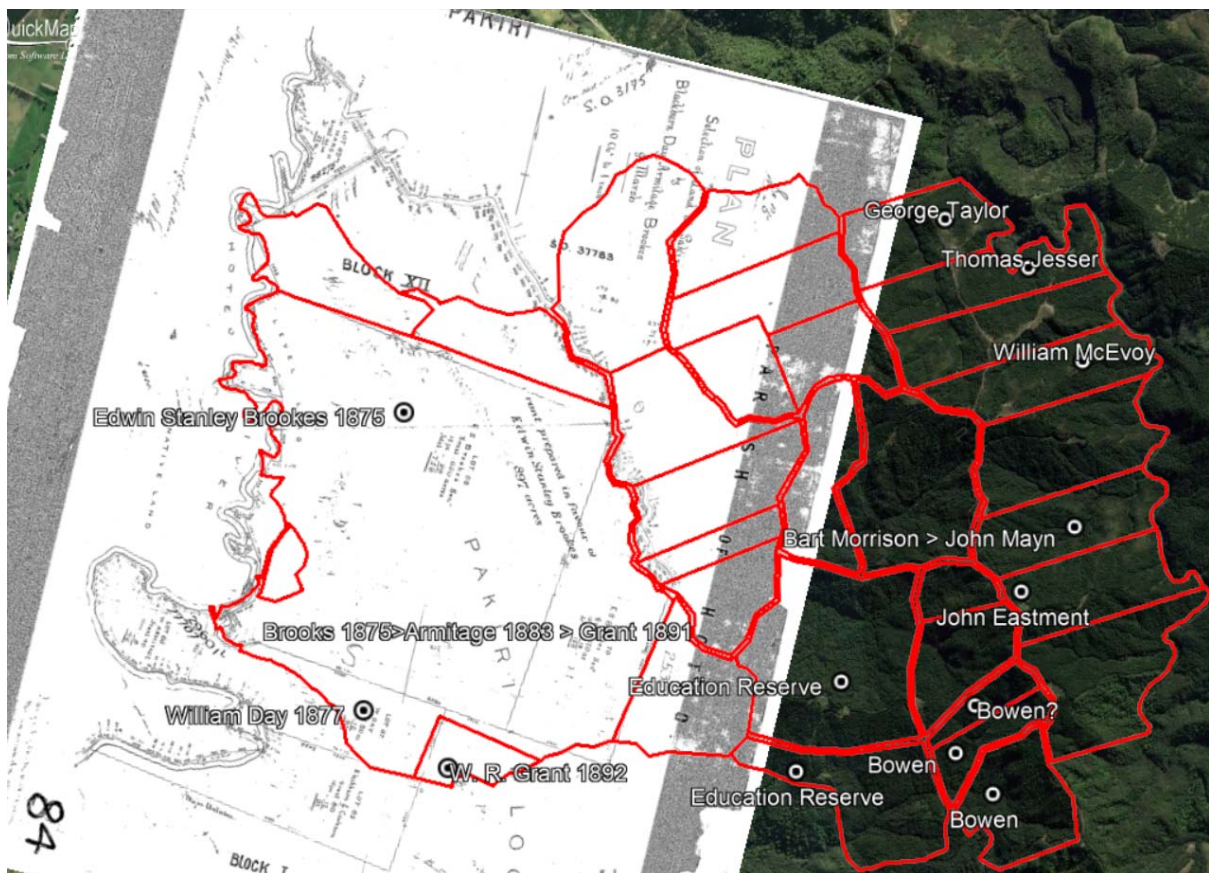


Figure 5-9: SO 84, showing land selections in the mid to late 1870s.

A forestry right was granted to the New Zealand Plantation Forest Company Limited for 15 years from 2000. ¹¹⁹ It shares a common land history today with the southern parts of Allotments 68 and 70.

¹¹⁴ Deed R22.849, BAJZ A1660 23641 R22763423, Archives NZ

¹¹⁵ Deed R38.611, BAJZ A1660 23641 R22763446 Archives NZ

¹¹⁶ DI 4B.831

¹¹⁷ NA 543/176, LINZ records

¹¹⁸ NA26D/1138, LINZ records

¹¹⁹ 233955, LINZ records

5.6.2 Northern part of Allotment 68, part of allotment 69, Parish of Hoteo

Edwin Stanley Brookes obtained Crown Grant for Allotments 68 and 70 in 1875. He subdivided the farm, transferring the northern 224 acres of Allotment 68 to Alfred Woodcock in 1876.¹²⁰ Alfred Woodcock also obtained title to Allotment 69 in the same year.¹²¹ The Woodcock family retained ownership of the land (Alfred Edward Woodcock taking over in 1886) until a mortgage sale in 1909.¹²² In 1891, the Woodcock family reportedly owned 1500 acres, with a vineyard near the boundary of Wellsford District, a mile from the Hoteo Bridge. They had also set aside “a good piece of land” for the cultivation of flax (see also Allotment 17) and:

*“built a flaxmill on a creek running through from the Hoteo River through their property ... From a 40-acre paddock which was laid down in tall fescue, they recently obtained 80 or 100 bushels of seed, which they are offering for sale. Their orchard is carefully looked after, and the trees are bearing well.”*¹²³

In 1909, the Bank of New South Wales transferred title for the Woodcocks’ portion of 68 and 69 to William Henry Thompson. In 1913, ownership was transferred to Jessie Bellingham, then in 1914 another transfer to Francis Thomas Meyer. The next owner was John William Bowman from later that year, followed by John William Neve and Hannah Eliza Neve of Onehunga in 1919. The Registrar of the Supreme Court conveyed title to William Holland DeLuen in 1921. DeLuen sold the land, 16 acres of Allotment 69 and 224 acres of Allotment 68 to Harry Leydon Colledge in 1926.¹²⁴

The western part of this portion of Allotment 68 and 69 (63.5 acres) was subdivided and sold to Eric Francis Brough in 1949.¹²⁵ It was transferred to Frederick Clifford Grant of Wayby later that year, and the Grant family retained title until 1991. Natural gas pipeline easements were registered on the title in 1984. Ownership was transferred to Swinbrook Holdings Limited, renamed as Izard Pastoral Ltd in 1992. Title was transferred to Springhill Estate Ltd in 2010¹²⁶.

The remaining land (nearly 175 acres) was transferred by Colledge to Brough in 1954, who then transferred that property to Western Estates Limited. It was briefly leased out, before being transferred to farmer Robert Kenneth Lees of Tauhoa in 1961. The next owners were: Anthony Richard Noble and his wife Barbara Gail Noble, of Auckland (1990).¹²⁷ In 2000 Anthony Richard Noble resurveyed and subdivided the farm,¹²⁸ with part transferred to Izard Pastoral Limited in 2001.¹²⁹ This was transferred to Springhill Estate Limited in 2010.¹³⁰

5.6.3 Southern part of Allotment 68, part of Allotment 70, Parish of Hoteo

Edwin Stanley Brookes obtained Crown Grant for Allotments 68 and 70 in 1875. Edwin Stanley Brookes Senior, the father of the historically well-known Albertland settler E.S. Brookes Jnr, may be the Brooks who selected a Crown Grant of 897 acres to the east of the Hoteo River in 1875, or it may have been his son. Either way, this appears to have been a land speculation. Brooks Senior immigrated with members of his family in the 1860s to join the family sons who

¹²⁰ Deeds Index 5B.388, BAJZ 23662 A1660/917a R22764300, Archives NZ; Application file 2235C, ABWN A1825 26719 R25497011, Archives NZ

¹²¹ Deeds Index 5B.472, BAJZ 23662 A1660/917a R22764300, Archives NZ

¹²² DI 5B.388

¹²³ *NZ Herald*, 21 February 1891, p. 1 (supp.)

¹²⁴ DI 5B.388; Application file 2235C

¹²⁵ NA 508/135, LINZ records

¹²⁶ NA 939/169, LINZ records

¹²⁷ NA972/127, LINZ records

¹²⁸ NA131C/975, LINZ records

¹²⁹ NA133B/699, LINZ records

¹³⁰ NA 138D/56, LINZ records

were amongst the first Albertland arrivals. He erected a chapel at his sons' land near Port Albert.

Although his sons, including Edwin Stanley Junior, were resident in Albertland until the 1870s, Brookes Senior resided principally in Auckland.

The Crown Grant was soon subdivided, the southern part of 68 and 70 transferred to William Armitage in 1883, but it was Brooks who transferred the land to members of the Grant family in 1891. From 1925, William Victor Grant held title over the property,¹³¹ which remained with the Grant family until transferred in 1961 to John Sim Limited.¹³² The land was transferred to M Alexander Ltd in 1966, then Malcom Fearon Jackson and Brian Victor Holst in 1969.¹³³ By 1990, the partners were Jackson and Leonard Maurice McKelvie, and they transferred the property to Swinbrook Holdings Limited the following year Swinbrook was renamed Iazard Pastoral Limited in 1993.¹³⁴

A forestry right was granted to the New Zealand Plantation Forest Company Limited for 15 years from 2000. In 2006, the property was subdivided.¹³⁵ Lot 1 (4.7838ha) was transferred to Phillipa Doris Iazard-Price, Kenneth Ian Price, and James Sidney Wiles in 2007.¹³⁶ The remainder (282-5922ha) was further subdivided in 2008.¹³⁷ Lot 1 (6.42ha, adjoining the western river boundary) was transferred to Timothy James Harrison and Carol Harrison in 2008,¹³⁸ the remainder (276.1722ha) was transferred to Springhill Estate Limited in 2010.¹³⁹

5.6.4 Allotment 94, Parish of Hoteo

William Robinson Grant received title from the Crown in 1893, having applied in 1892.¹⁴⁰ He may well have leased from the government before that date. The Grant family went on to acquire more extensive land holdings in the area in the early 20th Century.

The property remained in Grant family ownership until 1961 when it was then owned by John Sim Limited. Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, received title in 1969.¹⁴¹ By 1990, the partners were Jackson and Leonard Maurice McKelvie, and they transferred the property to Swinbrook Holdings Limited the following year Swinbrook was renamed Iazard Pastoral Limited in 1993.¹⁴² A forestry right was granted to the New Zealand Plantation Forest Company Limited for 15 years from 2000. The property was transferred to Springhill Estate Limited in 2010.¹⁴³

Allotment 103, Parish of Hoteo

This appears to have common land history elements with Allotments 9 and 39, all adjacent to each other. It was once the northern part of Allotment 9, but was renumbered. With Allotment 39, James Walker Russell of Warkworth had entered into a lease agreement with the Crown

¹³¹ Deeds Index 5B.388, BAJZ 23662 A1660/917a R22764300, Archives NZ

¹³² NA1054/237, LINZ records

¹³³ NA1937/62, LINZ records

¹³⁴ NA26D/1138, LINZ records

¹³⁵ DP 357545, LINZ records

¹³⁶ 233954, LINZ records

¹³⁷ 233955, LINZ records; DP 398682, LINZ records

¹³⁸ 393449, LINZ records

¹³⁹ 393450, LINZ records

¹⁴⁰ NA66/30, LINZ records

¹⁴¹ NA 66/30, LINZ records

¹⁴² NA 42B/697, LINZ records

¹⁴³ NA42B/697, LINZ records

for this property in 1901. The lease appears to have been transferred to Mrs Daisy Linda Russell in 1942, who in turned conveyed it to Warkworth farmer Arthur Vivian Russell in 1946. The first title for Allotment 103 shows that Arthur Vivian Russell acquired warrant over the property in 1947, and the title was granted to John Wilkes, as with Allotment 39, in 1949. ¹⁴⁴

In 1951 the owners were John Douglas Mountfield Bennett and his wife Ethel Millicent Bennett, farmers in Auckland; then in 1958 the ownership was transferred to Frederick Donald Ernest William Crowther, an Auckland motor engineer, and his wife Phyllis June Crowther. NZ Forest Products took over the title in 1974. Green Forestry Limited had a forestry right from 1999 to 2003. In 2005, the property was transferred to Matariki Forests. ¹⁴⁵

Allotment 163, Parish of Hoteo

In 1948, William Victor Grant obtained a warrant over the property from the Crown in 1948, and a title from 1953. It remained with the family until 1961. John Sim Ltd was the next owner, followed by Malcolm Fearon Jackson of Wellsford and Brian Victor Holst of Hawkes Bay, both farmers, in 1969. ¹⁴⁶

By 1990, the partners were Jackson and Leonard Maurice McKelvie, and they transferred the property to Swinbrook Holdings Limited the following year Swinbrook was renamed Iazard Pastoral Limited in 1993. A forestry right was granted to the New Zealand Plantation Forest Company Limited for 15 years from 2000. The property was transferred to Springhill Estate Limited in 2010. ¹⁴⁷

Surveys to the north and west of the Hoteo commenced in the 1880s after the acquisition of the Pakiri North block by the Crown was completed. A series of road surveys designated SO 2905 and variants on that SO number cover roads through what was at the time newly acquired Maori Land, acquired by the Crown in the Pakiri North transactions. These were examined but none of these provide any indications of early house sites etc..

5.7 SO 7020 (1894)

Annotation on SO 7020 provides some indications of previous clearance , but also indicates a landscape reverting to secondary bush by that time. Vegetation annotation and shading indicates:

“Fern and ti-tree on ridges clumps of bush in gullies.”

Under the 1870 act vegetation between certain defined height limits was “fern” and this annotation makes it reasonably certain that the bulk of this area was not in pasture at this time. It may previously have been cleared, either by Maori or by grantees of land, but it would seem that such uses have been sufficiently distant in the past for second-grown manuka and fern to become established over much of this area by the 1890s. Lots 67 and 68, to the east of the Waiwhiu, are annotated:

“A. Grimmer’s clearing”

¹⁴⁴ NA907/217, LINZ records

¹⁴⁵ NA907/217, LINZ records

¹⁴⁶ NA1091/1, LINZ records

¹⁴⁷ NA42B/699, LINZ records

Similarly, just to the west of the study area, Lot 79 is annotated:

“T. Gathercole’s clearing”

These annotations suggest that allotments taken up by settlers had in most cases not been actively farmed continuously and were reverting to bush. The absence of names on most of the Lots suggests abandoned application Lots for which title had not been granted.

It shows “Old North Road” at this time (now called Wilson’s Road) as:

“Available for Horse Traffic Only”,

Ownership during this period is shown on a detail from SO 7020 annotated with the results of historic background research (Figure 5-10).

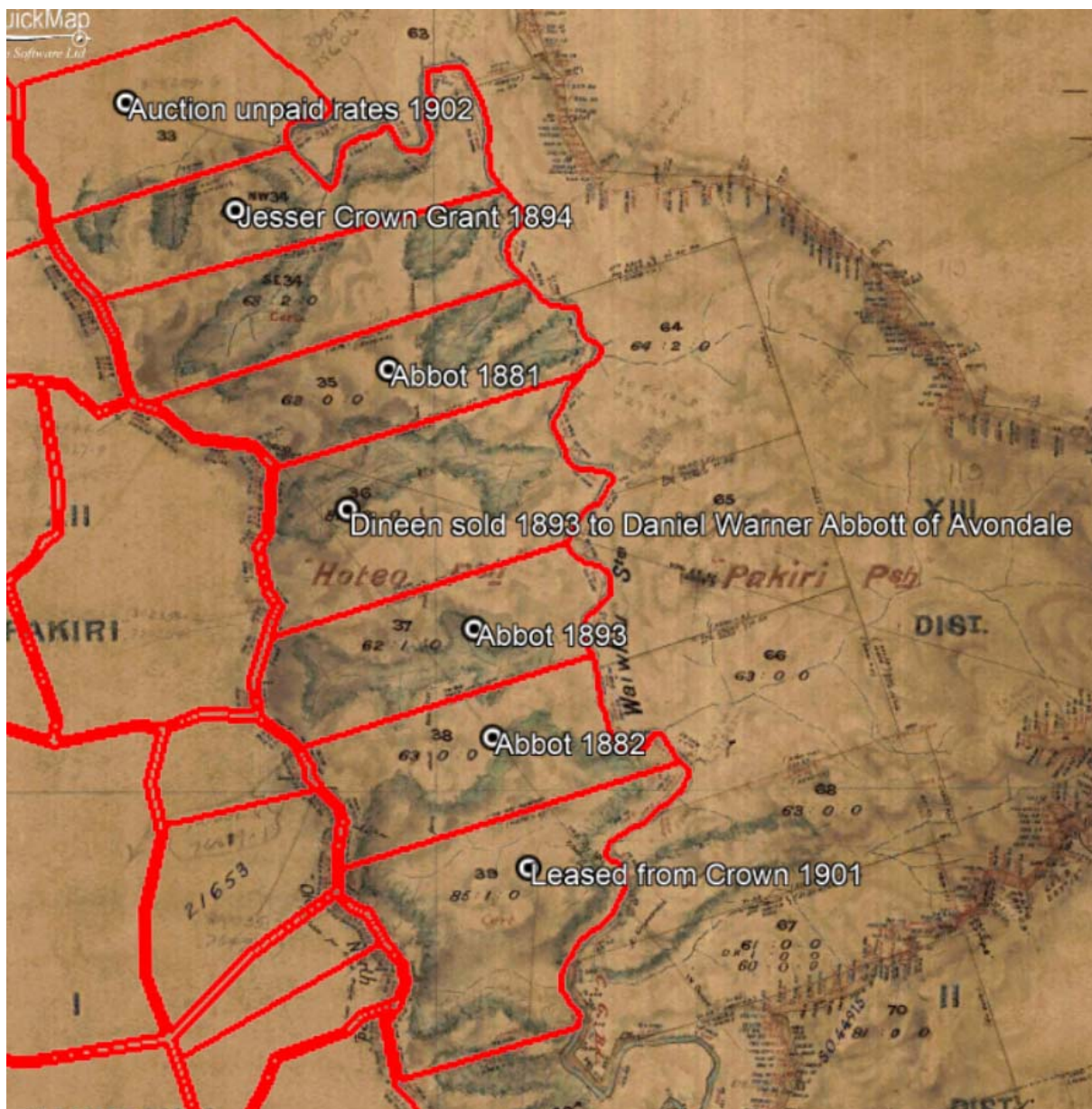


Figure 5-10: detail from SO 7020, surveyed 1894

6 Research Results Previous Archaeological Work

The only record of previous archaeological work in the study area that was found was an archaeological survey by Felgate & Associates for the Hoteo Crossing realignment, prepared for Transit NZ (Felgate & Associates Ltd, 2005). This included field assessment of the Dome hill section of SH1 Realignment and also field assessment of the Hoteo Crossing area. No Archaeological sites were recorded, although vegetation cover precluded reliable field assessment results in some areas.

6.1 Q09/1216

A new archaeological record (Q09/1216) was submitted by Clough and Associates on 17 July 2017 for a historic house site just to the south of the western end of the study area, to the south of SH1 (the red star visible in Figure 6-1). It is likely that an archaeological assessment is either currently being prepared or has been prepared for land or roading in this vicinity but this was not accessed as part of the current study. This may relate to current NZTA projects including the Hoteo Crossing.

6.2 R09/651

The archaeological record shown near the south-eastern edge of the study area pertains to a logging skidding chute record and bullock track (R09/651 is the identity number of this record in the NZAA site recording scheme. The full site record is appended. Analysis of historic survey plans from the 1878 (SO1 1590 Sheet 1 and SO 1590 Sheet 2) found annotation suggesting that this bullock track was the informal route of the “Old North Road”, and further remains of a bullock track re-formed to Wilsons Road may be present in the study area. Further landscape features pertaining to logging in the area may exist, however, there is no specific record of logging operations in the study area.

Such places are archaeological sites if formed prior to 1900, and may be regarded as historic heritage items under the RMA even if they postdate 1900.

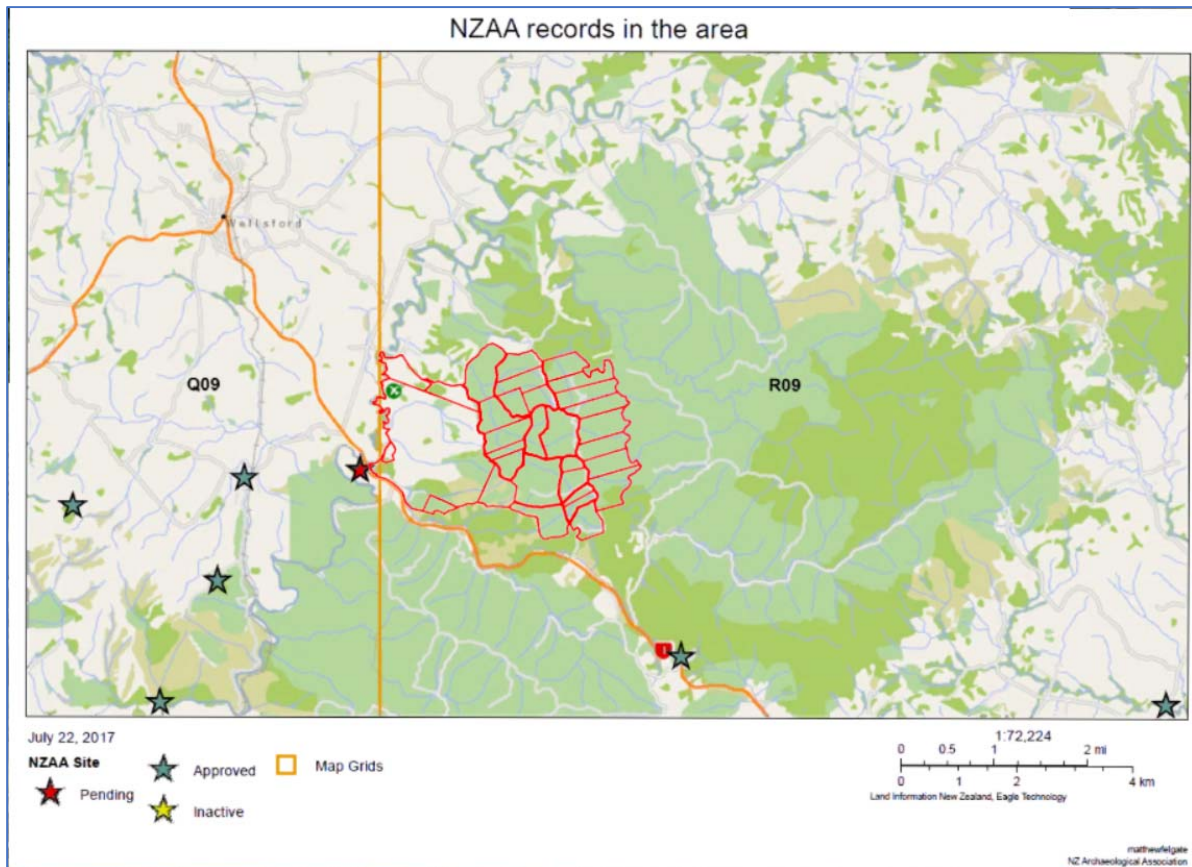


Figure 6-1: NZAA records in relation to the study area.

6.3 Q09/797

The only archaeological record in the vicinity that may pertain to Māori occupation is NZAA record Q09/797. An archaeological assessment of the Wayby Station in 1997 resulted in three archaeological records being submitted to the NZAA. Two of these were farming features but one was a record of a possible Māori terrace. Although no NZAA records pertaining to Māori occupation of the area fall within the study area, Q09/797, the record for this possible terrace (appended) indicates a general location 2km to the west of the study area. It is not possible from the information submitted to the NZAA to determine the exact location or assess from air photography, but an unattributed update to the NZAA record suggests this may be a natural ground slump. It is not clear from the record what accuracy should be attached to the grid reference.

6.4 Auckland Council Cultural Heritage Inventory Records

The Auckland Council heritage overlays and Cultural Heritage inventory were searched. No records fall within the study area. Nearby records re shown in Figure 6-2. Most of these are also included in the NZAA recording scheme. NZAA record Q09/1216, which is not in the CHI, is also shown.

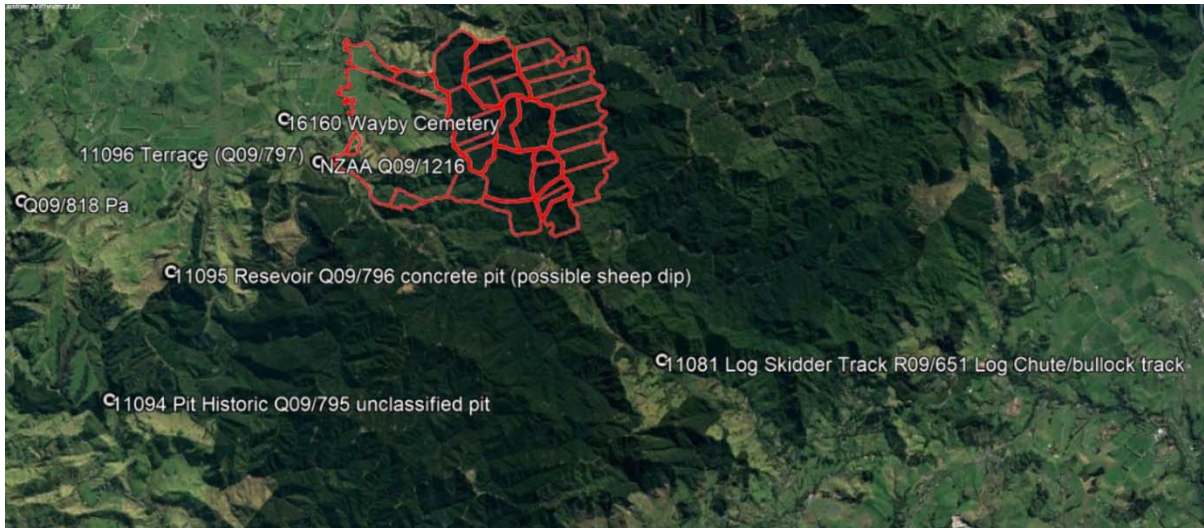


Figure 6-2 CHI numbered items and non-CHI NZAA records.

6.5 1940s Lands and Survey Topographic Maps

The only dwellings visible on the 1940s NZMS1 map sheets of the area (details collated in Figure 6-3) show dwellings present on the former Lot 68 (now Lot 2 DP 398682) and from the historic research completed, these are conceivably structures relating to occupation by the Armitage family and/or the Grant Family in the 19th Century. There are currently houses in this location, and these were assessed for historic heritage values, including as archaeological values, by means of site visits.

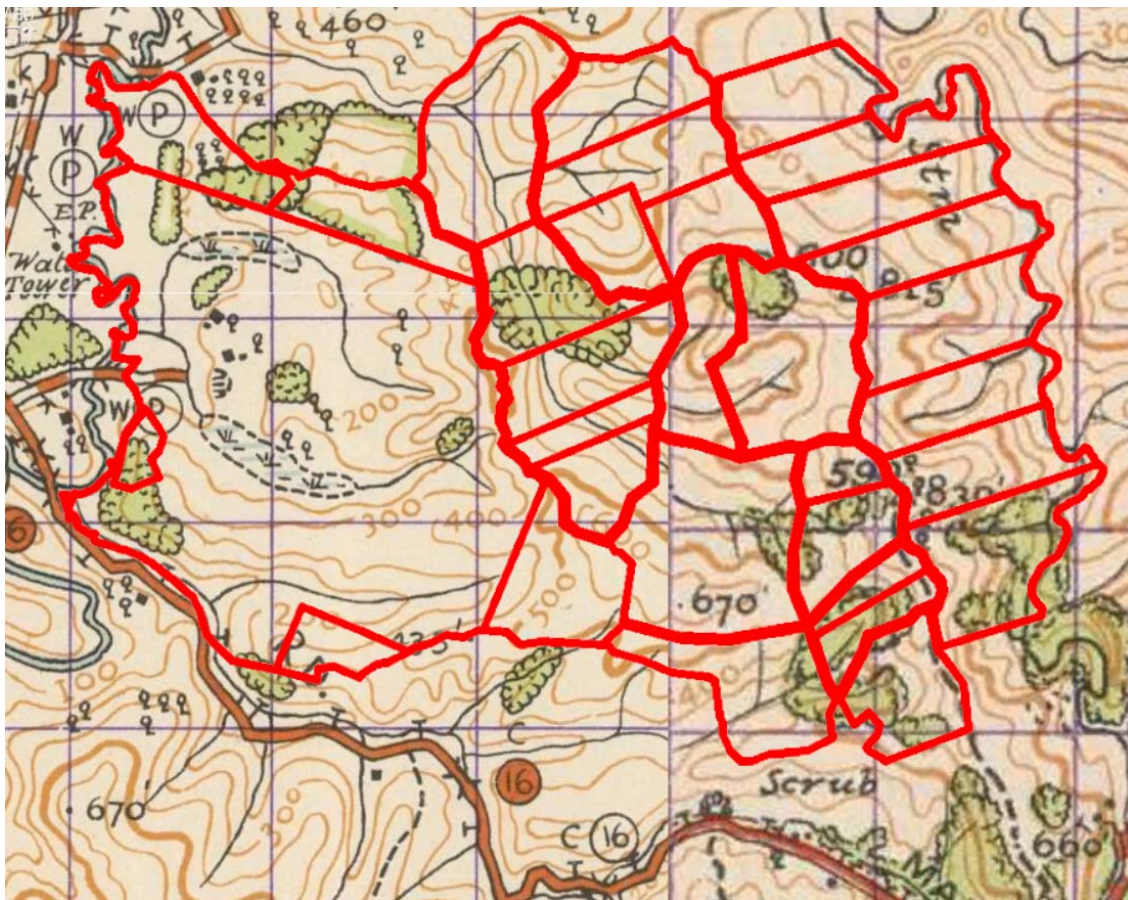


Figure 6-3: the 1940s inch-to-the-mile survey plan data, with the study land parcels shown.

6.6 Issues identified

There was limited potential, on the basis of desktop research, for late 19th century settler house sites to be present. Two areas with standing dwellings identified as present in 1940 were inspected, and early-20th Century buildings (1930s-1940s) were found.

The poor success of settlement schemes and the scanty historical records for the study area limit the confidence with which any conclusions can be drawn in this regard, however it seems the base for pastoral operations was the former Grant farmland (now Springhill Estate) and that the remainder was steep, infertile land that was never successfully farmed and became pine plantation in the main.

Full title searches of historical titles were carried out to further assess whether any previously unrecorded late 19th Century house sites are present. The results are as per above.

There is potential for unrecorded Maori archaeological sites to be present, but the likelihood of this seems low, given the poor soils and steep topography of much of the area. Areas currently in pasture were inspected though, since these are closer to the Hoteo and on better land with better soils, although generally clayey and not of horticultural quality. No indications of Māori occupation were seen.

In non-pasture areas, the lack of previous archaeological survey within the study area, and the extent of tree cover over much of the area of interest, preclude obtaining any certainty in this regard from examination of air photography. Any such places would be very difficult to identify due to recent use of the area for logging and are best addressed by implementing accidental discovery protocols at the RMA consent stage as per the rules of the Auckland Plan in this regard.

7 Research Results Field Inspection

Results of field inspection are presented here.

No new archaeological sites were entered into the NZAA “Archsite” archaeological recording scheme as a result of the desktop research carried out.

Areas of interest were identified as being worthy of inspection, were:

- Pasture areas of the Springhill Estate,
- two pre-1940 structures in the Western part of the study area (in fact these turned out to be a cottage and former woolshed/shearing shed, both of very similar construction, early 20th century),
- a possible early informal bullock track route (“Old North Road”, now Wilson’s Road) that was inspected for traces of the earlier bullock track formation, no traces of which were found.

7.1 Pasture areas

Pasture areas of Springhill Farm showed no signs of substantial alterations to ridge lines or slopes, and thus there were no indications of Māori terracing or kumara storage pits. This is consistent with the soil types.

The farm manager showed a map of the farm which included a ridge titled: “Homestead Hill” An old building is said to have burnt down here and one is shown on the 1940 survey plan, and a modern house is present there now on a large terrace. This was outside the area of proposed works. There were no signs of a previous structure or in-ground material of interest, other than old corrugated iron dog pens.



Figure 7-1: vegetation marks were prominent, but these were pasture differences (kikuyu vs other grasses).

7.2 Structures

Two structures of some historic heritage interest were noted on the Springhill Estate (a cottage: Figure 7-2 & Figure 7-3; and a farm building, the latter possibly a shearing shed: Figure 7-4). These are both vernacular structures, present on the 1940 topographical map for the area (Figure 6-3) and shown as to be retained in the layout plan (Figure 10-1).



Figure 7-2: the pre-1940 cottage.

Windows of the cottage are predominantly of the type that Fletcher Construction made in their joinery factories for state house construction (three-pane side-hinged double-casement windows) with vertical board and batten cladding on some walls, and fibrolite weatherboards on others. Whether these are refurbished older structures is unknown- the roof pitch and roof type of the cottage is rather steep for the 1930s, and the general scale and layout is consistent with 1910s or earlier but may be a rural informally-designed structure of later construction date than the 1910s.



Figure 7-3: the pre-1940 cottage: another view.



Figure 7-4: pre-1940 former shearing shed?

The (?) former woolshed had a mix of vertical batten walls and corrugated iron walls, and much shallower roof pitch than the cottage, and had different windows, some being recent aluminium replacements.

8 Constraints and Limitations

This assessment was mostly limited to desktop research for scrub and forestry areas, and limitations posed by vegetation cover preclude useful results from examination of air photographs for much of the study area.

Field inspection of forested areas was restricted to driving former road alignments and looking for traces of bullock tracks etc, also with negative results.

Field inspection of pasture areas and two structures with potential to represent early settlement locales was carried out, identifying early 20th century structures (house and shed) with some historic heritage value. These are to be retained, is my understanding, based on the Layout Plan supplied (Figure 10-1)

8.1 Maori cultural values

This assessment does not include any statement of Maori Cultural values. Such values can only be assessed by Mana Whenua.

9 Archaeological Values

No Archaeological sites are on record.

Māori archaeological sites cannot be precluded, but the land is unsuited to Māori horticulture. Pasture areas were inspected for any traces of Māori occupation, with negative results.

Settler cottage sites in forestry areas cannot be precluded given history of the land development schemes of the second half of the 19th Century in the area.

Historic research suggests that remains of early homesteads may be present in the Wayby Valley part of the area of study. Field inspection of these sites and structures was carried out. No pre-1900 archaeological values were identified, but the Springhill Farm cottage has some features that could indicate a pre-1900 construction date.

Logging sites and early bullock track road formations are also possibly present. Wilson's Road was traversed by a vehicle inspection to see if any traces of early bullock-track formation remain along the route, with negative results.

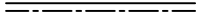
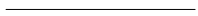



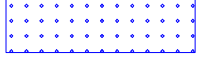





10 Assessment of Effects

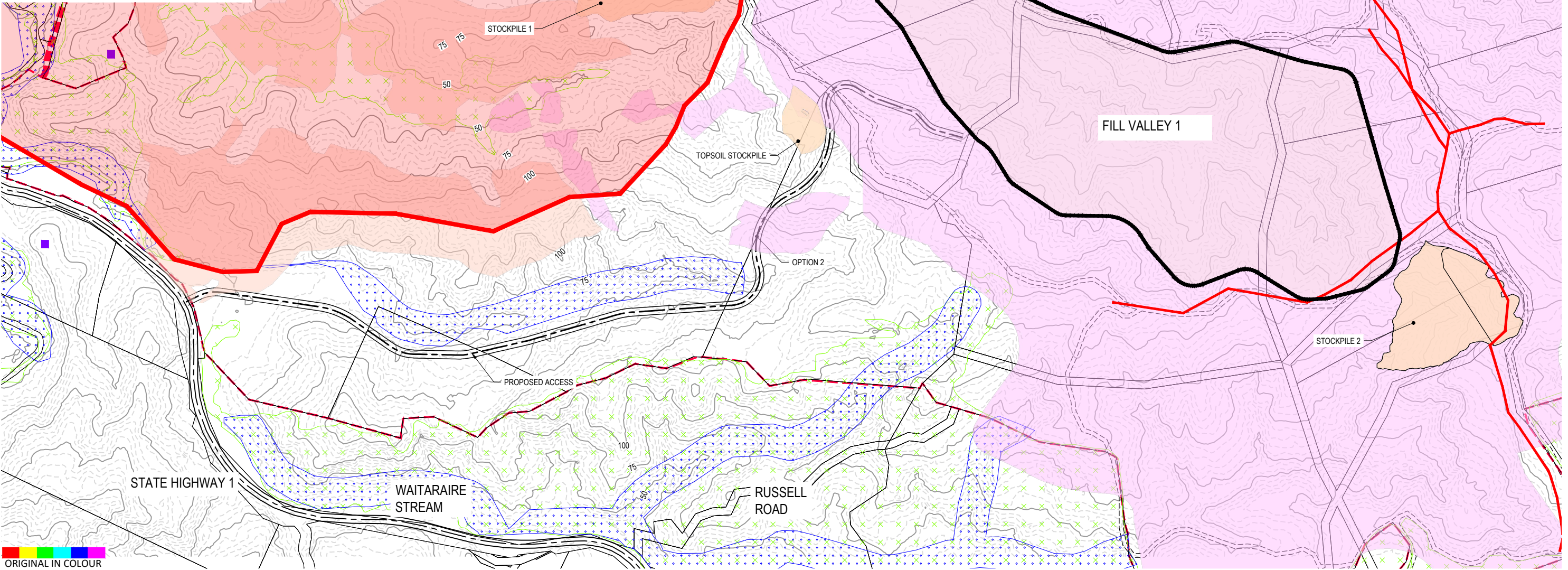
Assessment of effects is based on the overall concept site layout supplied by Tonkin & Taylor (Figure 10-1).

If the early 20th century (or possibly older) structures are retained, no historic heritage effects are expected.

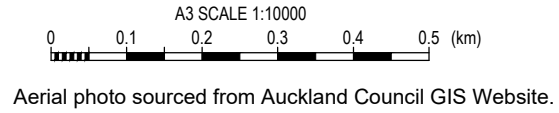
If any unrecorded archaeological sites are discovered during works, values of these could be protected if the accidental discovery protocols of the Auckland Unitary Plan are correctly applied.

LEGEND

-  EXISTING MAIN ROADS
-  PROPERTY BOUNDARIES
-  STOCKPILE EXTENT
-  SIGNIFICANT ECOLOGICAL AREAS - TERRESTRIAL
-  LANDFILL EXTENT
-  NATURAL MANAGEMENT AREAS
-  PASTURE INSPECTION COVERAGE AREA
-  DRIVE BY INSPECTION TRACK
-  WMNZ LAND HOLDINGS BOUNDARY
-  EXISTING FORESTRY
-  PROPOSED FORESTRY



ORIGINAL IN COLOUR



11 Conclusion and Recommendations

11.1 Summary

Desktop research methodology focused on historic background research, combined with review of previous archaeological records and detailed analysis of historic survey plans and general historic background information. Detailed historic title research was also included, along with research into historic information pertaining to land ownership history and the individuals involved.

This identified a history of land settlement schemes that was characteristic of the second half of the 19th century in the northern area of Auckland, with some distinctive features though. Of particular interest was the requirement, after 1870, for settlers to reside on the land and cultivate or clear. Although many such grants are identifiable in the study area, it seems from detailed historic research that few of the applicants for land actually met these *bona fides*.

Detailed historic research suggests that field inspection should be targeted at pasture areas in the west of the study area, with an inspection of the “Old North Road” (Wilson’s Road) seeking remnant portions of the former bullock track, and this was done, without identifying any archaeological remains.

11.2 Recommendations

It is recommended that consultation is undertaken with Mana Whenua to determine whether there are any particular areas with either physical remains with cultural values, or whether there are areas to which other cultural values, for example spiritual values, are ascribed.

If any identifiable archaeological sites (recorded or unrecorded at this stage) are likely to be affected by any intended works an archaeological authority would need to be sought from Heritage New Zealand Pouhere Taonga to authorise any such effects.

Accidental discovery rules of the Auckland Unitary plan apply to any archaeological discoveries in advance of or during works.

These rules include seeking archaeological authority from HNZPT in the event of discovery archaeological sites as defined in NZ law.

Although HNZPT decisions in regard to any archaeological sites cannot be anticipated, there would not seem to be any major archaeological issues that could not be addressed through the HNZPTA 2014 archaeological authority process and RMA processes. This statement is made without prejudice as a general opinion only based on previous experience and based on current available information.

12 References

Felgate & Associates Ltd, 2005. *State Highway 1 Realignment, Dome Hill Section, Rodney District: Archaeological Assessment*, s.l.: Unpublished report for Transit New Zealand.

Halfpenny, E. J., 1960. *Bachelor Bolck: a Story of Albertland Related in the Letters and Manuscripts of the Brookes Family*, s.l.: The Albertland and District Museum.

Mabbett, H., 1977. *The Rock and the Sky: the Story of Rodney County*, Auckland: Wilson and Horton.

Rigby, B., 1998. *The Crown, Maori and Mahurangi: 1840-1881*, s.l.: A historical report commissioned by the Waitangi Tribunal.

13 Appendix: NZAA records

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (METRIC)		NZAA METRIC SITE NUMBER: <u>29/651</u> DATE VISITED: 23 April 1996 SITE TYPE: Log skidder SITE NAME: MAORI: OTHER:													
Metric map number: R9 Metric map name: Warkworth Metric map edition: 1															
Grid Reference Easting <table border="1" style="display: inline-table; border-collapse: collapse; text-align: center;"> <tr><td>2</td><td>6</td><td>5</td><td>5</td><td>2</td><td>8</td></tr> </table>		2	6	5	5	2	8	Northing <table border="1" style="display: inline-table; border-collapse: collapse; text-align: center;"> <tr><td>6</td><td>5</td><td>3</td><td>6</td><td>3</td><td>2</td></tr> </table>		6	5	3	6	3	2
2	6	5	5	2	8										
6	5	3	6	3	2										
1. Aids to relocation of site (<i>attach a sketch map</i>): Dome Valley, Warkworth. Follow Dome Walkway from tearooms for 50 m to point where track levels out slightly (about 8 m up from the water-tank). Site begins just to the right of the track and winds round the hill rejoining the walking track some 50 m further uphill.															
2. State of site and possible future damage: Good although under bush.															
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here</i>): Site consists of a log skidder and a bullock track alongside. The log skidder goes straight down the ridge, is about 1.5 m wide and varied in depth up to 50 cm deep. The bullock track runs uphill to the left of the skidder and is the feature first reached close to the walking track. It is 40 cm wide at the base although up to 80 cm wide at the top and 50 cm deep. It appears as a very definite, although narrow, groove and it is likely that this was the bullock track used to get back up to the top of the ridge.															
4. Owner: Crown Address:		Tenant/Manager: Address:													
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>): Brief visit Photographs (<i>reference numbers</i>): Aerial photographs (<i>reference numbers, and clarity of site</i>):															
6. Reported by: B. Sewell Address: DOC Auckland		Filekeeper: B Sewell Date: 23 APR 1996													
7. New Zealand Historic Places Trust (for office use)															
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<table border="1" style="border-collapse: collapse; width: 40px; height: 40px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>							Land classification								

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (METRIC) Metric map number sheet: Q09 Metric map name Kaipara NZMS 260 map edition		NZAA METRIC SITE NUMBER Q9/797 DATE VISITED 9.3.1997 SITE TYPE Terrace SITE NAME: Maori OTHER	
Grid Reference		Northing ²⁶ E 4764	Easting ⁶⁵ N 3940
1. Aids to relocation of site (attach sketch map) Rodney County, Tauhoa Parish, Wayby Property lies east and mainly south of Oldfield Rd. Southern boundary is Hoteo River. Northern portion of eastern boundary is Mimiwai Creek. Site is on gently sloping ground west of the creek.			
2. State of site and possible future damage Site is situated on proposed lifestyle block of 3 hectares. it is well away from proposed housesite.			
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) Terrace is 4m x 3m facing east towards the creek on a gentle slope. It is 30 metres in from the fence running parallel to Wayby Station Rd and 14m from the boundary fence to the north.			
4. Owner Current: Peter Hull Address: Wayby Station Ltd		Tenant/manager Address	
5. Nature of information (hearsay, brief or extended visit) Survey Photographs (reference numbers and where held) Aerial photographs (reference numbers and clarity of site)			
6. Reported by Dianne Harlow Address 548 Manukau Rd Epsom		Filekeeper C. COWELL Date	
7. New Zealand Historic Places Trust (for office use)			
Type of site AP		Present condition and future danger of destruction AA	
Local environment --			
Land classification AC		Local Body MS	