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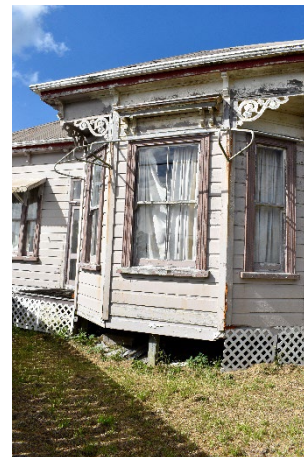
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**fig. 1** (l to r) 1732 and 1744 Dairy Flat Highway  
(archifact – architecture & conservation ltd., February 2032)

silverdale west  
1732 and 1744 dairy flat highway  
silverdale  
auckland

heritage assessment

for

fletcher development limited

FINAL

august 2023

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Auckland, August 2023



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## **1. executive summary**

This assessment considers the two dwellings at 1732 and 1744 Dairy Flat Highway. Following our analysis of the subject assets there is nothing we can see from an historic heritage position that would in any way constrain removal or demolition as they do not present any historic heritage significance.

### **1732 Dairy Flat Highway**

Is listed within Auckland Council's Cultural Heritage Index (CHI) noting that the "residence is on land which was owned by the Small family. The wider site was subdivided in the 1930s and the house was sold to the Stoney's. Significant modifications have been made to the original residence." R. P. Small purchased the site in June 1910. While the construction date of the original dwelling has not been established, geological maps of the area confirms a dwelling being on site by 1928 (Figure 14). The dwelling appears to have had significant additions and alterations undertaken in 1984. The dwelling at 1732 Dairy Flat Highway is in fair overall condition; comprising two principal house forms with a number of open sided, lean-to accretions to the southeast and southwest elevations. The earlier form, akin to an early cottage, is likely to date from the 1920s with records showing that the second form dates from 1984.

The dwelling at 1732 Dairy Flat Highway demonstrates minor physical attribute values. The original square footprint dwelling from the around the 1920s remains largely legible despite the significant 1980s addition to the east. The dwelling has minor context value for its association with its original site for over 90 years.

### **1744 Dairy Flat Highway**

Few details are known regarding the early history of Allotment 37; however, it is thought likely that the land passed into Crown ownership sometime after the settlement of the Mahurangi Purchase. In July 1915 the land being Crown owned 'second-class land' including Allotment 37 was advertised for sale. Historical imagery disproves the possibility of the villa on the subject site being there in 1915. From the earliest available historical photographs (1940), the site remained free of any structures or buildings until the 1980s. The villa was relocated to its current position in 1984 after having been relocated once before.

Notwithstanding later modifications, the dwelling at 1744 Dairy Flat Highway has minor physical attribute values being representative of a late Victorian villa.

## **2. commission**

**archifact – architecture & conservation ltd [archifact]** was commissioned by Fletcher Development Limited in February 2023.

## **3. brief**

The brief for the project required Archifact to form an independent and objective professional opinion assessing the potential historic heritage values of the two buildings at 1732 and 1744 Dairy Flat Highway, as found.

## **4. identification of the place**

### **4.1 address**

1732 Dairy Flat Highway  
Dairy Flat  
Auckland 0792  
NZTM reference:  
Easting: 1748472 / Northing: 5945225

1744 Dairy Flat Highway  
Silverdale  
Auckland 0931  
NZTM reference:  
Easting: 1748593 / Northing: 5944890

### **4.2 ownership**

The site at 1732 Dairy Flat Highway is owned by YJs Holding.

The site at 1744 Dairy Flat Highway is owned by Dp Boocock No 2 Trustee Ltd.

### **4.3 legal description**

1732 Dairy Flat Highway  
Pt LOT 2 DP 68886

1744 Dairy Flat Highway  
Sec 9 SO 308591, Sec 10 SO 308591

### **4.4 local authority status**

The AUP identifies the subject sites as being located within the 'Future Urban' zone. They are covered by the Infrastructure 'Airport Approach Surface Overlay – North Shore Airport' overlay.

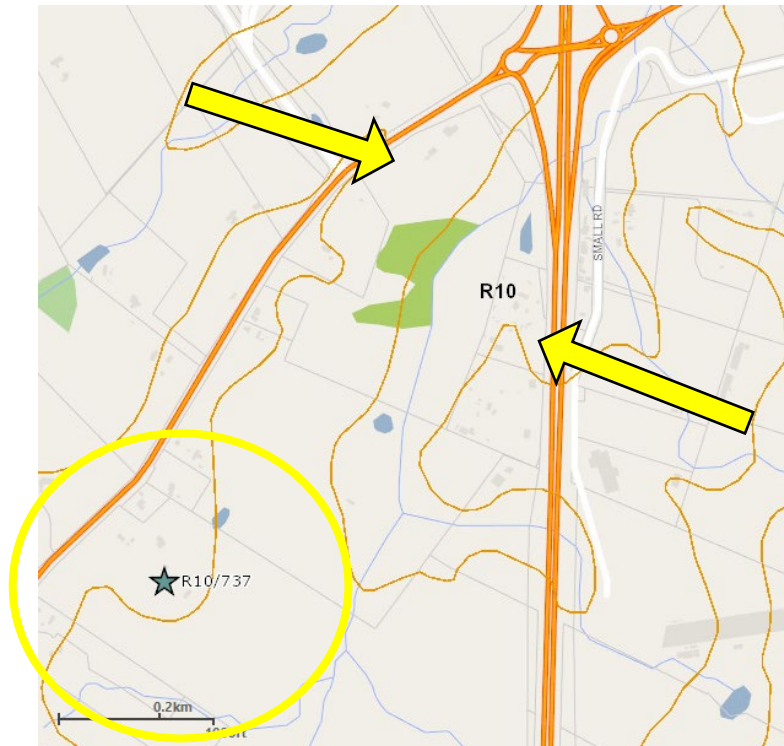
### **4.5 heritage new zealand registration**

Neither of the sites (the buildings nor the sites) at 1732 and 1744 Dairy Flat Highway appear in the New Zealand Heritage List/Rārangī Kōrero administered by Heritage New Zealand Pouhere Taonga (HNZPT).

### **4.6 archaeological status**

It is acknowledged that any site, having been associated with human activity before 1900, may be defined, in accordance with Sections 6a(i) and 6b of the Heritage New Zealand Pouhere Taonga Act 2014, as an archaeological site.

The ArchSite Archaeological Recording Scheme administered by the New Zealand Archaeological Association does not recognise any recorded archaeological site on the subject sites, but does recognise one site (R10/737) at 9 Wilks Road East on the east side of Dairy Flat Highway, Dairy Flat, Auckland. Lot 3 DP 52889 as the presumed location of the site of the Junction Hotel (1879-1885). Reference to 9 Wilks Road differs from the archaeological map reference (Figure 2 below) as Wilks Road is to the south of the indicated site. The indicated site being 1736 Dairy Flat Highway.



**Figure 2:** Registered Archaeological site (R10/737 – circled) in the vicinity of the subject sites 1732 and 1744 Dairy Flat Highway are arrowed.

The land was initially sold to Maurice Kelly who 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. An application for an Authority to Modify and archaeological site must be made to HNZPT for any activities that will or may modify or destroy the whole or any part of any archaeological site.

## 5. methodology

This report offers an independent and objective assessment of the two buildings at 1732 and 1744 Dairy Flat Highway. It includes a description of the history of the places and development over time. It provides a description of the building fabric as found and considers the heritage values of the buildings. The assessment utilises evaluation criteria used by Auckland Council in evaluating historic heritage significance.

This assessment includes excerpts from the ‘*Historical Background*’ section within the *Proposed Plan Change – Silverdale West, Auckland: Archaeological Assessment*, prepared by Clough & Associates Ltd, for Fletcher Building Ltd, December 2022. Text in *italics* in **section 7. History of the place** is taken from that report. All images are copyright of **archifact**, unless specifically stated otherwise.

### 5.1 constraints

This heritage assessment has been based on information available at the time. A site visit to the buildings was conducted on 10<sup>th</sup> February 2023. Free and open access to the interiors and exteriors of the building at 1732 Dairy Flat Highway was enabled. Access to the exterior only of 1744 Dairy Flat Highway was made possible.

## 6. site

### 6.1 location

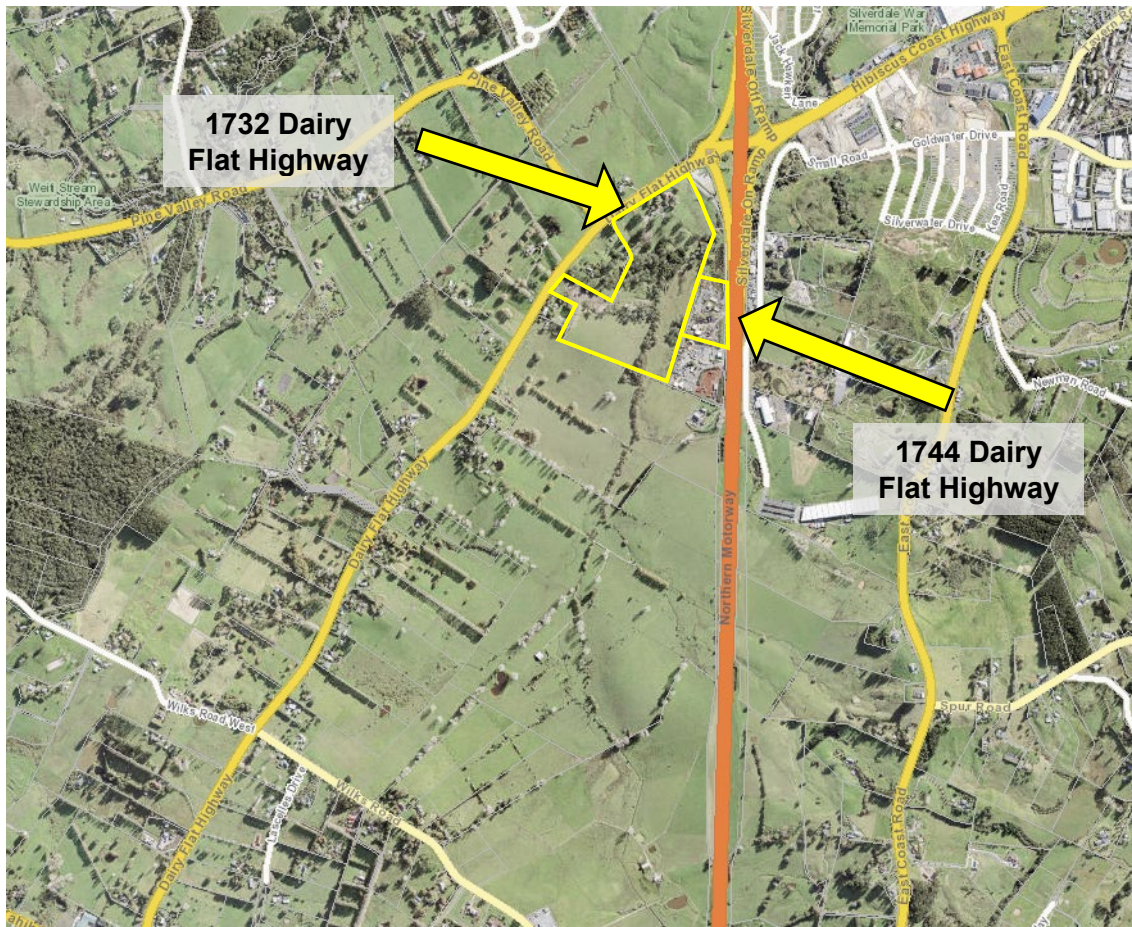


Fig. 3 Site aerial showing the subject sites at 1732 and 1744 Dairy Flat Highway indicated by solid outlines and arrows. (Auckland Council GIS Viewer, 2023)

## 7. history of the place

### 7.1 early history<sup>1</sup>

*The Weiti area has a history of human occupation that extends back over centuries. The Māori history is interrelated with the history of the coastal area between the Waitemata Harbour and Mahurangi and more specifically to the Whangaparaoa district which incorporates Te Weiti. This history reflects the migrations, conquests and occupations that took place in the area. Ngāti Kahu, who occupied the area for some time, are mostly of Kawerau descent, related to the Ngāti Rongo people of Mahurangi, and the Ngāti Poataniwha people who lived in the Upper Waitemata Harbour area. The history of Māori settlement in the area cannot be viewed in isolation but in the wider geographical and historical context.*

*Through intermarriage Ngāti Kahu have ancient links with the land. In the 14th century the Tainui waka with its crew visited the area and named it Whangaparaoa. Descendants of several crew members settled in the Whangaparaoa and Te Weiti areas. They belonged to both a large tribal group known as Ngaoho, and the iwi*

<sup>1</sup> The Māori Settlement section is taken from: Bickler and Clough 2014 and Low and Clough 2020. Information for the reports were, in turn, largely derived from the following: Murdoch 1991 and 1996.

known as Ngāti Tai. These people gained an important Arawa connection after Tahuwhakatiki from the Te Arawa canoe also settled at Whangaparaoa.

In the 1620s, a large group of Ngāti Awa people migrated north to the Tamaki Isthmus bringing about a major influence on the Whangaparaoa district. Led by Maki and his brothers Mataahu and Maeaeeriki, these people conquered Tamaki and spread northward. One of many numerous battles was at Whangaparaoa Peninsula, where the Ngaoho people were defeated and absorbed by intermarriage.

Maeaeeriki eventually made his home at Orewa while his children Te Utu and Kahu remained at Whangaparaoa. It is from Kahu that the tribal group who occupied the Whangaparaoa district until the 19th century took the name Ngāti Kahu. Intertribal relationships including peace settlements and marriages with Ngāti Whatua, a tribe that had settled in the southern Kaipara, enabled Ngāti Kahu to live in peace on their lands at Orewa, Whangaparaoa and Okura for over a century.

However, in the mid-1700s, Ngāti Kahu began to be affected by the movements of tribal groups in the surrounding region. Pressure came particularly from the Hauraki tribes of the powerful Marutuahu Confederation which wanted to control the important shark fishing grounds lying off the Whangaparaoa Peninsula.

Fighting between the Marutuahu tribes and the Kawerau iwi continued sporadically throughout the 18th century. By the 1780s, the Hauraki tribes were in the ascendancy. Ngāti Kahu still remained in control of the Whangaparaoa district, although the Ngāti Paoa iwi had shown their dominance by constructing a small pa on the adjoining island of Tiritiri Matangi for use while on fishing expeditions. They sought control over the famed tauranga mango, or shark fishing grounds, of the coastline north of Whangaparaoa. From these grounds, thousands of sharks could be caught and dried in summer and then taken home to the Hauraki Gulf to provide a valuable winter food source. Ngāti Kahu had their own pa, Rarowhara, and camping area related to the sharking grounds at the northern mouth of Weiti River.

Warfare continued between the two groups until the 1790s when a peace making meeting was held at Mihirau on land what is now part of the Wenderholm Regional Park. This fragile peace was soon broken and the Marutuahu iwi inflicted a major defeat on the Kawerau people at Whangateau near Omaha. Ngāti Kahu people assembled at Rarowhara Pa. Mereri, a Kawerau elder living at Awataha village in the early 1900s, told of the events which followed: 'The Ngāti Paoa ultimately attacked our people in the pa at Rarowhara, near Matakatia but we surprised and defeated them on the beach in open battle. Thereafter we held those places at Whangaparaoa peninsula and Te Weiti river until the musket armed Ngā Puhī attacked us' [in 1821].<sup>2</sup>

At the time of European contact in the 1820s several interrelated hapu known as Ngariki lived in the area between Takapuna and Mahurangi, part of the wider Te Kawerau/Ngāti Rongo group with links throughout the greater Auckland area and beyond. The residents of Whangaparaoa were known as Ngāti Kahu, whose identity had emerged in the 1600s. Various migrations associated with the great voyaging canoes into this area had taken place from the late 1400s, including Ngāti Tahu and

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<sup>2</sup> G. Graham 1918, p.87, in Murdoch 1991, p.34.



the descendants of Tainui, who became Ngāti Tai and occupied Whangaparaoa (Campbell & Clough, 2003:5).

Following this attack the area was left largely deserted, being used primarily as a hunting and resource collection area by members of the Ngāti Whatua and Ngāti Paoa iwi (Grover, 1996). Te Kawerau repopulated the area from about 1836, and it was later sold by the Hauraki tribe (who claimed ownership by conquest) as part of the 1841 Mahurangi purchase. Te Kawerau occupied the area until the 1850s when they were resettled on Native Reserves to the north, between Puhoi and Tawharanui (Bedford & Felgate, 1994:2). Ngāti Kahu gradually returned to the Whangaparaoa district. Through the 19th century Ngāti Kahu migrated over their ancestral domain between Orewa and Okura in a seasonal cycle of fishing, hunting, gathering and harvesting. They maintained kāinga (occupation sites) throughout this area, although settlement was concentrated around the sheltered bays on the southern coastline of the Whangaparaoa Peninsula, and in particular at Te Haruhi Bay because of its strategic location and its abundant natural resources. It also provided the best site for cultivation in the Whangaparaoa district.

Murdoch states that the only other large cultivations of Ngāti Kahu were 'located at Okura near the old Dacre cottage'.<sup>3</sup> The sandy soils made the coastal flats ideal for cultivation of kumara, yams and gourds while the swampy areas within the flats would also have been suitable for the cultivation of taro (*Colocasia antiquorum*). Grace and Rickard note that 'the north facing slopes of the main stream valley are intensively terraced, with very wide earthworks and containing pits and midden areas.'<sup>4</sup> As they 'face due north and are very sunny, well drained, and border streams or wet areas it would seem that they were probably garden areas.'<sup>5</sup>

### **European Settlement**

Europeans began appearing in the Weiti, or 'The Wade', district by the 1830s, and with their arrival Māori came under increasing pressure to relinquish land. The first European settler to purchase land in the area was Henry Taylor, who acquired the 20,000 acre Weiti Block in 1839 and established a sawing station beside Te Weiti River.<sup>6</sup>

Further pressure was placed on Māori land after the decision by Governor Hobson to relocate the colonial capital southwards from the Bay of Islands shortly after the signing of the Treaty of Waitangi. Hobson ordered his Surveyor General, Felton Mathew, to investigate every inlet from the Bay of Islands to the Firth of Thames, including the Weiti River and surrounding area. In a letter to the Colonial Secretary, dated 15 June 1840, Mathew wrote that he had sighted 'a river of some magnitude which disembogues in "Tofino Bay"' (now Karepiro Bay); however, he concluded 'its extent can be but inconsiderable'.<sup>7</sup> Despite Mathew's initial impressions of Te Weiti, when the Tamaki isthmus was chosen as the site of the new capital, land in and around the Mahurangi became even more essential to the Crown as it was now one of the main

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<sup>3</sup> Ibid.

<sup>4</sup> C.J. Grace and V.A. Rickard. 1982. *Site Survey of the Weiti Station, Silverdale*. New Zealand Historic Places Trust, Auckland (1982/2), p.9.

<sup>5</sup> Ibid.

<sup>6</sup> Litchfield 1996, p.8.

<sup>7</sup> Robin Grover, *The Story of Silverdale... Alias the Wade, 1839-1853*, Private Publication, 1996, pp. 5-6.

gateways to Auckland.<sup>8</sup> The fine stands of native kauri throughout Weiti were a highly sought after resource and attracted gangs of sawyers who camped in the area and traded sawn timber and firewood on the Auckland market.<sup>9</sup>

On 13 April 1841, the Crown acquired its first large tract of land in the area, known as the Mahurangi Purchase. This included the Mahurangi and Omaha Block (Deed No. 192) comprising an estimated 220,000 acres, with boundaries stretching from the North Shore of the Waitemata in the south to Te Arai Point in the north (Figure 3).<sup>10</sup> Initial payment for the land included: '400 blankets, 60 cloaks, £200 cash, 60 gowns, 2 horses, 2 head of cattle, 200 pairs of trousers, 30 coats, 100 caps, 4 casks of tobacco, 6 bags flour, 2 bags rice, and 1 bag sugar.'<sup>11</sup> However, complications arising from the purchase were soon apparent. The land was not obtained from resident iwi such as Ngāti Kahu, but from Hauraki tribes who claimed ancestral control of the area from the 18th century.<sup>12</sup>

Negotiations were also ongoing with European settlers, many of whom held pre-treaty or pre-emption waiver claims over various tracts of the land.<sup>13</sup> A 'second wave' of Mahurangi purchases was conducted by the Crown between 1853-1865, most notably the Parihoru Mahurangi Purchase (Deed No.197), dated 1 November 1853, which outlined the boundaries of the Mahurangi Block and was signed by Parihoru and four other Kawerau chiefs.<sup>14</sup> Following the final settlement of claims against the Mahurangi Purchase, surveying in the Weiti district continued, with allotments marked out for sale by both speculators and settlers.<sup>15</sup>

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<sup>8</sup> B. Rigby, *The Crown, Māori, and Mahurangi 1840-1881: a historical report commissioned by the Waitangi Tribunal*. New Zealand, 1998, p. 11.

<sup>9</sup> Grover 1996, p. 5.

<sup>10</sup> H.H. Turton, *Māori Deeds of Land Purchases in the North Island of New Zealand: Volume one*, Wellington, 1877, p. 251; Rigby 1998, p. 2.

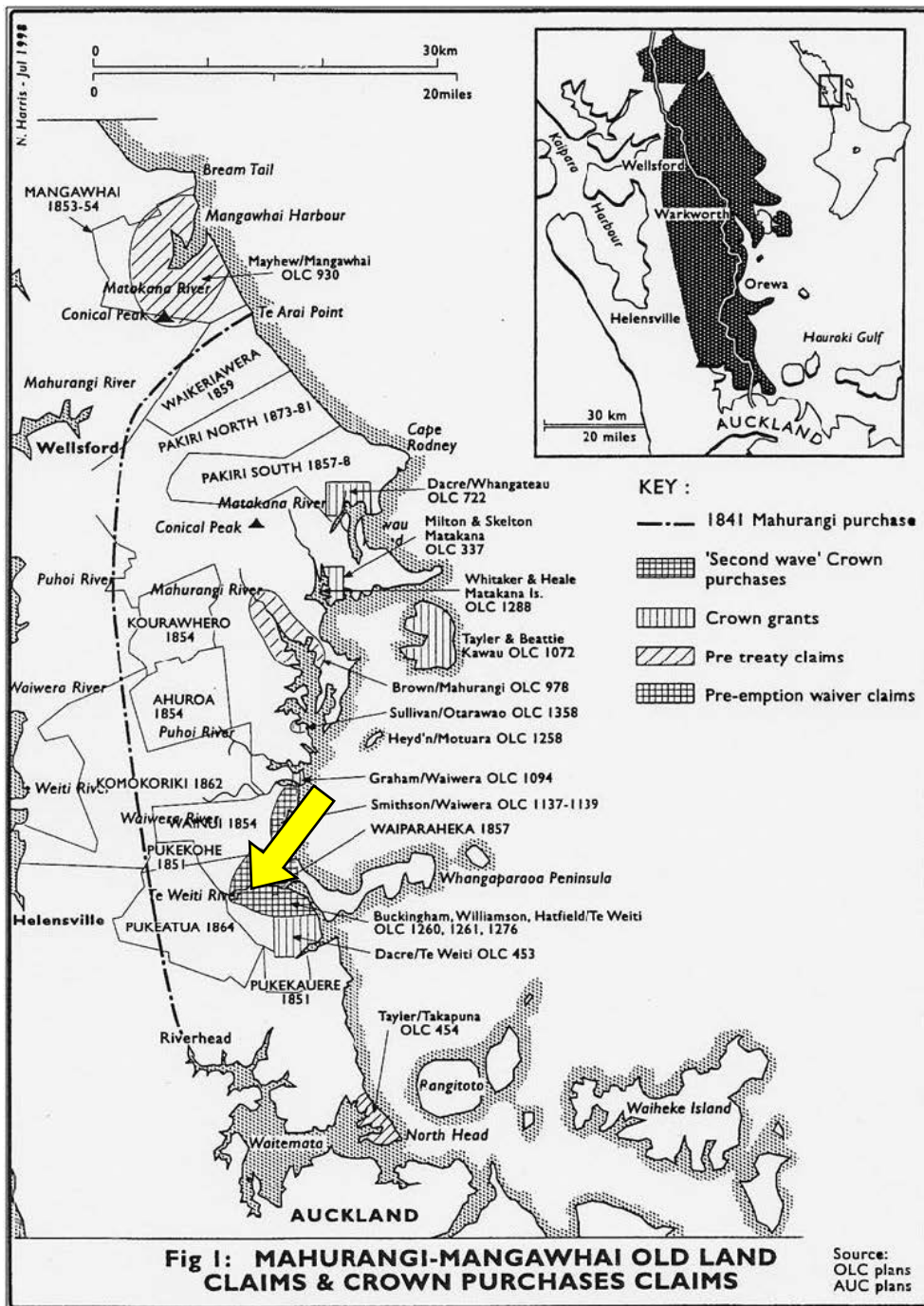
<sup>11</sup> Turton 1877, p. 251.

<sup>12</sup> Turton 1877, p. 251; Rigby 1998, p. 20.

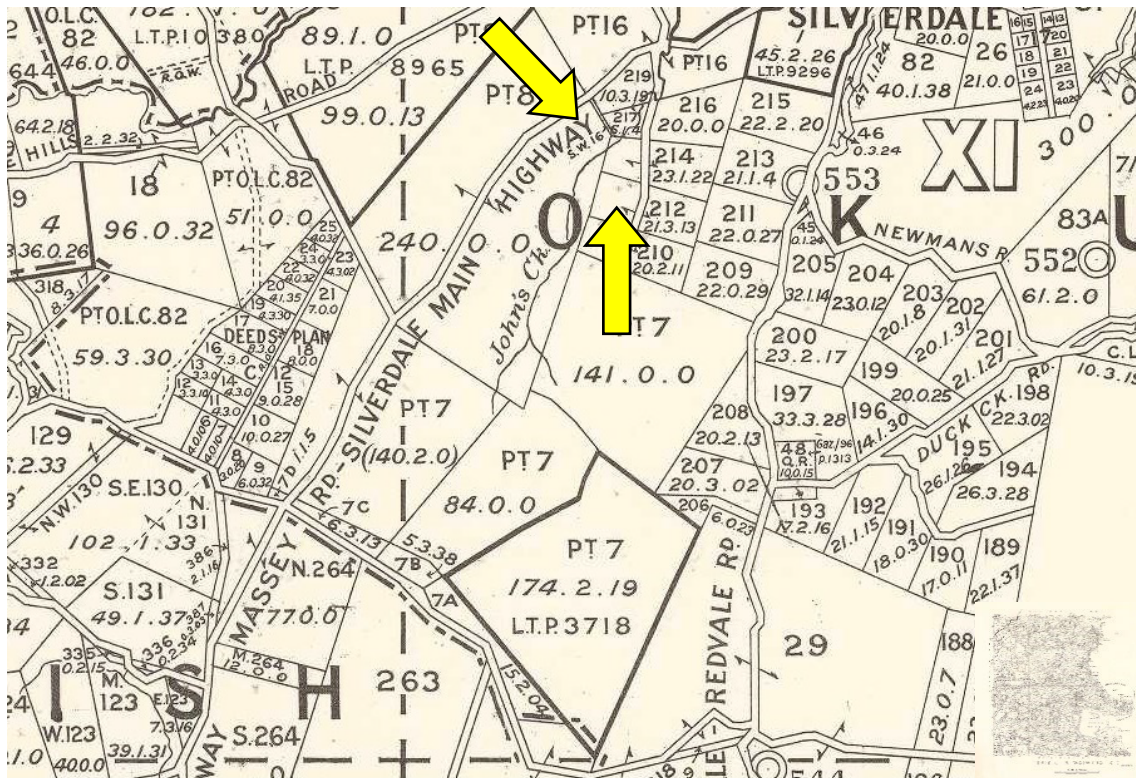
<sup>13</sup> Grover 1996, p.35; Rigby 1998, p. 3.

<sup>14</sup> Turton 1877, pp. 255-6; Rigby, p. 37.

<sup>15</sup> Robin Grover, *Makers of the Wade, Whangaparaoa*, 2013, p. 55.



**Fig. 4** Plan showing land claims and Crown purchases in the Mahurangi. (Approximate location of subject sites arrowed)  
 (source: Rigby, B. 1998. *The Crown, Māori, and Mahurangi 1840-1881: a historical report commissioned by the Waitangi Tribunal*. New Zealand, p.3)



**Fig. 5** Tiritiri and Waiwera Survey District map, dated 1932, showing positions of Allotments 8, 212, Parish of Okura, with approximate locations of the subject sites (Full image inset.)  
(Waiwera & Tiritiri Survey District, Ref: NZMS014, NAK67-68, Alexander Turnbull Library)

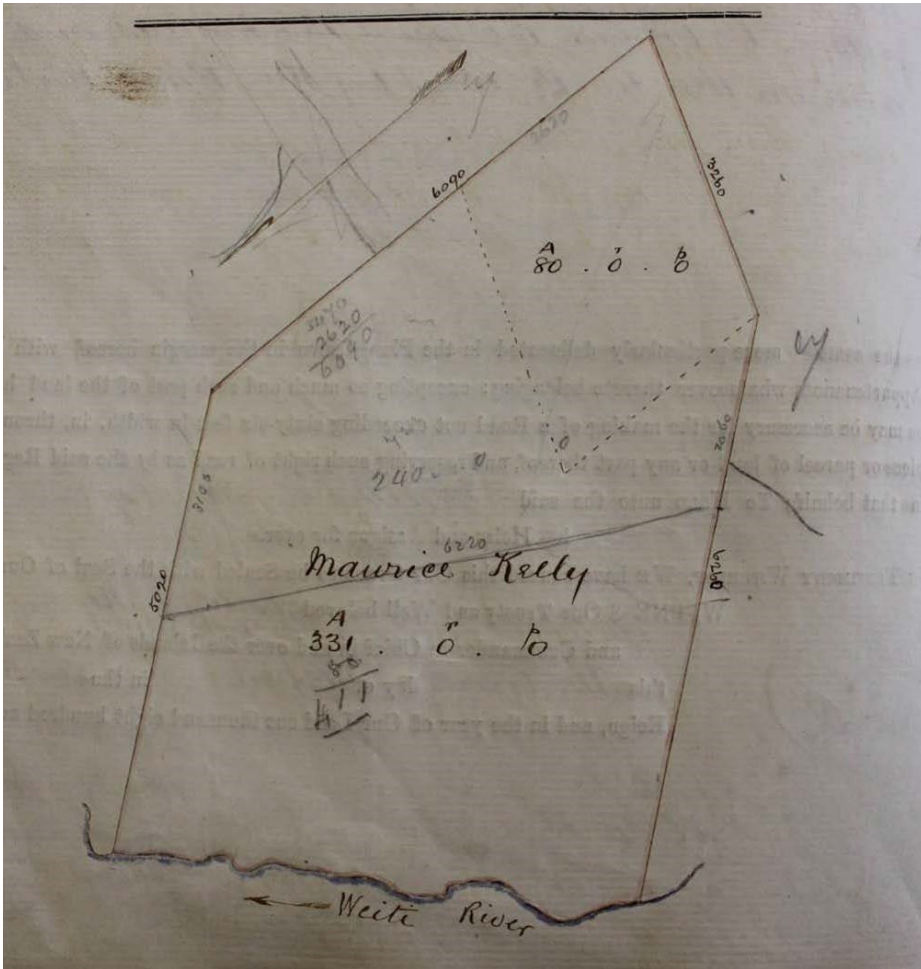
## 7.2 site and building development

### 7.2.2 1732 Dairy Flat Highway

A Crown Grant for Allotment 8, Parish of Okura, was purchased by Maurice Kelly on 26 April 1854 for the sum of £186 19s (Figure 11).<sup>16</sup> The property contained a total area of 411 acres and was bounded to the north-west by Te Weiti.<sup>17</sup> An early, but undated, plan of land surveyed at Weiti Creek indicates that Kelly initially made two separate applications for the land within Allotment 8 – one for 331 acres, and the second for 80 acres. The plan notes that the land had been surveyed by the government and details a number of structures within the 80 acre portion (at the southern end of Allotment 8 and within the Plan Change area) which are labelled ‘Homestead’. These buildings are shown on a later plan, dated 1863, which illustrates the extent of Kelly’s claim and describes the various structures as ‘Maurice Kelly’s: dwelling house, public house, and stables’ (Figure 12). The plan sites the homestead complex east of the ‘Road from Auckland’ (second Great North Road) which bisected Allotment 8, and identifies a barn and two stockyards to the west of the roadway (outside of the Plan Change area). A survey of the roads through Kelly’s claim was undertaken by the surveyor Christian F.W. Blucher c.1873 and the resulting plan also shows the position of M. Kelly’s houses, stables, and even a gate, on the eastern side of the main road (Figure 12).

<sup>16</sup> Crown Grant 1G/3376, BAJZ A1660, 23663 955/a, Archives New Zealand.

<sup>17</sup> *Ibid.*



**Fig. 12** Sketch plan, dated 1854, showing the boundaries of Allotment 8, Parish of Okura. Note the position of north  
(source: Crown Grant 1G/3376, BAJZ A1660 23663 955/a, Archives New Zealand)



**Fig. 13** Close-up of SO 894 (1), dated 1863, showing Maurice Kelly's claims (Allotments 7 and 8, Parish of Okura) with dwelling house, public house, stables, stockyards and a barn identified. (full image inset)  
 (source: Quickmap)



**Fig. 14** SO 1118B, dated ca. 1873, showing plan of roads through Kelly's Claim with Kelly's houses, stables, stockyard and a gate identified. Nb. Plan oriented south. (full image inset)  
 (source: Quickmap)

In “Makers of the Wade”, R. Grover notes that the Kelly homestead ‘lay just below the brow of a hill facing north over the land they had leased, and which Hatfield claimed. It was the southern slopes of the valley enclosing the upper reaches of the Weiti River – the Taruna, later to be known as Pine Valley. Wilks Road now follows the ridge about a kilometre south of the Kelly’s house site.’<sup>18</sup> The home accommodated a large household, comprising Maurice Kelly, his wife Mary, their eight children, and a tutor.<sup>19</sup> Ancillary buildings around the Kelly house may have functioned as workers’ cottages for sawyers and bush-fellers, or for farm related activities, such as a dairy.<sup>20</sup>

The ‘public house’, as noted on plan SO 894, was likely to have been known as the ‘Sawyers’ Arms’, which was established by Kelly in the 1850s. Grover writes that following the acquisition of land at the Wade ‘Maurice applied for a liquor licence and soon all “roads” in this part of the north led to Maurice Kelly’s pub. It sat at the centre of this network like a spider in its web.’<sup>21</sup>

Maps and plans of Allotment 8 indicate that the remainder of the land around the Kelly homestead was utilised for agricultural ventures, notably as a ‘dairy station’, with expanses of scrub, fern, open grass, and bush.<sup>22</sup> Kelly imported and traded in horses, in particular Clydesdale Draught horses, which were kept in his stable block until sold, and also produced arable crops such as onions, white and red beet, and pumpkins.<sup>23</sup>

Subdivision of Allotment 8 was undertaken from 1874, when Kelly conveyed 240 acres (at the southern end, stretching from 1732 to 1736 Dairy Flat Highway) to his son Maurice Kelly Jnr., a farmer, in return for 10 shillings.<sup>24</sup> The parcel would have contained the Kelly homestead, stables, public house, and other ancillary buildings, and extant structures were noted by the deed of conveyance.<sup>25</sup> The remaining northern portion, comprising 171 acres, was later transferred to Kelly’s daughter, Honorah, in September 1875.<sup>26</sup> The deed mentioned no buildings for this tract of land; however, SO 894 indicates that a stockyard probably existed in the north-western corner of the property at one time. Honorah retained the land until 1878 when it was sold to the trustees of a Mr Lamb.<sup>27</sup> Maurice Kelly Jnr., leased his 240 acre portion of Allotment 8 to Casey from May 1879, and eventually sold the land to Fallowdown in 1881, marking the end of Kelly ownership of the allotment.<sup>28</sup> Remnants of the original Kelly homestead are believed to have remained on the land until at least the late 20th century.

Allotment 8 remained in farmland and was primarily utilised for agricultural purposes into the 20th and 21st centuries.

The property at 1732 Dairy Flat Highway is listed within Auckland Council’s Cultural Heritage Index (CHI) noting that the “residence is on land which was owned by the Small family. The wider site was subdivided in the 1930s and the house was sold to

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<sup>18</sup> Grover 2013, p. 33.

<sup>19</sup> *Ibid.* Five of the children were from Mary’s first marriage to John Fair.

<sup>20</sup> *Ibid.*, p. 34.

<sup>21</sup> *Ibid.*

<sup>22</sup> Grover 2013, p. 33. Also see: *New Zealand Herald*, 11 March 1865, p. 3.

<sup>23</sup> *New Zealander*, 5 November 1856, p. 2; *New Zealand Herald*, 23 March 1867, p. 5.

<sup>24</sup> *Deeds Register 27D/329 BAJZ A1660 23641 699/a*, Archives New Zealand.

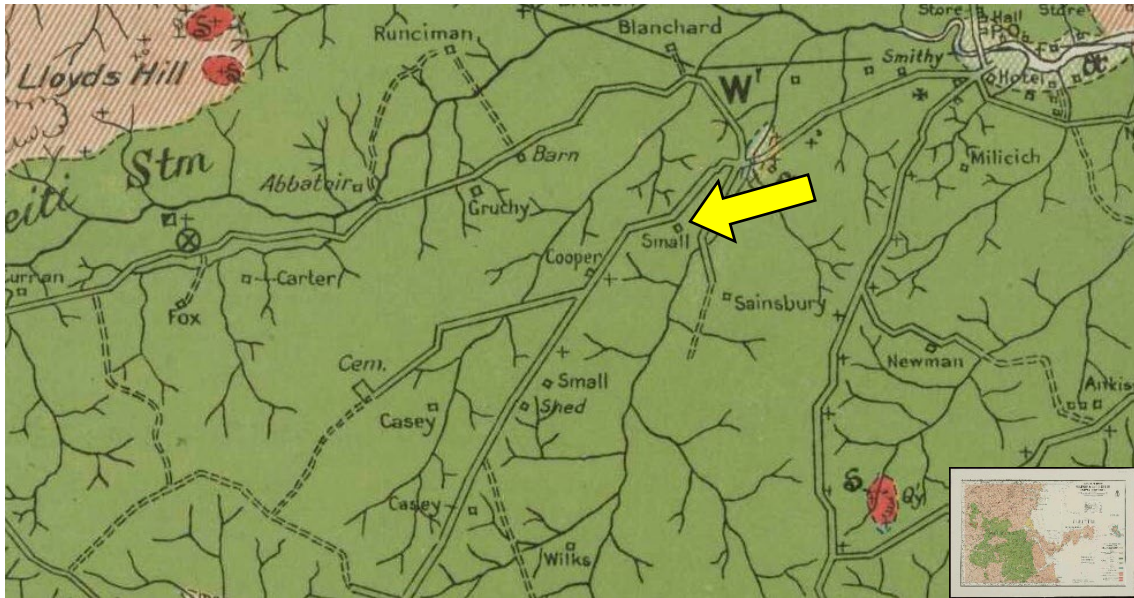
<sup>25</sup> *Ibid.*

<sup>26</sup> *Deeds Register 29D/754 BAJZ A1660 23641 701/a*, Archives New Zealand.

<sup>27</sup> *Deeds Index 15A/371*, Archives New Zealand.

<sup>28</sup> *Deeds Index 15A/589*, Archives New Zealand.

the Stoney's. Significant modifications have been made to the original residence, in particular with several additions to the building footprint."<sup>29</sup> R. P. Small purchased the site in June of 1910, although further research into the Small family has been unable to establish any further information.<sup>30</sup> While the construction date of the original dwelling has not been established, geological maps of the area confirms a dwelling being on site by 1928 (Figure 14). The dwelling appears to remain unchanged until significant additions and alterations were undertaken in 1984.<sup>31</sup>



**Fig. 15** Geological map dated 1928 indicate a house on the subject site at what is now 1732 Dairy Flat Highway. (Full image inset.)  
(Geological map of Waiwera and Tiritiri survey districts / drawn by G.E. Harris and J.E Hannah, Ref: ACC-34288, Alexander Turnbull Library.)



**Fig. 16** Aerial photograph from 1940 showing the original square dwelling set back from the road (arrowed). (Full image inset.)  
(23-04-1940, Ref: SN143, Retrolens Historical Image Resource)

<sup>29</sup> Cultural Heritage Index, "CHI Places Number 22215," Auckland Council.

<sup>30</sup> Deeds Index 15A Folio 589.

<sup>31</sup> Auckland Council Property File.





**Fig. 17** Aerial photograph from 1970 showing the original square dwelling (arrowed). (Full image inset.) (26-06-1970, Ref: SN3288, Retrolens Historical Image Resource)



**Fig. 18** Aerial photograph from 1988 showing the original square dwelling (arrowed) with larger 1984 additions to the east and south. (Full image inset.) (01-03-1988, Ref: SN8772, Retrolens Historical Image Resource)

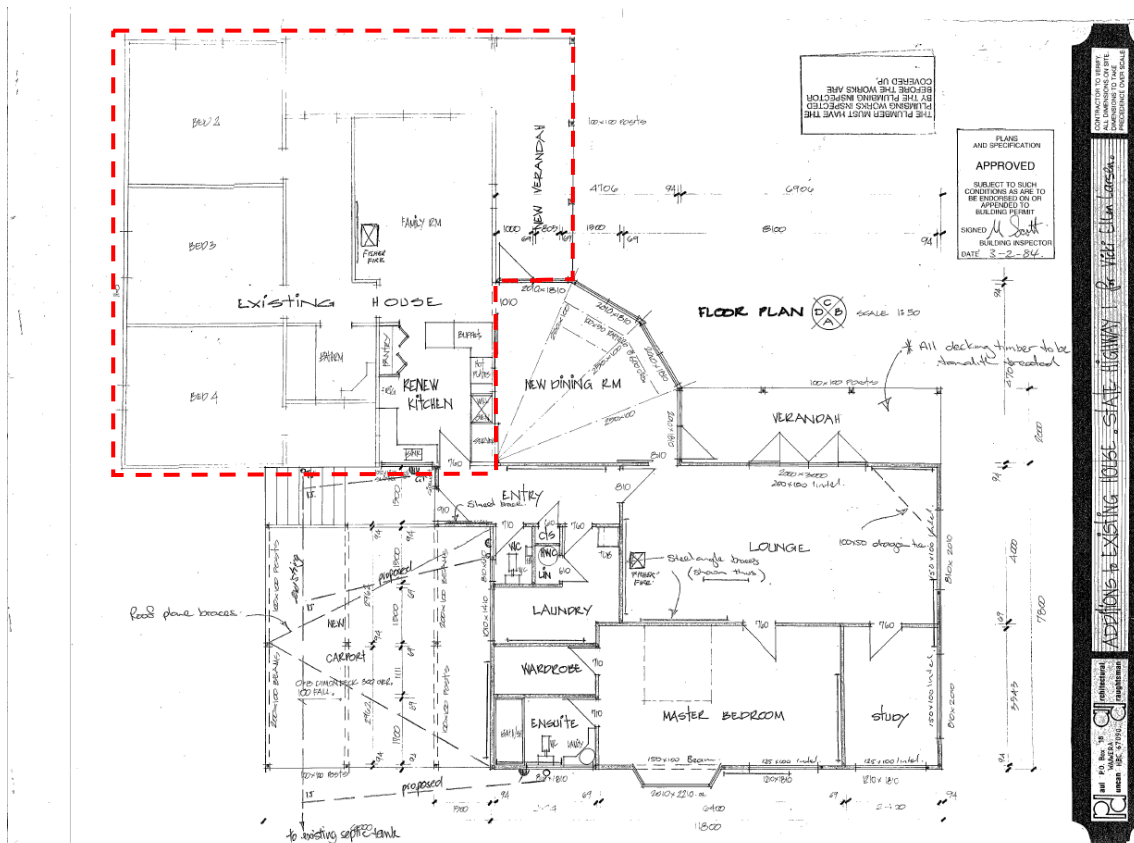


Fig. 19 Architectural plans showing the 1984 additions. Original dwelling still legible with the overall new form (dashed outline). (Auckland Council Property File)

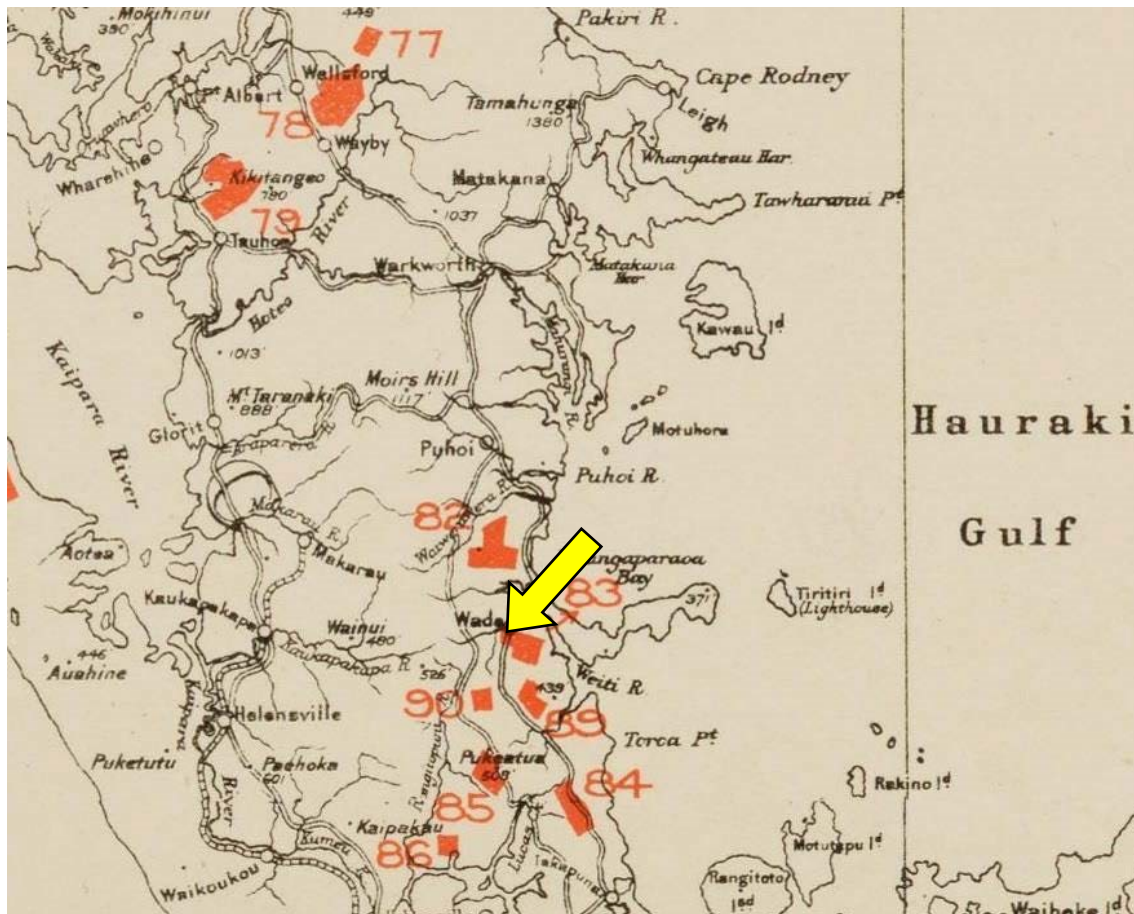
### 7.2.3 1744 Dairy Flat Highway

Few details are known regarding the early history of Allotment 37; however, it is thought likely that the land passed into Crown ownership sometime after the settlement of the Mahurangi Purchase. Following the passing of the Kauri-Gum Industry Act, 1898 the section became part of the Wade Kauri Gum Reserve, which extended across 560 acres of the Okura Parish (Figure 19).<sup>32</sup> The act stipulated:

*'With respect to kauri-gum reserves the following provisions shall apply – (1.) Each reserve shall be situate in the neighbourhood of a village, special, or other settlement, the name or description whereof shall be specified in the Order in Council creating the reserve. (2.) Each reserve shall be available exclusively for gum-digging, and no person shall be entitled to dig for kauri-gum thereon unless – (a.) He is either a member of the settlement specified in the Order in Council creating the reserve or a native of the Maori race residing in the vicinity of such settlement; nor unless (b.) he is the holder of a special or ordinary license which on its face is expressed to extend to such reserve.'*<sup>33</sup>

<sup>32</sup> Appendices to the Journals of the House of Representatives (AJHR), 1907, C-12c, p. 4.

<sup>33</sup> Kauri-Gum Industry Act, 1898.



**Fig. 20** Close-up of map, dated 31 March 1903, showing Kauri-Gum Reserves created under the Kauri-Gum Industry Act, 1898. Allotment 37 is incorporated into the Wade Kauri-Gum Reserve, numbered 83. Approximate location of subject site arrowed.  
(source: MapColl832.11gbb 1903 47490, Alexander Turnbull Library)

Gum-digging, a derivative of the kauri timber trade, was a prevalent occupation throughout the Wade in the 19th century and contributed significantly to the local economy. By 1866 there were around 200 diggers in the district and Grover notes that early gum prospectors found 'plenty of unclaimed land [in the Wade area] on which they could dig, erecting a tent or rough shanty, extracting what gum they could find from the vicinity and moving on.'<sup>34</sup> The introduction of the Kauri-Gum Industry Act in 1898 attempted to regulate the trade by setting aside Crown lands (such as Allotment 37) as areas in which licensed persons could operate.

The Wade Kauri Gum Reserve came under the restrictions of the Act for more than a decade, although by the 1910s the yield from the land was in decline. In a letter from the District Surveyor, dated 26 January 1914, it was stated that as the 'land has been dug and re-dug it may be looked upon as practically worked out', and a commissioner's report on Kauri Gum Reserves in the Auckland Land District, that same year, recommended the removal of reservation status from the Wade Kauri Gum area (Figure 20).<sup>35</sup>

<sup>34</sup> *New Zealand Herald*, 20 October 1866, p. 6; Grover 2013, pp. 177-8.

<sup>35</sup> S. Bickler and R. Clough, *Weiti Bay Development: Archaeological Assessment of Effects*. Clough & Associates report prepared for Weiti Development Limited Partnership, c/o Williams Land Limited, September 2014, p.28; *AJHR*, 1914, C-12, p.1545.

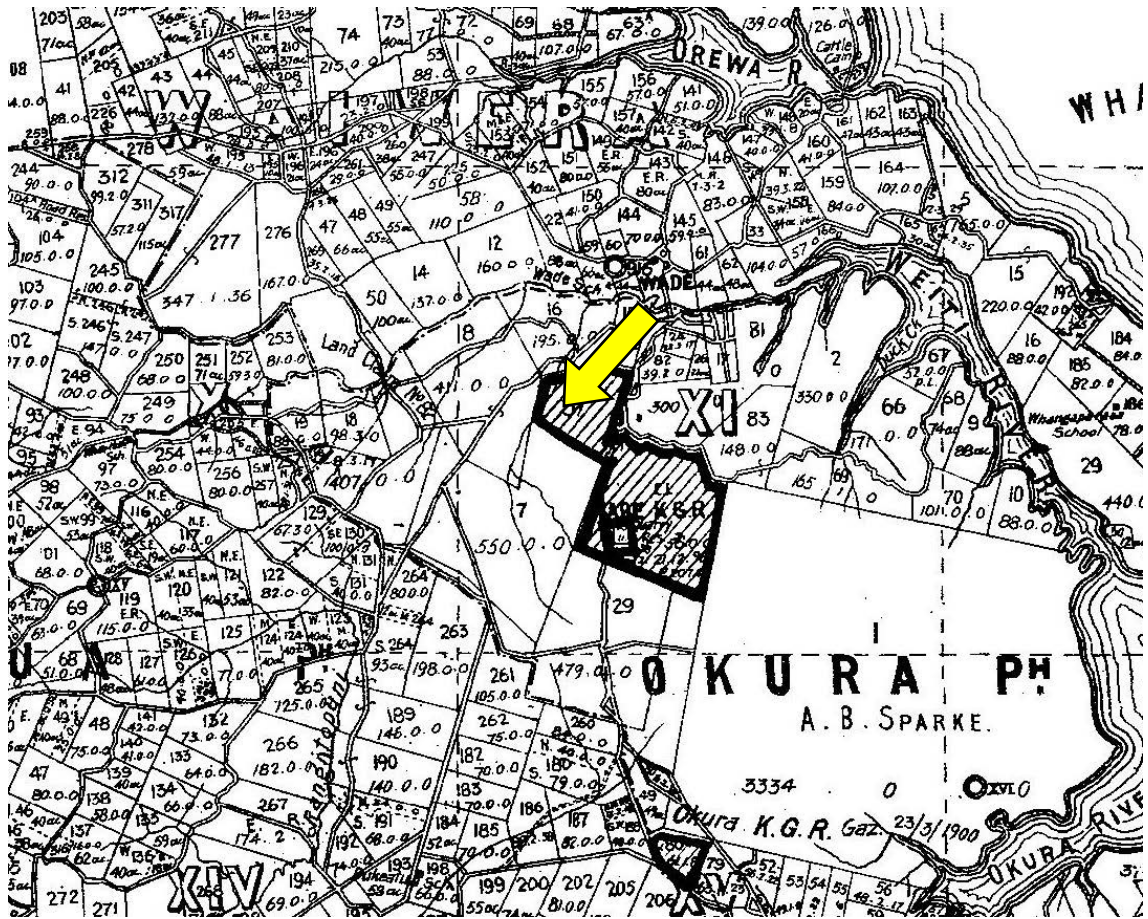
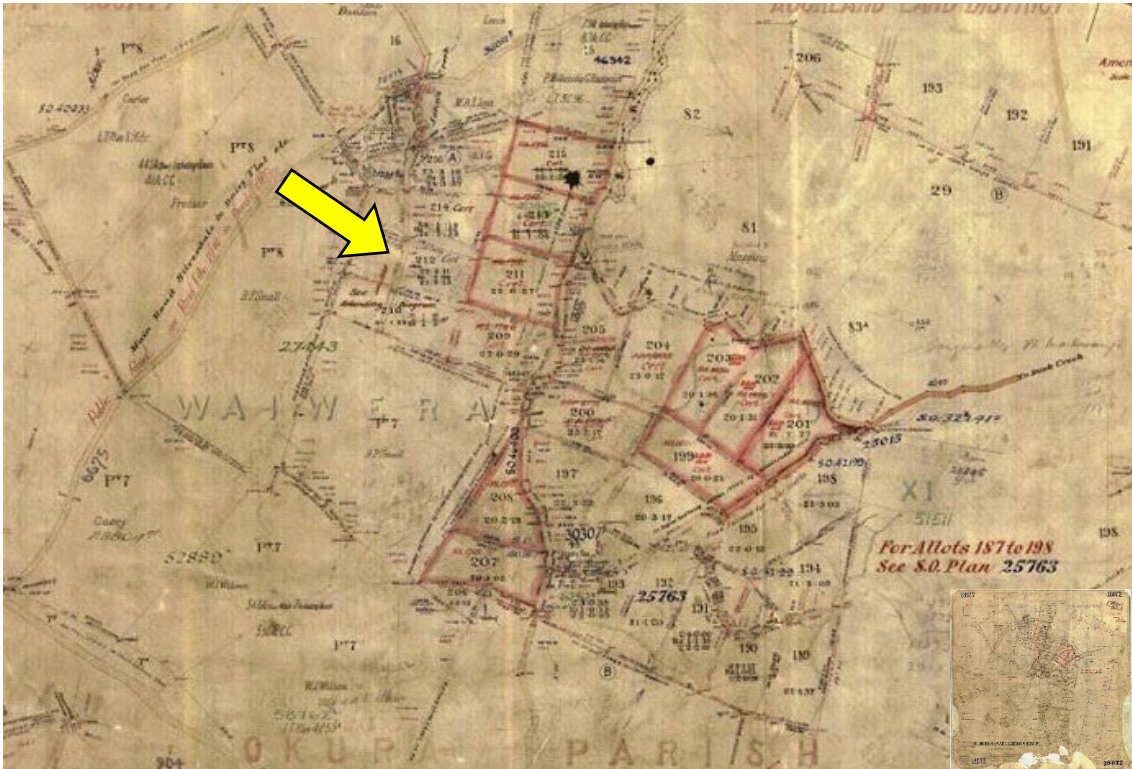


Fig. 21 Close-up of map, dated 20 March 1914, showing the Wade Kauri-Gum Reserve (inclusive of Allotment 37) outlined in black. The hatching represents the recommendation by a commission to remove the reserve. Approximate location of subject site arrowed.  
 (source: Appendices to the Journals of the House of Representatives, 1914, C-12, p. 1545)

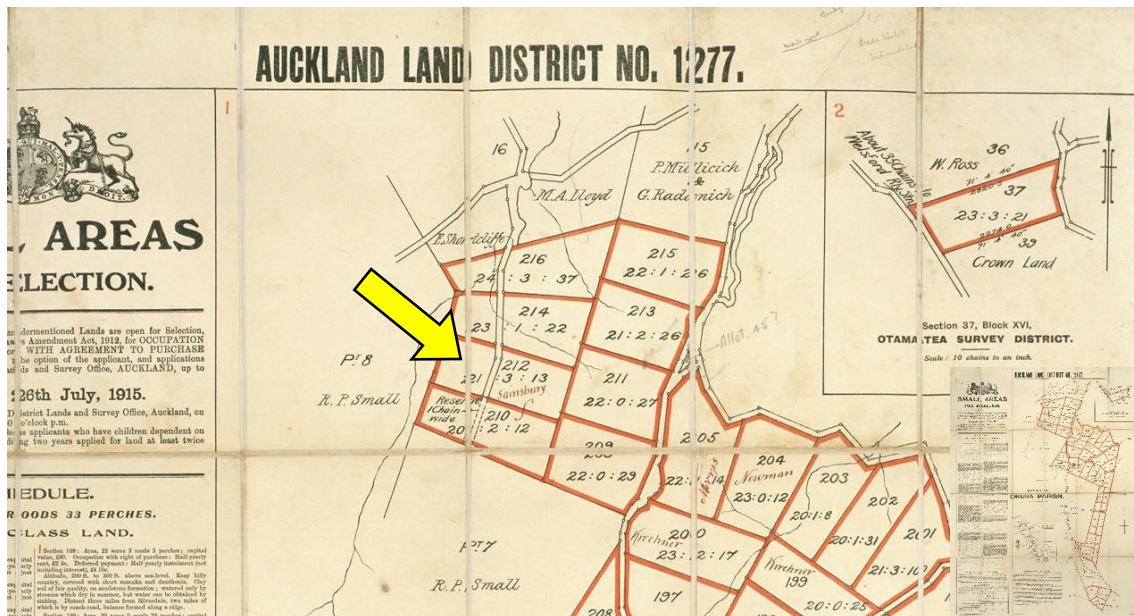
The land was subsequently subdivided and a survey plan, dated November 1914, shows the division of Allotment 37 into variously sized sections, including numbers 210, 212 (which includes now 1744 Dairy Flat Highway), 214 and 216 (Figure 21).



**Fig. 22** Map SO 18072, dated November 1914, showing the subdivision of the Wade Kauri-Gum Reserve. Allotment 37 is now divided into several parts including Allotments 210-216. Approximate location of subject site arrowed.  
(source: Quickmap)

In July 1915 the 'second-class land' was advertised with the following provisions: [Sections 210 and 212] 'capital value £70, occupation with right of purchase, half-yearly rent £1 15s, deferred payment: half-yearly instalment (not including interest), £3 10s'; [Section 214] 'capital value £80, occupation with right of purchase, half-yearly rent £2, deferred payment: half-yearly instalment (not including interest), £4'; [Section 216] 'capital value £90, occupation with right of purchase, half-yearly rent £2 5s, deferred payment: half-yearly instalment (not including interest), £4 10s'<sup>36</sup> (Figure 22).  
Subdivision of section 216 took place in 1922 with the portion to the west of Small Road renamed Allotment 217. The sections were likely used as farmland throughout the 20th century and were later traversed by the Northern Motorway.

<sup>36</sup> Sir George Grey Special Collections, Auckland Libraries, NZ Map 5290.



**Fig. 23** Map, dated 1915, showing sections subdivided from the former Wade Kauri-Gum Reserve for sale in the Okura Parish. Note sections 210-216, Pt of former Allotment 37. Subject site arrowed. (Full image inset.) (source: Sir George Grey Special Collections, Auckland Libraries, NZ Map 5290)

The property at 1744 Dairy Flat Highway is listed within Auckland Council’s Cultural Heritage Index noting that “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”.<sup>37</sup>

Historical imagery disproves the possibility of the villa on the subject site being placed there/erected in 1915. From the earliest available historical photographs in 1940, the site remained free of any structures or buildings until the 1980s.

The villa was relocated to its current position in 1984 after having been relocated once before. Documents submitted as part of the application in 1984 to relocate the dwelling to its current location provide the following information:

“The building has been a dwelling of 70 years of age which has been shifted once before. The exterior is of rusticated weatherboard, corrugated iron roofing. The building has a conventional roofing system that has had the peak removed and replaced with a flat trough sectioned roof supported on posts. [...] The building is generally untidy in respect of the exterior, the roof framing does not comply with the current building standards and therefore, I consider the building suitable for relocation on the same site...”<sup>38</sup>

Historical imagery confirms the villa being relocated to the property between 1975 and 1981 (Figure 24 and 25). It is not known when or from where the villa was relocated

<sup>37</sup> Cultural Heritage Index, “CHI Places Number 22215,” Auckland Council.

<sup>38</sup> Auckland Council Property File.

the first time. Modifications have been made to the villa, which include a bay addition to the eastern elevation, newer fenestration, and alteration of the roof form. Historical imagery confirm changes made to the overall form of the villa were completed by 1981, though it remains unclear if these changes were made following its first relocation to the site or prior.



**Fig. 24** Aerial photograph from 1975 showing the extent of the original site (dashed). The approximate location of the villa as existing arrowed (Full image inset.) (31-07-1975, Ref: SN3800, Retrolens Historical Image Resource)



**Fig. 25** Aerial photograph from 1981 showing the villa on the subject site relocated from an unknown location (red arrow). The approximate location of the villa as existing arrowed yellow. (Full image inset) (02-01-1981, Ref: SN5802, Retrolens Historical Image Resource)



**Fig. 26** Aerial photograph from 1988 showing the villa relocated to its current location (arrowed). Full image inset.) (01-03-1988, Ref: SN8772, Retrolens Historical Image Resource)

## 8. the individuals or institutions connected with the place

### **Maurice Kelly (1732 Dairy Flat Highway)<sup>39</sup>**

*A large portion of the Plan Change area was part of Lot 8, Parish of Okura, which Maurice Kelly had purchased from the Crown Grant to these lots in 1854. The site of Maurice Kelly's homestead, public house, stables and stockyard is recorded on Lot 8 as site R10/737, near State Highway 17, at the address now identified as 1636 Dairy Flat Highway. Part of the property was conveyed to Maurice Kelly the younger in 1874 and the residue to Honorah Kelly the following year; it was not divided into smaller farms until the 20th century.*

*Maurice Kelly was an extremely colourful character who lived to the advanced age of 104. One of 14 children, he left Ireland at a young age to make his fortune abroad. As a sailor he travelled to the Americas, to Australia (around 1800) and to India. He arrived in New Zealand in the early 1830s, and was employed at Whangaroa and the Kaipara in the timber industry. This was followed by three years in Australia working in the bush. He returned to New Zealand and again worked in the timber industry, first at Paremoremo, and then in the Wade, acquiring c.2000 acres of land some of which is located within the Plan Change area (Madden 1966: 46-48, 102). Kelly built a house on his property, and felled the bush on a large scale – in 1859 it is recorded that he removed 700,042ft of timber from his station (New Zealander 28.1.1860).*

*He also entered the coastal trade, and acquired a 40 ton craft, Four Sisters, in 1863 to carry timber, goods and passengers to the Wade; another of his vessels was the Alert. He became active in local politics, serving successfully on the Provincial Council from 1859 to 1861, and is alleged to have indulged in multiple voting in the early days, registering his teams of bullocks as voters and providing disguises for his workers so*

<sup>39</sup> For a detailed account of Maurice Kelly see Cameron et al, 2015.



that they could vote several times. He was apparently unable to sign his name until the 1850s (Madden 1966: 46-48, 102, 199).

Kelly held a Bush Licence from 1855 to 1860, and a Special Licence from 1861 to 1862 and 1865. These licences were issued for supplying liquor from his home to local farm workers, timber fellers and gumdiggers. It is possible that one of the smaller buildings on the property was used to store the alcohol and sell liquor, and an 1860s plan (SO 894) refers to his "Public [house?]". Robyn Grover (pers. comm.) recalls the name "Gumdigger's Arms" in connection with Kelly's activities although no documentation has as yet been located confirming this name. Kelly may have stopped selling liquor from his home during 1868 as he obtained a transfer of the publican's licence from John Fisher at the Separation Hotel on or about 4 March 1868 (Daily Southern Cross). Kelly held the licence until 1872, when William Hastie took over (Grover, records in personal file). Kelly again held the licence for the hotel, probably from 1874 following the transfer of his farm to his son and in 1879 he applied for a Publican's Licence for an Inn or Public House, stating that he occupied a "wooden house at the Wade now my property now occupied by me and sought to be operated under the sign of the "Wade Hotel". The Separation Hotel and later Wade Hotel were located on the same piece of land along Tavern Road now occupied by the Wade Hotel. The original Wade Hotel burnt down in July 1880 (Auckland Weekly News, 24 July 1880:15) but was rebuilt (New Zealand Herald, 3 February 1881).

#### **R. P. Small (1732 Dairy Flat Highway)**

Auckland Council's CHI (#22215) and historic maps refer to R. P. Small having ownership of the land now addressed 1732 Dairy Flat Highway. Archival and desktop research has been unable to establish any information on the Small family.

#### **A.G. Sainsbury**

Auckland Council's CHI (#22214) and historic maps refer to A.G. Sainsbury having ownership of the land now addressed 1744 Dairy Flat Highway. Archival and desktop research has been unable to establish any information on A.G. Sainsbury.

## **9. chronology of alteration**

### **9.2 1732 Dairy Flat Highway**

The following is a list of known alterations:

| <b>date</b>  | <b>detail</b>  |
|--------------|--|
| c. 1920-1930 | Construction of single storey dwelling.  |
| 1984         | Extensive addition to the east of the original dwelling. <sup>40</sup>           |
| c. 1984-1988 | Lean-to additions added to the southeast and southwest elevations. <sup>41</sup> |

### **9.3 1744 Dairy Flat Highway**

The following is a list of known alterations:

| <b>date</b>  | <b>detail</b>  |
|--------------|--|
| Unknown      | Construction of late 19 <sup>th</sup> century villa.   |
| c. 1975-1981 | Villa relocated from unknown location to the subject site, east of where the villa is currently located. |
| Unknown      | Modifications to the villa including:  |

<sup>40</sup> Auckland Council Property File.

<sup>41</sup> Historic imagery.

- Bay addition to eastern elevation.
- New roof form.
- New windows and doors.

1984 Villa relocated from unknown location to the subject site.

c.1984-1988 Decking to the east and west of the villa.

## 10. description and physical condition of the building fabric

### 10.2 1732 Dairy Flat Highway

#### 10.2.1 exterior building fabric

The dwelling at 1732 Dairy Flat Highway is in fair overall condition; comprising two principal house forms with a number of open sided, lean-to accretions to the southeast and southwest elevations. The earlier form, akin to an early cottage, is likely to date from the 1920s with records showing that the second form dates from 1984.

Modifications to the east side of the original plan incorporate the original lounge and kitchen areas into a larger open plan living area. The rear of the original dwelling is also enclosed and the floorplan has been modified.

The building is clad in smooth-faced shiplap weatherboards and has a comparatively high hipped corrugated metal roof. The roof is similar to the steep, tiled, pitches found on state housing of the 1930s including a simple square plan form with a short ridge. Annotation on the 1984 planning drawing show the original house to be 11 metres square, including the wrap-around veranda within the main roof form. Decking to the north of the dwelling was introduced in the late 20<sup>th</sup> century but this is now past its best and is rotting away, presenting a potential hazard to inhabitants of the building.



Fig. 39 Looking southeast toward the primary elevation of the original dwelling.



Fig. 40 Looking south toward the radial form connecting the original dwelling (right) to the 1984 addition (left),



Fig. 41 Looking southeast toward the 1984 addition.



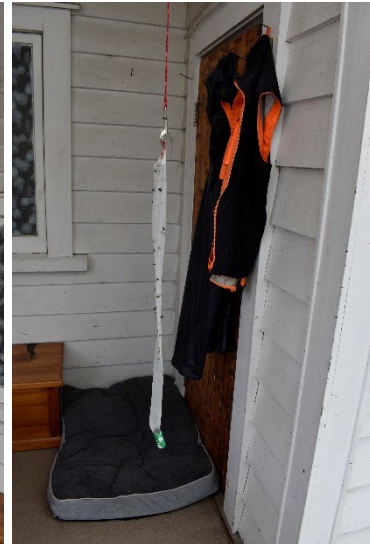
Fig. 42 Looking northwest towards the dwelling. Original dwelling arrowed.



**Fig. 43** Exterior rear wall of the original dwelling, closed in following the 1984 addition.



**Fig. 44** Door leading to bedroom at the rear of the original dwelling



**Fig. 45** Rear entry of the original dwelling. Door was sealed off following modifications to the kitchen in 1984.

### 10.2.2 interior building fabric

The floor plan of the 1920s dwelling is largely intact and comprises of a lounge area, and three bedrooms separated by a central corridor with a bathroom at the end opposite the front door. The interior of the dwelling has modest but consistent detailing with dark-stained panelled doors and frames, and textured stucco walls. A chimney remains central to the lounge area and backs onto the hallway. The original parts of the dwelling have expressed timber framing as a decorative “coffered” effect on the ceilings in the main bedrooms and living area. This has been adopted less convincingly as a radial pattern in parts of the later addition. The patterned infill for some of these ceilings could be made of pressed metal though the pattern is finer and shallower than 19<sup>th</sup> century pressed metal ceilings.

The late addition of the 1980s has resulted in partial removal of the rear exterior wall to amalgamate the old and new lounge, dining, and kitchen. The joint line in the ceiling is no longer watertight and an internal gutter has been installed with a connection to the external downpipe. The bathroom is internally lined with vertical timber boards which is also present on the ceiling and appears to be in good condition.

The internal doors are largely original and help to date the period of the house to the 1920-30s. They are composed of three narrow vertical panels at the bottom and a single width panel on the top quarter of the door. The handles are in a high position to align with the middle rail on the top quarter of the door. The door frames and skirtings within the 1980s addition are stained to match the original dwelling but have less interest as items of joinery as they are simply butt joined fascias fixed to the wall. The windows are generally casements to the bedrooms with a later replacement to the original lounge probably made to match the fenestration on the extension. The kitchen window has also been replaced as a metal framed sliding window.



**Fig. 46** Looking towards the lounge within the original portion of the dwelling,



**Fig. 47** The radial lounge connecting the original dwelling and the later addition.



**Fig. 48** Dark stained timber battens with patterned linings decorate the rooms within the original portion of the dwelling.



**Fig. 49** A close up of the patterned lining within the hallway.



**Fig. 50** Doors within the original portion of the dwelling feature doors and architraves typical of the 1920s design style.



**Fig. 51** The fireplace within the original lounge was installed during the 1984 alterations. Historical imagery confirms the original dwelling did not have a fireplace.



**Fig. 52** An opening in the lounge allow heat from the fireplace to travel to the hallway and bedrooms. Note stucco finish on the walls, possibly added during the 1984 alterations.



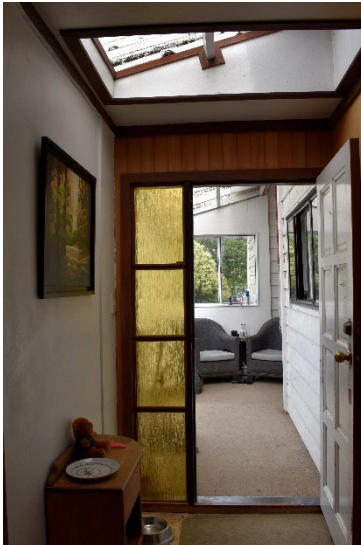
**Fig. 53** Kitchen within the original portion of the dwelling. Rear door mentioned in figure # is located behind shelving adjacent to the window.



**Fig. 54** Looking towards the 1984 addition from the original portion.



**Fig. 55** Hallway of the 1984 addition.



**Fig. 56** Entry way into the 1984 addition with the rear external wall of the original dwelling seen behind.

### 10.3 1744 Dairy Flat Highway

#### 10.3.1 exterior building fabric

The extant building comprises a traditional single bay villa and minor accretions to the rear to provide an entry porch. The building is clad in rusticated weatherboards, timber sash windows with horns and profiled timber frames. A modest amount of typical decoration is concentrated at the principal elevation with timber brackets under the soffit and fretwork framing the projecting corner over the canted bay. There is a flat pediment over the principal window on the bay.

The villa's relocation is evident through the modern timber and concrete piles as well as a cut mark, front and back, through the middle of the house. The resulting volumes would have been able to fit on a long wheelbase lorry. There are no traditional baseboards covering the piles. Remnant trellis-type material has been loosely secured to cover the substructure. The subfloor framing, including piles, bearers and joists, appear modern. Modern decking has been added to the side however this would have been some time ago as it is in poor condition. There are accretions to the rear of the building, creating a porch which appears to be used as the primary entrance.

The roof is of long run corrugated metal. Following the relocation of the villa, its original peak roof form was removed and replaced with a flat trough sectioned roof. A

large sheet of trough section spans the two ridges and slopes back from the principal elevation to avoid detracting from the principal elevation.

Several large sash windows on each elevation indicate the likely original composition of the building. There is a variety of later windows which lack the same quality and attention to detail and are inconsistent in size, position, and type. The better-quality windows are generously proportioned sash windows with profiled timber trim and consistent head and sill heights. Although an interior inspection was not possible, their position and size reflect the typical hierarchy of spaces in a bay-villa floor plan. Some outward opening glazed doors have been added to correspond with decking which would have been added when the building was relocated. Neither the front, nor rear doors are traditional nor appropriate to the composition of the building. They are likely to have been added at the time of relocation.

The house is sited on a distinct area of land which is defined with a tall fence. Outside the fence line, the industrial land use is highly evident.



**Fig. 57** Looking south towards the principal elevation of the villa.



**Fig. 58** Looking east towards the side elevation showing large traditional sash windows.



**Fig. 59** Looking north towards the rear of the villa and a later lean to addition.



**Fig. 60** Looking west showing a portion of the eastern elevation and the undated addition central to the elevation.



**Fig. 61** The former street number on the principal elevation. Note this number is not orientated towards the street.



**Fig. 62** Timber brackets under the soffit, decorative fretwork, and later intrusive metal frames attached for awnings.



**Fig. 63** Non original rear door, currently used as the primary entry into the dwelling,



**Fig. 64** A join in the weatherboards above the rear door is indicative of where the dwelling was split to allow for its relocation.



**Fig. 65** The western elevation showing non-original outward opening glazed doors and a 4-pane casement window.



**Fig. 66** Modern timber and concrete piles.



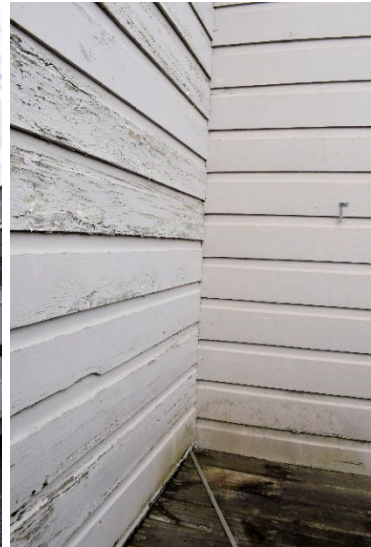
**Fig. 67** The modified roof with through section sheet metal.



**Fig. 68** Modified front door on the principal elevation.



**Fig. 69** Bay addition on the eastern elevation.



**Fig. 70** Mismatched weatherboards between the eastern elevation and the later bay addition.

### **10.3.2 interior building fabric**

The interiors of 1744 Dairy Flat Highway was unable to be accessed at the time the site visit was conducted.



## **11. heritage assessment**

### **11.1 general criteria for significance**

We acknowledge there are a number of criteria used to assess a building's historical heritage significance as listed in Section 66 (1) of the Heritage New Zealand Pouhere Taonga Act 2014. However, we have chosen to use the Auckland Council 'Methodology and guidance for evaluating Auckland's historic heritage' to assess the buildings' values.

A conservative approach has been adopted for the assessment. Where the origin of an item is inconclusive and has the potential of having cultural heritage value (such as the archaeological significance of a site), this is identified. Should, at a later time, more information become available these items should be reassessed.

### **11.2 degree of significance**

The determination of the level of significance of a historic heritage place requires an evaluation of the overall significance of the place. This has regard to the values of the place and the geographic area the overall significance relates to.

A six-level scale of value has been adopted in tabulating the cultural heritage value of the overall place, and spaces or elements within this place. These values are:

- 1 Exceptional**  
The element, space, or overall place is of exceptional importance to the overall significance of the place.
- 2 Considerable**  
The element, space, or overall place is of considerable importance to the overall heritage significance of the place.
- 3 Moderate**  
The element, space, or overall place is of moderate importance to the overall heritage significance of the place.
- 4 Minor**  
The element, space, or overall place is of minor importance to the overall heritage significance of the place.
- 5 None**  
The element, space, or overall place is of no importance to the significance of the place.
- 6 Intrusive**  
The element, space, or overall place detracts from the heritage significance of the place.

## **11.3 evaluation of historic heritage significance**

### **11.3.2 1732 Dairy Flat Highway**

#### **(a) aesthetic:**

*The place, and its spaces and elements, demonstrates aesthetic, visual, or landmark significance. Consideration of the formal qualities of the fabric and setting: the form, scale, materials, space, etc. and the contribution made to the overall integrity of the design of the place.*

The style of the dwelling at 1732 Dairy Flat Highway is not visually distinctive, dating from the 1920s or 1930s and being heavily modified in the 1980s. Its site slopes away from Dairy Flat Highway and is surrounded by a tall fence line and mature vegetation limiting the dwellings street presence. The visual contribution and aesthetic appeal of the dwelling is compromised by these factors, and as such, the place demonstrates no aesthetic values.

#### **(b) archaeological:**

*The degree to which the place can be said to have an archaeological potential.*

Refer to the *Silverdale West Plan Change – Archaeological Assessment* prepared by Clough and Associates Ltd.

#### **(c) contextual:**

*The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.*

The dwelling has minor context value for its association with its original site for over 90 years. However, the relationship between the dwelling and its setting has become less apparent due to later modifications to the dwelling, development of the site, and the wider surrounding area.

The place demonstrates minor contextual value.

#### **(d) historic:**

*The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.*

The original dwelling is representative of the early development of the Silverdale and Dairy Flat area. While the land has associations with the Kelly family and the Small family, the significance of these associations could not be substantiated.

The dwelling demonstrates no historical values.

#### **(e) knowledge:**

*The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.*

The dwelling does not demonstrate the potential to provide useful or meaningful information not already available from other places or sources.

**(f) mana whenua:**

*The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.*

This criterion has not been assessed.

**(g) physical attributes:**

*The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.*

The original subject dwelling at 1732 Dairy Flat Highway is of simple form and detailing with the interiors following the 1920s bungalow style. An extensive addition was added onto the original dwelling in 1984, altering the overall footprint and form of the dwelling. The original dwelling, its form and layout, however remains largely legible.

The dwelling demonstrates minor physical attribute values.

**(h) social:**

*The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.*

There is no evidence that the building is held in high public esteem. It is recorded within Auckland Council's Cultural Heritage Inventory (CHI). The CHI notes the land was owned by the Small family. Archival research into the Small family has been unable to establish their significance within the Silverdale community.

The dwelling demonstrates no social values.

**(i) technological:**

*The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.*

The building demonstrates typical construction techniques and materials for the time.

### **11.3.3 1744 Dairy Flat Highway**

**(a) aesthetic:**

*The place, and its spaces and elements, demonstrates aesthetic, visual, or landmark significance. Consideration of the formal qualities of the fabric and setting: the form, scale, materials, space, etc. and the contribution made to the overall integrity of the design of the place.*

The subject dwelling at 1744 Dairy Flat Highway is a relocated late Victorian villa with later modifications. Prior to the dwelling's second relocation and surrounding site development, the villa was located on open farmland with nothing obstructing views to or from its location, maintaining a prominent status within its site. The surrounding context, view to and from have been significantly altered within the most recent decade due to the surrounding light industrial use, severely compromising the villa's street presence and original setting.

The place demonstrates no aesthetic values.

**(b) archaeological:**

*The degree to which the place can be said to have an archaeological potential.*

Refer to the *Silverdale West Plan Change – Archaeological Assessment* prepared by Clough and Associates Ltd.

**(c) contextual:**

*The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.*

The villa has been relocated from its original site twice in its history. The original site remains unknown, however since the 1980s has been located on expansive farmland, with open views to and from the villa. The relationship between the villa and its setting has been severely degraded due to the encroaching industrial land use and development immediately surrounding the villa.

Prior its final relocation, the villa, albeit on an angle to the main road, was orientated with its principal elevation addressing the direction of approach (Figure 24). The orientation of the villa following its second relocation does not appear to have been given any particular thought, with the principal elevation facing away from the then main road (Smalls Road).

The place demonstrates no contextual values.

**(d) historic:**

*The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within the nation, region or locality.*

The land on which the villa sits, remained undeveloped and unoccupied by structures until the late 1970s to early 1980s. The history and the associations with important persons of the villa is unknown.

The place demonstrates no historical values.

**(e) knowledge:**

*The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.*

While the villa may provide some understanding on the past practices of relocating timber homes, its potential to provide useful or meaningful information not already available from other places or sources is limited to none.

The place demonstrates no knowledge values.

**(f) mana whenua:**

*The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.*

This criterion has not been assessed.

**(g) physical attributes:**

*The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.*

The dwelling is representative of a Victorian villa with a single bay on the primary elevation with typical decoration and fretwork. While the physical integrity of the villa has been altered by various alterations and additions with some intrusive elements such as the roof, the key features of the villa remain legible.

The place demonstrates minor physical attribute values.

**(h) social:**

*The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.*

There is no evidence that the building is held in high public esteem. It is recorded within Auckland Council's Cultural Heritage Inventory. The CHI notes the land was owned by Arthur George Sainsbury and he was considered to be responsible for the relocation/construction of the villa on the site; this assumption has proven to be untrue. Archival and desktop research into Mr. Sainsbury has been unable to establish his significance within the Silverdale community.

The place demonstrates no social values.

**(i) technological:**

*The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.*

The dwelling demonstrates typical construction techniques and materials for the time.

#### **11.4 statement of historic heritage significance**

The dwelling at 1732 Dairy Flat Highway demonstrates minor physical attribute values. The original square footprint dwelling from c1920s remains largely legible despite the significant 1980s addition to the east. The original portion of the dwelling reflects architecture associated with the early 20<sup>th</sup> century. The dwelling has minor context value for its association with its original site for over 90 years.

The dwelling at 1744 Dairy Flat Highway has minor physical attribute values being representative of a late Victorian villa. Considering later modifications, the villa maintains a moderate level of integrity representing a building typology from the late 19<sup>th</sup> century.

Accordingly, this assessment considers that the two dwellings at 1732 and 1744 Dairy Flat Highway do not present any historic heritage significance.

## 12. conclusion

Through archaeological assessments undertaken by Clough & Associates Ltd, both sites at 1732 and 1744 Dairy Flat Highway had been recognised as places with potential heritage significance. In order to understand if these places possess any heritage values, this independent evaluation of heritage has been undertaken using information that was available at the time.

The heritage assessment finds that the dwellings considered and assessed within this document are of no historic heritage significance within the locality and region. There is nothing we can see from an historic heritage position that would in any way constrain the removal or demolition of these assets.

Within the wider area, there are a limited number of heritage places recognised by Auckland Council's *Schedule 14.1 Schedule of Historic Heritage*, with only four sites recognised within the Silverdale and Dairy Flat region. The properties at 1732 and 1744 Dairy Flat Highway are considered assets by Auckland Council's CHI but do not warrant inclusion in *Schedule 14.1*.

The CHI assessment of 1732 and 1744 Dairy Flat Highway place some emphasis on the early ownership of the land of the respective subject sites. Further research into these early landowners, R. P. Small and A. G. Sainsbury, has been unable to establish their significance within the locality and their associations with the dwellings on site. While the lack of information surrounding the history of these dwellings does not preclude their potential heritage significance, should further information be discovered, their potential for heritage values should be reassessed.

The dwellings at 1732 and 1744 Dairy Flat Highway demonstrate minor physical attribute values, both maintaining moderate levels of integrity despite later modifications. The value of restoration and relocation should be considered for these two dwellings.

A large degree of the original form, layout, and features of the original dwelling at 1732 Dairy Flat Highway remains legible and provided with the opportunity to remove later additions and restore the earlier fabric, would enhance its recognised values.

The villa at 1744 Dairy Flat Highway is representative of the practice of relocating good architecture having been relocated twice since its construction. The industrial development of the land surrounding the villa has negatively impacted its relationship with its site and surrounding context. It would not be inappropriate or adversely effecting to consider the sale and relocation of the villa to a new site. It provides the potential for the villa to establish a better, more appropriate relationship with its new site, and would encourage its repair and maintenance, possibly restoration, enhancing its recognised values.

## 13. bibliography

### 13.1 published sources:

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- Murdoch, G. 1996. "Early Māori Occupation of Te Weiti." In *From The Wade To Silverdale*, by In J. Litchfield (ed.). Auckland: Institute Press Limited.
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- Rigby, R. 1998. "The Crown, Māori, and Mahurangi 1840-1881: a historical report commissioned by the." New Zealand.
- Turton, H. H. 1877. *Māori Deeds of Land Purchases in the North Island of New Zealand*. Volume One. Wellington: George Didsbury.

### 13.2 online:

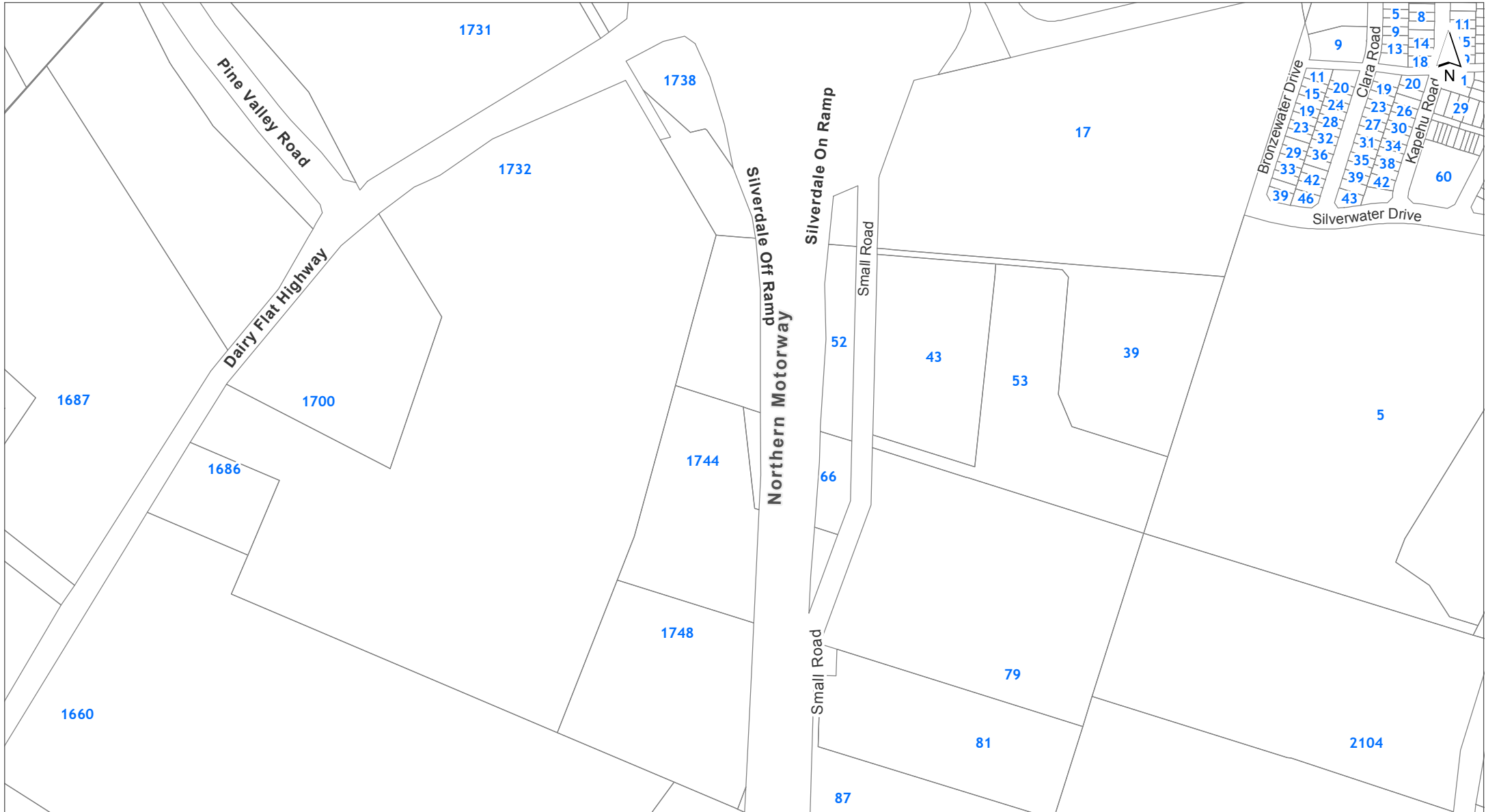
- DigitalNZ database, <http://www.digitalnz.org/>
- PapersPast database, <https://paperspast.natlib.govt.nz/>
- Alexander Turnbull Library database, <https://natlib.govt.nz/collections/alexander-turnbull-library-collections>
- Retrolense Historical Image Resource, <https://retrolens.co.nz/>

### 13.3 reports and other:

- Clough & Associates Ltd, "Proposed Plan Change – Silverdale West, Auckland: Archaeological Assessment," December 2022.
- Auckland Council, "Historic Heritage Topic Report: Silverdale West Dairy Flat Business Area Structure Plan," October 2018.
- Archives New Zealand
- Auckland Council Property File

## **appendix a – aup planning maps**





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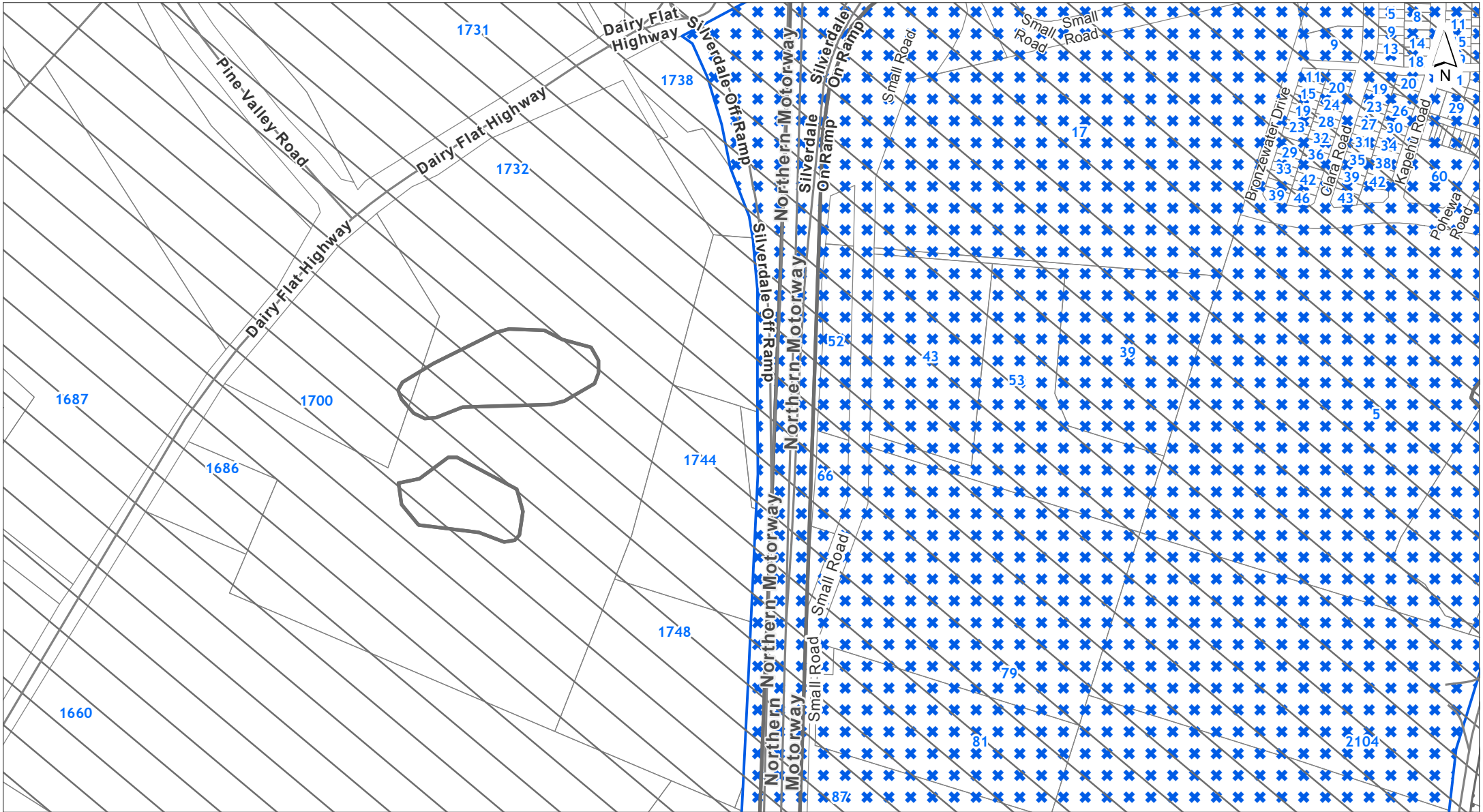
### Built Environment 1732 & 1744 DF H'way



Scale @ A4  
= 1:5,000

Date Printed:  
26/07/2023





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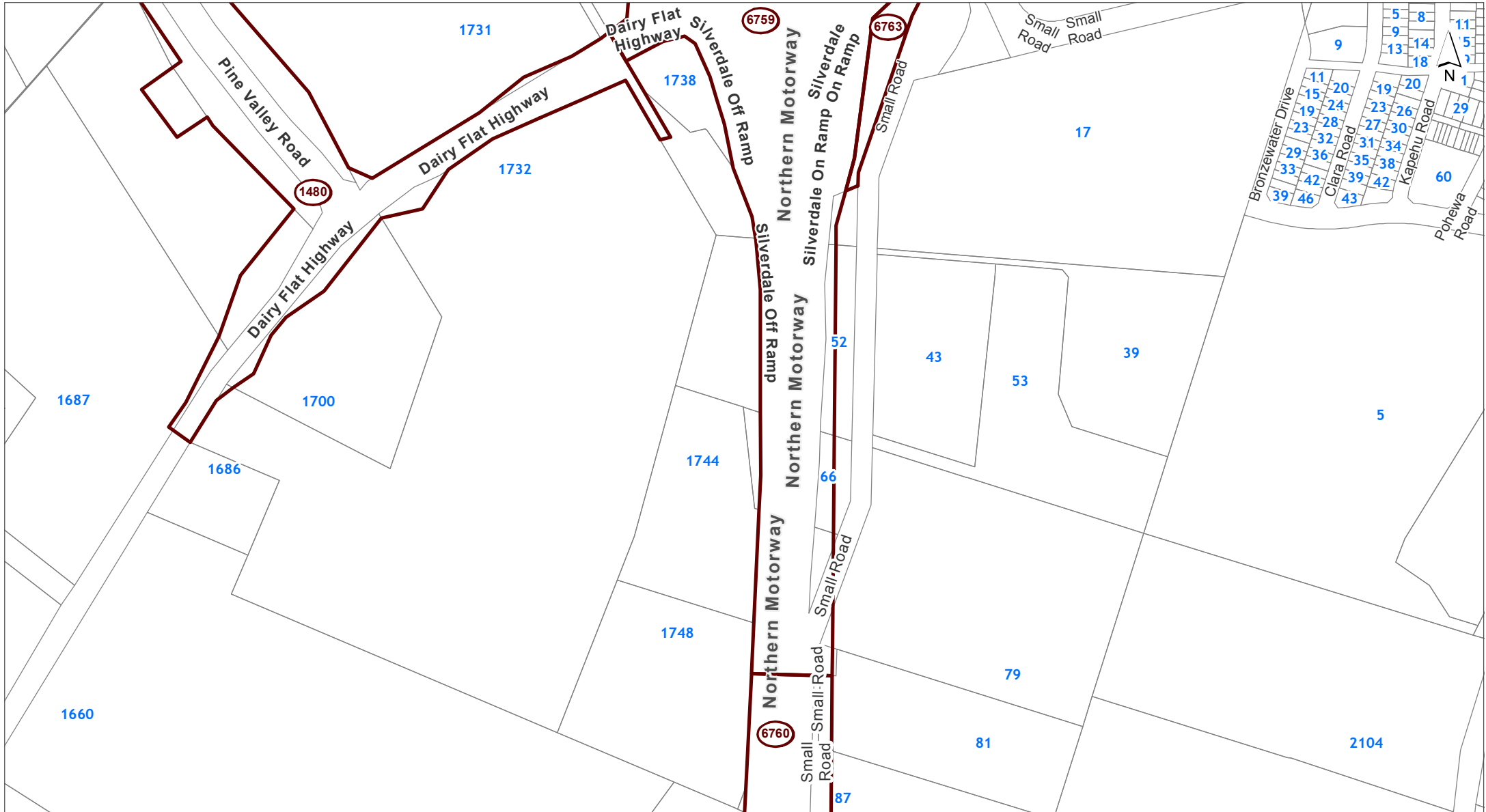
### Controls 1732 & 1744 DF H'way



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= 1:5,000

Date Printed:  
26/07/2023





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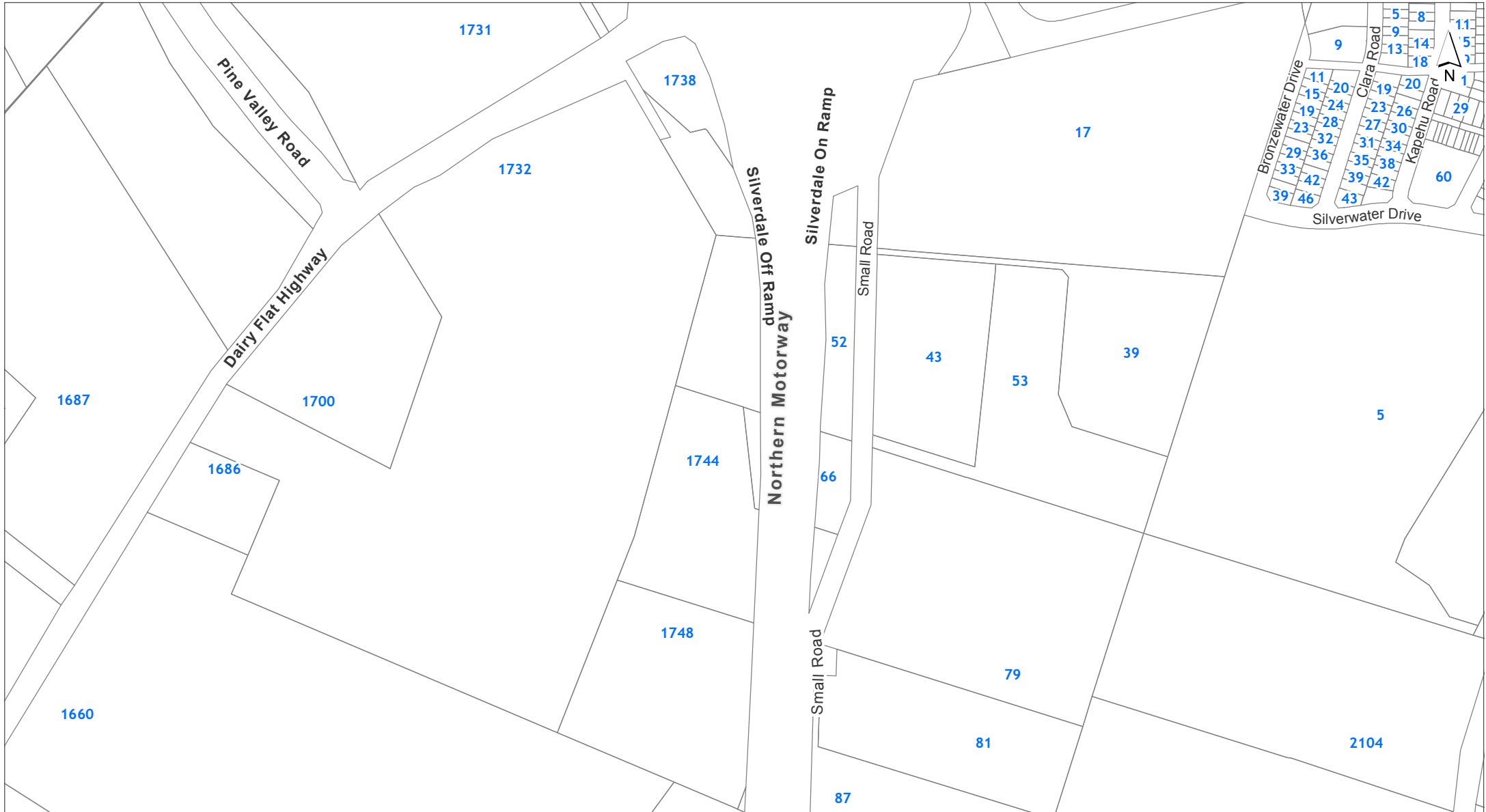
### Designations 1732 & 1744 DF H'way



Scale @ A4  
 = 1:5,000

Date Printed:  
 26/07/2023





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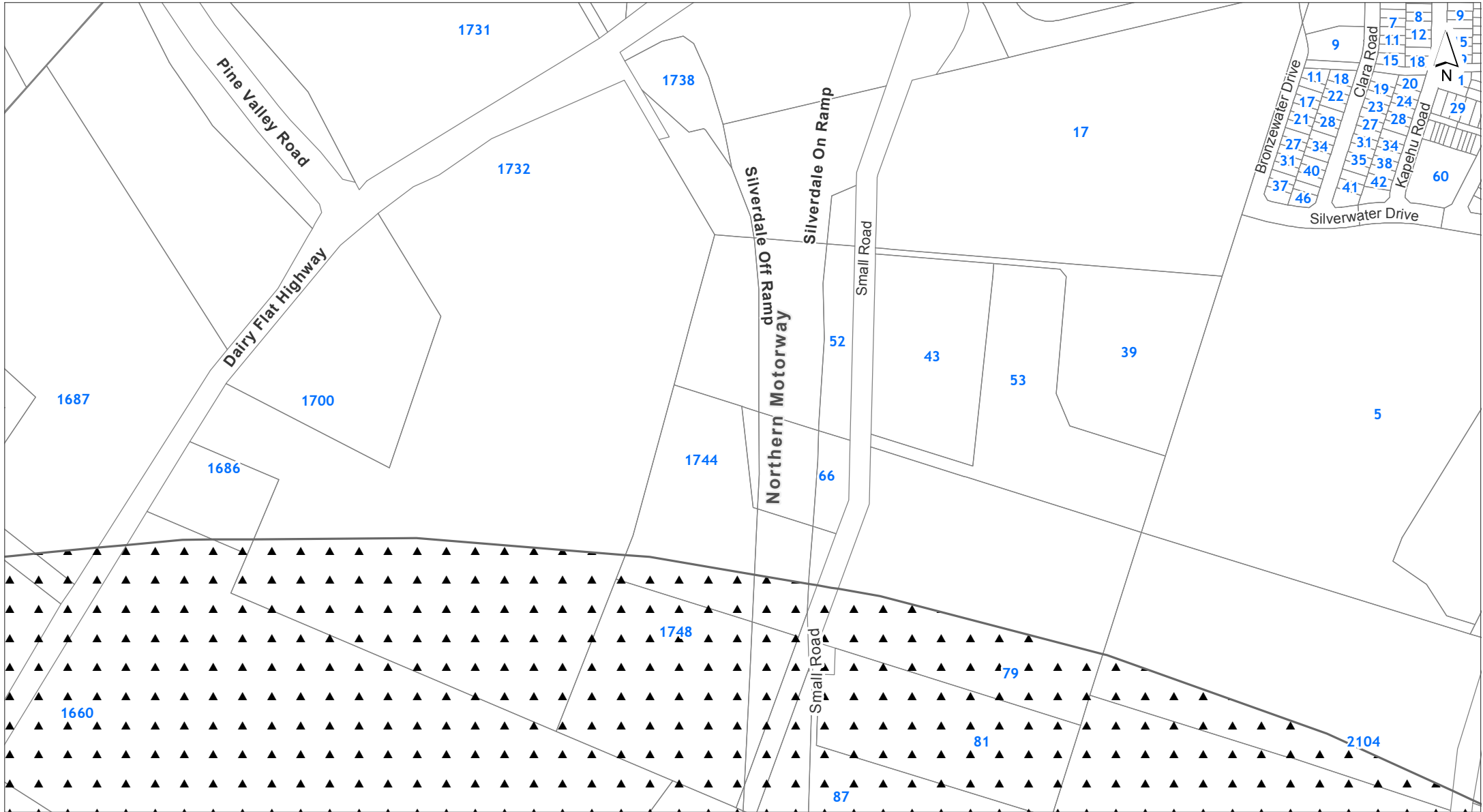
### Historic Heritage and Special Character 1732 & 1744 DF H'way



Scale @ A4  
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Date Printed:  
26/07/2023





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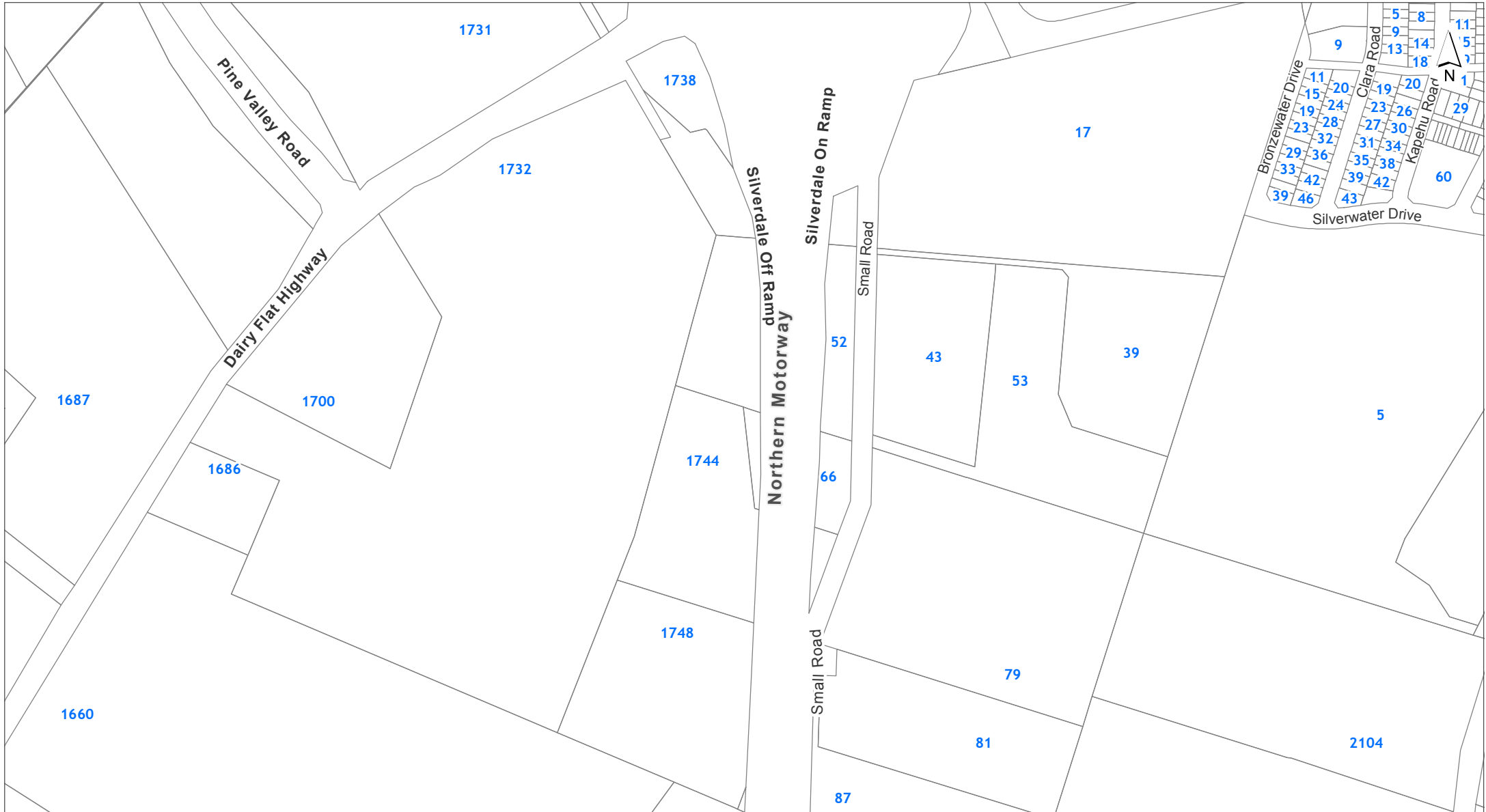
### Infrastructure 1732 & 1744 DF H'way



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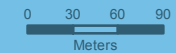
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### Mana Whenua 1732 & 1744 DF H'way

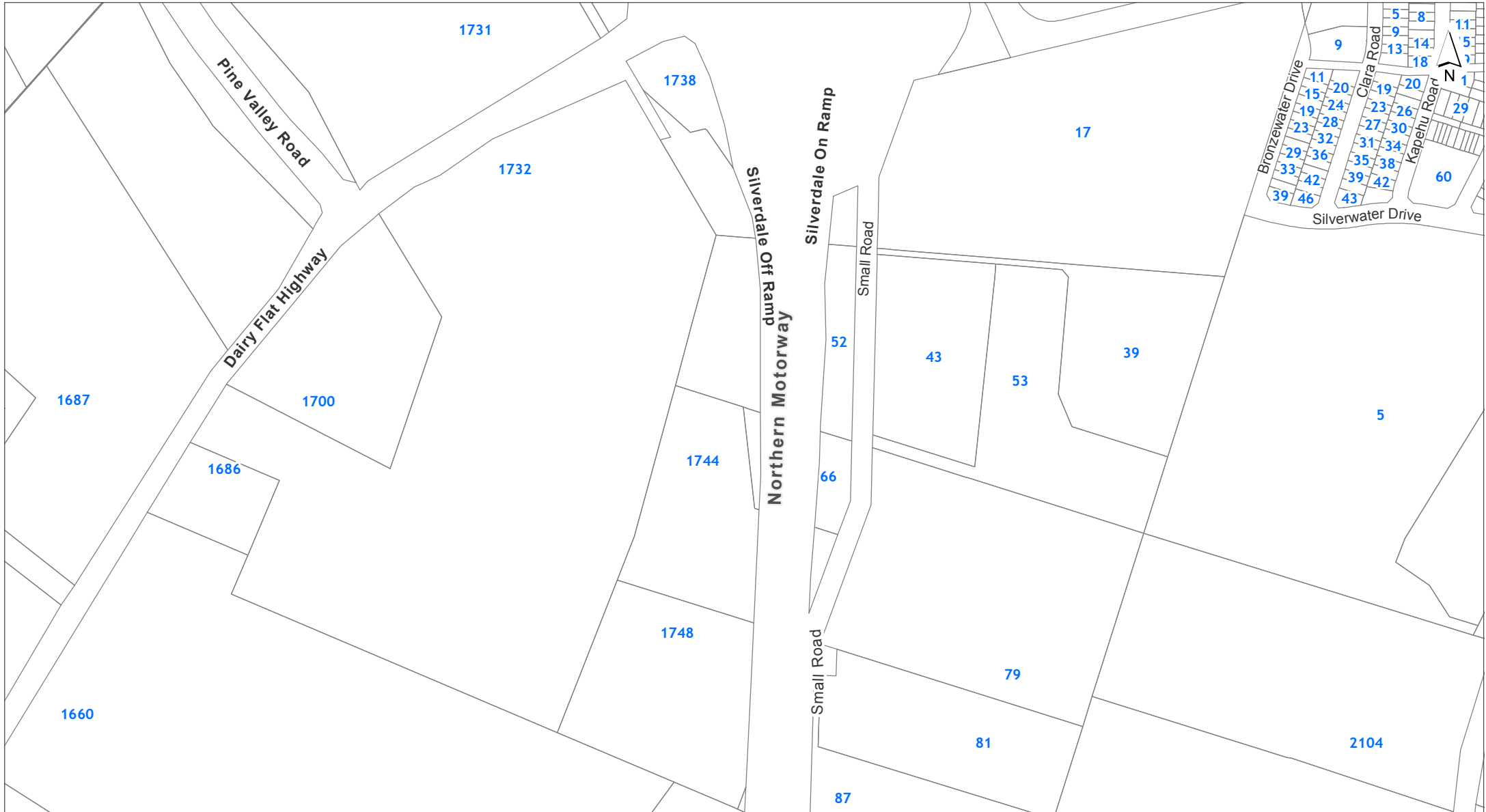


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### Natural Resources 1732 & 1744 DF H'way

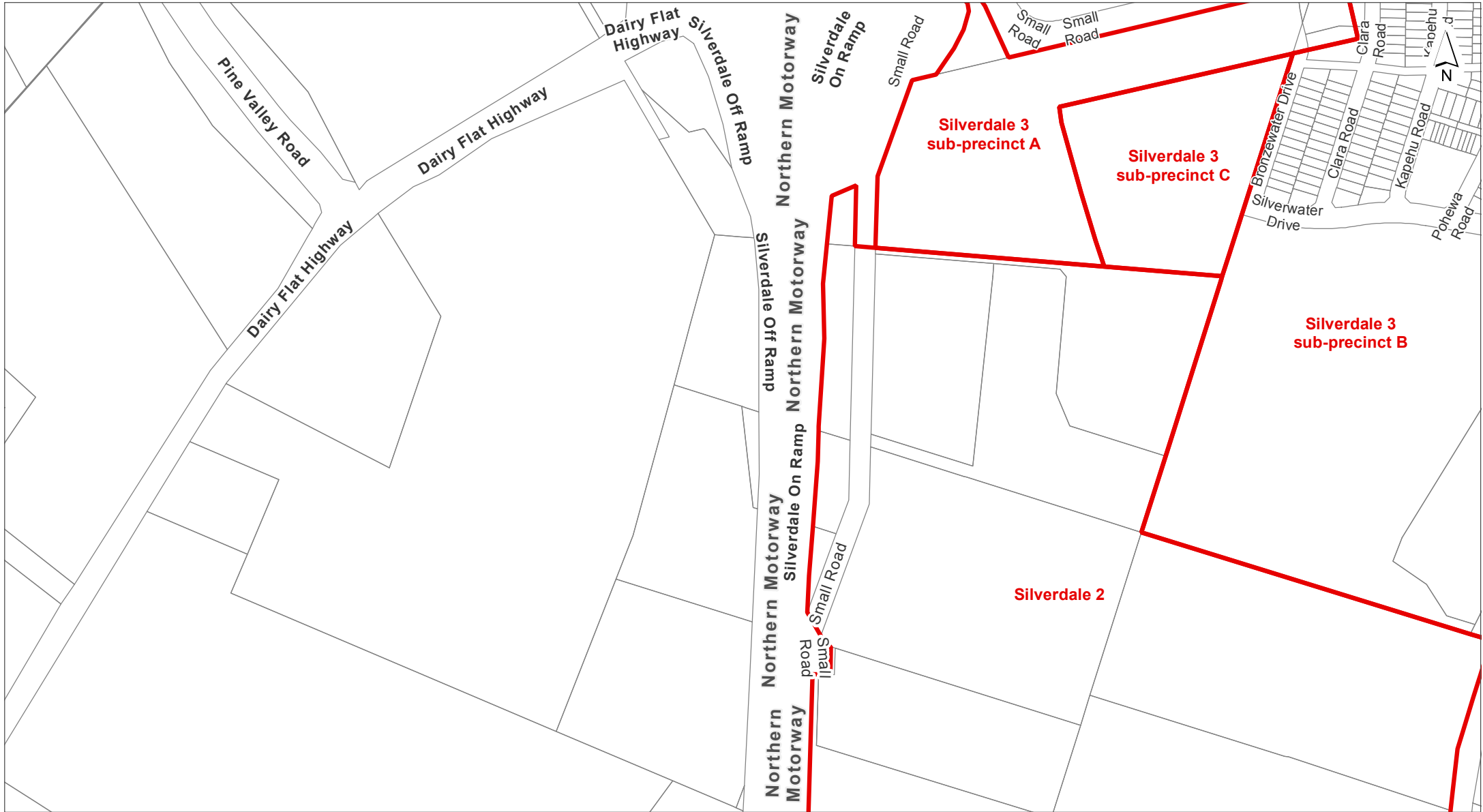


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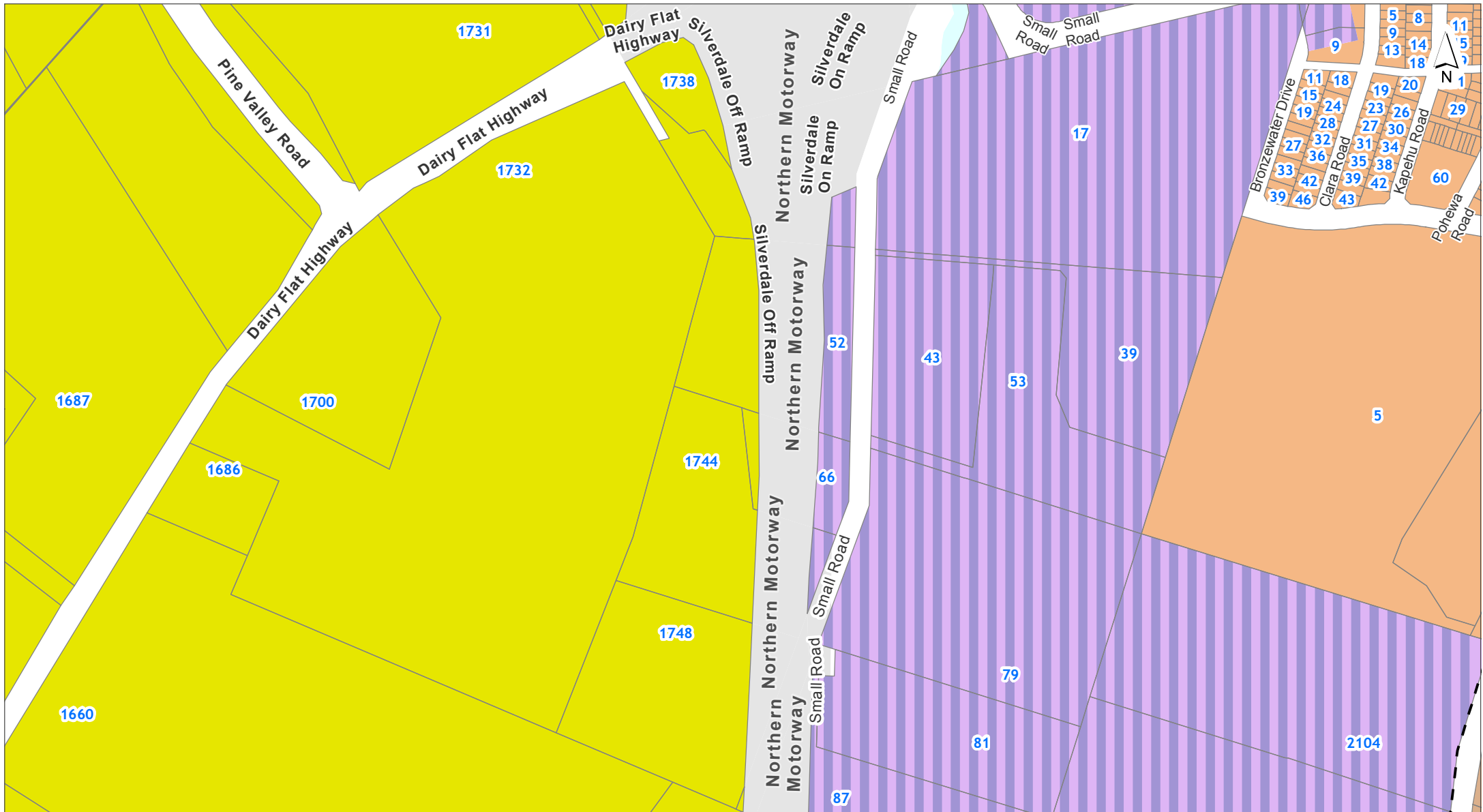
**Precincts**  
**1732 & 1744 DF H'way**



Scale @ A4  
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Date Printed:  
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### Zones and Rural Urban Boundary 1732 & 1744 DF H'way




Scale @ A4  
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Date Printed:  
 26/07/2023




## NOTATIONS

### Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

### Proposed Modifications

 Notice of Requirements

 Plan Changes

 Future Coastal Hazards Plan Change

### Tagging of Provisions:

[ i ] = Information only

[ rp ] = Regional Plan


[ rcp ] = Regional Coastal Plan

[ rps ] = Regional Policy Statement

[ dp ] = District Plan (only noted when dual provisions apply)

## ZONING

### Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone








### Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

### Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]



### Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone


### Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

### Infrastructure

-  Special Purpose Zone - Airports & Airfields  
Cemetery  
Quarry  
Healthcare Facility & Hospital  
Tertiary Education  
Māori Purpose  
Major Recreation Facility  
School
-  Strategic Transport Corridor Zone

### Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

# Overlays

## Natural Resources

- Terrestrial [rp/dp]
  - Marine 1 [rcp]
  - Marine 2 [rcp]
  - Water Supply Management Areas Overlay [rp]
  - Natural Stream Management Areas Overlay [rp]
  - High-Use Stream Management Areas Overlay [rp]
  - Natural
  - Urban
  - High-Use Aquifer Management Areas Overlay [rp]
  - Quality-Sensitive Aquifer Management Areas Overlay [rp]
  - Wetland Management Areas Overlay [rp]
- } Significant Ecological Areas Overlay

## Natural Heritage

- Verified position of tree
  - Unverified position of tree
  - Group of Trees
  - Outstanding Natural Features Overlay [rcp/dp]
  - Outstanding Natural Landscapes Overlay [rcp/dp]
  - Outstanding Natural Character Overlay [rcp/dp]
  - High Natural Character Overlay [rcp/dp]
  - Viewshafts
  - Height Sensitive Areas
  - Regionally Significant Volcanic Viewshafts Overlay Contours [i]
  - Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
  - Locally Significant Volcanic Viewshafts Overlay Contours [i]
  - Modified
  - Natural
  - Local Public Views Overlay [rcp/dp]
  - Extent of Overlay
  - Subdivision Schedule
- } Notable Trees Overlay
- } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- } Waitakere Ranges Heritage Area Overlay
- } Ridgeline Protection Overlay

## Infrastructure

- Airport Approach Surface Overlay
  - Aircraft Noise Overlay
  - City Centre Port Noise Overlay [rcp / dp]
  - Quarry Buffer Area Overlay
  - National Grid Subdivision Corridor
  - National Grid Substation Corridor
  - National Grid Yard Compromised
  - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

## Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

## Mana Whenua

- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

## Built Environment

- Identified Growth Corridor Overlay

# Controls

- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
  - Business Park Zone Office Control
- } Building Frontage Control
- } Vehicle Access Restriction Control

- Hazardous Facilities
  - Infrastructure
  - Macroinvertebrate Community Index
  - Flow 1 [rp]
  - Flow 2 [rp]
  - Subdivision Variation Control
  - Indigenous Vegetation 749.7 ha
  - Freshwater Wetland 14.6 ha
  - Surf Breaks [rcp]
  - Cable Protection Areas Control [rcp]
  - Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

# Designations

- Designations

- Airspace Restriction Designations

## Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

### Address

1744 Dairy Flat Highway Silverdale 0931

### Legal Description

Sec 9 SO 308591, Sec 10 SO 308591

### Appeals

### Modifications

Plan Changes, Plan Change 78 - Intensification, Multiple Layers, [View PDF](#), Proposed, 18/08/2022

### Zones

Future Urban Zone

### Precinct

### Controls

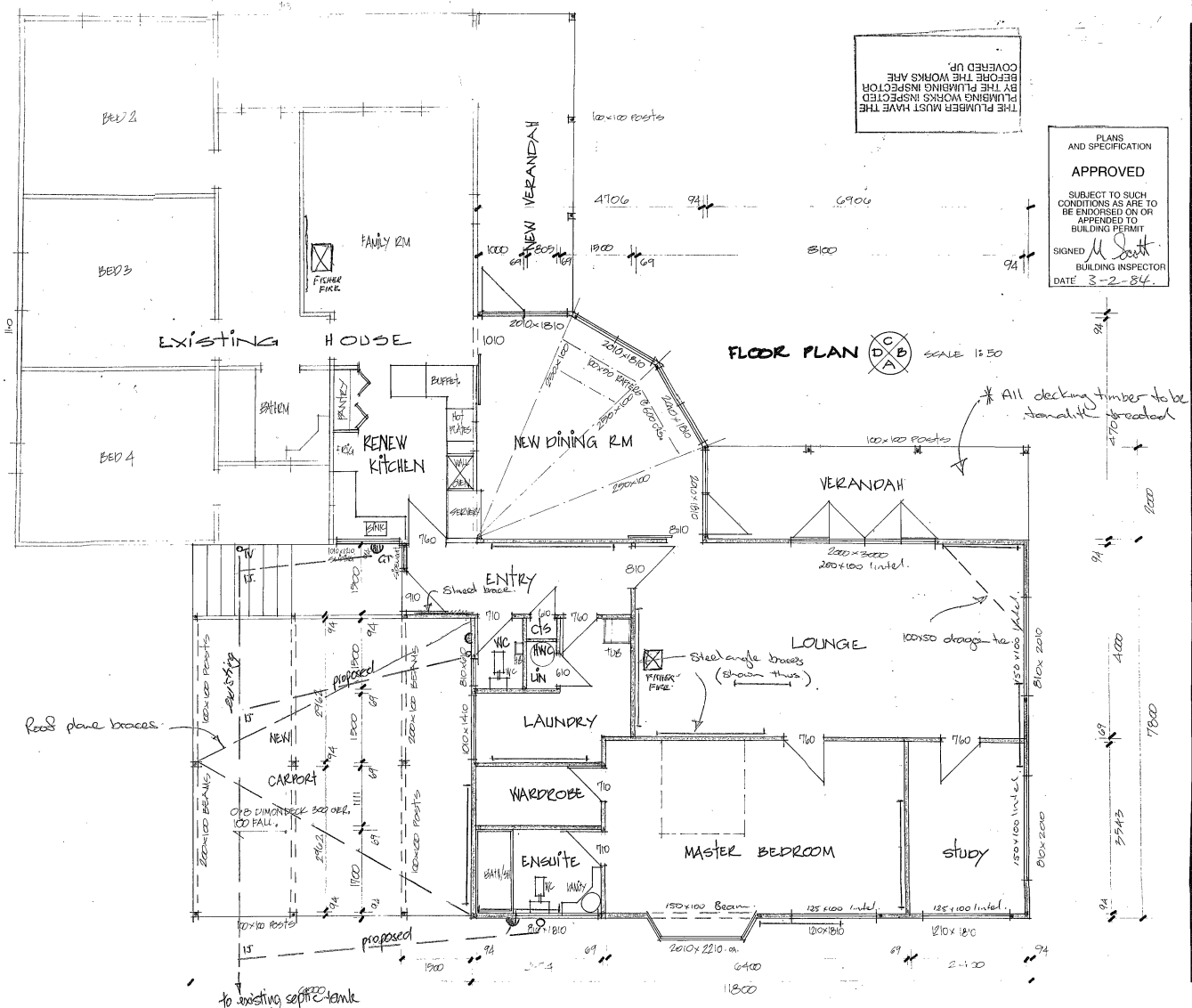
Controls: Macroinvertebrate Community Index - Rural

### Overlays

Infrastructure: Airport Approach Surface Overlay - North Shore Airport

### Designations

**appendix b – 1732 dairy flat highway historic drawings**



THE PLUMBER MUST HAVE THE PLUMBING WORKS INSPECTED BY THE PLUMBING INSPECTOR BEFORE THE WORKS ARE COVERED UP.

PLANS AND SPECIFICATION

**APPROVED**

SUBJECT TO SUCH CONDITIONS AS ARE TO BE ENFORCED ON OR APPENDED TO BUILDING PERMIT

SIGNED *M. Scott*  
BUILDING INSPECTOR

DATE 3-2-84



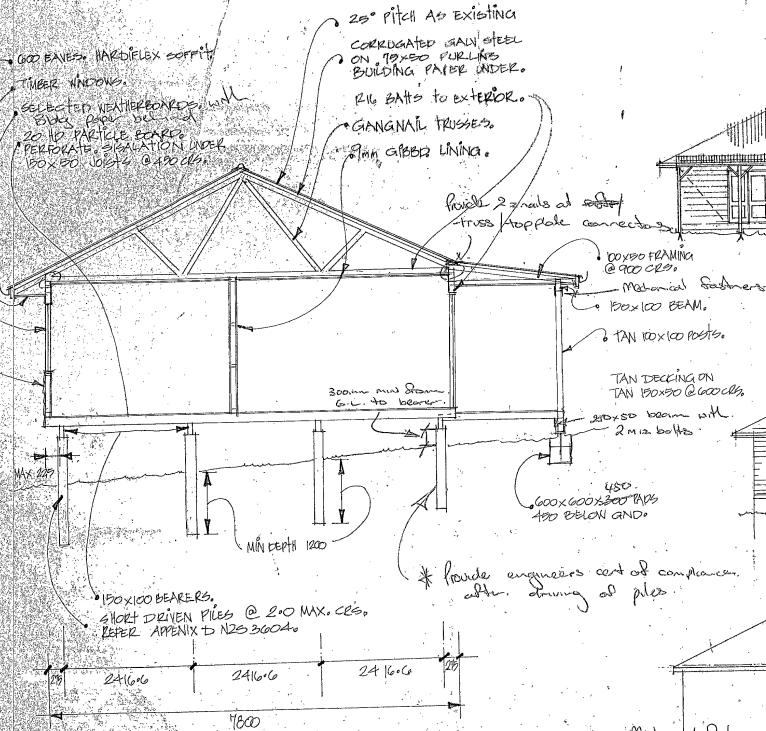
SCALE 1:50

*\* All decking timber to be timberline treated*

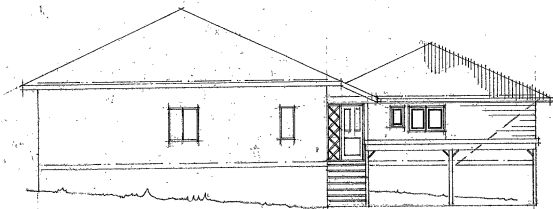
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRESENCE OVER SCALE

ADDITIONS TO EXISTING HOUSE STATE HIGHWAY 1 for Vicki Elin Larsen

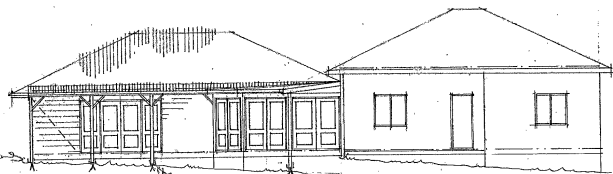
P. G. B. Inc. 16  
 VANESA R. L. Smith  
 ENGINEER - HBC 67999 - C



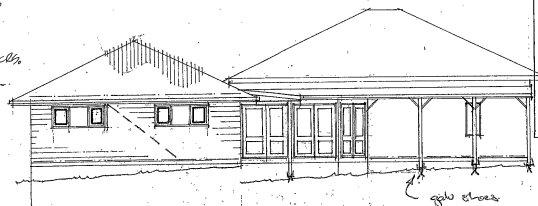
CROSS SECTION X X SCALE 1/100



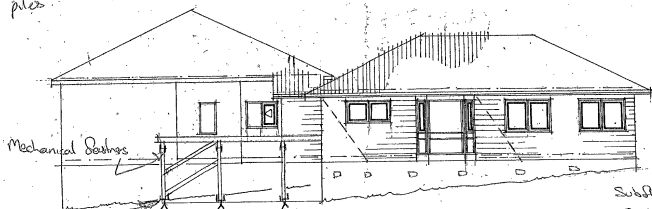
ELEVATION D SCALE 1/100



ELEVATION C SCALE 1/100



ELEVATION B SCALE 1/100



ELEVATION A SCALE 1/100

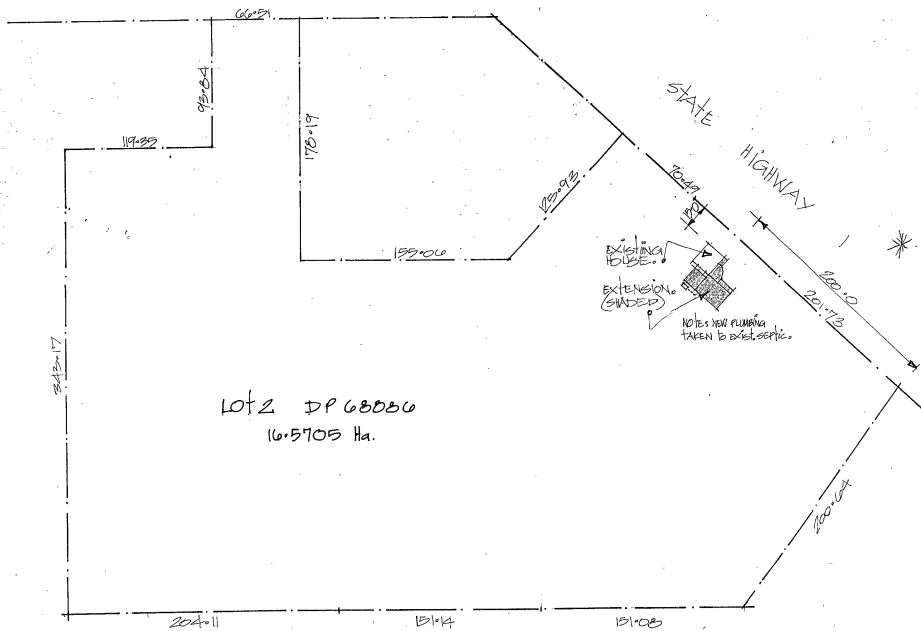
PLANS  
 AND SPECIFICATION  
**APPROVED**  
 SUBJECT TO SUCH  
 CONDITIONS AS ARE TO  
 BE ENDORSED ON OR  
 APPENDED TO  
 BUILDING PERMIT  
 SIGNED *M. Scott*  
 BUILDING INSPECTOR  
 DATE 8-2-84

\* Provide engineers cert of compliance after driving of piles.

Subfloor joists at 1800s  
 and access to new  
 subfloor



STATE HIGHWAY 1



LOT 2 DP 68006  
16.5705 Ha.

\* Stormwater drainage directed into existing house system.

PLANS AND SPECIFICATION

APPROVED

SUBJECT TO SUCH CONDITIONS AS ARE TO BE ENDORSED ON OR APPENDED TO BUILDING PERMIT

SIGNED *H. Scott*  
BUILDING INSPECTOR

DATE 3-2-84

STORMWATER DISPOSAL TO THE SATISFACTION OF R.C.C. HEALTH INSPECTOR

SITE PLAN SCALE 1:2000

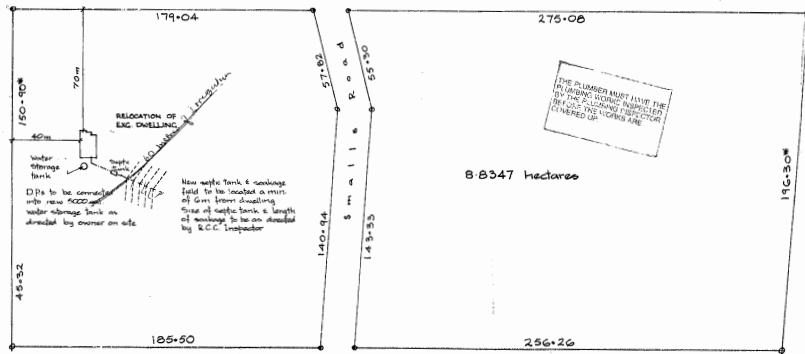
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.

ADDITIONS TO EXISTING HOUSE - STATE HIGHWAY 1 - Vic. Ellen Lawson

Structural roughsman

1011 20' 6" x 16' VANESA uncan - HBC 57090

## **appendix c – 1744 dairy flat highway historic drawings**

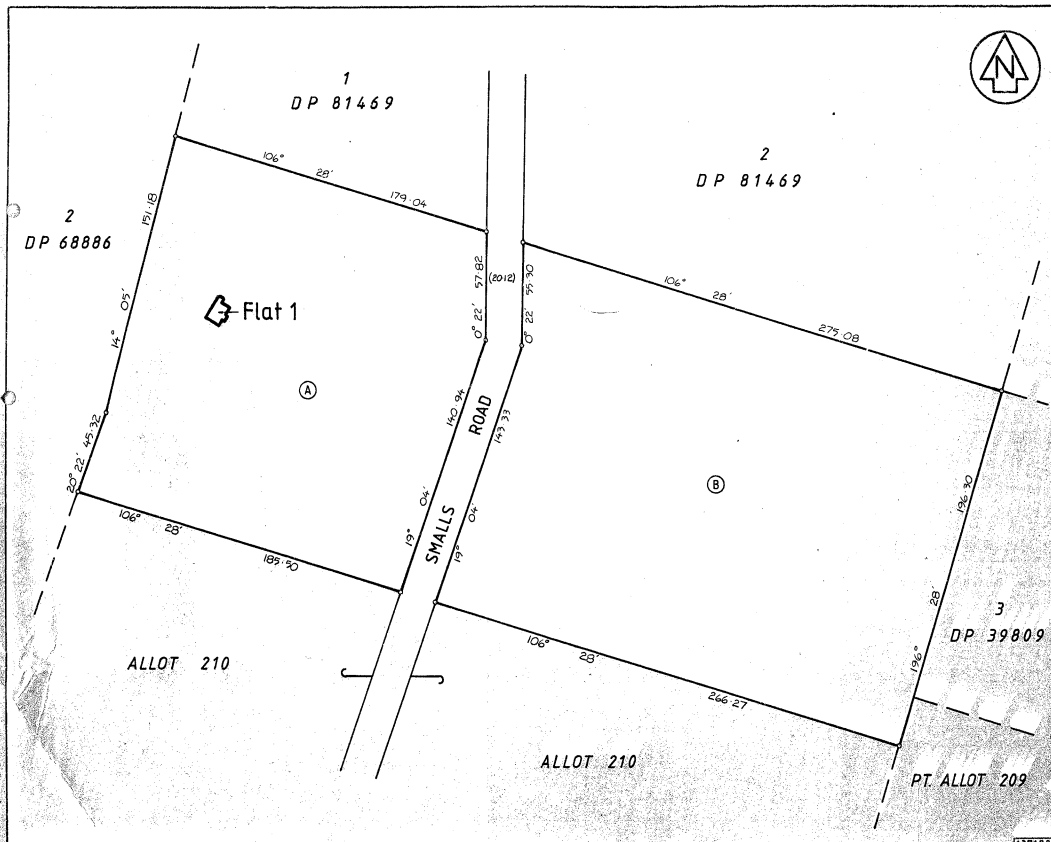


Pl. = Mac G. BALLANTYNE.  
SMALLS ROAD.

ALLOT. 212. PRAIRIE OF OKURA.

SITE PLAN FOR  
RELOCATED DWELLING.  
SCALE 1:1000.

55



WHERE ROAD SHOWN IS LEGAL.  
Boundaries of areas to be leased are the exterior surface of external walls or structures.

Areas marked (A) and (B) to be subject to restrictive covenants.

Pursuant to Section 314 of the Local Government Act 1974, I hereby certify that construction of the building depicted hereon commenced on or after 1st April 1973 and a building permit for the construction of the building depicted has been issued by the Rodney County Council pursuant to its By-laws.

Dated this 3<sup>rd</sup> day of August 1984  
County Manager

I Keith Morris of Orewa, Registered Surveyor and holder of an annual practising certificate, hereby certify that the building shown hereon is erected in the position shown and is situated within the boundaries of C.T. and that the plan is correct.

Dated this ... day of ... 1984

New C.T. Allocated:  
Flat 1

Total Area  
Comprised in:

~~Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from surveys accepted by me in accordance with the regulations under the Survey Act 1966 and have been made in accordance with the regulations under the Surveyors Act 1966.~~

Dated at ... this day

Field Book p. Traverse Book p.  
Reference Plans  
Examined Correct  
Approved as to Survey  
Chief Surveyor

Deposited this day of 19  
District Land Registrar

File Received Instructions

LAND DISTRICT NORTH AUCKLAND  
SURVEY BLK. & DIST. XI. WAIWERA  
NZMS SHEET NO.

PLAN OF FLAT ON ALLOT 212  
OKURA PARISH

LOCAL AUTHORITY RODNEY COUNTY  
Surveyed by BECA CARTER HOLLINGS & FERNER LTD  
Scale 1:1250 Date JUNE 1984

Printed by Selwyn Stevens Ltd Auckland, New Zealand

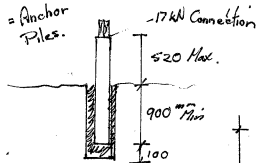
W. B. Hawkey, Surveyor-General, Department of Lands and Survey, Wellington

144 10/84 11 17



micro images

Piles Marked (X) = Anchor Piles.



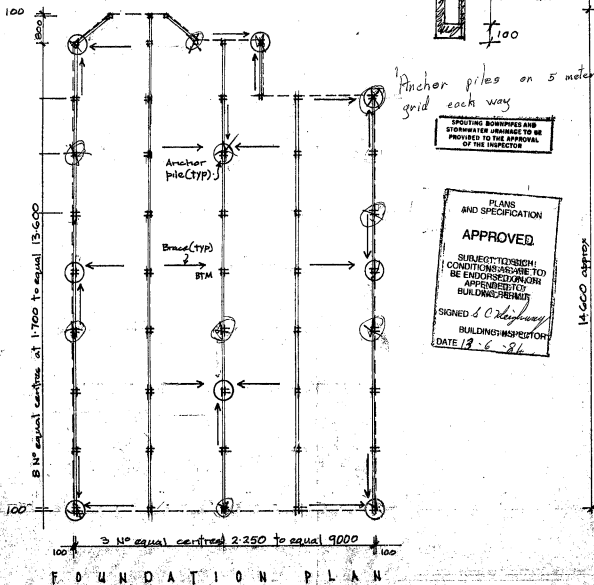
NOTES

All work shall comply with relevant building bylaws & the best trade practice

THE PLUMBER MUST CHECK ALL DIMENSIONS ON SITE BEFORE THE WORKS ARE COVERED UP.

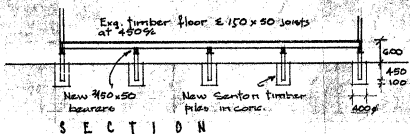
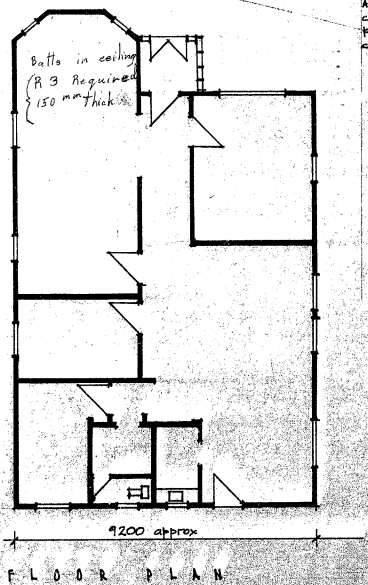
check all dimensions on site prior to commencement of work

All plumbing & drainage shall comply with the drainage & plumbing Regulations 1973 & to current inspectors requirements



SPACING DIMENSIONS AND DIMENSIONS TO BE PROVIDED TO THE PERSONAL OF THE INSPECTOR

PLANS AND SPECIFICATION APPROVED. SUBJECT TO WHICH COMMENTS ARE TO BE ENDORSED ON OR APPROVED BY BUILDING OFFICER. SIGNED S. C. [Signature] BUILDING INSPECTOR DATE 13.6.84



Scale 1:172 approx

65

MR R. BALLANTYNE  
Small's Road  
Allot. 212 Parish of Okura

|                             |             |       |           |
|-----------------------------|-------------|-------|-----------|
| RELOCATION OF EXG. DWELLING |             | SHEET |           |
| DRAWN BY S.                 | CHECKED     | SCALE | SERIES OF |
| TRACED                      | DATE May 84 |       | SET       |

To Mr. R. A. Ballentine Date 9.3.84 1978  
4 - P.O.  
SILVERDALE Inspection carried out at Smalls Road  
Silverdale

Material desired for erecting dwelling  
on the same property

Report: The building has been a dwelling of 70 years of age which has been built once before. The exterior is of rusticated weatherboard, corrugated iron roofing. The building has a conventional raveling system that has had the peak removed & replaced with a flat tubular sectioned roof supported on posts.  
Compliance with 1925 1900 ch. 4 is achieved with a bathroom, kitchen, dining/living room, bathroom, laundry, water closet, etc. The building is generally unobjectionable in respect of the exterior, the roof framing does not comply with the current building standards and therefore I consider the building is suitable for relocation on the same site subject to:  
(1) Apply for and uplift a building permit prior to the relocation of the building.  
(2) Give details of a reinstatement programme to bring the building up to a reasonable standard.

*John Williams*  
BUILDING INSPECTOR

Fee Paid \$50.00 Date 6.3.84 Rec. No. 010

N.B. THIS IS NOT A BUILDING PERMIT  
Before any building work or Re-erection of Old Buildings is carried out a Building Permit MUST be obtained.

I John - have a ball  
Service furnished  
51/10/78  
S H B  
Furnish plan in  
Rural area.  
Barramante, Smalls Rd  
to Suit 84.

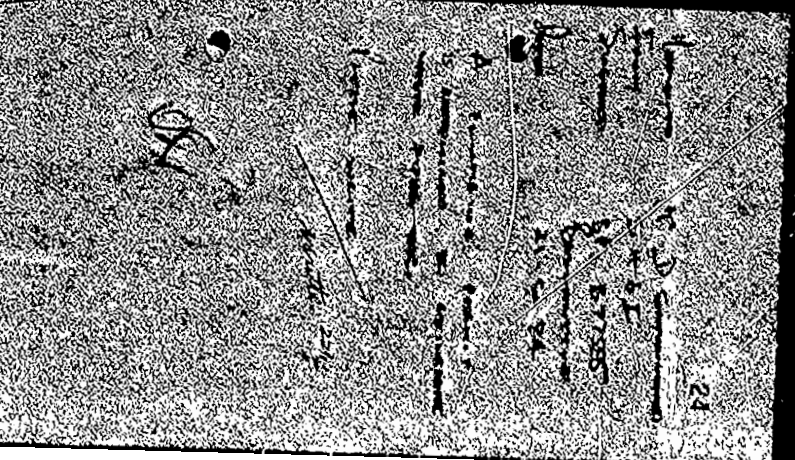
77855 was issued  
authorising the  
a building permit  
section of A. Williams  
and as Flat 1 on  
cross-lease.

Also a purchase in  
of rights on the  
on affected plan  
purchase was not  
a site plan submitted  
of B. B. 77855.  
of that site plan  
and the situation  
the above text

If approval was obtained  
for the second building,  
but this is not recommended  
on this case.  
Wanted your present advice  
D. Williams, Smalls Road  
and be recommended to  
Council Member for cessation  
permission to suit 84, locality  
D. Williams  
was cross lease second  
purchase on the land

52

Notes: For land 1357  
1357  
1357



## **appendix d – ac cultural heritage inventory reports**

# Cultural Heritage Inventory



## NZAA data editing template

For information on how to view results [please click here](#), to view images [please click here](#) and to export results [please click here](#).

Select template you wish to view the results in: NZAA Data Editing Template ▼

[Change template](#)

Sort records by:

CHI Number   
  NZAA Site No   
  Site Type   
  ArcView Category

[Sort results](#)

[Save search results](#)

[Export records to Excel/PDF](#)

Your search returned 1 result(s).

**Search results**

[Click here to edit record](#)                      [Click here to replicate record](#)  
[Hide record](#)                                      [View record details](#)  
[Click here to upload new images and edit existing images](#)

---

|                             |       |                                |                     |
|-----------------------------|-------|--------------------------------|---------------------|
| <b>CHI Places Number</b>    | 22214 | <b>NZAA Metric Site Number</b> |                     |
| <b>NZMS 260 map number</b>  | None  | <b>Date of Visit</b>           | 2017                |
| <b>NZMS 260 map name</b>    | None  | <b>Type of site or area</b>    | House - Residential |
| <b>NZMS 260 map edition</b> |       | <b>Name of site or area</b>    |                     |

---

**Grid References:**

|                              |         |                       |         |
|------------------------------|---------|-----------------------|---------|
| <b>NZMG Easting</b>          |         | <b>NZMG Northing</b>  |         |
| <b>GPS Easting</b>           |         | <b>GPS Northing</b>   |         |
| <b>NZTM Easting</b>          | 1748587 | <b>NZTM Northing</b>  | 5944916 |
| <b>Grid Reference Source</b> |         | <b>GIS Calculated</b> |         |

---

**1. Aids to relocation of site (attach a sketch map):**  
*In this section just enter the key location details, from closest to furthest from the site e.g. Home Bay; Motutapu Island; Hauraki Gulf; Auckland City. Enter the specific details about how to get to the site at the beginning of the DESCRIPTION field.*  
 1744 Dairy Flat Highway | Dairy Flat

**NZAA Record Status identify how comprehensive record is (e.g. Brief or Detailed) and whether any location maps or site sketch plans are attached.**

---

**2. State of site and possible future damage:**

---

**3. Description of site (supply full details, history, local environment, references, sketches, etc. If extra sheets are attached include a summary here):**  
 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".

---

**Additional Notes:**

---

|                       |                                |
|-----------------------|--------------------------------|
| <b>4. Owner:</b>      | <b>Tenant/Manager:</b>         |
| <b>Owner Address:</b> | <b>Tenant/Manager Address:</b> |

---

**5. Nature of Information (heresay, brief or extended visit, etc.):**  
**Aerial Photographs (reference numbers, and clarity of site):**  
**Photographs (reference numbers, and where they are held):**      Photos 22214\_1-4 taken by Cara Francesco (2017)  
**Images currently attached to CHI Places record**

---

|                        |                                   |
|------------------------|-----------------------------------|
| <b>6. Reported by:</b> | <b>Date reported:</b>             |
| Cara Francesco         | 00/06/2019                        |
| <b>Address:</b>        |                                   |
| <b>Filekeeper:</b>     | <b>Date (NZAA SRF Entry Date)</b> |
|                        | )                                 |

---

**7. Keywords:**



SILVERDALE

**8. New Zealand Register of Archaeological Sites (for office use):**

NZHPT Site Field Code

Latitude S

Latitude E

Type of site

Present condition and future  
danger of destruction

Local environment today

Security code

Land classification

Local body

**Extra information required by CHI**

Local Authority

Rodney District Council

ArcView Category

Historic Structure

Biblio References Notes

**Linked Biblio records:**[Click on this link to view this cultural heritage site in the Auckland Council GIS Viewer](#)[Suggest changes to this record](#)

# Cultural Heritage Inventory



## NZAA data editing template

For information on how to view results [please click here](#), to view images [please click here](#) and to export results [please click here](#).

Select template you wish to view the results in: NZAA Data Editing Template ▼

[Change template](#)

Sort records by:

CHI Number   
  NZAA Site No   
  Site Type   
  ArcView Category

[Sort results](#)

[Save search results](#)

[Export records to Excel/PDF](#)

Your search returned 1 result(s).

**Search results**

[Click here to edit record](#)                      [Click here to replicate record](#)  
[Hide record](#)                                      [View record details](#)  
[Click here to upload new images and edit existing images](#)

---

|                             |       |                                |                        |
|-----------------------------|-------|--------------------------------|------------------------|
| <b>CHI Places Number</b>    | 22215 | <b>NZAA Metric Site Number</b> |                        |
| <b>NZMS 260 map number</b>  | None  | <b>Date of Visit</b>           | Not visited            |
| <b>NZMS 260 map name</b>    | None  | <b>Type of site or area</b>    | Building - Residential |
| <b>NZMS 260 map edition</b> |       | <b>Name of site or area</b>    |                        |

---

**Grid References:**

|                              |                              |
|------------------------------|------------------------------|
| <b>NZMG Easting</b>          | <b>NZMG Northing</b>         |
| <b>GPS Easting</b>           | <b>GPS Northing</b>          |
| <b>NZTM Easting</b> 1748454  | <b>NZTM Northing</b> 5945260 |
| <b>Grid Reference Source</b> | <b>GIS Calculated</b>        |

---

**1. Aids to relocation of site (attach a sketch map):**  
*In this section just enter the key location details, from closest to furthest from the site e.g. Home Bay; Motutapu Island; Hauraki Gulf; Auckland City. Enter the specific details about how to get to the site at the beginning of the DESCRIPTION field.*  
 1732 Dairy Flat Highway | Dairy Flat

**NZAA Record Status** identify how comprehensive record is (e.g. Brief or Detailed) and whether any location maps or site sketch plans are attached.

---

**2. State of site and possible future damage:**

---

**3. Description of site (supply full details, history, local environment, references, sketches, etc. If extra sheets are attached include a summary here):**  
 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.

---

**Additional Notes:**

---

|                       |                                |
|-----------------------|--------------------------------|
| <b>4. Owner:</b>      | <b>Tenant/Manager:</b>         |
| <b>Owner Address:</b> | <b>Tenant/Manager Address:</b> |

---

**5. Nature of Information (heresay, brief or extended visit, etc.):**  
**Aerial Photographs (reference numbers, and clarity of site):**  
**Photographs (reference numbers, and where they are held):**  
 Images currently attached to CHI Places record

---

|                                       |                                   |
|---------------------------------------|-----------------------------------|
| <b>6. Reported by:</b> Cara Francesco | <b>Date reported:</b> 00/06/2019  |
| <b>Address:</b>                       |                                   |
| <b>Filekeeper:</b>                    | <b>Date (NZAA SRF Entry Date)</b> |

---

**7. Keywords:**  
 DAIRY FLAT

---

**8. New Zealand Register of Archaeological Sites (for office use):**  
**NZHPT Site Field Code**

| <b>Latitude S</b>   | <b>Type of site</b>            | <b>Latitude E</b>       | <b>Present condition and future danger of destruction</b> |
|---|--------------------------------|-------------------------|---|
|   | <b>Local environment today</b> |                         | <b>Security code</b>                                      |
|   | <b>Land classification</b>     |                         | <b>Local body</b>   |
| <b>Extra information required by CHI</b>  |                                |                         |   |
| <b>Local Authority</b>  |                                | Rodney District Council |   |
| <b>ArcView Category</b>   |                                | Historic Structure      |   |
| <b>Biblio References Notes</b>  |                                |                         |   |
| <b>Linked Biblio records:</b>   |                                |                         |   |
| <a href="#">Click on this link to view this cultural heritage site in the Auckland Council GIS Viewer</a> |                                |                         |   |
| <a href="#">Suggest changes to this record</a>  |                                |                         |   |