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Cover image: SO Plan 1118B, sectional enlargement

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1 Executive Summary

Historic heritage

This report provides recommendations for managing historic heritage in the Silverdale West and Dairy Flat study area. It also provides a summary of current knowledge in relation to historic heritage in and adjacent to the study area.

There are no currently scheduled historic heritage places in the study area. A limited number of places of interest or significance have been identified through research undertaken in preparing this topic report.

Only portions of the study area have been surveyed for archaeological sites, either prior to or as part of the current study. Survey undertaken for this topic report has focused on the portion of the study area adjoining the Wēiti Stream/River.

The potential exists for further archaeological sites or other historic heritage places to be identified through additional research or survey. However, it is considered unlikely that any additional places of significant historic heritage value will be present in the study area.

Two key sites of potential historic heritage significance exist within the study area. These are:

- 1) The site of Maurice Kelly's homestead, Sawyers' Arms inn, houses, and stables, and;
- 2) Te Taruna – a Māori canoe portage and overland walking route.

A few local examples of early 20th century dwellings have been identified, reflecting the limited number of owners and occupiers in the settlements formative years. Such buildings are of some local interest as examples of rural housing from this era. No known/verified pre-1900 extant buildings and structures have been identified directly within the study area.¹

2 Introduction

2.1 Purpose

The Silverdale West Dairy Flat Business Area Structure Plan provides a framework for a change in land use for portions of the rural areas in Silverdale West and Dairy Flat. This land is currently zoned Future Urban (FUZ) in the Auckland Unitary Plan, Operative in Part (AUPOP). The FUZ is a transitional zone in the AUPOP, applied to greenfield land

¹ Based on stylistic features, the residence at 1350 Dairy Flat Highway may have been constructed pre-1900, however, this has not been verified to date. If pre -1900 in origin, demolition of the residence would require an authority from Heritage New Zealand Pouhere Taonga as an 'archaeological site'.

identified as suitable for intensification. Through the structure plan process, it is envisioned this land will be re-zoned for business use.

The structure plan is supported and informed by a number of specialist topic papers, including this report, addressing historic heritage.

This report provides a summary of current knowledge in relation to historic heritage in the study area together with recommendations based on a high-level issues and opportunities analysis.

2.2 Study area

This structure plan addresses specific portions of the FUZ between Silverdale and Dairy Flat (Figs. 1-2). The study area is situated to the south west of the Silverdale town centre. The town of Silverdale has historically been and still is the main focus of settlement and the location of commercial and civic facilities within the district. The development of the motorway in the late 1990s created a physical and visual divide between two sections of the Silverdale and Dairy Flat areas and forms an artificial edge on the eastern side of the study area. Dairy Flat Highway, formerly State Highway 17, forms the western boundary. The northern boundary of the study area is defined by the Wēiti Stream.

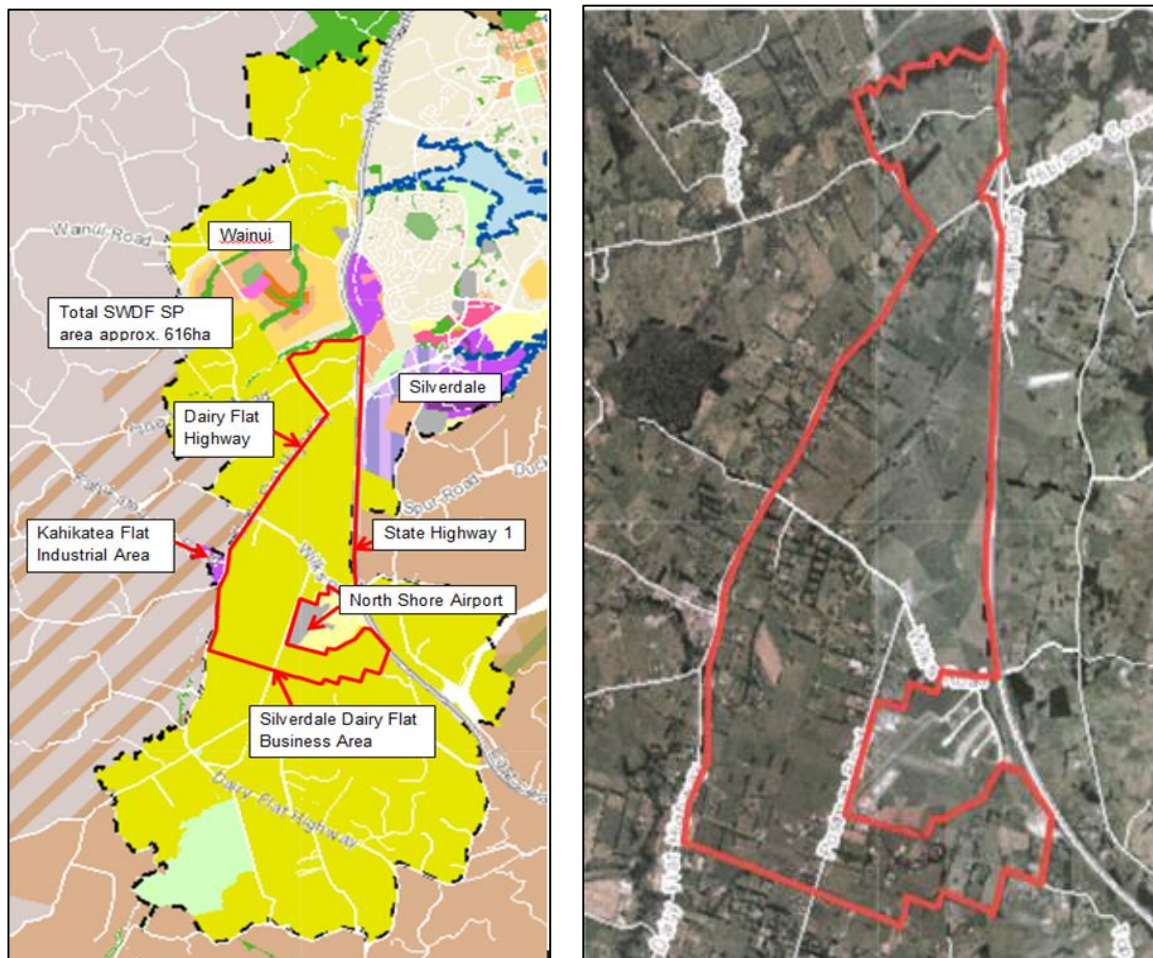


Figure 1. The study area (outlined in red) and the wider FUZ, shown in yellow. Figure 2. Aerial photograph showing boundaries of study area.

2.3 Methodology

This report is based on information derived from a combination of:

- Desktop research based on published and unpublished sources including heritage schedules, databases and assessments, local history books, newspapers, archival maps and plans, and where relevant, property titles and deeds
- Some community outreach
- Windscreen survey to identify extant buildings of potential heritage interest and;
- Limited field survey of areas with identified archaeological potential, where access was granted.

2.4 Scope

Limitations in relation to the scope of this report are:

- Only parts (totaling approximately one third) of the study area have been subject to archaeological survey (Fig. 9). Some areas have not been included in previous surveys because access was declined by landowners. Priority has been given to surveying properties in Pine Valley along the boundary with the Wēiti Stream as part of the current study. However no response was received to requests for access to 17 and 37 Old Pine Valley Road, so this land was not accessed.
- Remaining buildings of interest have only been viewed from the public realm at this stage.
- No systematic survey has been undertaken as part of this study to identify trees or plantings of potential historic heritage value, such as those associated with early homestead sites.
- The background research for this report is primarily based on information in the public domain. Mana Whenua have been approached to provide information on Mana Whenua associations and values to inform the preparation of the structure plan. Information of this nature is outside the scope of the historic heritage report.
- The study area covers a very specific geographical area, relating to areas considered by the council from a planning perspective to be suitable for business zoning. The study area boundaries do not conform to any specific historical boundaries or markers. The study area represents only a portion of a much wider history relating to the settlements of Silverdale and Dairy Flat.
- A number of places of potential interest or significance have been identified beyond the immediate study area boundaries, in particular within the wider FUZ. In some cases these are closely connected to places within the study area. However, the future management of places beyond the study area boundary is outside the scope

of this report.

- Auckland Council property files do not appear to contain a high level of site-specific historical information such as original or early building plans for this area.
- This report is based on the information available at the time of writing. Historical and contextual research was undertaken to an extent that enables the history of the study area to be understood. Additional research and/or field inspections of properties that have not been accessed may yield new information.

3 Strategic context - statutory and non-statutory

The statutory and non-statutory context for the management of historic heritage in the Silverdale West Dairy Flat Business Structure Plan area is outlined below.

3.1 Statutory

3.1.1 Resource Management Act 1991 (RMA)

The RMA is the key overarching planning document. Section 6 (f) of the RMA recognises the protection of historic heritage from inappropriate subdivision, use, and development as a matter of national importance. All persons exercising functions and powers under the RMA in relation to managing the use, development, and protection of natural and physical resources are required to recognise and provide for the protection of historic heritage when managing the use, development and protection of natural and physical resources.

The RMA requires historic heritage to be sustainably managed by avoiding, remedying, or mitigating any adverse effects of activities on the environment (section 5(2)(c)).

3.1.2 Auckland Unitary Plan – Operative in Part (AUPOP)

The AUPOP is prepared under the rules of the RMA and is the key planning mechanism to give effect to the RMA for historic heritage in the Auckland region. Scheduling is the principle tool within the Plan for managing historic heritage.

Chapter B.5 sets out the Regional Policy Statement objectives and policies for historic heritage. Scheduled historic heritage places are included in Schedule 14.1 (schedule of historic heritage places) and are shown on planning maps. Scheduled places are subject to the activity rules and other provisions in Chapter D17.

There are currently **no** scheduled historic heritage places within the Silverdale West Dairy Flat Business Area Structure Plan area. Several places are however scheduled in and around the nearby Silverdale town centre. These are, the Wade Hotel,² Silverdale Hall,³

² Wade Hotel, 2 Tavern Road, ID 612, category B.

³ Silverdale Hall, 7 Silverdale Street, ID 614, category B.

Holy Trinity Church,⁴ and nearby Pioneer Village.⁵ Only one residence within the wider Silverdale area is included in the schedule of historic heritage – Stoney Homestead.⁶ It is now nestled amongst the recent Millbrook housing development and has recently been restored. The Presbyterian Church in the nearby settlement of Wainui is also scheduled.⁷ There are no scheduled places in the wider vicinity of Dairy Flat.

3.1.3 Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA)

Heritage New Zealand has both an advocacy and a statutory role in relation to the conservation and protection of historic heritage.

Heritage New Zealand maintains the New Zealand Heritage List/Rārangi Kōrero which is a list of historic places, historic areas and wahi tapu areas. Heritage New Zealand is also required to establish and maintain the list of National Historic Landmarks/Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu. Heritage New Zealand is considered an affected party for any consent that involves a listed or landmark place under the AUPOP.

There are currently **no** HNZPTA listed places located within the boundaries of the Silverdale West Dairy Flat Business Area Structure Plan.

In addition to the requirements of the AUPOP that apply to historic heritage, the HNZPTA requires an authority to be obtained from Heritage New Zealand to modify or destroy any archaeological site meeting the criteria set out in that Act, whether or not it is recorded or scheduled.

3.1.4 Other mechanisms

There are other forms of legal protection which are less common, and usually site specific. Sites may be protected through a legal covenant which is applied to a title or land parcel. At this stage, it is **unknown** whether any such legal restrictions apply which relate to historic heritage within the subject study area, but this is considered unlikely.

3.2 Non-statutory

3.2.1 Cultural Heritage Inventory (CHI)

The CHI is a non-statutory information resource managed by Auckland Council. It is a database linked to the council GIS viewer that currently contains information on more than 17,000 historic heritage places and areas in Auckland, both scheduled and non-scheduled. It also contains bibliographic entries and shows which areas have been subject to archaeological survey. Survey coverage has not been updated since 2010. More recent surveys will therefore not be displayed on the council GIS or included in the CHI bibliography. Surveys undertaken for private clients may not be in the public domain.

⁴ Holy Trinity Anglican Church, 24 Wainui Road, ID 608, category B.

⁵ *Referred to as 'Methodist Church' (but entire site of Pioneers Village including other early buildings is set out within the extent of place). Silverdale Reserve - 19 Wainui Reserve, ID 609, category B.

⁶ Stoney Homestead, 12 Galbraith Greens, ID 605, category B.

⁷ Presbyterian Church, 997 Wainui Road, Wainui, ID 00504, category B.

There are currently **three** places recorded in the CHI within the study area (see Appendix B and Appendix C).

3.2.2 ArchSite

ArchSite is the New Zealand Archaeological Association's Archaeological Site Recording Scheme website. It is the national inventory of archaeological sites in New Zealand. It is an online database that contains information about recorded archaeological sites. ArchSite uses GIS technology to manage and display information on maps. The information is used for research, site management and protection. There are currently over 60,000 sites in ArchSite.

There is currently **one** archaeological site recorded in ArchSite within the study area⁸.

4 Historical overview

4.1 Physical environment

The Silverdale West Dairy Flat study area lies some 5 kilometres inland from the coastline of the inner Hauraki Gulf. It is bounded to the north by the Wēiti stream and the lower part of Pine Valley. Approximately 5-600 metres downstream from the study area this stream widens to become the Wēiti River and is subject to tidal influence. The Wēiti River is, or was⁹, navigable by canoe to this point (i.e. downstream from the study area), and subsequently by larger European vessels up to 30 tons as far as Silverdale.

The existence of this navigable waterway has been the primary factor influencing the location of both past Māori and subsequent European settlement at what is now the township of Silverdale. Silverdale, formerly known as Wade, is situated approximately 1 km east of the study area.

The Silverdale West Dairy Flat study area is centred on the catchment of John Creek¹⁰, a tributary of the Wēiti River. The topography in the John Creek catchment is defined to the west by the Dairy Flat Highway, which follows a ridgeline and natural thoroughfare along the edge of the Dairy Flat plateau. To the south and east the catchment is defined by a low ridge along Wilks Road East, and (beyond the study area), along East Coast Road.

Southwest of the Wilks Road watershed, the topography slopes in the opposite direction towards the upper Waitematā Harbour and forms part of the Rangitopuni Stream catchment.

The original topography in the catchment has been modified along the route of the motorway.

Soils within the study area are largely developed from Mahurangi limestone, with pockets of alluvial soils in the bottoms of valleys and along watercourses. The predominant soil

⁸ R10/737. 1636 Dairy Flat Highway.

⁹ Navigability has been compromised by extensive siltation due to catchment clearance and, in the upper reaches, by uncleared tree falls.

¹⁰ Originally known as John's Creek.

types are gley soils characterised by impeded drainage, but with good natural fertility in places arising from the parent material. Considerable drainage and water table modification has enabled the land to be successfully developed for agriculture (Cameron *et al* 2015: 6-8, 30; *New Zealander* 5 October 1861:5).

Much of the study area would have been in mature kauri forest when Europeans first visited the area. The name Pine Valley is thought to have been coined at a time when kauri grew profusely within this catchment. Felling of kauri for spars and sawn timber commenced in the district in the late 1830s following the purchase of 20,000-acre Te Wēiti block by Henry Tayler in 1839.

In 1860 the land in the study area vicinity was described as comprising *gentle slopes or ridges covered with heavy flax more or less mixed with small manuka and rushes, koromiko and weeds, with the surface indented with various shaped holes of all depths...* (*New Zealander* 17 November 1860:5). By the latter part of the 19th century conversion of more productive areas to grazing land had progressed and the vegetation cover was a mosaic of grassland, fern and scrub, with an area of high tea tree bush to the west beyond the present route of the Dairy Flat Highway (early survey plans SO1118b and SO3405a).

5 Māori occupation

The traditional and recorded history of Māori occupation within the district encompassing Ōkura, Whāngaparāoa, Silverdale and Ōrewa is described in Cameron *et al* 2015 (Appendix E of this report). This provides a wider geographical and historical context for Māori occupation in the study area. It concludes that Māori occupation was primarily focussed on coastal areas between Ōrewa and Ōkura including the Whāngaparāoa Peninsula. As noted above, inland areas including the banks of the Wēiti River remained substantially in mature forest until the historic era. Land closer to the coast was in fern or regrowth (SO892A) indicating that it had been cleared by Māori.

Navigable waterways such as the Wēiti River were an important means of communication for Māori, particularly where they could be linked by portages. The Wēiti River provided canoe access to inland resources, to overland ara (pathways), and to the Wēiti portage. The Wēiti portage and overland route led inland to the west via Waitoki to the Kaukapakapa River. The portage provided a direct link between the Pacific Ocean and the Tasman Sea north of Tāmaki Makaurau (Hooker 1997). The first part of the path and portage followed the Wēiti Stream valley (Pine Valley) from the end of the tidal/navigable section of the Wēiti River. This stream and valley were once known as Te Taruna, (*the connection*) (Grover 2013:13; Litchfield 1996:8; Turton 1877:254).

SO plan 894 (1869) shows a *Native track to Kelly's Bush* and a *Track from Tamati's settlement¹¹ to Kelly's* (both outside of the study area and undiscernible on the plan). Another early track which may have followed an earlier Māori path led to the southwest, towards the Rangitopunui Stream, Riverhead (Pītoitoi) and Lucas Creek (Fig. 5). The

¹¹ Tamati's settlement was at Waitoki.

northern end of this track, along the edge of the study area, approximated the route of the former Great North Road, now Dairy Flat Highway. Pītoitoi was the eastern end of another portage known as Te Tōangaroa which linked the Waitematā and Kaipara harbours via the Kumeū River.

Ngāti Kahu, a tribal group who occupied the district, maintained a strategically located settlement known as Waipāharekeke¹² at the head of the Wēiti River where modern-day Silverdale is located. This settlement and the entire coastline between the Waitematā Harbour and Whāngārei became depopulated during the musket wars of the 1820s and early 1830s. When Europeans began to settle in the area, Māori were again using the Wēiti area for seasonal fishing and shellfish gathering, and to gather flax to trade, although the principal settlements were located elsewhere (Grover 2013:57).

No specific published references to places associated with Māori use or occupation within the study area have been identified, other than those relating to the inland pathway and portage described above.

6 European history and settlement

6.1 European settlement

6.1.1 Overview

Land to the south of the Wēiti River was part of the 20,000-acre Te Wēiti block that was acquired from Māori chiefs of Ngāti Whātua, Ngāti Paoa and Ngāti te Matua by Henry Tayler¹³ in a pre-Treaty transaction in 1839. The Kelly family occupied, owned or leased much of the land in the study area from the late 1840s¹⁴ or 1850s, until the late 19th century. At the time the Kellys moved to the Wade the only other settlers in the district were the Hatfields (Grover 2013:39).

No record has been found of any prior European settlement or activity specifically within the study area, although it is conceivable that temporary sawyers' camps existed.

6.1.2 Maurice Kelly

Maurice Kelly (1795¹⁵ – 1888) claimed to have settled in the Wade district in 1848 (*New Zealand Herald* 24 March 1888:1 (Supplement)). Grover (2013:31) gives the date as August 1852 but acknowledges that Kelly applied for a timber licence in the area two years prior to this. Maurice Kelly eventually owned a large holding comprising nearly 1200 acres south of the Wēiti Stream now bounded by the Wēiti, Wilks Road, and East Coast Road. This consisted of Allotment 16 (195 acres, purchased 1856); Allotment 8 (411 acres,

¹² Often mis-spelled as Waiparaheka

¹³ Sometimes spelt Taylor. Tayler also used assumed names.

¹⁴ Maurice Kelly gave the date as 1848 (*New Zealand Herald* 24 March 1888:1 (Supplement)).

¹⁵ Kelly claimed that he was born in 1785, but others were sceptical that he was that old (*New Zealand Herald* 24 March 1888:1 (Supplement)).

purchased 1854), and Allotment 7 (550 acres, purchased 1855). Kelly also had grazing rights to a substantial unsurveyed area south of that (Grover 2013:81).

Kelly and his family comprising Maurice, his wife Mary, and eight children (four from Mary's earlier marriage), and a tutor who resided with them, lived on Allotment 8.

Crawford (1880: 209) described Maurice Kelly as having a remarkable collection of houses, including a Roman Catholic chapel¹⁶. Within the study area these included the Kelly homestead, Sawyer's Arms Inn, stables and associated buildings including around four or five other houses¹⁷.

Nearby (just outside the study area), on the other side of the road to Wade (which became the second Great North Road), was a stockyard and associated building, and a barn. Closer to the Wēiti Stream Kelly had another stockyard, and two buildings (SO 894). These were also outside the present study area. Kelly also owned a racecourse at which annual 'Wade Races' were held on St Patrick's Day (*Daily Southern Cross* 24 March 1866:6), followed by a ball at Kelly's hotel¹⁸. The location of this racecourse is presently unknown, but it was possibly located near the Wēiti Stream stockyard.

By 1869 Maurice Kelly had begun to progressively subdivide his allotments and during the 1870s and 80s conveyed parts of this land to family members. Kelly's wife Mary died in 1884. By 1888, Maurice Kelly was living the life of a recluse in Wade township and passed away in June of that year (Cameron et al 2015:54).

See Cameron *et al* (2015) (Appendix 1, this report) for a more comprehensive account of Maurice Kelly and his family.

6.1.3 Thomas Kelly

Maurice Kelly conveyed part of Allotment 7 comprising 140 acres and 2 roods to his son Thomas (ca 1842-1930) in 1874. The land was bounded to the north by Allotment 8 (which contained Maurice's house), to the south by what is now Wilks Road, and on the east by a part of Allotment 7 sold to a local farmer. The portion transferred to Thomas Kelly was bisected by the Great North Road.

Thomas Kelly, who had been resident in Ngaruawahia, took out a mortgage in 1879 and built the Wade Junction Hotel on the land. Renewal of his previous licence at the Wade had been declined due to objections by the police (*New Zealand Herald* 11 June 1879:6)¹⁹.

The new hotel was a substantial building. In 1882 it was described as comprising ten rooms, exclusive of those required for the use of the family. There were also additional buildings on the property (*Auckland Star* 10 May 1882: 3). The hotel was managed by

¹⁶ The site of the chapel and the associated graveyard are outside the study area – see 8.4.1 below.

¹⁷ Different numbers of buildings appear on various archival plans.

¹⁸ As there were two Maurice Kellys (one being the son), and both owned one or more hotels it can sometimes be difficult to determine which individual is being referred to in newspaper articles.

¹⁹ Grover (2013:170) erroneously states that Thomas Kelly moved into the old family home and had that licensed as the Wade Junction Hotel. It is clear from the newspaper articles that it was a new building and that it was on pt. Allotment 7. The former Kelly home, which appears to have survived until 1982, was on Pt Allotment 8, and this land had been sold by 1881 (see Cameron *et al* 2015:31)

Thomas Kelly until 1884, when the licence was transferred to James Griffiths, who leased the hotel from Kelly (Fig. 3).

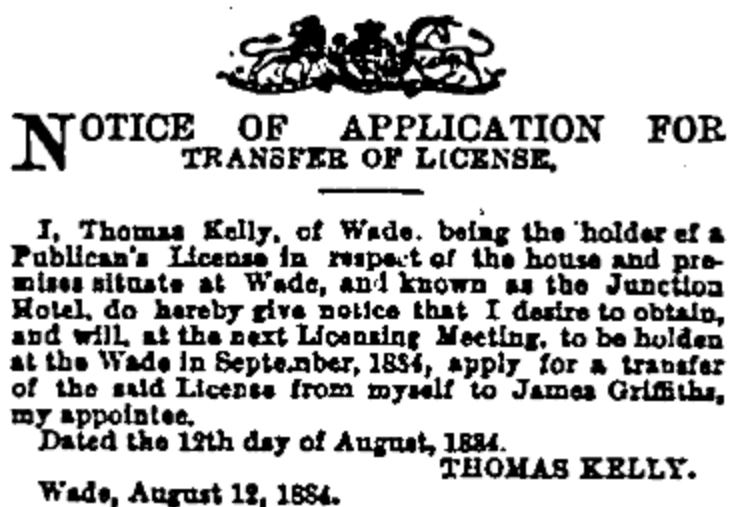


Figure 3. Newspaper advertisement placed by Thomas Kelly notifying his intention to transfer his publican's licence to James Griffiths (*New Zealand Herald* 23 August 1884:8) .

The property was mortgaged to the sum of £350. The hotel was not a commercial success (*New Zealand Herald* 8 May 1885:3), and Thomas Kelly defaulted on the mortgage. The hotel and property were advertised for sale in October 1884 and again by auction on 30 March 1885 (*New Zealand Herald* 31 October 1884:5; 30 March 1885:4). It failed to sell and shortly afterwards, on 4 May 1885, the insured hotel was destroyed by fire (*Auckland Star* 6 May 1885:2). This and another part of Allotment 7 belonging to Thomas Kelly within the study area were advertised for sale within days of the fire (*New Zealand Herald* 27 May 1885:8). The licensee/lessee, James Griffiths, was left bankrupt (*New Zealand Herald* 8 May 1885:2-3).

It is not known if the Junction Hotel was deliberately burnt down and if so, if Thomas Kelly was involved. The circumstances do point to arson and Thomas Kelly was no stranger to the law. Over the years he was charged with or convicted of a number of offences, ranging from cruelty to animals to electoral fraud (*New Zealand Herald* 14 May 1884:3; *Otago Daily Times* 6 January 1887:2). Thomas Kelly, his brother Maurice Jr and their associates were known locally and by the media as the 'Kelly gang' (see Grover 2013:156 for a photograph of the group). They made headlines in 1881 for their involvement in the infamous Wade alcohol smuggling case (Figure 4). Thomas Kelly's brother, Maurice Jr, was also charged with the arson of his own hotel (the Wade) on 18 July 1880 (*Thames Star* 19 July 1880:2; *New Zealand Herald* 22 September 1881: 5).

WADE SMUGGLING CASES.
***The Kellys and Their Friends to
 be Arrested.***

IN a recent issue it was stated that it was not improbable that proceedings would be instituted against a number of the witnesses for the prosecution in the Wade smuggling cases heard recently. Communications have passed between the police, Resident Magistrate, residents in the district, and the Government on the subject, and we are now in a position to state on reliable authority that warrants were issued this afternoon for the arrest of the eight men whose evidence bore directly on the carrying of grog from Duck Creek to Orewa. The charge against them is that of conspiracy, and it is not improbable that they will be arrested this afternoon, and brought before the Court to-morrow morning. The names of the men are: Thomas Kelly, James Frost, Maurice Kelly, Ernest Frost, William Wilson, Robert Wilson, Nicholas Casey, and William Morton.

Figure 4. Newspaper report on the Wade smuggling case. *Auckland Star* 21 September 1881:3.

6.2 Early roads and paths

The existence of several early paths and roads through what is now the study area has influenced the history of settlement within the study area over time. Many of these early routes no longer exist, while others are followed, at least in part, by the current road network.

6.2.1 Te Taruna

The route of the Māori portage and pathway through Pine Valley (see above) is not marked on archival maps and its location within the landscape is presently unknown (and may never be known). The portage is likely to have followed a route on the south side of the Wēiti Stream, avoiding slopes and gullies as much as possible.

Early European period tracks and roads often followed existing Māori pathways. The Te Taruna portage/route potentially (broadly) followed what subsequently became Old Pine

Valley Road/Pine Valley Road. The pathway is likely to have provided access during the subsequent logging of Pine Valley during the 19th century.

6.2.2 Great North Road

A five-kilometre section of the Dairy Flat Highway north of the Blackbridge Road intersection follows a section of the original/first Great North Road (also known as the Great Northern Road).

The Great North Road extended from Karangahape Road in Auckland to Whangarei. It followed a route inland from the coast in order to avoid crossing rivers and estuaries (Mabbett 1981:33). A section of the road ran from Rangitopuni/Riverhead to what is now Dairy Flat Highway meeting that road at the Blackbridge Road intersection south of the study area. The Great North Road then intersected with what is now Wilks Road, and then veered to the northwest from the current Dairy Flat Highway near Kelly's house and Sawyers' Arms' Inn.

Several overland routes met at this intersection near Maurice Kelly's homestead and inn. They included the old Great North Road; a path between Kelly's and Wade which would later become the re-routed Great North Road; and the path (now Wilks Road) which led in a southeast direction and connected the Great North Road with the road to the Wade landing (now East Coast Road). Another route, marked as a dray road, led to the southwest past Kelly's bush, perhaps following the route of what is now Selman and Turley roads. This junction of several overland routes was known as Kelly's Corner (*New Zealand Herald* 7 February 1865:2).

Kelly's Corner, now a minor intersection of Wilks Road and the Dairy Flat Highway, was an important waypoint on the road (*New Zealander* 5 November 1853:2). Kelly's Sawyers' Arms Inn was ideally located to provide accommodation and hospitality for travellers on the road and people working in the district, as well as a focal point for social activity.

The old/original Great North Road crossed the upper reaches of the Wēiti/Taruna Stream near where one of Kelly's stockyards and some associated buildings were once located (Fig. 5). Following the growth of the Wade settlement (now Silverdale), plans were drawn up in the 1870s to reroute parts of the road through Wade. A new section of road was proposed north-east of Kelly's house linking the old Great North Road to Wade via a bridge over the Wēiti River (Fig. 5). The new section of road followed an existing track which ran past Kelly's house and thorough his farm complex, to the Wēiti River (SO 1118B). By 1874, the road had still not been completed, due to a shortfall in funding, and a further 20 pounds was sought (*New Zealand Herald* 5 June 1874:2).

A new hotel (the Wade Junction Hotel) was built at or close to the Great North/Wilks Road junction in 1879 by Maurice Kelly's son Thomas. Maurice Kelly's Sawyers' Arms Inn presumably had ceased to operate by this time²⁰. Travellers had the option of accommodation in the growing settlement of Wade, now accessible by the re-routed Great

²⁰ As noted elsewhere, the existence of more than one hotel licensee called Maurice Kelly makes clarification difficult.

North Road and new bridge, as well as by steamer, and the Junction Hotel was not a commercial success (see 6.1.3).

6.2.3 Wilks Road

Wilks Road follows an old route that linked the Okura Road (now East Coast Road) with the old track which became Great North Road, at Kelly's Corner. It appears on SO 894 and on SO111B and is described as an 'old road' on the latter plan.

6.2.4 Bullock track

A bullock track is shown on an undated (ca 1850s) map of the area (Fig.6). It appears to follow the current route of the Dairy Flat Highway in the southern part of the study area, crossed the Wilks Road ridge east of the current highway and followed the lower slopes of the John Creek catchment to the Wēiti River. It was presumably used to drag logs or timber from trees felled on the land to the river. It does not appear on later plans and no longer appears to be discernible within the John Creek catchment.

6.3 Timber industry

Felling of kauri for spars and sawn timber within the Wēiti River catchment commenced in the late 1830s. Henry Tayler acquired land to the south of the Wēiti River as part of the 20,000-acre Te Wēiti block purchased in a pre-Treaty transaction in 1839. Tayler established a timber station at Stillwater near the mouth of the Wēiti River (SO892A). Suitable trees close to the navigable section of the river are likely to have been felled first. Logs would have been dragged to the water and floated downstream for trimming of spars and pit sawing of other timber.

Some of the kauri in the study area was probably felled before the Kelly family settled the land in 1852²¹. Trees within the lower part of Pine Valley are likely to have been felled initially, progressively followed by less accessible trees further from the Wēiti River. Trees felled away from the river would most likely have been pit sawn close to the felling location, and the sawn timber transported to the river using bullocks, for shipment to the Auckland market. As noted above a bullock track is shown within the study area on an early map of the district (Fig.6).

The Kelly family had been involved in the timber industry for a number of years prior to moving to Wēiti (Cameron et al 2015:46-9) and were soon actively engaged in cutting timber in the district for the Auckland market. According to Grover, the Kelly's employed 30-40 pairs of sawyers to fell and pit saw timber and, in the first eight months of their residence at the Wade, sent more than 100,000 feet of sawn timber to Auckland. At a later date, after steam sawmills became established at Auckland, logs were sent to Auckland for processing (Grover 2013:42).

²¹ Kelly claimed to have been there from 1848.

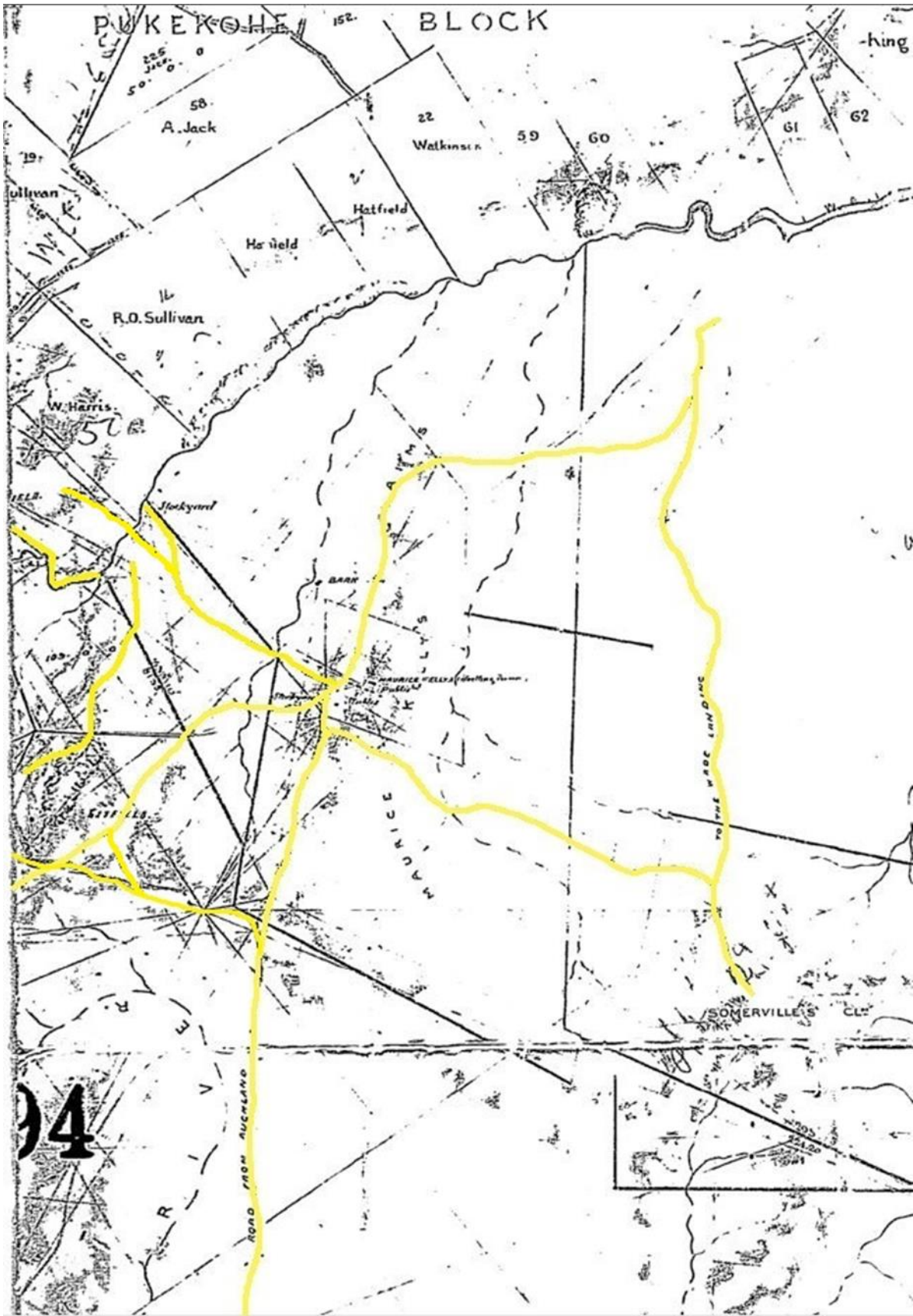


Figure 5. Tracks and paths (highlighted) within and adjacent to the study area shown on SO plan 894 (dated 1868). The 'Road from Auckland' largely follows the route of the Dairy Flat Highway. Kelly's corner, now a minor intersection of two roads, was an ideal location for an inn and accommodation house during this period.

6.4 Kauri gum digging

Digging for kauri gum was a major activity in the Silverdale area during the 19th and early 20th century. The Wade district was reportedly producing good quantities of gum in 1866 (*New Zealand Herald* 1 August 1866:5), and gum digging was one of the main economic activities in the district at the beginning of the 19th century (*Cyclopedia of New Zealand* 1902).

Not all land in the district contained payable quantities of kauri gum. The most productive land for gum digging was typically *bald, indented, and poor, growing dwarfed fern* (*New Zealand Herald* 1 August 1866:5).

Gum diggers lived a transient lifestyle, living in tents or roughly built huts and moving to new fields as the land was worked over. Some worked by themselves, others in groups. Diggers usually worked on unclaimed land or government gum reserves. There was one such reserve to the east of the study area (SO plan 18072). Some landowners gathered or dug for gum themselves as a supplementary source of income, or leased land to diggers²². There were often problems with leased land being left with numerous holes which were hazardous for stock.

No specific records of gum digging activity with the study area have been located (other than the lease over the land at 1338 Dairy Flat Road), although it is reasonable to assume that suitable locations within the area have been dug over.

There were several recorded gum diggers camps in the district, all outside the study area. These include the large (200 diggers) Tiger camp at Carmichaels Stream off Blackbridge Road to the southwest of the study area, an Austrian Camp just to the south of the study area (Fortheringame 1988: 35-8), 'Bull town' on the Poynton property south of Bawdens Road (Bioresarches 1998; Fotheringame 1988:35-38), and a Māori diggers camp at Dairy Flat (*Auckland Star* 25 September 1889:8).

Fortheringame (1988) notes that the Kellys operated a gum store (see also *Auckland Star* 13 June 1881:3), but it is unclear if there was a gum store in the vicinity of the homestead/inn site on Allotment 8.

²² Part allotment 189 at 1338 Dairy Flat Road for example was leased for gum digging in 1907.

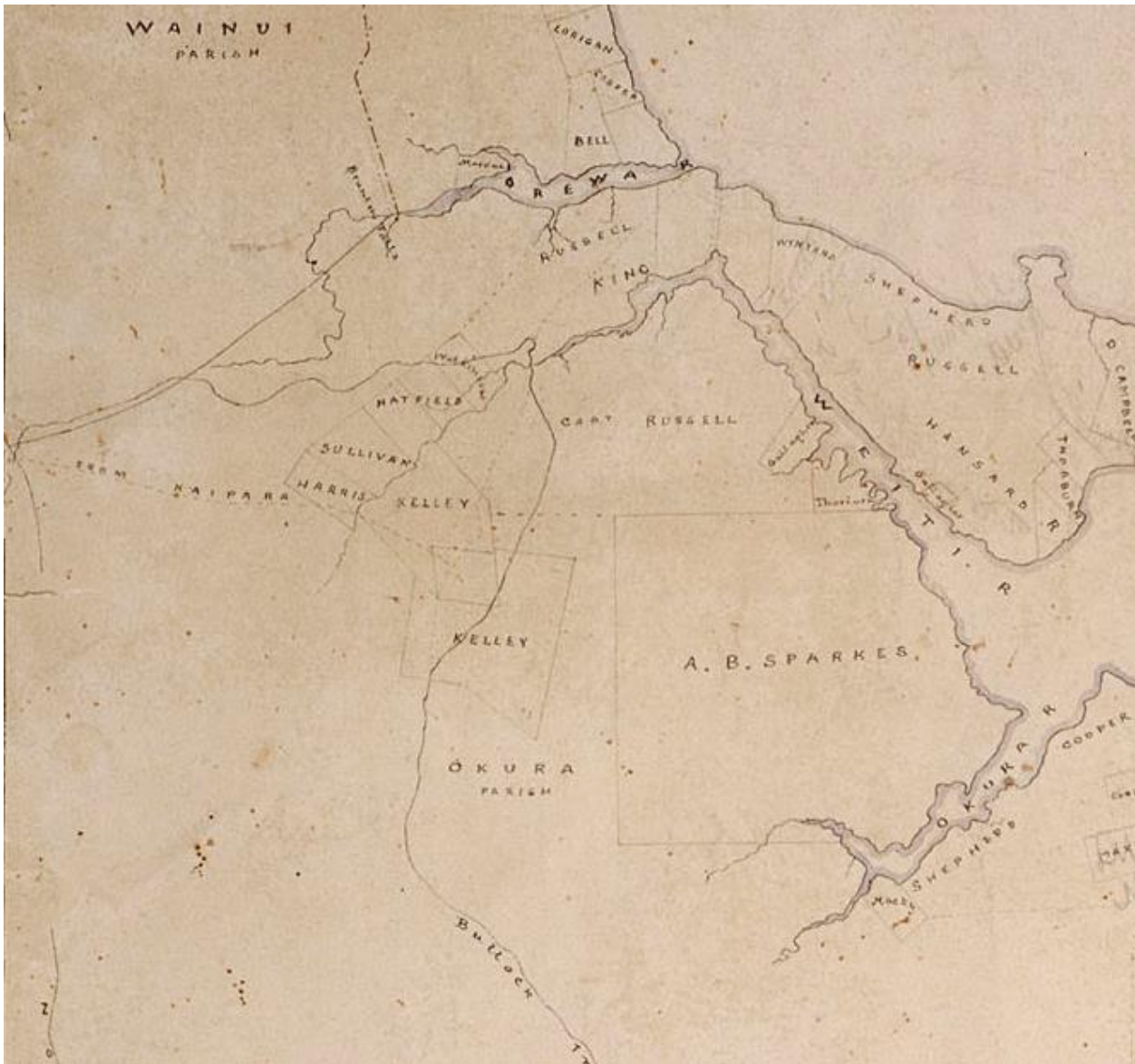


Figure 6. Undated map showing early landholders and tracks in the district. NZ Map 4296 (sectional view). Auckland Libraries.

6.5 Agriculture

Pastoral farming is the dominant rural land use in the study area today. The early history of farming within the study area is poorly documented, but conversion of land to pasture for subsistence farming is likely to have commenced soon after the land was settled by the Kelly family. By the 1860s Maurice Kelly had developed his property to the extent that he was regularly advertising cattle and horses for sale, and the Kellys were exhibiting produce, pigs and poultry in local agricultural shows.

THURSDAY, MARCH 16.

THE WADE CATTLE SALE.

MR. H. S. ANDREWS

Will sell by auction, at Noon, on Thursday, 16th
March, at the Stock Yards of Mr. Maurice Kelly,
the Wade,

A FEW QUIET DAIRY COWS, forward in
calf

Store stock
Working oxen
Horses, suitable for saddle, plough, and
draught.

&c., &c., &c.

Figure 7. Example of a newspaper advertisement for the sale of stock on behalf of Maurice Kelly. *New Zealand Herald* 7 February 1865:2.

In 1893, after the Kelly land holdings had passed to new owners, a correspondent noted that three farms that were once the property of the late Maurice Kelly were carrying a large number of sheep and cattle (*New Zealand Herald* 6 February 1893:3)

By the 20th century, as gum digging declined and eventually ceased in the area, the growing population of the district increasingly relied on farming as a source of income (Fortheringham 1888:12).

Dairy Flat, like most other areas, was developed into productive farmland as either dairy or sheep and beef units, but is best known for the history of dairy production that has inspired the name. Into the later part of the 20th century here has been a dramatic change away from farming.

Some of the families noted for agriculture on their sites were the Green family for orchards, the Locheads and Wilsons for sheep farming and the Bawdens, Badys, Inglis, Goodfellow, Jeffs, Caseys, Foleys for dairy farming (Fortheringham 1888:18).



Figure 8. Examples of old fence posts near the Wēiti Stream. The post on the right is split totara.

7 Archaeological sites within the study area

7.1 Previous work

Parts of the structure plan area have previously been surveyed for archaeological sites (Fig.9). Known or recorded²³ previous surveys include:

- Bioresarches 1998. Whiteway Downs Development Habitat Characteristics.
- Cameron, Ellen, Zarah Burnett and Sarah Phear 2015. Silverdale West: Preliminary archaeological assessment. Clough and Associates, Auckland.
- Clough, Rod and Don Prince 2001. BP Oil New Zealand Limited - Proposed Northern Motorway Service Centre, Dairy Flat, Rodney District: Archaeological Assessment. Clough and Associates, Auckland.
- Foster, Russell 1997. ALPURT Sector B1: Archaeological Assessment.
- ----- 1998. Pine Valley road re-alignment: Archaeological assessment.

A number of surveys have been undertaken outside but in the vicinity of the study area. These include:

- Bedford, Stuart and Matthew Felgate 1994. A Cultural Heritage Inventory for a Section of Rural Orewa. Rodney District Council, Orewa.

²³ Surveys undertaken since 2010 have not been added to the CHI and plotted on the Auckland Council GIS. It is possible that some additional archaeological surveys have been undertaken in or adjacent to the study area.

- Foster, Russell 1999. ALPURT Sector A: Areas Outside Designation Required for Proposed Dump Site at Masons Road and Borrow Area at Bawden Road: Archaeological Assessment.
- Clough, Rod 1999. Ashwood Avenue Subdivision: Archaeological Appraisal. Clough and Associates, Auckland.



Figure 9. Land in and adjacent to the study area known to have been subject to previous archaeological surveys (light pattern) and surveyed for this report (solid blue fill). In addition to these surveys, the land at 1636 Dairy Flat Highway has also been inspected by Cameron et al (2015).

Sites associated with Māori occupation

The spatial distribution of archaeological evidence of pre-European Māori occupation within mainland areas in the Auckland region is reasonably predictable. It is typically confined to:

- areas of friable soils suited to Māori horticulture. Such soils are predominantly associated with basaltic volcanics, former sand dune systems and some alluvial deposits;
- a relatively narrow strip rarely exceeding 1 km wide along the (original) coast and along waterways navigable by canoe.

Most other parts of the region remained in undisturbed forest at the time of European contact.

Exceptions to this pattern include occasional isolated refuge pā (fortifications) which are sometimes found at defensible locations further inland; and specialised activity sites associated with inland resources that were exploited, such as sources of stone for tool production. Few such exceptions are known within the Auckland region.

Resources such as birds and other sources of food found in forests, shrublands and water bodies further inland were of course gathered, and accessible trees were felled for canoe building and general construction. Pathways and canoe portages such as the Wēiti portage referred to above also extended inland. However, such activities rarely leave behind tangible evidence, or at least evidence that is able to be detected.

Based on this model, it is considered highly unlikely that archaeological evidence of pre-European Māori occupation would be found within the majority of the study area. The exception is the Te Taruna (Pine) Valley, which is close to the head of the Wēiti River, includes alluvial soils, and is on a known walking route and canoe portage.

The limited results from surveys that have been undertaken (see 7.1 above) have been consistent with this predictive model – no sites of Māori origin have been found in surveyed areas within or adjacent to the study area. Foster (1998:3) also concluded that the probability of [either historic or] prehistoric archaeological sites being present in the vicinity is low.

7.2 Historic era sites

Places of archaeological interest dating from the historic era in the study area could potentially include:

- Remnants of early transport routes or infrastructure
- Timber industry sites such as log slides, sawpits, camps or dwellings, and bullock tracks
- Sites associated with gum digging
- Sites associated with 19th century occupation and farming activity

In most cases early paths that were known to be present follow the routes of modern roads and have been replaced by them. Evidence formerly present is likely to have been destroyed by more recent development or modified by later farming or gum digging activity and will no longer be identifiable. No early bridges are known to have existed in the study area.

While the Kellys were actively involved in kauri logging in the district (notably at Kellys Bush), little of a specific nature is known about logging activity in the study area. The

Kellys would have felled timber of value on their land and converted the cutover land to farmland. There was a bullock track alongside Jack Creek (Fig.6), and this was likely used to drag logs and/or or sawn timber from and through the study area to the Wēiti River. Kauri driving dams were apparently not used in the area due to the unsuitability of the watercourses.

Archaeological sites or features associated with logging may be present in the study area. Where these involved earthworks or earth disturbance (e.g. log slides) it is possible that they will still be recognisable from surface evidence. However, none have been recognised to date during archaeological surveys in or adjacent to the study area.

Tangible evidence of gum digging in the form of gum holes rarely survives except in areas that have remained undisturbed as reserves or other undeveloped land²⁴. Temporary gum diggers' habitation sites may potentially exist in the study area. However, the main gum digging camps in the district were beyond the study area and relatively close by and the majority of the study area was claimed, owned or leased by the Kellys from an early date. The possibility of such sites being present is therefore considered low. As individual gum diggers shanty/tent sites were temporary, unsubstantial, and often undocumented, associated archaeological remains may be difficult to identify (see Bioresearches 1998 for example).

Places associated with the Kelly family are considered to be the primary historic era sites of archaeological interest within the study area.

7.2.1 Sites associated with the Kelly family

Several of the buildings on Kelly's land are marked on cadastral plans, and some of these were located within the study area.

Features shown on SO 894 and 971A (date illegible, but ca 1869-70) include:

- A complex of buildings that comprise Kelly's dwelling and public house, stables and a stockyard. SO 971 shows only a large building and three small buildings in row. SO 894 shows a large building and five small buildings in the row, a stables building, and a stockyard. This plan is in poor condition and there are some further marks that possibly represent other buildings (R10_737; CHI 10787). Other features discernible on SO894 include:
- A barn (west of Dairy Flat Highway, outside study area) (recorded as part of above);
- A stockyard and one or possibly two buildings (adjacent to Wēiti Stream, outside study area)

SO 6675 (1891) shows a Roman Catholic church built for Maurice Kelly. There is also an associated cemetery, discussed below. Both are outside, but close to, the study area.

²⁴ Bioresearches (1998) found five depressions which were interpreted as gum holes in an intensely dug over area south of the study area.

7.2.2 Maurice Kelly's homestead, Sawyers' Arms Inn, stables houses and stockyards (ca 1852-1884) R10_737; CHI 10787

Maurice Kelly's Inn, homestead and associated buildings are known to be located at what is now 1636 Dairy Flat Highway. Kelly's association with the property ended in 1884, but his house survived until ca 1982 (see Cameron et al 2015:37). It was sited immediately northeast of the existing house that replaced it (Fig. 11). Archival plans drawn at various different times show a large building and three or four smaller buildings in a group, with a stable further away beside the road. The small buildings are annotated as houses on one plan. It is assumed that the larger building is the inn and that one of the smaller buildings was Kelly's homestead. Kelly's Inn had a large kitchen which was of sufficient size to hold an annual ball associated with the Wade horse races (*New Zealand Herald* 8 March 1865: 4), whereas the Kelly house was a modest sized dwelling (Fig. 11).

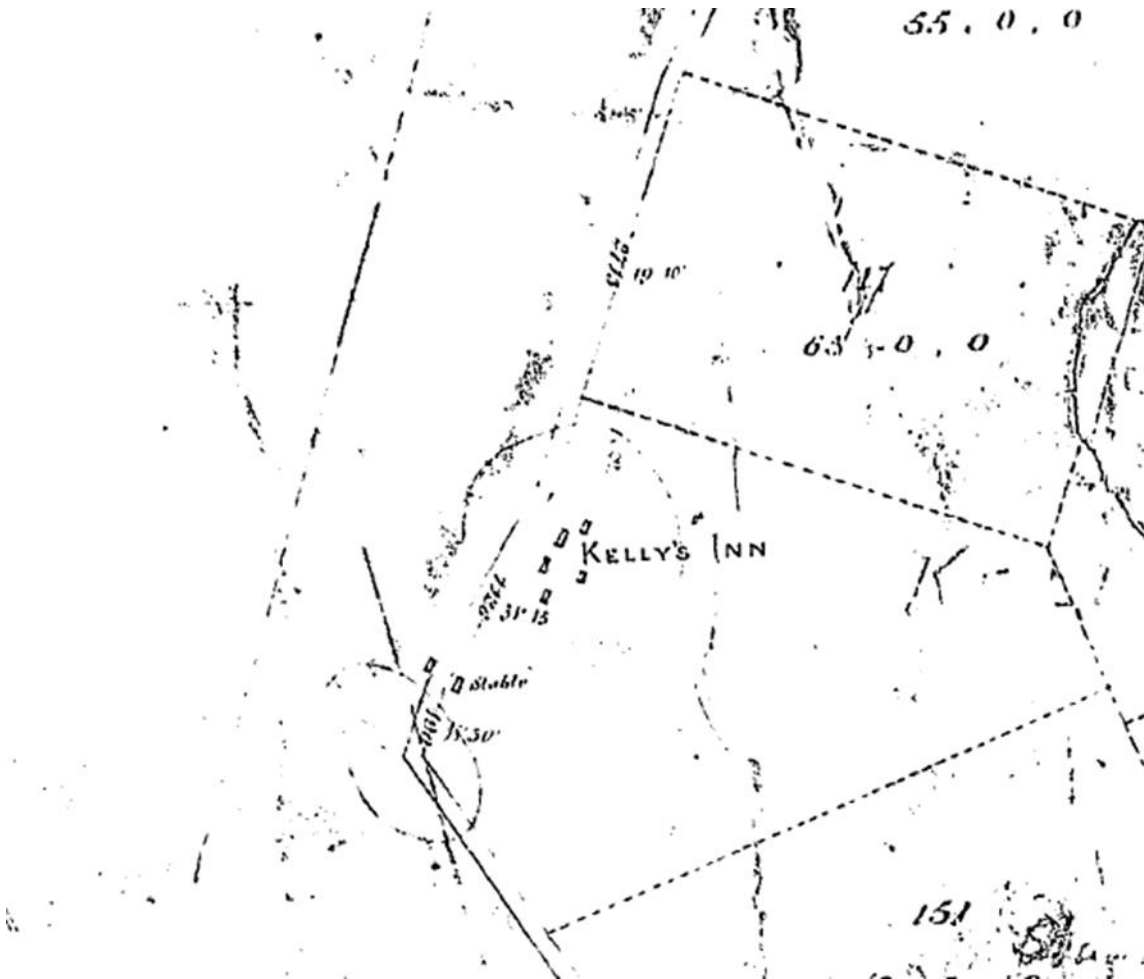


Figure 10 .Maurice Kelly's Sawyers' Arms inn and the associated complex of buildings were located on the east side of Great North Road adjacent to Kelly's junction, with his stockyard and another building on the opposite side of the road. This plan shows a surveyed realignment of what is now Wilks Road which was not constructed (see also Fig. 13).The location/orientation of the grouping of 5 buildings that includes Kelly's Inn is indicative only on this plan. SO1118A (1865)

On the opposite side of what is now Dairy Flat Highway from the stable was a stockyard, possibly the yard where Kelly held his stock auctions (see 5.5). A building associated with the stockyard is also shown on SO plans 1118A and 1118B (Figs. 6, 7)

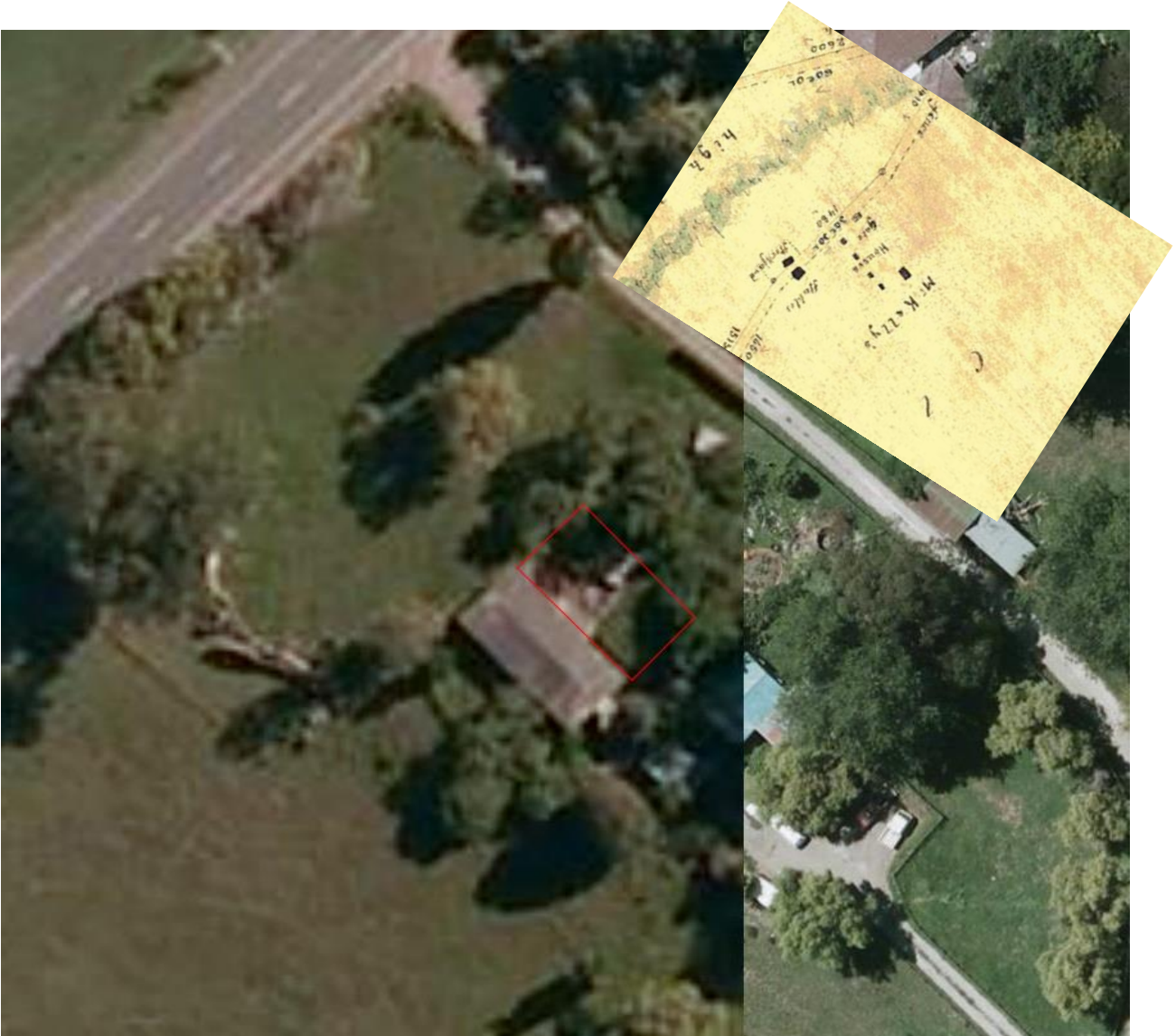


Figure 11. Location of the Kelly homestead (red outline) at 1636 Dairy Flat Highway prior to demolition. It is not clear if the large building shown on the 1870s archival plan (inset) is the homestead or Kelly's Inn. It is assumed to be the latter and that Kelly's homestead was one of the 'houses' shown on the plan. Inset plan is SO1118B (1873).

7.2.3 Junction Hotel (1879-1885)

The Junction Hotel is known to have been located within Allotment 7 on the north side of what is now Wilks Road. Allotment 7 spanned what was then Great North Road and is now Dairy Flat Highway, but only a small portion of the land parcel extended to the west of the highway. The most likely location, based on the topography (and name of the hotel) is at the Wilks Road/Dairy Flat Highway intersection, at 9 Wilks Road East on the east side of Dairy Flat Highway. Another possibility is 2 Wilks Road, on the west side of the highway. However the land at 2 Wilks Road appears to have been levelled for a house site only recently. The possible location at the corner of 9 Wilks Road appears not to have been built on since the time that the Wade Junction Hotel was destroyed by fire. It has now been recorded as an archaeological site (R10_1450).

8 Built heritage settlement patterns and sites of potential interest

8.1 Overview

The study area has had a rural character since European settlement in the 1850s²⁵. Historic maps reveal the study area was sparsely populated, consisting of a small number of farms and associated homesteads and rural outbuildings, in the 19th and earlier 20th centuries. Subsequently, land has been further subdivided, in particular into the second half of the 20th century, to create the current countryside living environs.

The nearby Silverdale town centre has been the core for commercial and civic facilities, servicing the rural surrounds, both in a historical and contemporary context. As mentioned previously the departure from this pattern was the early Kelly hotel sites within the study area.

Some of Maurice Kelly's farm had been subdivided and transferred to family members by the 1870s and was eventually on sold. However, there were still only a limited number of land owners and very few dwellings for the next 50 years.

A topographic map drawn in 1915, shows only seven houses or other buildings within the study area (Fig. 12). Three were on what is now Dairy Flat Highway (two in the vicinity of the Kelly Homestead site), three on the north side of Old Pine Valley Road (formerly White Hills Road), and one to the south. SO 19072 (November 1914) shows the Kelly homestead site to be owned by P.P. Small. The land on the south side of Old Pine Valley Road was owned by C. & L. Carter in 1910 and 1914 (SO 15980 & 19072).

²⁵ Maurice Kelly claimed to have occupied his land from 1848.



Figure 12. 1920 topographic map (surveyed 1915) showing buildings, plantings and other developments in 1915 (Department of Lands and Survey 1920, sectional enlargement).

Some buildings, including the Junction Hotel (see 6.2.3) had a short life span. SO 13650, dated March 1906, shows a house on Section 7C, on the north side of alongside of what is now Wilks Road East. The land was then owned by a Mr Casey. The house is not shown on SO 3718, dated 1903, which does show a track in approximately the same location. It is assumed to have been built between 1903 and 1906, since 7C had previously been Crown Land. No building is shown at this location on a topographic map drawn in 1915 (Fig. 12), so the house had presumably been relocated or destroyed.

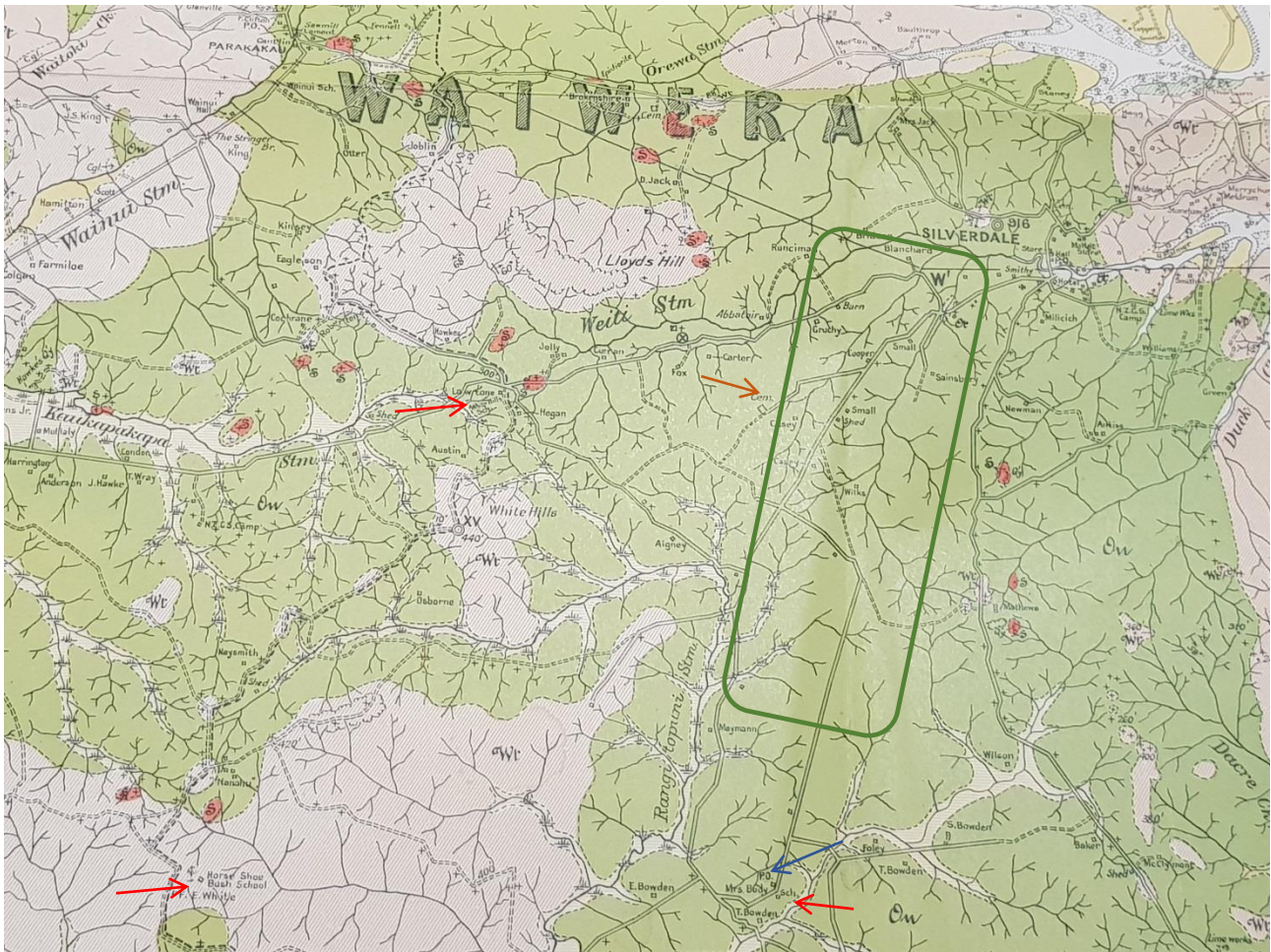


Figure 13. The study area and surrounds, showing land owners, buildings, roads and paths during the period 1921-5. The green outline relates more directly to the study area. The red arrows point to the three schools in the wider districts, the blue arrow to the post office towards Dairy Flat and the orange to the Catholic cemetery. Source: Ferrar (1934), sectional enlargement.

Figure 13 shows land owners within the area in 1921-1925. This includes the indicative location of buildings (presumably residences) as well as some named outbuildings including the shed on the Small's land and a barn on the Grunchy property. Eight identified land owners with a building(s) on their site(s) at that time are identified. These are Blanchard, Bridson, Casey, Cooper, Grunchy, Sainsbury, Small and Wilks. Only a few of these buildings appear to remain today. Those residences identified are set out in the places of potential interest list (Appendix A) and possibly include the building marked as 'Sainsbury' and the most northern 'Small' residence. Two residences with a similar rectangular form and corrugated iron cladding owned at this time by the Earwackers and McNairs are not specifically identified on this map. However, one building with no annotated name appears on the map in the general vicinity of these buildings at what is now 1350 and 1338 Dairy Flat Road.

As a farming environment, additional built features of thematic interest that may be revealed in due course could include early fences and posts, milking sheds, barns, dairy buildings and water troughs. No features of note have currently been identified.

8.2 Heritage places beyond the study area

While slightly outside the study area, of relevance is the former Catholic cemetery and site of the former church and chapel. In 1864, a Catholic Chapel was built for Maurice Kelly (*New Zealander* 30 December 1864:4) on land that he acquired for this purpose between Pine Valley and the Dairy Flat Highway. In the late 1880s, a new church was built to replace the original chapel that had burned down twenty years earlier. By 1920, the new church had been moved closer to Silverdale and the Catholic cemetery fell into disrepair (Litchfield 1996:22).

The associated cemetery is the resting place of Maurice Kelly, alongside a number of other early settler family members (such as, Casey, Poynton and Foley). Known burials span from 1860 to 1909. The cemetery is on private land and not publicly accessible.

The Wainui Settlers Cemetery on Cemetery Road in the nearby settlement of Wainui also contains the graves of settlers and subsequent generations of families. The location of the Wainui Settlers Cemetery is shown on a map drawn in the 1920s (Fig 13).



Figure 14. Example of one of several headstones in a similar state within the Catholic cemetery on Pine Valley Road. February 2018, authors.

The residence constructed for Mr Henry Jolly and his wife Lily Jolly on Pine Valley Road is a place of interest outside the structure plan study area. Adorned with two turrets, this residence is an interesting and unusual example of a farm house. (See built heritage study list of places outside the study area).

Also outside the direct study area and also outside the Silverdale town centre were several local schools such as, the former White Hills School near Wēiti, Horseshoe Bush School near to Dairy Flat and Dairy Flat School within Dairy Flat (still remaining as a school). A

post office was also present in the 1920s across the road from Dairy Flat School (Figs.12, 13). Appendix B illustrates built heritage places identified outside the study area. Note that less detailed analysis has been undertaken on places beyond the study area boundaries.

8.5 Other work

Relevant historical research and analysis has been prepared as part of a concurrent project relating to the wider area. A historic context statement is currently being prepared as part of the design guidelines for the Silverdale Town Centre. This work has been prepared by Boffa Miskell for Hibiscus and Bays Local Board and Auckland Council. While it relates to the immediate Silverdale town centre area, it also addresses parts of the history of the wider district. As this piece of work addresses much of the wider built history of the area, limited narrative has been set out directly within this structure planning report to avoid repetition²⁶.

8.3 Observations and findings

This study, combining desktop and some initial field survey, has revealed a limited number of potential built heritage places of interest within the direct study area. No extant buildings or structures have been identified that are known to be of pre 1900 origin within the study area.

Reasons for this are:

- The rural nature of the area has resulted in a dispersed settlement pattern. There were a limited number of occupants within this area since European settlement and into the early 20th century
- Earlier building stock has already been demolished, destroyed or relocated over time
- Buildings and features may still be present but are difficult to view or not visible from the public realm. In addition, they may not be easily identifiable using aerial photography, and limited survey on private land can logistically occur.

9 Issues

Key issues identified that may affect historic heritage in the study area include:

- Places of potential historic heritage value yet to be identified, recorded or protected
- Integrating any significant historic heritage places into new development in an appropriate or meaningful way
- The transition of the historic landscape context from rural to commercial. This can make retention of historic heritage places problematic whilst providing for reasonable use once land use becomes more intensified.

²⁶ See Clark, B. Boffa Miskell. 2017. *Silverdale Heritage Led Design Character Design Guidelines*. Accessed from: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/place-based-plans/Documents/silverdale-heritage-design-guide.pdf>

10 Conclusion and recommendations

10.1 Conclusions

Based on this preliminary review, the study area does not have a high concentration or number of identified historic heritage places. Two places of potential historic heritage value have been identified.

Pine Valley, at the northern end of the study area, was the location of a traditionally important Māori overland pathway and canoe portage between the east and west coasts known as Te Taruna. Specific details of the route of the pathway/portage through the valley are not known. For practical reasons the portage is likely to have followed a route that avoided hillslopes and gullies. It may therefore have followed what is now the route of Old Pine Valley Road and Pine Valley Road.

Tangible evidence of Māori use of this route and/or occupation of the stream flats along the Wēiti Stream (originally known as the Taruna Stream) may potentially be present in Pine Valley. No surface archaeological evidence was observed during a partial walkover survey along the stream corridor. However not all properties were able to be accessed and the absence of surface evidence does not preclude the possibility of subsurface archaeological evidence being present.

There is a low or very low likelihood of archaeological evidence of pre-European Māori occupation being found within the balance and majority of the study area south of the Pine Valley flats. The environment in this part of the study area, particularly the poorly drained clay soils, would not have been attractive for Māori horticulture or settlement. Much of the study area would have remained forest until the arrival of Europeans. No archaeological sites of Māori origin have been recorded during surveys that have been undertaken in or adjacent to the study area.

The land within the West Silverdale Dairy Flat study area was settled and occupied by the Kelly family for most of the 19th Century from at least 1852, and the Kelly family made a significant contribution to the development of Silverdale and the surrounding district. Maurice Kelly's homestead, Sawyers' Arms Inn and associated buildings were located at 1636 Dairy Flat Road on what was once the original Great North Road, near the intersection of several early paths. Kelly's inn was widely known as a waypoint on the road, a place of accommodation for travellers, and a focus for community activities. The site of the homestead, inn and related buildings is of considerable historical significance and is likely to have significant knowledge potential as an archaeological site.

A second 19th century hotel, owned by Maurice Kelly's son, was located within the study area. The hotel was short-lived, lasting less than 6 years before being destroyed by fire in 1885. The Wade Junction Hotel was located on the north side of Wilks Road. The site of the hotel is currently unknown, but the likely location was at what is now 9 Wilks Road at the intersection with Dairy Flat Road, formerly the Great North Road.

No standing buildings or structures of high heritage significance have been identified within the study area. Buildings that appear to date from the early to mid-20th century have been identified within the study area, along with a modified bungalow from a later period. These are considered to be of some local historical significance, but are otherwise typical rural dwellings. They are not likely to meet the criteria for including in the AUPOP schedule of significant historic heritage places.

10.2 Recommendations

10.2.1 Te Taruna

Options for future management of the Wēiti portage and Te Taruna overland route should be discussed with Mana Whenua. It is unlikely that there is any tangible evidence of the use of the route or any historical evidence that would allow the precise location on the ground to be determined or defined. Scheduling in the AUPOP is not likely therefore to be an appropriate option. Alternative options for recognising the past use of this route could include:

- Investigating renaming the stream Taruna, or otherwise symbolically recognising the former route by naming a feature or features within the local area;
- Zoning land along the stream bank/flats as public open space, and;
- In the longer term, considering options for establishing a walking or cycle path along the route or waterway.

10.2.2 Site of Kelly homestead, Sawyers' Arms Inn and related buildings (R10_737; CHI 10787)

This site has not been formally evaluated against the criteria in the AUPOP. However a preliminary significance evaluation has been undertaken by Cameron et al (2015:77).

The site is likely to meet one or more criteria for inclusion in the AUPOP schedule of significant historic heritage places and therefore to be eligible for scheduling. There are several archival plans and other sources that would allow the location and extent to be refined/defined. Options for the future management of this site include:

- Formal evaluation of the site against the criteria and thresholds in section B5.2.2 of the Auckland Unitary Plan (AUPOP) for potential inclusion in the AUPOP schedule of historic heritage places. A planning assessment would then be undertaken to determine if the place should be recommended for scheduling through a plan change;
- Zoning and/or acquisition of all or part of the site as public open space and;
- Non-intervention by Auckland Council, with future development of the place managed by Heritage New Zealand under the archaeological provisions of the HNZPTA

- Recognition of the past history of the place through the adoption of appropriate place names and/or interpretation (on or off site).

Given that the site of the Kelly buildings complex occupies a significantly large geographical area, it is our view that scheduling of the site would not provide reasonable use of the land into the future as provided for in the proposed structure plan. Therefore there would be no benefit in undertaking a formal significance evaluation. Options to protect all or part of the site through zoning and/or acquisition have been explored and are not considered to be practicable.

The recommended option is for development and management of the land to be undertaken under the archaeological provisions of the HNZPTA. This would be the responsibility of the property owner and Heritage New Zealand.

10.2.3 Site of Wade Junction Hotel (R10_1450; CHI 21943)

The precise location of this site is unknown. While the site is likely to have potential to produce knowledge through archaeological investigation, it is unlikely to meet the criteria for inclusion in the AUPOP schedule of significant historic heritage places.

The likely location has been recorded in ArchSite and the CHI. The recommended option is for the site location to be defined more precisely prior to development and managed through the archaeological provisions of the HNZPTA. This would be the responsibility of the property owner and Heritage New Zealand.

8.1.3 Other recommendations

Previously unrecorded historic heritage places identified through the project should be recorded in the Auckland Council Cultural Heritage Inventory (CHI) and/or ArchSite database as appropriate. Records for previously recorded sites should be updated²⁷.

Authors:

Robert Brassey (Principal Specialist Cultural Heritage)

Cara Francesco (Principal Specialist Built Heritage)

²⁷ As of May 2019, this has now been completed

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New Zealander 17 November 1860:5; 5 October 1861:5

New Zealander 30 December 1864:4

Thames Star 19 July 1880:2

West Coast Times 24 September 1881:2

Map of the Auckland District (undated, ca 1850s). NZ Map 4296. Auckland Libraries.

9. Appendices

Appendix A: Preliminary places of potential interest list (within and beyond study area)

Appendix B: Currently recorded CHI sites within study area

Appendix C: Spatial location of CHI sites within study area


Appendix D: Aerial photography


Appendix E: Silverdale West: Preliminary Archaeological Assessment

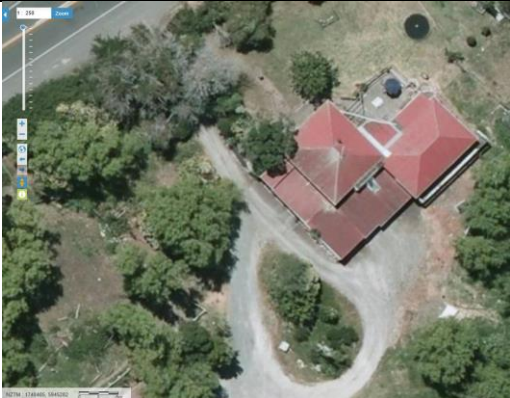
Appendix A: Places of interest list


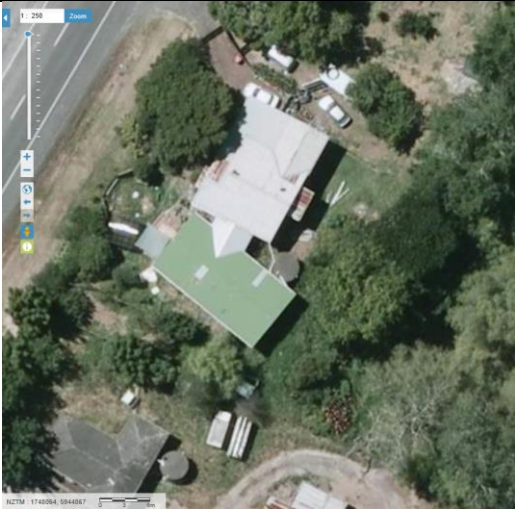
Within the direct study area

Built heritage

Place name and/or description	Address	NZTM reference	Photo/image	CHI/NZAA no. or if to be added	Notes
Residence - cottage	1338 Dairy Flat Highway	NZTM > Easting: 1746784.23, Northing: 5941814.66	 <p>AC, 2017.</p>	16095 Update	<p>(Allotment 189)</p> <p>This parcel of land originally formed part of the Crown Grant (allotments 189 and 190 of the Parish of Pukeatua) awarded to Thomas Forgham in 1870. In 1872 Forgham transferred the property to [unknown] Alston, who dedicated a road in 1874. The land passed through a number of owners before being purchased by [Archibald?] McNair in 1899. It is unclear what exactly McNair purchased, based on later Deeds Index entries it is likely at this time he only owned allotment 189. In 1904 McNair purchased an additional 140 acres of allotment 190 from [unknown] Jackson. It is likely that McNair owned other land in the vicinity as an Archibald McNair is registered against a number of lots in Pukeatua in the 1881 Electoral Roll. Deeds Index references state that in 1906 McNair transferred part of lot 189 to another McNair (probably his son, William McNair). Following entries indicate that this was the majority of the allotment which W. McNair later subdivided into the contemporary addresses of 1350 and 1338 Dairy Flat Highway. Auckland Museum records show that in 1907 the wife of William McNair granted a number of gum diggers the right to dig gum across the property of part allotment 189. It is possible the residence (or the residence at 1338 Dairy Flat Highway) was used as accommodation for gum diggers, but nothing has been located to verify this.</p> <p>(Southern part of lot 189)</p>

					<p>William(?) McNair retained ownership of this parcel of land until 1920 when it was transferred to [unknown] Earwaker. This is most likely David Sams Earwaker who is the registered owner on CT NA579/31 which was issued in 1935. The property was transferred to William Bates Earwaker in 1964. CT records indicate that the property was subdivided in circa 1972 with W.B. Earwaker retaining Lot 6 upon which the subject dwelling is situated. In 1981 the CT was updated to acknowledge W.B Earwaker and Joan Alison Earwaker as tenants in common. The Earwaker's owned the property until its sale in 2010.</p>
Residence - cottage	1350 Dairy Flat Highway	NZTM > Easting: 1746866.78, Northing: 5941958.59	 <p>AC, 2017.</p>	16094 Update	<p>(Allotment 189) This parcel of land originally formed part of the Crown Grant (allotments 189 and 190 of the Parish of Pukeatua) awarded to Thomas Forgham in 1870. In 1872 Forgham transferred the property to [unknown] Alston, who dedicated a road in 1874. The land passed through a number of owners before being purchased by [Archibald?] McNair in 1899. It is unclear what exactly McNair purchased, based on later Deeds Index entries it is likely at this time he only owned allotment 189. In 1904 McNair purchased an additional 140 acres of allotment 190 from [unknown] Jackson. It is likely that McNair owned other land in the vicinity as an Archibald McNair is registered against a number of lots in Pukeatua in the 1881 Electoral Roll. Deeds Index references state that in 1906 McNair transferred part of lot 189 to another McNair (probably his son, William McNair). Following entries indicate that this was the majority of the allotment which W. McNair later subdivided into the contemporary addresses of 1350 and 1338 Dairy Flat Highway. Auckland Museum records show that in 1907 the wife of William McNair granted a number of gum diggers the right to dig gum across the property of part allotment 189. It is possible the residence was used as accommodation for gum diggers, but nothing has been located to verify this.</p> <p><i>*Update: The date of construction of the residence has not been established, but based on features visible from the front elevation, it may have the potential to be constructed pre-1900. Demolition of</i></p>



				<p><i>buildings that are pre-1900 in origin are likely to be defined as archaeological sites under the Heritage New Zealand Pouhere Taonga Act and require an authority process.</i></p> <p>(northern part of lot 189) Deeds Index references show that W. McNair conveyed this part of the allotment to [unknown] Thomas in 1917. Thomas on sold the site to [unknown] Small in 1927. CT NA579/33 was issued to Charles Henry Lester Small in 1935 for the northern portion of lot 189. In 1961 the property was transferred to Henry Lester Small and on to Peter Allan Small in 2012 as executor. It appears that the site remained in the Small family until 2016.</p>
Residence	1732 Dairy Flat Highway	NZTM > Easting: 1748454.65, Northing: 5945260.12	 <p>AC, 2014.</p>	<p>Do not add</p> <p>The residence is on land which was owned by the Small family. The wider site was subdivided in c.1930s and the house was sold to the Stoney's. Significant modifications have been made to the original residence, in particular with several additions to the building footprint.</p>

Villa	1744 Dairy Flat Highway	NZTM > Easting: 1748587.15, Northing: 5944916.37	 <p data-bbox="591 544 842 571">AC, November 2017.</p>	Add	<p data-bbox="1308 156 2134 627">Arthur George Sainsbury was granted a “licence to occupy” (with the right to purchase) over allotments 210 and 212 of the Parish of Okura in 1915. The land being Crown owned and recorded as being “second class land”. No prior references have been identified to establish land ownership prior to 1915. Sainsbury raised a mortgage in 1922 but this is unlikely to have been for the construction of the villa as it stylistically is earlier. It is possible the villa was placed here/erected in 1915 when Sainsbury formally commenced his licence and if so, would be a late example of its type. Sainsbury then transferred the licence to George William Dumper in 1930 and Dumper paid £140 in 1941 to buy the land. Arthur Sainsbury appears to have had multiple professions and lived in multiple parts of the country. Whilst in Silverdale he had pig farm named “Sunnyvale”.</p>
Modified bungalow	1686 Dairy Flat Highway	NZTM > Easting: 1748077.94, Northing: 5944902.49	 <p data-bbox="591 1153 712 1181">AC, 2014.</p>	Do not add	<p data-bbox="1308 638 2116 810">The site was transferred to Horace Stanley Small in 1937 from the wider site which formed part of 1732 Dairy Flat Highway. The California bungalow has been extensively modified with additions to the north and south of the original building. While it illustrates a local residence from the earlier 20th century it lacks physical integrity.</p>

Villa (transitional ?)	59 Wilks Road, Dairy Flat	NZTM > Easting: 1747545.15, Northing: 5943299.16	 <p data-bbox="591 427 1106 461">Google Street View, 2012</p>	Do not add	The site-specific land ownership of this site has not currently been researched. The residence does not appear to be on 1952 aerial, suggesting it has been relocated here.
Modified Bungalow	46 Wilks Road, Dairy Flat	NZTM > Easting: 1747690.22, Northing: 5943366.61	 <p data-bbox="591 791 1106 831">AC, 2017.</p>	Do not add	The site-specific land ownership of this site has not currently been researched. This bungalow has seen a significant number of physical external modifications, such that it is no longer a good example of its type.
Villa	322 Postman Road, Dairy Flat		 <p data-bbox="591 1198 1106 1232">AC, 2017.</p>	Do not add	The site-specific land ownership of this site has not currently been researched. The residence does not appear to be on 1952 aerial, suggesting it has been relocated here.

Outside the study area

Built heritage

Place name and/or description	Address	NZTM reference	Photo/image	CHI or NZAA no. if to be added	Notes
Transitional – Former Jolly Residence/ Mount Pleasant	468 Pine Valley Road, Pine Valley (Area previously referred to also as White Hills)		  <p data-bbox="595 991 1070 1054"> http://www.nz.open2view.com/properties/298755 2014(?) </p>	Add	<p>The former Jolly Residence known as 'Mount Pleasant', was originally the home of retired British Army Major Henry Jolly and his wife Lily. The name was acquired from a hotel in Southport England of the same name, Southport being where the Jolly family had previously resided. Major Jolly, who was injured during the first Boer War, emigrated to New Zealand seeking a warmer climate. It is said that features in the house such as fireplace surrounds were brought over from England for the new house. Upon purchasing the site in 1903 Jolly reputedly set about employing a local builder to construct his house from plans he purchased from an award-winning design at the World Trade Fair in London. A <i>New Zealand Herald</i> newspaper article on 17 October 1913 notes that "Major Jolly's fine new residence is getting on towards completion. When finished it will be a splendid country home, worthy of a good district". The house was used as a location for voting, illustrating it was a focal point of the area. (<i>New Zealand Herald</i>, 27 April 1935). The Jolly's owned the property until the 1940s, when the house and surrounding farm of 270 acres was sold to a neighbouring bachelor (Dave Robertson).</p>




In 1952 the property was on sold to the Crawford family – Bob and Ivy (and sons), of Kumeu who set about turning the land into a dairy farm. The house had fallen into a state of disrepair but over time the house was restored. Under the ownership of the Crawfords the place then became a Bed and Breakfast, as well as also being used for various photo shoots and a filming location. The property left Crawford family ownership after many years when sold in 2014.

The residence has interest or significance in relation to the physical attribute and aesthetic criteria. The residence exhibits Queen Anne influences with its two striking turrets at either end of the original front elevation. It is transitional in design, incorporating bungalow features externally and villa features internally.

There appear to be a number of original or early internal features such as, timber floors, ceiling and wall linings, a coal range, and fireplaces. External features such as many of the cladding, windows and three chimneys are of interest. While there is an extension, it appears to generally be in keeping with the style of the building. At the time of sale in 2014, the building appeared to be exhibit a high degree of integrity both internally and externally. With the combination of physical attributes, aesthetic and historical values, this place is of historic heritage interest, with at least local significance.

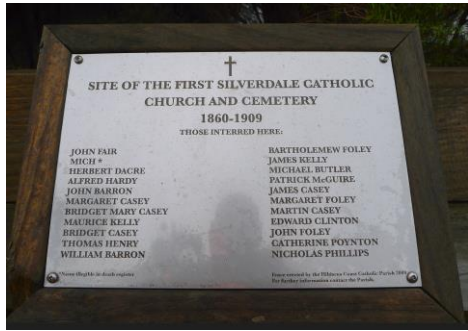
(Content derived from archived Mt Crawford website:

<https://web.archive.org/web/20130208041956/http://www.mountpleasant.co.nz/history.html>)

<p>Wainui Settlers Cemetery</p>	<p>26 Cemetery Road, Wainui</p>	<p>NZTM > Easting: 1746001.81, Northing: 5947412.64</p>	 <p>AC, 2017.</p>	<p>Add</p>	<p>The earlier graves are situated in the southern portion of the site framed by Cemetery and Grayson Roads. Earliest burial dates from 1882 (Anne Hellyer) however, there are earlier burials in section A. (Another reference refers to the earliest death being in 1861 (No. 21. King)). The wider cemetery also includes more contemporary graves. The headstones demonstrate the aesthetic in 19th and early 20th century headstones and grave embellishments. The place has historical interest as the final resting place of a number of earlier settlers and subsequent generations of local families of Wainui and Silverdale. This includes multiple internments for families such as, Colgan, Cutting, Fennell, Hawkes, Hellyer, King, Lloyd, McCathie, Scott, Sidwell, Terry and Taylor.</p> <p>(Information provided on burial records from Silverdale Historical Society collection).</p>
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Catholic Cemetery

Pine Valley Road, Dairy Flat



AC, February, 2018.

16138

Update and relocate CHI point to correct location

Site added to NZAA ArchSite (R10/1472)

The former Catholic Cemetery is situated on private property, with the surrounding area in pasture. Horizontal timber fencing, approximately one metre in height has been erected around the area of the headstones to separate it from the surrounding paddock area. A contemporary plaque mounted on the fence records the names of 22 people interred in the cemetery, comprising members of the Fair, Dacre, Hardy, Casey, Kelly, Poynton, Foley, Butler, McGuire, Clinton, Barron and Phillips families. The fence and plaque was erected by the Hibiscus Coast Catholic Parish in 2009. The known burials span from 1860 to 1909.

Within the fenced area approximately ten headstones are visible. At the time of the site inspection (February 2018) the headstones are broken and in disrepair and grass and vegetation growth obscures some visibility of the headstones.

The land for the cemetery and an associated chapel was acquired by early settler Maurice Kelly. Maurice Kelly was influential in the establishment of Silverdale. He was buried in the cemetery in 1888 (his head stone was not identified at the time of site inspection).

The chapel was described in 1864 as a handsome and commodious structure, placed in a commanding position that is visible at a considerable distance in any direction from the village (*New Zealander* 30 December 11864:4). In the late 1880s, a new church was built to replace the original chapel that had burned down twenty years earlier. By 1920, the new church had been moved closer to Silverdale and the Catholic cemetery fell into disrepair (Litchfield 1996:22).

No interment map has been located to confirm the full extent of burials.




The cemetery has historical significance as the final resting place of a number of first and second-generation settlers of the area. While in a dilapidated state, the headstones demonstrate the aesthetic in 19th and early 20th century headstones and grave markers, including features such as wrought iron fencing framing two of the graves.

Bungalow	198/ 180 Horseshoe Bush Road, Dairy Flat	NZTM > Easting: 1743447.02, Northing: 5942126.86	 <p>Google Streetview, March 2012.</p>	Do not add	As this is outside the direct study area, it is yet to be researched. It appears to have had a quite large side addition with garage added, such that it is not a strong example of its type.
Residence - villa	136 Postman Road	NZTM > Easting: 1747453.96, Northing: 5940870.89	 <p>AC, 2017.</p>	Do not add	The residence does not appear to be on 1952 aerial, suggesting it has been relocated here. This place is outside the direct study area and is yet to be researched further.
Outbuilding of unknown origin	11 Kahikatea Flat Road, Dairy Flat	NZTM > Easting: 1746691.8, Northing: 5942835.61	 <p>Google Street View, March 2012.</p>	Do not add	As this is outside the direct study area, it is yet to be researched.
Transitional	1250 Dairy Flat Highway, Dairy Flat		 <p>Google Street View, March 2012.</p>	Do not add	As this is outside the direct study area, it is yet to be researched.

Rural industry building	53 Kahikatea Flat Road, Dairy Flat	NZTM > Easting: 1746310. 67, Northing: 5943065. 14	 <p data-bbox="595 424 1066 451">Google Street View, March 2012.</p>	Do not add	As this is outside the direct study area, it is yet to be researched.
Villa	93 Wilks Road West, Dairy Flat	NZTM > Easting: 1746333. 75, Northing: 5943993. 16	 <p data-bbox="595 804 1066 831">AC GIS, 2011.</p>	Do not add	As this is outside the direct study area, it is yet to be researched.
Villa	30 Oregon Park, Dairy Flat	NZTM > Easting: 1748591. 51, Northing: 5940625. 55	 <p data-bbox="595 1235 1066 1262">nzsothebysrealty.com, 2015.</p>	Do not add	As this is outside the direct study area, it has not been researched in detail. *Furthermore, the residence has been relocated to site approximately 15 years ago (likely relocated from 24 Titoki Street, Parnell). It therefore does not have a history relating to the subject area and is not recommended to be considered further at this time.

Within the direct study area


Archaeological

Place name and/or description	Address	NZTM reference	Photo/image	CHI or if to be added	Notes
Possible location of Thomas Kelly's Junction Hotel site	9 Wilks Road, Dairy Flat	NZTM > Easting: 1747231.09 , Northing: 5943612.96 (?)		Now added to CHI and ArchSite 21943; R10_1450	Or less likely, 2 Wilks Road (outside the study area)
Maurice Kelly homestead, Sawyers' Arms Inn, houses, gum store and stables site	(1636)/1638 /1646 Dairy Flat Highway, Dairy Flat	NZTM > Easting: 1747812.93 , Northing: 5944481.66		10787; R10_737 (record updated)	
Te Taruna pathway and portage site	Not known Possibly 1, 17, 37, 90 Old Pine Valley Road and further properties beyond	Unknown		Add	Assumed to have been along streamside flats, avoiding gullies and hillslopes.

	study area to west and east				
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Outside the study area

Archaeology

Place name and/or description	Address	NZTM reference	Photo/image	CHI or if to be added	Notes
Catholic Cemetery and former church site	Pine Valley Road, Dairy Flat			Cemetery added to ArchSite (R10/1472) CHI 16138	See built heritage entry above.
1860s stockyard and buildings (2) site	212 Pine Valley Road, Pine Valley and 202 Pine Valley Road, Pine Valley	NZTM > Easting: 1747096.24, Northing: 5945488.74 (stockyard) NZTM > Easting: 1747171.91, Northing: 5945546.95 (building) NZTM > Easting: 1747244.01, Northing: 5945608.46 (building)		TBA	As this is outside the direct study area, it is yet to be researched.

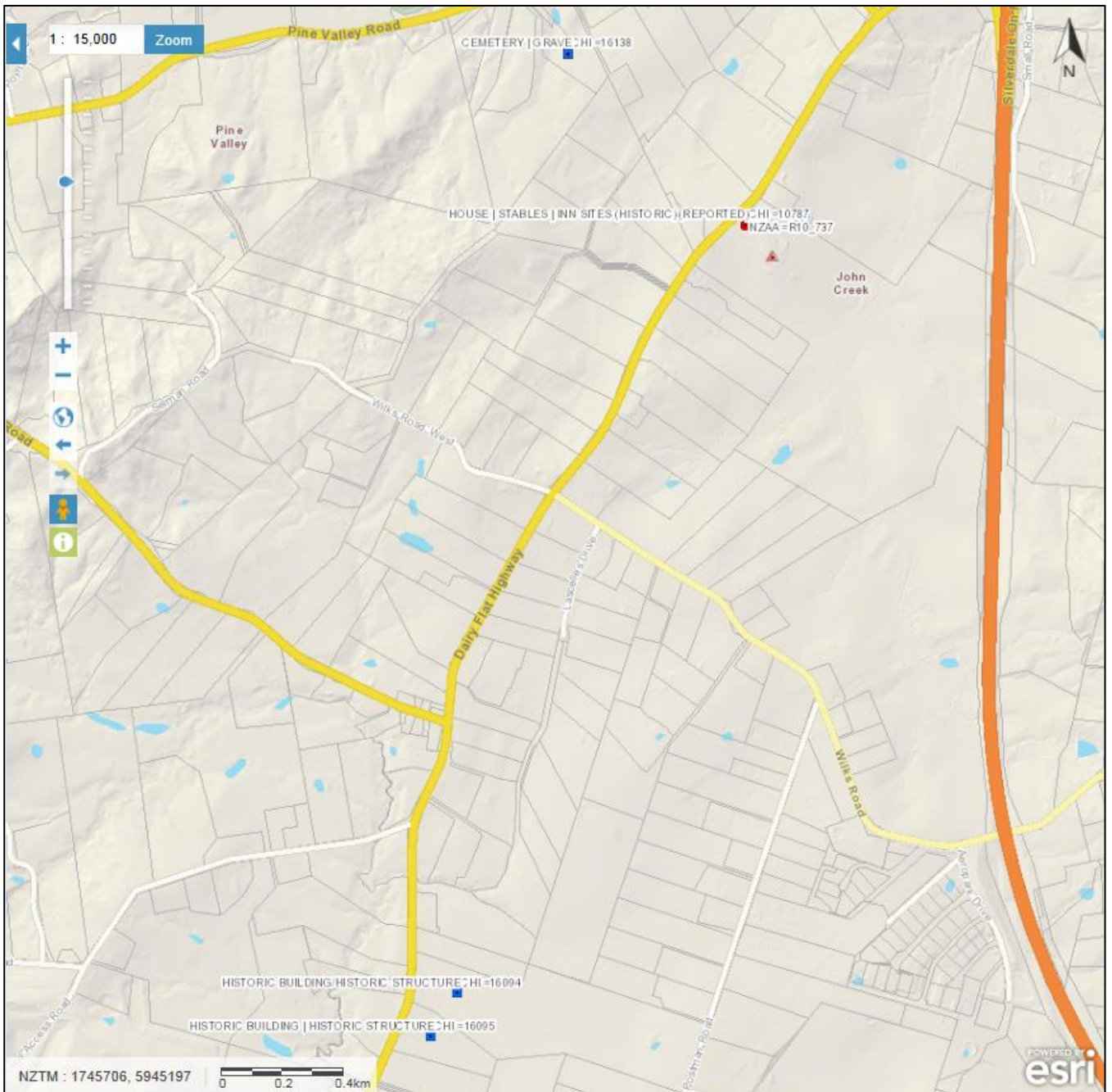
1860s barn site	West side of Dairy Flat Road (to be refined)			TBA	
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Appendix B: Recorded CHI sites within study area at commencement of study

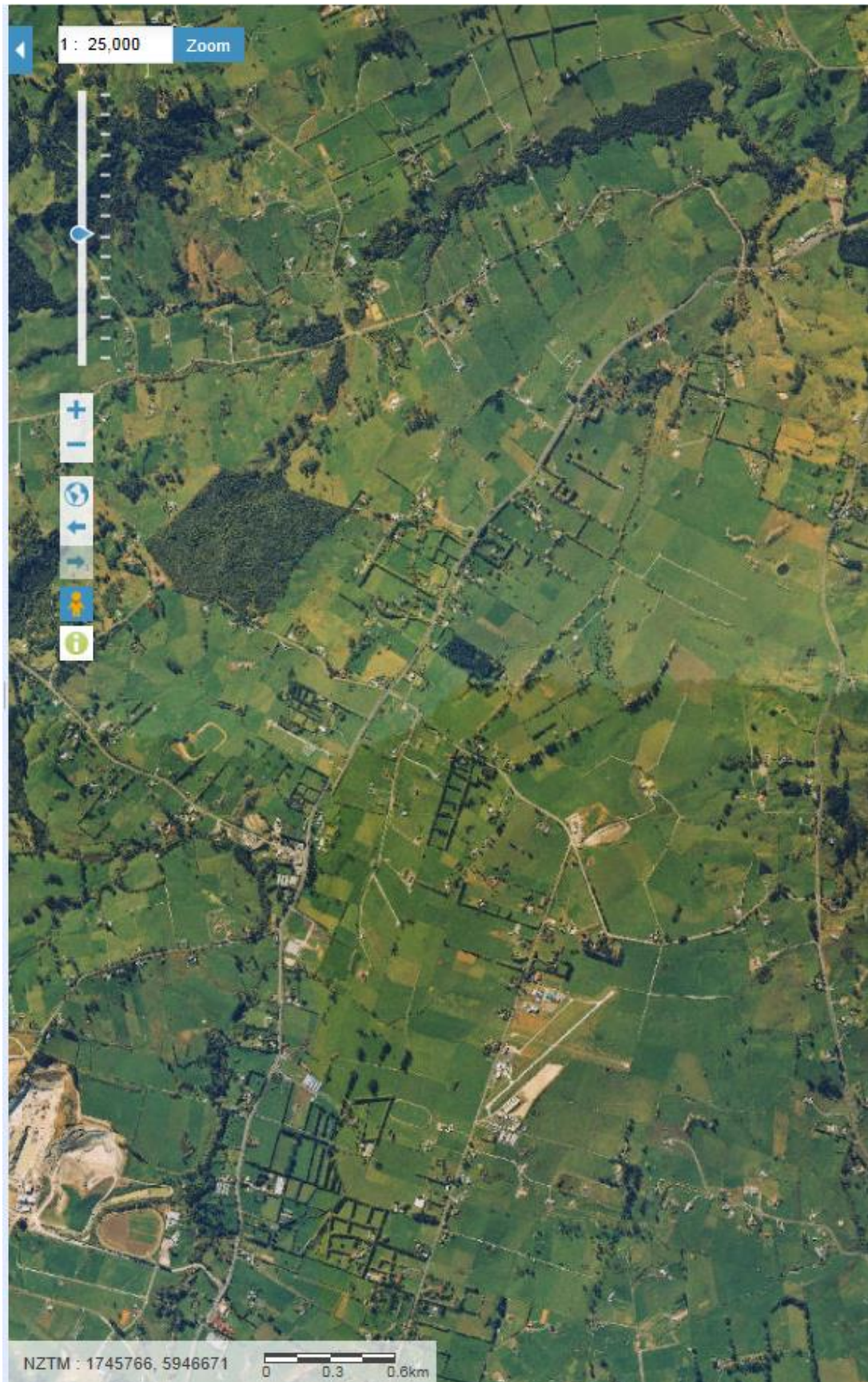
CHI #	NZAA	Place name	Location	Address	Type
10787	R10_737	Maurice Kelly house, stables and inn site	NZTM > Easting: 1747812.93, Northing: 5944481.66	(1636)/1638/ 1646 Dairy Flat Highway	Archaeological
16094		Residence - villa	NZTM > Easting: 1746866.78, Northing: 5941958.59	1350 Dairy Flat Highway	Built
16095		Residence - villa	NZTM > Easting: 1746784.23, Northing: 5941814.66	1338 Dairy Flat Highway	Built

(As at October 2017)

Appendix C: Spatial location of CHI sites within study area



Current CHI sites in Silverdale Dairy Flat study area (prior to undertaking this report). AC GIS viewer layer, accessed November 2017.



Indicative study area and surrounds in c 1996. This is prior to the Northern Motorway. AC GIS.

Appendix E: Silverdale West: Preliminary Archaeological Assessment

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