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14 May 2025

The Building Intelligence Group

RE: Archaeological Desk-top Assessment for 14 Edmonton Road, Henderson, Auckland 0612.

As instructed, I have carried out an archaeological desktop assessment for the property at 14 Edmonton Road, Henderson, Auckland 0612. The research results did not locate any archaeological sites within the project area or nearby, and it is therefore concluded that there should be no constraints / risks to the project on archaeological grounds (subject to future site visit inspection).

Adjacent the subject property is the scheduled Falls Hotel (former) Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place (AUPOP ID 127) at 22 Alderman Drive Henderson Auckland 0612. The hotel is also included on the New Zealand Heritage List/ Rārangī Kōrero (no.7403). This should be a consideration in the design stage for the new building in terms of managing impact on its setting and identified historic heritage values. Research shows the hotel building is pre-1900 in date, however it was relocated to the current site in the late 20th century, so there are no associated subsurface archaeological remains that could extend into the project area.

It is noted there is a Natural Heritage: Notable Trees Overlay (AUPOP ID 1842) for two Kauri, trees within the project area. This is beyond the scope of this archaeological assessment.

I have summarised and attached the supporting information from the archaeological assessment below.

Project information

Plan.Heritage Ltd has been commissioned by The Building Intelligence Group on behalf of the Ministry of Justice to undertake an archaeological desktop assessment for the Waitākere Courthouse development, located at 14 Edmonton Road, Henderson, Auckland 0612 (Figure 1; Figure 2).

The subject property is currently used as a carpark and the Ministry of Justice is proposing to construct a c.13,000m² courthouse building on the site, taking up most of the usable space within the site boundary.

The project is currently in Bulk and Location phase, with no concept design plans available at this stage.

The property details are as follows:

Site Address:	14 Edmonton Road Henderson 0612
Site Area:	4,435 m ²
Legal Description:	LOT 1 DP 564257
Modification	Plan Changes, Plan Change 78 - Intensification, Multiple Layers, View PDF, Proposed, 18/08/2022
Unitary Plan Zoning:	Open Space - Informal Recreation Zone Business - Metropolitan Centre Zone
Unitary Plan Overlays:	Natural Heritage: Notable Trees Overlay - 1842, Kauri, Verified position of tree
Unitary Plan Controls:	Controls: Building Frontage Control - General Commercial Frontage Controls: Macroinvertebrate Community Index - Urban Controls: Stormwater Management Area Control - ORATIA 4, Flow 2

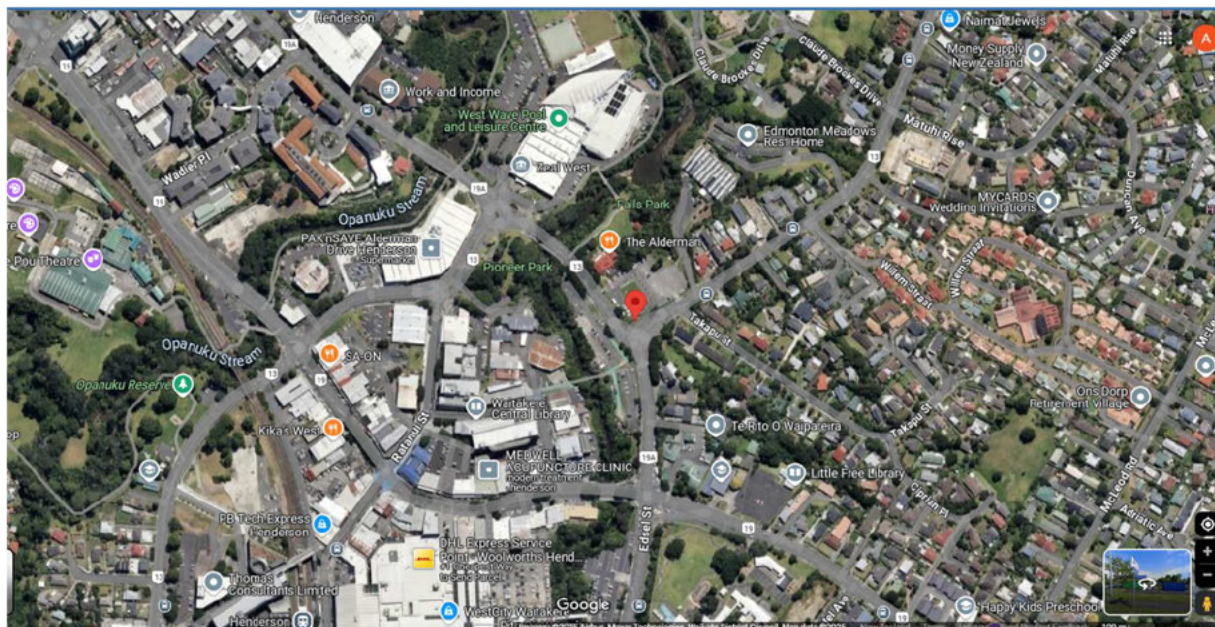


Figure 1. Site Plan showing the location and general context of the subject site (red icon) (Google Maps, accessed March 2025).



Figure 2. Auckland Unitary Plan map, showing the subject site (outlined in blue) and adjacent scheduled Falls Hotel (former) Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place (AUP ID 127) at 22 Alderman Drive Henderson Auckland 0612 (purple hatching). (Auckland Council Geomaps, accessed March 2025).

Archaeological Desk-top

Plan.Heritage Limited undertook a desk-top survey of the project area. This is to assess the potential for archaeological remains in the project area and the likely effects associated with the proposal. Historical background research was carried out to identify historically recorded activities and later modifications to the site (**Attachment 1**). Databases and online sources were searched for recorded and protected archaeological sites in the area (**Attachment 2**).

The following material has been reviewed in the preparation of this assessment:

- Auckland Council Unitary Plan (AUPOP), including Planning Maps and Schedule of Historic Heritage (14.1);
- Auckland Council Cultural Heritage Inventory (CHI);
- New Zealand Heritage List/ Rārangī Kōrero (HNZ List);
- New Zealand Archaeological Association (NZAA) ArchSite Database;
- Online historical maps, photos and aerials (e.g. Retrolens, Digital NZ, Auckland Libraries);
- Land Information New Zealand (LINZ) plans;
- Council Property files; and,
- Additional resources are cited in Attachment 2.

The desk-top research has established that there are no AUPOP Historic Heritage Overlays or scheduled archaeological sites within or near the project area. There are also no recorded archaeological sites on the CHI, HNZ List, or NZAA ArchSite Database in the project area.¹

Adjacent the project area, the Falls Hotel (former) is a pre-1900 building (originally constructed 1873), which was relocated from elsewhere in Henderson to 22 Alderman Drive in 1996. It is included in Schedule 14.1 Historic Heritage Places of the AUPOP as a Category B historic heritage place². The identified historic heritage values³ of Falls Hotel (former) are defined as A) Historical; B) Social, F) Physical attributes and G) Aesthetic. The primary feature identified in Schedule 14.1

¹ It is noted there is a Natural Heritage: Notable Trees Overlay (AUPOP ID 1842) for two Kauri, trees within the project area. This is beyond the scope of this archaeological assessment.

²Category B: historic heritage places that are of considerable significance to a locality or beyond. See AUPOP Chapter D17 Historic Heritage Overlay

³ The criteria in B5.2.2(1) to B5.2.2(5) are used to determine the significant historic heritage places included in Schedule 14.1 and to assess any proposed additions to it.

is the Hotel ⁴, with exclusions⁵. There are no additional archaeological controls ⁶ and the place is not scheduled as a place of Māori interest or significance.⁷ The hotel is also included on the New Zealand Heritage List/ Rārangī Kōrero (no.7403).

Online historical maps, photos and aerials were reviewed (**Attachment 3**). Based on this research two wooden dwellings once occupied the site (constructed between 1910-1933) and a third was added between 1940-1959. It is possible the land was used for horticulture or orchards; however, the site is not associated with any confirmed pre-1900 activity. By 1996 the structures had been removed, and the car park formed, which has been relatively unchanged since in terms of permanent development.

Resource Management Act 1991 (RMA) Act Requirements

There are two main pieces of legislation in New Zealand that control work affecting historic heritage sites (including archaeological sites). These are the Resource Management Act 1991 (RMA)⁸ and the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA).

Section 6 of the Resource Management Act (RMA) recognises as matters of national importance: *'the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga'* (S6(e)); and *'the protection of historic heritage from inappropriate subdivision, use, and development'* (S6(f)).

All persons exercising functions and powers under the RMA are required under Section 6 to recognise and provide for these matters of national importance when *'managing the use, development and protection of natural and physical resources'*. Historic heritage sites are

⁴ Schedule 14.1 lists the primary feature of historic heritage significance for a scheduled place. Not all primary features of Category B places have been identified. Until such time as the primary features of Category B places are identified, all features within the extent of Category B places, where the primary features are not identified, will be considered a primary feature.

⁵ Excluded features are subject to different rules than those that apply to the scheduled place (refer to D17 Historic Heritage Overlay).

⁶ Scheduled historic heritage places with archaeological values have additional archaeological rules that apply (refer to D17 Historic Heritage Overlay).

⁷ Some places may also be subject to D21 Sites and Places of Significance to Mana Whenua Overlay.

⁸ Management of historic heritage is also administered under the Local Government Act 2002 (LGA) and there are also relevant historic heritage-related provisions under the Reserves Act 1977, the Building Act 2004 and the Marine and Coastal Area (Takutai Moana) Act 2011. There are a range of organisations involved including: Ministry for Culture and Heritage, Ministry for the Environment, Heritage New Zealand, local authorities, iwi and hapū, and community groups.

resources that should be sustainably managed by '*Avoiding, remedying, or mitigating any adverse effects of activities on the environment*' (Section 5(2)(c)).

Historic heritage is defined (S2) as:

those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological'. Historic heritage includes: '(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Māori, including wahi tapu; (iv) surroundings associated with the natural and physical resources.

Regional, district and local plans contain sections that help to identify, protect and manage historic heritage sites. The plans are prepared under the rules of the RMA. This includes definitions, identification of heritage sites and assessment of their heritage values, historic sites, incentives, regulatory controls, and mapping.

Under Section 7 the RMA also requires particular regard to 'Other Matters', including some that can closely relate to historic heritage, depending on the nature of the place:

- kaitiakitanga⁹
- the efficient use and development of natural and physical resources
- the maintenance and enhancement of amenity values
- maintenance and enhancement of the quality of the environment
- any finite characteristics of natural and physical resources
- the effects of climate change

Section 8 of the RMA on the Treaty of Waitangi states:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The Auckland Council Auckland Unitary Plan Operative in Part (AUPOP; Sept 2018) is the statutory plan addressing heritage matters, and identifies significant places through the use of a historic heritage overlay (Chapter D17). "There are no scheduled historic heritage places located within the proposed area of works, however, the adjacent subject property is the scheduled Falls Hotel (former) Historic Heritage Overlay Extent of Place at 22 Alderman Drive Henderson (AUPOP ID 127). This should be a consideration in the design stage for the new building in terms of managing impact on its setting and identified historic heritage values.

⁹ guardianship or management

It is considered the proposed activity will have no effect on any known archaeological remains and has little potential to affect unrecorded subsurface remains (subject to site visit inspection). Notwithstanding, it is recommended that an accidental discovery protocol condition is imposed on the designation if land disturbance leads to the discovery of sensitive material consistent with the procedures outlined in Standard E12.6.1 of the AUP(OP). This includes the requirement to cease works (within 20m of the discovery) and secure the area; inform relevant authorities and parties; wait for an enable the commencement of work and enable inspection of the site, and once all requirements are met, work can re-commence).

Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) Requirements

Heritage New Zealand Pouhere Taonga (Heritage NZ) administers the HNZPTA. The HNZPTA contains a consent (authority) process that protects all archaeological sites whether recorded or not, and they may not be damaged or destroyed unless an Authority to modify an archaeological site has been issued by Heritage NZ (Section 42).

An archaeological site is defined by the HNZPTA Section 6 as follows:

archaeological site means, subject to section 42(3),—

- (a) any place in New Zealand, including any building or structure (or part of a building or structure) that –
 - (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
 - (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- (b) includes a site for which a declaration is made under section 43(1)

Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished.

Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide '*significant evidence relating to the historical and cultural heritage of New Zealand*' can be declared by Heritage NZ to be an archaeological site.

In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

Under Section 65 of the Act, Heritage NZ has the power to list significant historic places and areas, wahi tupuna, wahi tapu and wahi tapu areas on the New Zealand Heritage List. The purpose of listing is to inform members of the public and landowners about the values of significant places and to assist in their protection under the RMA.

Adjacent the subject property is the Falls Hotel (former), included on the New Zealand Heritage List/ Rārangī Kōrero (List no.7403). This should be a consideration in the design stage for the new building in terms of managing impact on its setting and identified historic heritage values. Research shows the hotel building is pre-1900 in date, however it is relocated, so there are no associated subsurface archaeological remains that could extend into the project area.

It is unlikely that an archaeological authority under the HNZPTA is required for the proposed works as no known pre-1900 sites will be affected, and it is unlikely that any undetected sites are present (subject to the site visit inspection). In the unlikely event that any sites were to be exposed during the works the provisions of the HNZPTA would have to be complied with. If any archaeological features are uncovered on the site, works should cease and Heritage New Zealand Pouhere Taonga (09 307 9920) should be notified immediately.

Assessment Conclusions

The desk-top research did not locate any archaeological sites within the project area or nearby.

Adjacent the subject property is the scheduled Falls Hotel (former) Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place (AUPOP ID 127) at 22 Alderman Drive Henderson Auckland 0612. The hotel is also included on the New Zealand Heritage List/ Rārangī Kōrero (no.7403). This should be a consideration in the design stage for the new building in terms of managing impact on its setting and identified historic heritage values. Research shows the hotel building is pre-1900 in date, however it is relocated, so there are no associated subsurface archaeological remains that could extend into the project area.

It is therefore concluded that there should be no constraints / risks to the project on archaeological grounds (subject to future site visit inspection).

In the unlikely event that archaeological remains are encountered, any effects on the site(s) could be appropriately mitigated through the accidental discovery protocol condition which is proposed as part of the Notice of Requirement, and standard HNZPTA procedures.

Report Limitations

Plan.Heritage Ltd. has been commissioned specifically for the reasons set out above, and this memo should not be relied upon for any other purpose.

This assessment is a 'due diligence' desktop exercise only at this stage – no site visit was undertaken.

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This report does not include an assessment of effects on Māori cultural values. Such assessments should only be made by the tangata whenua. Māori cultural concerns may encompass a wider range of values than those associated with archaeological sites. The historical association of the general area with the tangata whenua is evident from the recorded sites, traditional histories and known Māori place names. There are no recorded sites or places of value or significance to mana whenua within the subject property. Further advice on appropriate consultation with Mana Whenua can be obtained from Heritage NZ and Auckland Council if required.

Yours sincerely,

Plan.Heritage Limited

Attachment 1 Brief historical background overview¹⁰

Māori cultivation and settlement occurred within Henderson Valley for hundreds of years before the first European arrivals. Use of the stream and resources (including gardening and food storage) has left some evidence of this activity, in the form of midden and earth workings.¹¹

In pre-European times the Waitakere area was settled by Te Kawerau a Maki who have mana whenua of the land today.¹² The Waitakere Ranges were clad in dense kauri forest, however the land around Henderson was scrub with pockets of trees. Although the foothills of the Ranges had pa sites and walking tracks to and from the Kaipara to the Manukau and Waitemata Harbours, less activity is evident around the headwaters of Henderson Creek.¹³

Te Wai ō Panuku is a nearby watercourse of importance to tangata whenua including Te Kawerau ā Maki. According to Te Kawerau accounts, this stream embodies the spiritual essence of the ancestor Panuku, flowing from the sacred maunga Parekura – named after her husband. It is also associated with Pareira, a niece of the early ancestor and voyager Toi Te Huatahi, and formed a valuable food and other resource for initial peoples.¹⁴

During the early 18th century, Ngati Whatua moved into the area around the Kaipara Harbour, eventually conquering the Auckland isthmus in the 1740s. Te Kawerau a Maki were pushed southwards, but remained in the Waitakere Ranges and West Auckland.¹⁵ However, Te Kawerau a Maki were exiled to the Waikato, following Ngapuhi raids, armed with muskets, in the mid-1820s.¹⁶ Te Kawerau a Maki returned to the Waitakere Valley under Tainu protection around 1835, following which the boundaries of their land stretched from just south of Muriwai to the Manukau Harbour.¹⁷

In 1844 Thomas Henderson and his brother-in-law John MacFarlane negotiated with Ngati Whatua the purchase of almost 18,000 acres of land in West Auckland in exchange for his schooner the *Lucidan*.¹⁸ This was followed by many years of disputes over land titles between Henderson and the government – the full title was not settled until 1873 (Figure 3). In the early 1850s, the Crown purchased most of the Waitakere Ranges in five major blocks. The Hikurangi Block, which includes present day Henderson Shopping Centre and the subject site, was

¹⁰ This information should not be viewed as complete or without context. There are a large number of iwi historically associated with the Auckland region and many other histories known to tangata whenua.

¹¹ The Henderson Valley/ Opanuku Local Area Plan (Adopted by Auckland Council on 21 October 2010)

¹² Dave Pearson Architects Limited. 2010. Henderson Waitakere City: A Heritage Assessment. Prepared for the Waitakere City Council. Pg 9.

¹³ Ibid.

¹⁴ New Zealand Heritage List/Rārangī Kōrero – Report for a Historic Place Corban's Winery and Mt Lebanon Vineyards (Former), AUCKLAND, (List No. 9336, Category 1)

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ Ibid

¹⁸ <https://timespanner.blogspot.com/2009/05/hendersons-mill.html>

purchased in 1853, and the Crown title for part of the Henderson & MacFarlane Claim granted by 1855.¹⁹

Historically timber was the main industry that attracted settlers to Waitakere, and it was logging of the kauri forests that led to establishment of the small settlement of Henderson's Mill by Henderson and McFarlane by 1849²⁰. Other important early industries were digging of kauri gum, farming and brickmaking. The clay soil attracted potters, and the first brick kiln in the west was built by Dr Daniel Pollen in 1852, at the mouth of the Whau. By 1901, brick and tile manufacturers were clustered in New Lynn. Orchards were planted from 1853 around Glen Eden, but failed to prosper until the early 1900s, when Dalmatian immigrants entered the sector²¹. Most of the brickmaking was an important early industry, with six brickmakers established by c. 1900, although most of these were on the eastern side of the Henderson Estuary (Figure 4).

Henderson itself was a small settlement until the railway to Kumeu was completed and formal subdivision of the township in 1881.²² The completion of the railway from central Auckland to Henderson in 1881 encouraged the growth of settlements beside the line. These included New Lynn, Glen Eden (originally called Waikumete) and Henderson, all of which became boroughs²³. The town grew slowly until the Second World War, when the predominantly rural landscape began to give way to factors and light industry.²⁴ During the 1940s-1960s increasing numbers of shops, offices and light industries lined Great North Road and starting to extend into side streets.²⁵ Intensive housing development began during the post-war years, serviced by more than 200 shops in the early 1950s.²⁶ The commercial centre was established by Henderson Borough Council from 1963 and the shopping centre has undergone a series of expansions, into the mall now known as Westfield West City, and forms the centre of Henderson shopping precinct today²⁷.

There are a few European historic structures in the valley that survive today, which relate to timber extraction, gum digging, flax milling, intensive farming and orcharding.²⁸ The lower valley in particular has been characterised by horticulture, glasshouses, vineyards, market gardens and orchards in the 20th century. In the immediate area the establishment of the railway has also influenced later suburban development and infrastructure.

¹⁹ Ibid.

²⁰ <https://teara.govt.nz/en/auckland-places/page-8>

²¹ <https://tearahttps://timespanner.blogspot.com/2009/05/hendersons-mill.html.govt.nz/en/auckland-places/page-8>

²² DPA 2010: 10

²³ <https://teara.govt.nz/en/auckland-places/page-8>

²⁴ DPA 2010: 10

²⁵ *ibid*: 18

²⁶ *Ibid*.

²⁷ *Ibid*.

²⁸ The Henderson Valley/ Opanuku Local Area Plan (Adopted by Auckland Council on 21 October 2010).

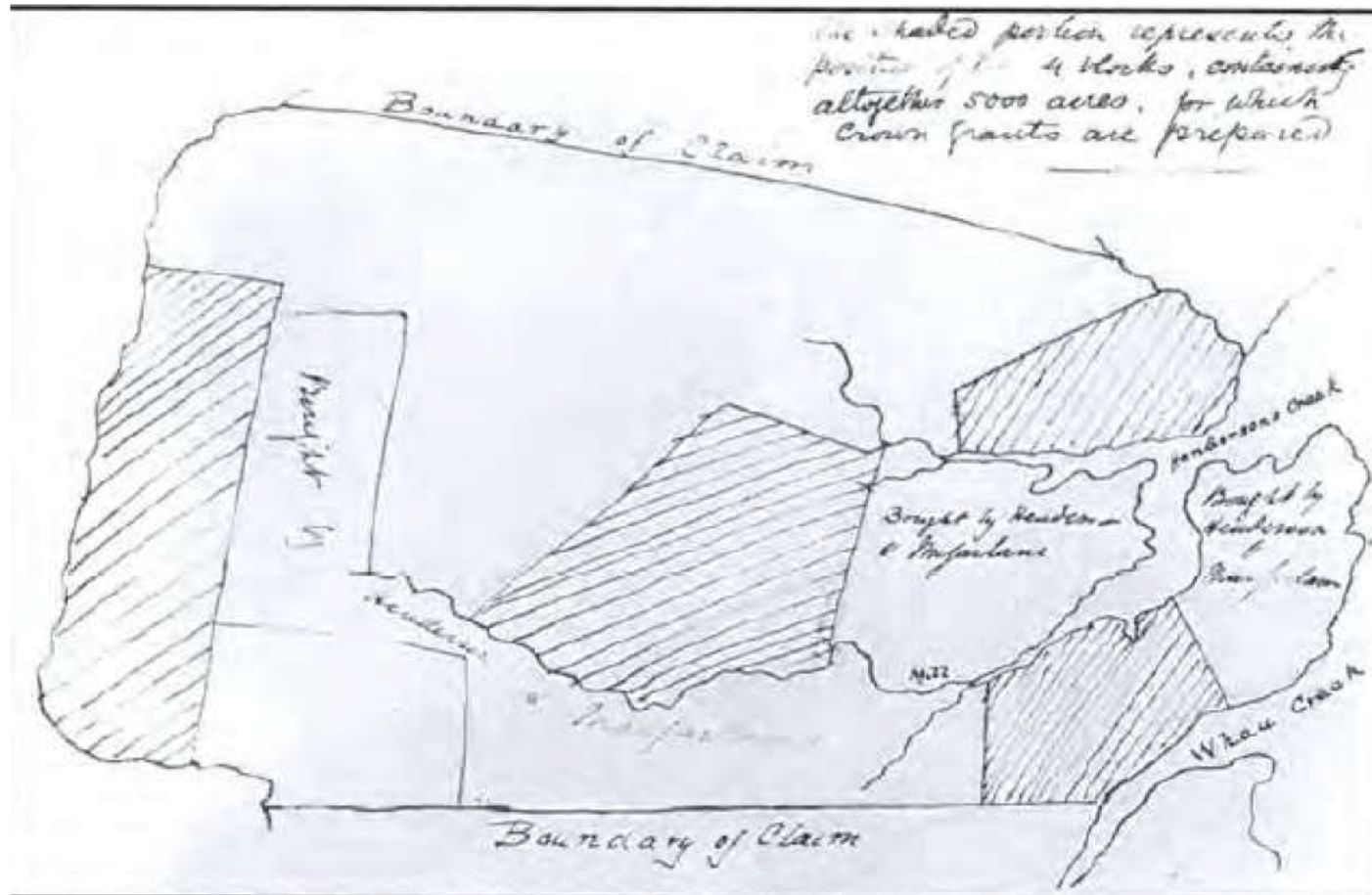


Figure 3. 1873 sketch of Henderson and MacFarlane's land claim, showing 4 blocks (shaded) totalling 5000 acres granted in 1855, and boundary of claim yet to be settled, which was completed by 1873 (DPA 2010: 10, courtesy of West Auckland Remembers)

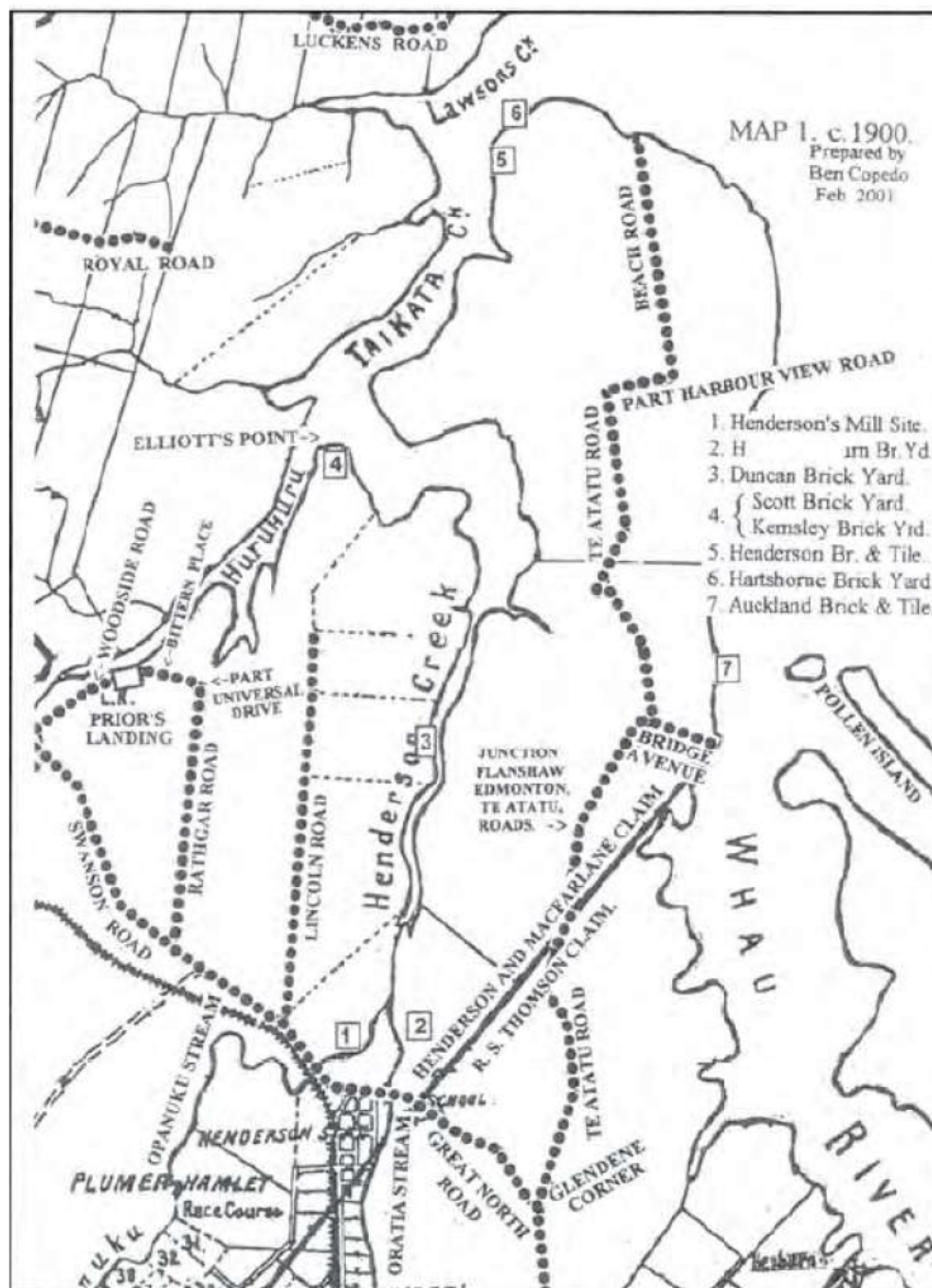


Figure 4. Map showing Henderson c.1900, with brickyards and the mill (Copedo 2003: 10-11)

Attachment 2 recorded archaeological sites

Archaeological Background

Several small archaeological assessments have been carried out in the area, but no archaeological surveys or investigations are known to have been undertaken within the project area.

Several heritage sites have been investigated and recorded in the vicinity of the subject property. Site recording for the Police House at 1 Edmonton Road (south of the project area) was carried out in 1993 (CHI record 3529) and it was scheduled for protection in the former Waitakere City Council District Plan (2003) schedule of Heritage Items (Heritage Appendix) as a Category III item (ID 1478). Further research was carried out as part of a 'handover' project for Auckland Council (Dave Pearson Architects 2010²⁹), then 'roll over' to the Auckland Council Auckland Unitary Plan (2016). A Conservation Plan was prepared by A. Brown & J. Brown in 2021.³⁰

Immediately to the north at 22 Alderman Drive is the (former) Falls Hotel (AUPOP 00127; 3799), which was relocated from elsewhere in Henderson to its current position. **Appendix 4** contains the Site Record Forms with history, significance and recording for the Falls Hotel (former).

Within Henderson Primary School at Montel Avenue is a Dental Clinic (AUPOP 00126; CHI 3517) built in 1910. Also recorded on the CHI is a 'park' (CHI 3518), known as "Neweys' corner" after the person who gifted the land in 1987 to Henderson Borough Council. A farm building (Yates Barn) is recorded at Montel Avenue (CHI 3447) and a dwelling is recorded at 11 Edmonton Road (CHI 3450).

Further afield, to the northwest is the Corban Estate winery complex (AUPOP 00142). There is also Henderson's Mill site (a timber mill) on Alderman Drive (AUPOP 00014) and Henderson's Mill Cottage (AUPOP 00132) on Sel Peacock Drive. To the north is Tui Glen Reserve Motor Camp and McLeod's House (AUPOP 133).

The closest historic places listed on the New Zealand Heritage List/Rāangi Kōrero is the Falls Hotel (Cat II) and Henderson Railway Station & Platform (former) (Cat II) at 35 Railside Ave.

Most archaeological sites recorded in the area are located around coastal areas, comprising shell midden deposits with some pit and/or terrace sites. In closer proximity to the subject site is the Henderson Railway Station and Platform (R11/2736), as well as Henderson's Mill (R11/1065), which reportedly destroyed an earlier Māori settlement (R11/70).

Recorded Archaeological Sites

There are no recorded archaeological sites, or other historic heritage sites within the subject site.

²⁹ Dave Pearson Architects Limited. 2010. Henderson Waitakere City: A Heritage Assessment. Prepared for the Waitakere City Council.

³⁰ Brown. A. and J. Brown., December 2021. Police House, 1 Edmonton Road, Henderson, Auckland: Conservation Plan. Plan Heritage Ltd Report prepared for Te Whānau O Waipareira Trust.

Historic heritage places identified in the immediate vicinity of the project area (150m) are summarised in Table 1. Within 150m of the subject site, there is one place of historical interest identified recorded on the Auckland Council Cultural Heritage Inventory (Figure 5). There is also one Scheduled Historic Heritage place included on the Auckland Council AUPOP within 150m of the subject site (Figure 6). This is the same place, located adjacent the subject property, at 22 Alderman Drive Henderson Auckland 0612:

- The Falls Hotel (former) (AUPOP ID 127/ CHI 3799)

One Historic Place Category 2 is recorded on the New Zealand Heritage List/Rāangi Kōrero within the search radius (Figure 7), comprising The Falls Hotel (former) (HNZ List no. 7403).

There are no archaeological sites recorded within 150m of the subject property on the NZAA Archsite database (Figure 8). The closest recorded archaeological site is over 200m northwest of the subject property within Cranwell Esplanade/ Opanuku Stream:

- Sawmill powered by a waterwheel. Built 1849, 1850s, used until 1860s (R11/1065)

Visible remains of the Henderson's Mill consist of the Mill Cottage, which was moved in 1993 to its present position closer to the stream (R11/1065 NZAA Site Record Form). Leg holes for the mill dam and other structures are still present in the stream bed rock, along with metal bolts (ibid). On the western side of Cranwell Esplanade/ Opanuku Stream is a Māori settlement site (R11/70) recorded as destroyed (R11/70 NZAA Site Record Form).

There are no recorded Sites of Significance to Mana Whenua (SSMW) in Schedule 12 of the AUPOP within the project area. This report does not assess affects to SSMW, but it is recommended that the applicant make their own determination through consultation with the relevant iwi as to whether a cultural values assessment is required.

The Falls Hotel (former) (AUPOP ID 127)

The Falls Hotel (former) is a pre-1900 building (originally constructed 1873), was relocated from elsewhere in Henderson to Falls Park in 1996. It is included in Schedule 14.1 Historic Heritage Places of the AUPOP (Table 2) as a Category B historic heritage place³¹ which signifies:

Category B: historic heritage places that are of considerable significance to a locality or beyond.

³¹ Further information on the categories of scheduled historic heritage places is contained in D17 Historic Heritage Overlay

Section B5 of the AUPOP establishes a methodology for assessing the significance of historic heritage places for inclusion in the Schedule 14.1 of the plan. The criteria in B5.2.2(1) to B5.2.2(5) are used to determine the significant historic heritage places included in Schedule 14.1 and to assess any proposed additions to it.

The historic heritage values of Falls Hotel (former) are defined as:

- A) Historical: 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 with an idea or early period of settlement within New Zealand, the region or locality;
- B) 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;
- F) Physical attributes: the place is a notable or representative example of: (i) a type, design or style; (ii) a method of construction, craftsmanship or use of materials; or (iii) the work of a notable architect, designer, engineer or builder;
- G) Aesthetic: the place is notable or distinctive for its aesthetic, visual, or landmark qualities;

The primary feature identified in Schedule 14.1 is the Hotel ³², with exclusions³³. There are no additional archaeological controls ³⁴ and the place is not scheduled as a place of Māori interest or significance.³⁵

Heritage Landscape

None of the identified and previously recorded historic heritage places and archaeological sites in the vicinity of the subject site will be physically affected by the proposal.

The Falls Hotel (former) Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place (AUPOP ID 127) is adjacent the site (north) at 22 Alderman Drive Henderson 0612. This will be a consideration in the design stage for the new building in terms of managing impact on its setting.

³² Schedule 14.1 lists the primary feature of historic heritage significance for a scheduled place. Not all primary features of Category B places have been identified. Until such time as the primary features of Category B places are identified, all features within the extent of Category B places, where the primary features are not identified, will be considered a primary feature.

³³ Excluded features are subject to different rules than those that apply to the scheduled place (refer to D17 Historic Heritage Overlay).

³⁴ Scheduled historic heritage places with archaeological values have additional archaeological rules that apply (refer to D17 Historic Heritage Overlay).

³⁵ Some places may also be subject to D21 Sites and Places of Significance to Mana Whenua Overlay.

In terms of the other scheduled places, these are sufficiently distant that changes to their wider setting will not interfere with any understanding or appreciation of these places from the public realm.

Table 1. Historic heritage sites recorded within c.150m of the proposed works. Places directly affected are highlighted grey (source: NZAA ArchSite, Auckland Council CHI, AUPOP and HNZ List)*

NZAA Site No.	CHI No.	Scheduling/ HNZ Listing	Site Name/ Type	Location	NZTM East.	NZTM North.	Condition
N/A	3799	AUPOP Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place (ID 127) Historic Place Category 2 (HNZ List no. 7403)	The Falls Hotel (former)'	22 Alderman Drive, Henderson, Auckland 0612	1745721	5917443	Not assessed
N/A	2343	AUPOP Natural Heritage: Notable Trees Overlay (AUPOP ID 1842)	Kauri Tree x2	14 Edmonton Road	-	-	-

*Note this report does not assess trees

Table 2. AUPOP Schedule 14.1 Schedule of Historic Heritage extract for The Falls Hotel (former) (Auckland Council AUPOP, accessed 2025)

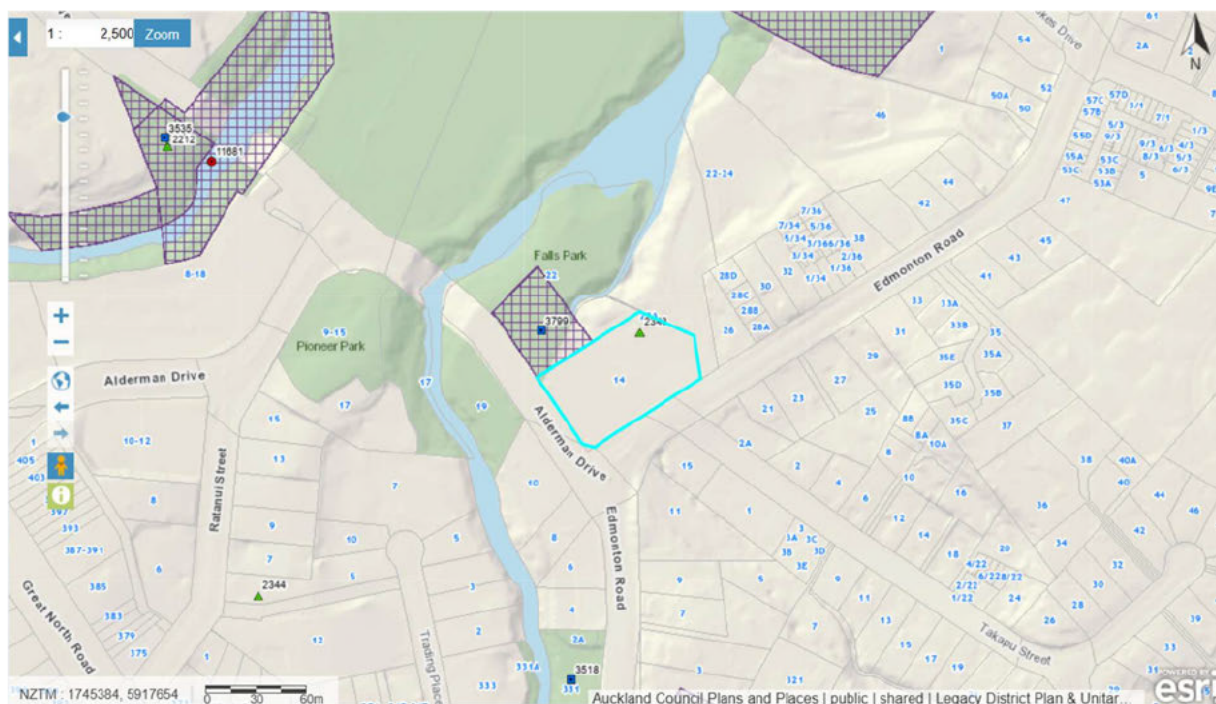
AUP-OP ID	Place Names and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Heritage Values	Extent of Place	Exclusions	Additional Rules for Archaeological Sites or Features	Place of Māori Interest or Significance
00127	Falls Hotel (former)	Falls Park, 22 Alderman Drive Henderson	LOT 2 DP 564257	B	Hotel	A,B,F,G	Refer to planning maps	Interior of building(s); post-1992 single storey additions	-	-

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Auckland Council CHI Key

Archaeological Site	●
Hayward and Diamond	■
Historic Botanical Site	▲
Historic Structure	■
Maori Heritage Area	●
Maritime Site	●
Reported Historic Site	■

Geomaps Key:

Heritage Overlays and icons

Auckland Unitary Plan Key

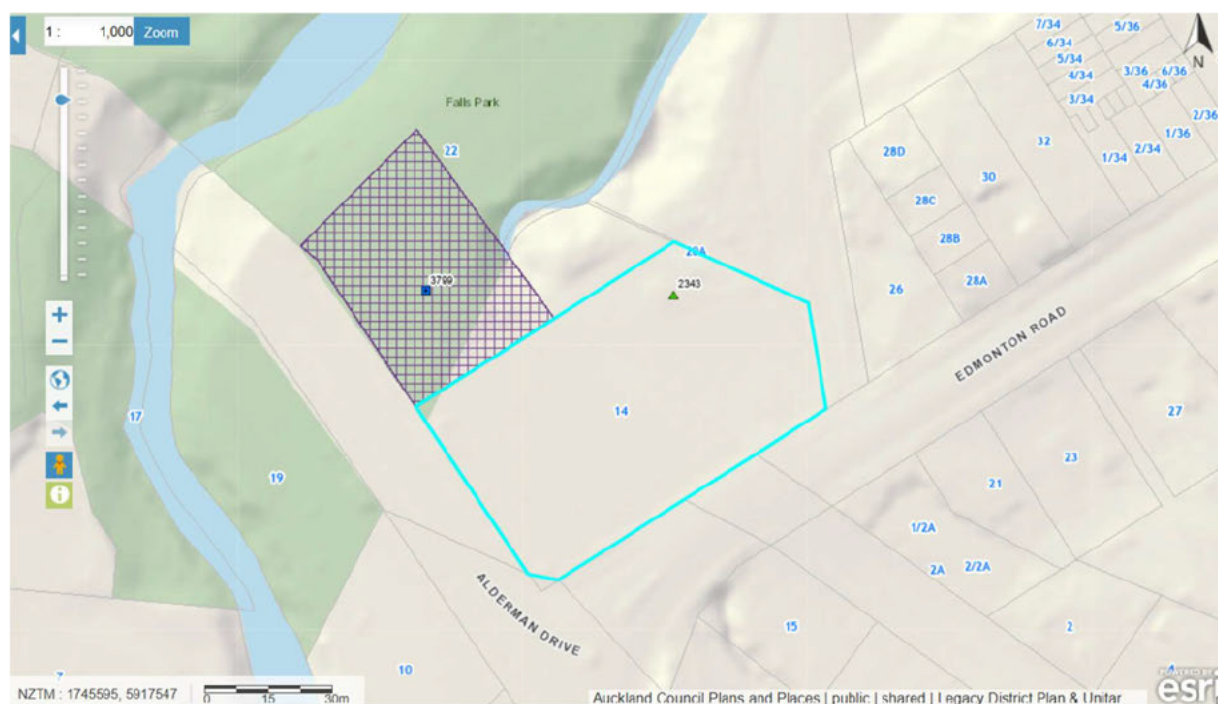
Historic Heritage & Special Character	
●	Historic Heritage Overlay Place [rcp/dp]
■	Historic Heritage Overlay Extent of Place [rcp/dp]
■	Special Character Areas Overlay Residential and Business
■	Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
—	Auckland War Memorial Museum Viewshaft Overlay 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]
---	--

Natural Heritage

▲	Verified position of tree	} Notable Trees Overlay
▲	Unverified position of tree	
■	Group of Trees	



Auckland Council CHI Key

- Archaeological Site ●
- Hayward and Diamond ■
- Historic Botanical Site ▲
- Historic Structure ■
- Maori Heritage Area ●
- Maritime Site ●
- Reported Historic Site ●

Geomaps Key:

Heritage Overlays and icons

Auckland Unitary Plan Key

- 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]
- Natural Heritage**
 - ▲ Verified position of tree
 - ▲ Unverified position of tree
 - Group of Trees

Figure 5. Historic Heritage Places included on the Auckland Council Cultural Heritage Inventory within the vicinity of the subject site that is outlined in blue (Auckland Council GIS Viewer, March 2025)

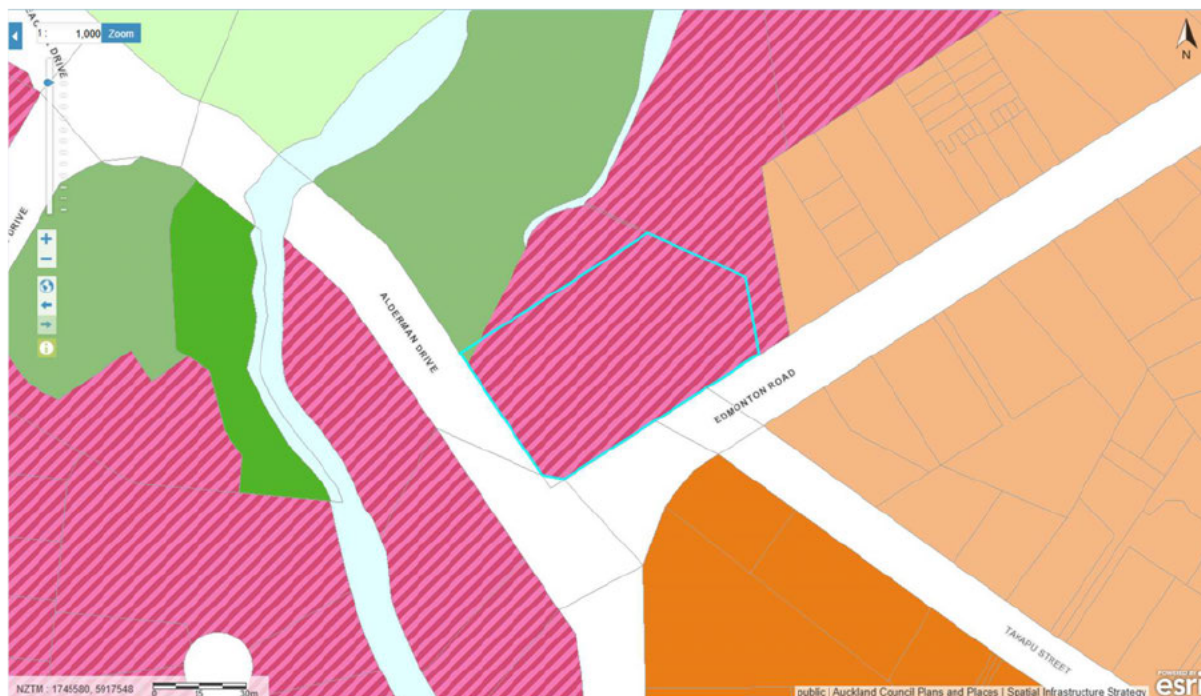


Figure 6. Auckland Unitary Plan Operative in Part Geomaps, with the subject site outlined in blue. Historic heritage places that are scheduled in the AUPOP are shown as purple dots and/or purple hatching. (Auckland Council Geomaps, accessed March 2025)

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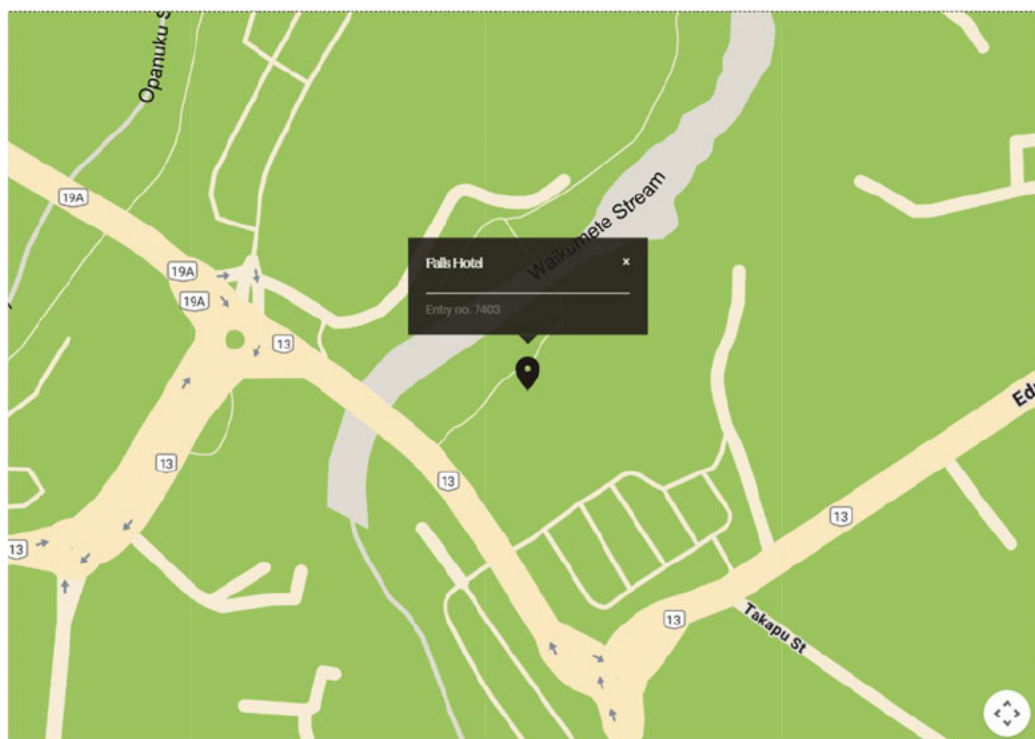
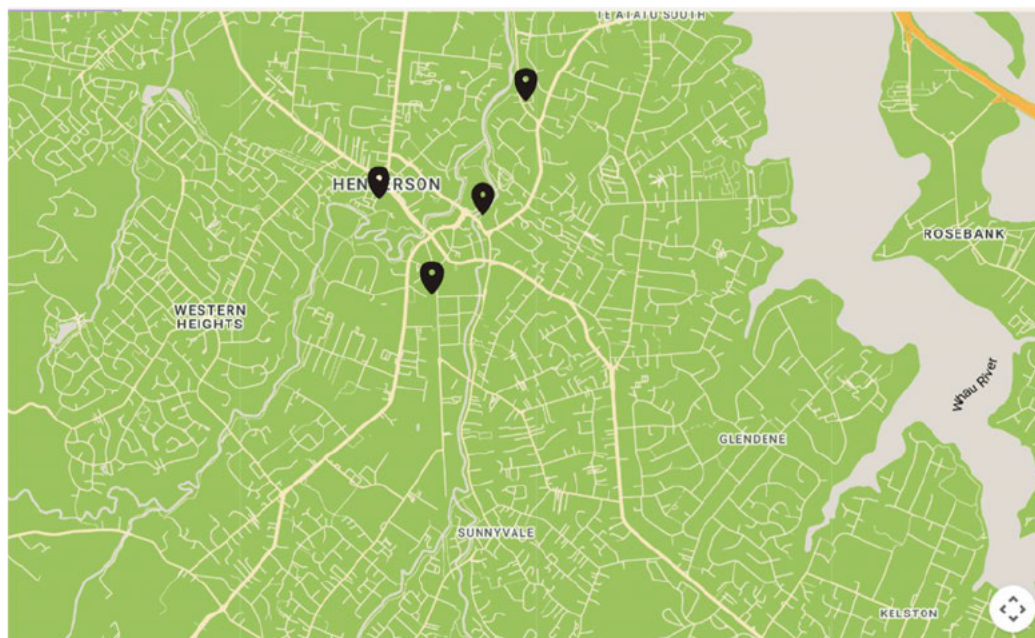
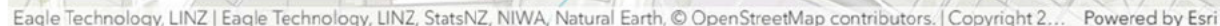


Figure 7. Search Results for New Zealand Heritage List/Rārangi Kōrero, with the closest listed building to the site being the Falls Hotel (no.7403), to the north of the subject site (Accessed April 2025)

11/11/2016

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Attachment 3 historical maps, photos and aerals

Sources were searched for early aerals, maps and photography that relate to the subject site. Early plans did not reveal any detailed information on development prior to 1900.

The site in Henderson is located on the eastern bank of the Waikumete Stream, approximately 12km west of the Auckland Central Business District (CBD). The site is bounded to the west by Alderman Drive and south by Edmonton Road. A driveway to the Korean Presbyterian church is to the east and the Falls Hotel (former) to the north. The site comprises a sealed car park, accessed via Alderman Drive and Edmonton Road. There are several trees and areas of grass.

The site topography is comparatively flat (Figure 9). According to the published geological information (Edbrooke, 2001³⁶), the site is underlain by late Pliocene to early Pleistocene aged alluvium deposits of the Puketoka Formation, described as undifferentiated, mainly pumiceous deposits, consisting of bedded mud to gravel-sized rhyolite pumice clasts and weathered rock fragments.³⁷ Minor beds comprising pumicite, organic-rich clay and peat are present.³⁸

The subject site is within suburban lot 16 on DP6760 being part of Allot 8 Waipareira Parish, which was subdivided in 1910 (Figure 10). DP 24633 dated 1933 shows the subdivision of the lots within the subject site, with the two wooden dwellings in the southwest corner of the subject site (Figure 11).

Aerial photography shows two buildings in the southwest corner of the subject site (likely those shown on the 1930s plan) and possibly an orchard to the east in 1940 (Figure 12). A 1959 aerial shows development within the eastern extent of the subject site (Figure 13). By 1996 the car park is formed, and it has been relatively unchanged since (Figure 14-Figure 16).

Based on the historical plans and aerals, it is likely that the earliest development within the site dated between 1910-1933, meaning the site is not associated with any confirmed pre-1900 activity based on these sources.

³⁶ Edbrooke, S. (2001). Geology of the Auckland area. Institute of Geological & Nuclear Sciences 1: 250 000 geological map3. 1 sheet + 74p. Lower Hutt, New Zealand: Institute of Geological & Nuclear Sciences Limited.

³⁷ Confirmed by nearby drilling for proposed Alderman Drive Palisade Wall by WSP 9 April 2021, see property file

³⁸ Ibid.

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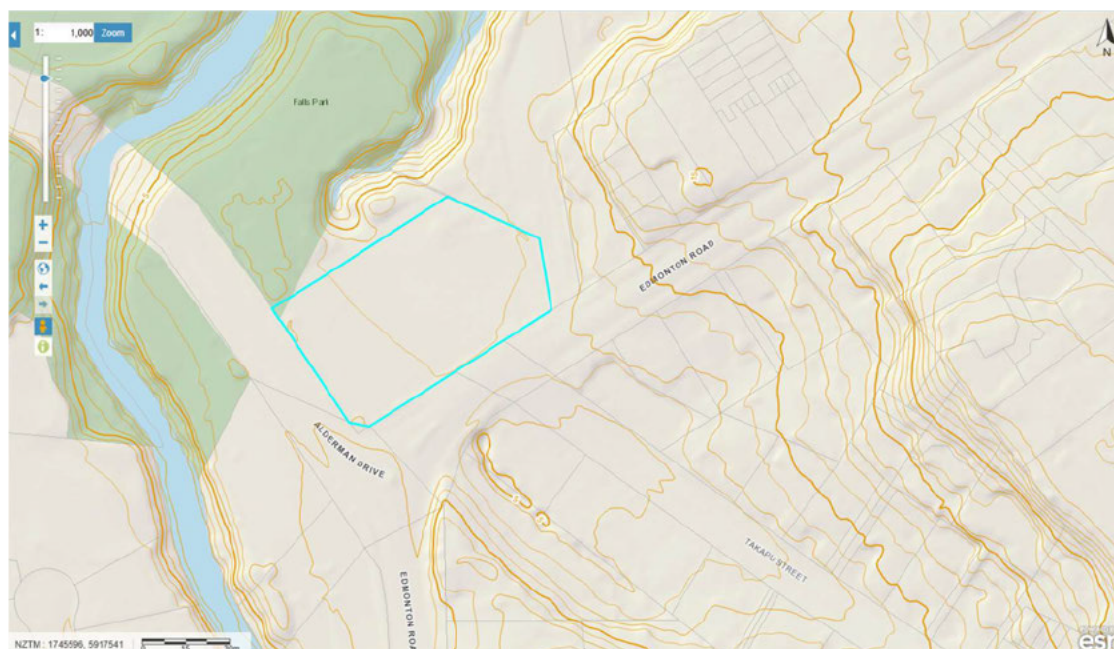


Figure 9. Contour Map (Auckland Council Geomaps, accessed April 2025)

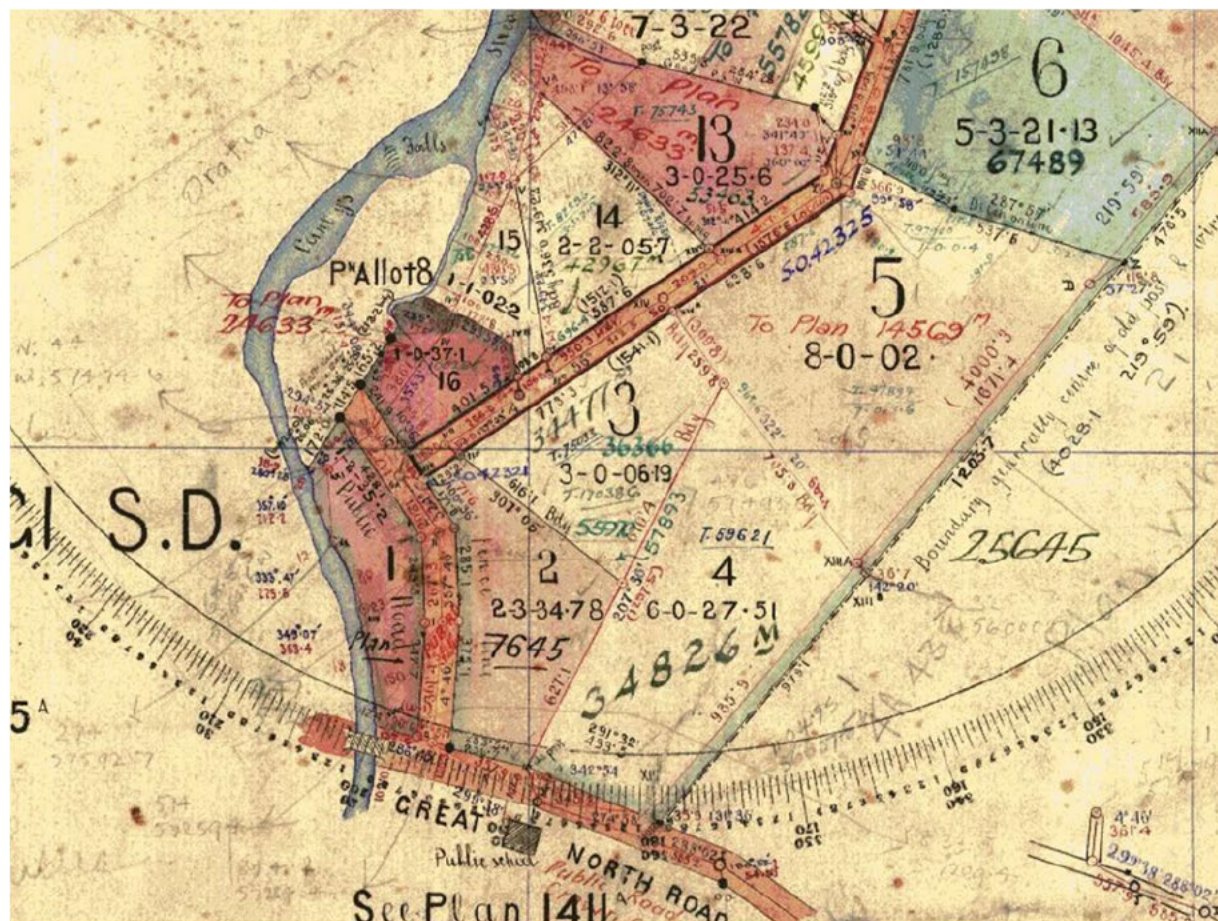


Figure 10. Part of DP6760. The subject site is within suburban lot 16 on DP6760 being part of Allot 8 Waipareira Parish, which was subdivided in 1910 (Prover, accessed April 2025).

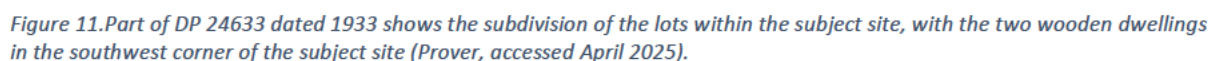




Figure 12. 1940 aerial, showing two buildings in the southwest corner of the subject site and possibly an orchard to the east (Auckland Council Geomaps, accessed April 2025)



Figure 13. 1959 aerial, showing development within the eastern extent of the subject site (Auckland Council Geomaps, accessed April 2025)

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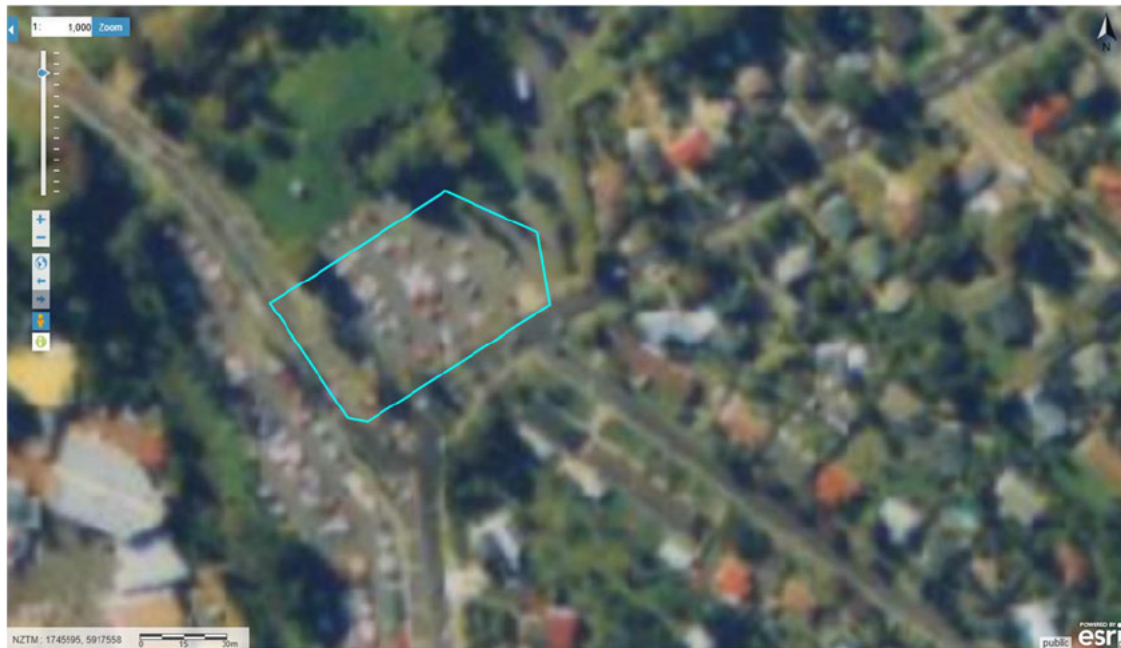


Figure 14. By 1996 the car park is formed (Auckland Council Geomaps, accessed April 2025)



Figure 15. 2000 aerial (Auckland Council Geomaps, accessed April 2025)

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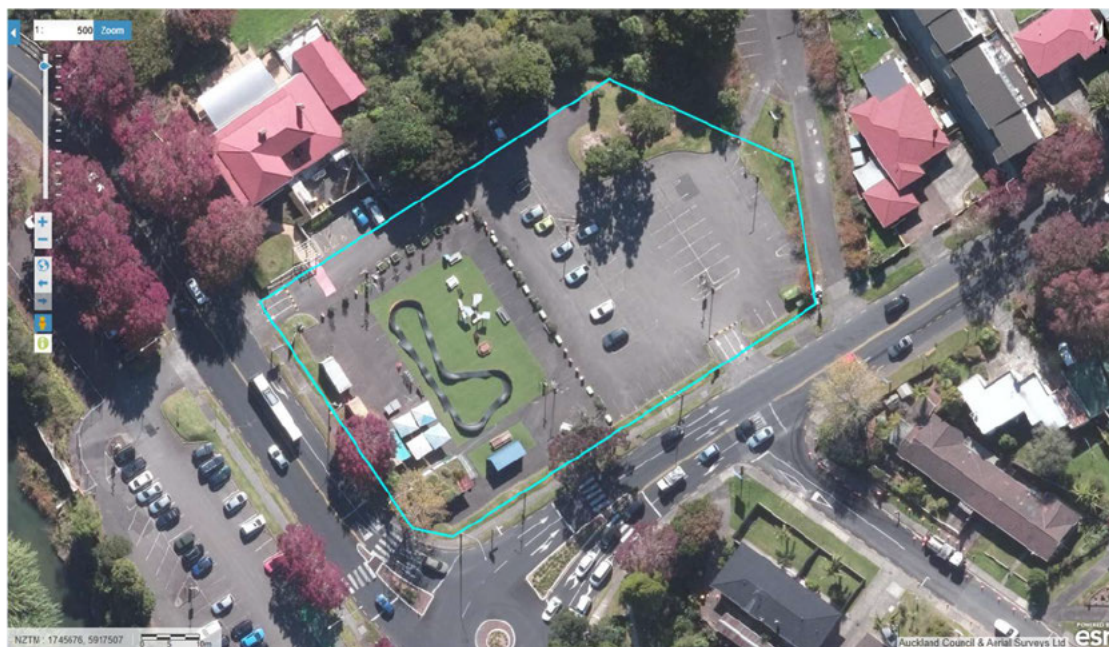


Figure 16. 2024 and 2025 aerial with new temporary structures / space (Auckland Council Geomaps, accessed April 2025)

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Attachment 4 Site Records for The Falls Hotel

Auckland Council CHI Information

Tūtangi Ora O Ngā Mana Kōrero
Historic Heritage Information



Tūtangi Ora Reference Number
Tūtangi Ora ID: HI-2143

System Reference Numbers

Legacy ID Type: CHI Place Number
Legacy ID: 3799

Heritage Place Name

Name: Falls Hotel
Name Type: Primary

Name: Old Oratia Hotel
Name Type: Legacy CHI

Summary

Short description:

The Falls Hotel is one of the region's oldest hotel buildings and one of only four dating from the 1850s. It is a regionally notable example of a symmetrical two storeyed weatherboard building constructed in stripped Georgian style. Originally known as the Oratia Hotel the building was built for timber miller and trader Thomas Henderson in 1854 as part of the Henderson's Mill settlement. The building was completed in its present form in 1862. In the 19th century the building was used as a hotel, community meeting place, polling centre and meeting place for the Northern Division of the Auckland Provincial Council. The building was relocated from the main street of Henderson, carefully conserved, and is now in use as a restaurant. (Murdoch 2009)

Item Classification

Category: Structure
Site Type: Commercial
Features or Characterisation: Hotel

Item Description

Description Type: Significance Statement
Description:

The Falls Hotel is a rare surviving example of early timber hotel buildings within the Auckland region and is one of the oldest buildings in the settlement of Henderson (formerly known as Henderson's Mill). Constructed in 1873, it was the area's first licensed hotel and provided food and accommodation for those travelling to visit the Waitakere Falls or more remote areas of the Kaipara, at a time when there was no train service and travel by road was slow.

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Historic Heritage Information



The building serves as a local landmark which illustrates the town's early origins, with the full length verandahs and Georgian details referencing a somewhat romanticised view of provincial life in colonial New Zealand. The Falls Hotel is also associated with Thomas Henderson, John "Shepherd" McLeod and Steve Ozich, all notable local identities.

Description Type: Legacy CHI Description

Description:

A two-storey kauri timber building of asymmetrical "stripped down Georgian style" more commonly seen in colonial Australian hotels. Before it was prepared for resitting and renovation it had an upper storey verandah around two sides. The building is clad in locally milled 9"x1" horizontal kauri weatherboarding. The building has a main entrance door on what was originally its southwestern corner below the apex of the verandah. It has a hipped roof clad in corrugated iron. The roof was originally clad in split timber shingles. It has a series of multi paned double hung windows on both the upper and lower storeys on the two sides that originally faced the road frontage of its original corner site. There are two large triple sashed windows on either side of the main entrance. On the original western side, the words 'Oratia Hotel' could be faintly be seen (before restoration began) with a 6 pane window between the words.

The Falls Hotel is one of the oldest and largest of the Auckland suburban hotels still standing. It was one of the first of what was to become a vernacular New Zealand building type, the wooden corner pub. The exact age of the building is uncertain although it is generally accepted that the hotel was built by Thomas Henderson between 1856 and 1858. It was built in conjunction with Henderson & Macfarlane's 'Dundee Sawmill' which operated from 1844 until 1868.

The Hotel was originally named the 'Oratia Hotel' after the nearby Oratia Stream. In its first few decades of use it mainly served local mill workers and timber workers. It had 22 rooms and also served as a store and post office for the village then known as 'Henderson's Mill'. The building was also a community meeting place, a meeting place for the Waitemata County Council and the local Roads Boards. It was also a polling place for the election of the Northern Division of the Auckland Provincial Council. It was also a popular venue for the crowds who came out from Auckland to attend the Henderson Races, then the largest race meeting in the region.

In the 1880s the hotel became a popular as an overnight venue for tourists travelling out from Henderson's Landing to visit the Waitakere Falls. For this reason, the hotel was renamed the 'Falls Hotel'. In 1892 the New Zealand Bantamweight Boxing Championship was held on the roadside in front of the hotel.

When prohibition was voted in in 1908 the hotel lost its liquor licence. It then operated as a boarding house which was known as the 'Central Hotel and Boarding House' from 1931. From 1931 until 1991 the building was owned and lived in by Steve Ozich. He raised the ground floor verandah to the second storey, extended it, and built a lower storey verandah beneath it. He also extended the rear lean to. In 1961 he moved the building back from its original corner site to make way for a block of shops. At this time the two original brick chimneys were removed, and the lower verandah was removed with the upper storey verandah being supported by diagonal

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Historic Heritage Information



braces.

In 1996 the Falls Hotel was transported 500 metres to a new site in Falls Park where it is to be restored by the Falls Hotel Preservation Trust. Along with the Kentish Arms Hotel, Waiuku, the Falls Hotel is the Auckland region's only hotel building dating from the 1850s. Unlike the Kentish Arms however it retains its original form.

Description Type: Legacy CHI Notes

Description:

Additional notes by Sally Burgess (9 March 2000): The Hotel has recently been relocated to its new position at the Falls Park. Previously it was on Railside Ave. The Waitakere City Proposed District Plan, Map Section, December 1998 Version still has the Hotel sited on Railside Ave although the address in the schedule is given as Alderman Drive.

Additional information by Natasha Barrett (13/11/2009). Fall's Park and site of the Falls Hotel since December 1996 - the "Falls Recreation Ground" was purchased and developed by the Henderson Town Board from 1923 to 1925, and was a popular picnic area, playground, swimming hole and overnight anchorage during the 1920s and 1930s. It was later occupied by the Henderson Women's Bowling Club.

Description Type: Significance Statement

Description:

Historical - The Falls Hotel, formerly known as the Oratia Hotel, is one of the oldest hotel buildings in New Zealand. It is the second oldest hotel building in the Auckland region. It was one of the first of the New Zealand vernacular style wooden corner pubs built in the Auckland region. It was originally owned and built by one of colonial Auckland's best-known businessmen and politicians Thomas Henderson after whom the Henderson area is named. The hotel was built by Henderson to operate in conjunction with his nearby 'Dundee Sawmill' which was one of the largest of its type in colonial New Zealand. The building was an important venue for local government meetings in the nineteenth century.

Community Association - The Falls Hotel was a social, economic and political focal point of one of the Auckland region's first rural villages. It is one of the best-known historic landmarks in West Auckland. The building is scheduled for protection in the Waitakere City District Plan and the wider community is involved in its restoration.

Symbolic - The Falls Hotel is symbolic of the origins of Henderson and the of villages of West Auckland which were based around kauri timber milling.

Educational - The building has significant potential to enhance public understanding and appreciation of colonial vernacular architecture and building construction, as well as of the social and economic history of rural Auckland in the colonial era. Its location on a public reserve makes it accessible to the public, and it is located on one of the few heritage walkways in the Auckland region.

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Architectural - The Falls Hotel is a notable and representative example of a "stripped down Georgian" style wooden corner hotel building in the Auckland region. It is a notable example of a kauri weatherboard building of its age in the Auckland region. The original portion of its verandah is one of the oldest examples of its type in the Auckland region.

Context - The building is an important component in the regionally significant group of historic buildings and structures associated with historic Henderson's Mill.

Rarity - The Falls Hotel is a rare example of building of its age, type, and design in the Auckland region.

Integrity - The building, although currently in need of thorough renovation, retains its original layout and important design features. Stripped of later additions its exterior is largely as built in the 1850s.

Description Type: Legacy CHI State or Condition Notes

Description:

Once located at corner Rainside Avenue & Great North Road, the original site was a few metres north of that position. The building is structurally sound although it is currently in need of complete renovation. Site now located on Alderman Drive and has been completely renovated.

Status of the item

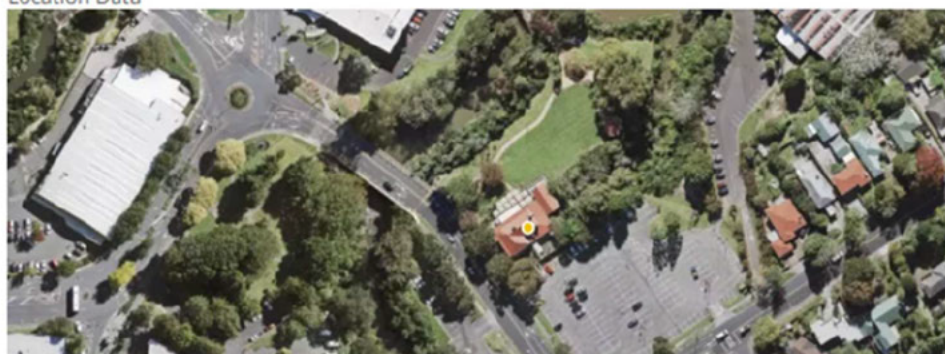
Item Status: Extant

Beginning of Existence

Start Date Type: Construction

Start Date of Existence: 1856-

Location Data



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Tūtangi Ora O Ngā Mana Kōrero
Historic Heritage Information

**Geometry Source**

Sighted on aerial

Associated People

Role Type: Initial Recorder**Associated Actor Role Date:** 1993-12-15**Actor:** Murdoch, G. (Graeme)

Statutory Protection Assignment

Protection Source: Auckland Unitary Plan 2016**Protection Type:** Schedule**Protection Source Currency:** Current**Protection Source:** Waitakere City Council District Plan 2003**Protection Type:** Schedule**Protection Source Currency:** Former**Protection Notes:** Schedule of Heritage Items, CHI Number 1452, Category I**Protection Source:** Henderson Borough District Scheme - Third Review 1987**Protection Type:** Schedule**Protection Source Currency:** Former

External Identifiers

Identifier or Reference Number: 00127**Type of Identifier or Reference Number:** Schedule ID number**Source of Identifier or Reference Number:** Auckland Unitary Plan 2016 Schedule 14.1 Historic Heritage

Related Resources

Bibliography

- The West Auckland Historical Society Celebrates 100 Years of Tracks and Trains through Henderson, 1881-1981
- PC82: ID 00127 Falls Hotel review
- New Zealand Historic Places | Heritage New Zealand
- Negotiated Study 4 - Dissertation - Diane Greenwood Bachelor of Architecture West Auckland Historic Architecture & Its Conservation
- Falls Hotel Preservation Trust souvenir brochure
- Draft Conservation Management Strategy for Auckland 1993-2003: Volume I.
- Conservation Plan for the Old Oratia/Falls Hotel. Henderson

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Tūtangi Ora O Ngā Mana Kōrero
Historic Heritage Information



SOURCES – Tūtangi Ora records may incorporate data from the New Zealand Archaeological Association (NZAA) Site Recording Scheme (SRS) Auckland region Site File, The New Zealand Archaeological Association (NZAA) Digital Site Recording Scheme (DSRS) called Archsite, the Department of Conservation Wellington Conservation Sciences Centre archaeology database (CINZAS), and Heritage New Zealand Pouhere Taonga.

WARNING - The absence of data for a particular area should not be taken to mean that it contains no archaeological sites. Most areas remain to be surveyed for archaeological sites. The archaeological data displayed on Tūtangi Ora geospatial maps requires substantial further interpretation if it is to be used properly. The archaeological information is only as reliable as that contained within the NZAA site recording scheme (SRS and DSRS) from which it is mainly derived. Sites are located within 100 metres of the points shown.

CONTACT DETAILS FOR FURTHER INFORMATION -

Auckland Council heritage unit: heritage@aucklandcouncil.govt.nz

HNZPT List Entry Information

Significance

Why is this place significant?

Cultural Significance

This historic place was registered under the Historic Places Act 1993. The following text is from the original Historic Place Assessment Under Section 23 Criteria report considered by the NZHPT Board at the time of registration.

Cultural:

Local histories suggest that the broader locality had several 'informal hotels' last century. The Oratia Hotel, as the building was first known, is reputed to be the first licensed hotel built in Henderson. An account of its opening stressed that it was built to provide comfortable accommodation and stabling for travellers and that the house would be conducted in the style of hotels of the best class. Although later 'dry', the hotel continued to fulfil its role of providing accommodation until the 1960s.

Social:

The hotel, especially from the time of its construction in 1873 until 1881 before land sales and extension of the railway line accelerated development in the area, was an important focus for the wider Henderson community. The Henderson's Mill settlement, established in 1848 to exploit the area's kauri, had declined following an unsuccessful attempt to market land to settlers in 1864 and through subsequent closure of the mill itself in 1867. The Post Office is said to have been housed in the hotel until 1881, being kept by publicans Poppleton and Stebbing. During Stebbing's time at least the Post Office was apparently located in a small building on North Road although the above implies it shared the hotel site.

Hotel patronage was boosted by local events such as the Henderson's Mill Turf Club's Annual race meetings held from 1876 until 1888. Traditionally held on St Patrick's day the six or so races attracted people from Auckland and further afield. Likewise, sale days were also busy, with stock and buyers coming from as far away as Helensville to Alfred Buckland's Henderson yards located opposite the hotel.

Information provided in support of the nomination for registration describes the building as having a colourful history with prize fighting taking place on the road outside the hotel and states that in 1892, it was the venue for the New Zealand bantam-weight title. On a more

solemn occasion the Falls Hotel provided a venue for the Coroner's Court for the inquest into the death in 1902 of Jerry Driscoll in a fight following a drinking spree.

Historic Significance

Historical Significance or Value

This historic place was registered under the Historic Places Act 1993. The following text is from the original Historic Place Assessment Under Section 23 Criteria report considered by the NZHPT Board at the time of registration.

Historical:

The building was constructed in 1873 by John McLeod. (Until recently the hotel was assumed incorrectly, to have been built in the 1850s or 1860s.) In a speech given at the dinner held to mark the opening, Thomas Henderson - founder of the settlement - said he had objected to an hotel for some time, while men were engaged with axes and saws but he now had reason to believe a hotel was necessary. (Henderson's

timber mill had closed some six years before.) His comments imply that the Oratia Hotel was the first in the immediate district.

Around the 1880s the establishment was renamed the Falls Hotel. Towards the end of the century a double storey addition was made to the rear. Alienation of the hotel from the traffic passing its prominent corner site began in 1898 when Great North Road was realigned to cross Henderson's newly erected Coronation Bridge. After Henderson became a 'dry area' in 1908 the hotel was run as a guest house. It was

purchased by Jane Wilkes in 1912 and renamed the Central Hotel and Boarding House in 1925. Six years later Steve Ozich bought the building which for the next 30 years was known as the "Central Private Hotel". During this period Ozich undertook three retail developments along the road frontages, the final one in 1961 necessitating the relocation of the hotel away from the Rainside Avenue frontage. At this time the lower part of the verandah was removed to provide more parking, leaving the upper section braced by supports. Steve Ozich lived at the hotel until 1991. The building is now owned by the Norcross-Waitakere Trust and was relocated to a new site at nearby Falls Park in Henderson in late 1996 where it will serve as a community building.

Physical Significance

This historic place was registered under the Historic Places Act 1993. The following text is from the original Historic Place Assessment Under Section 23 Criteria report considered by the NZHPT Board at the time of registration.

Architectural:

The Falls Hotel was designed in a Colonial Stripped Georgian style, nominally of the period 1821-1900. Applied to hotel/accommodation house architecture, the style assumed a New Zealand vernacular form that lasted well into the twentieth century as late as the 1930s. The following are typical style indicators:

- Basic rectangular form, but with pragmatic additions.
- Wooden construction.
- Hipped roof form clad with corrugated iron.
- Facade divided into bays by verandah posts.
- Asymmetrical arrangement of windows.
- Verandahs extending the full length of the building.
- Angled corner characteristic of the 'corner pub'.
- 'Filigree screen' effect achieved on verandahs through the use balustrades, railings, valances, brackets and lattices.

Why is this place Category 1 / Category 2?

Detail Of Assessed Criteria

This historic place was registered under the Historic Places Act 1993. The following text is from the original Historic Place Assessment Under Section 23 Criteria report considered by the NZHPT Board at the time of registration.

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

The provision of accommodation and sale of alcohol have been important activities in New Zealand's history. The Falls Hotel was built before rail extended to West Auckland, when travel was slow, making the need for accommodation stops frequent. The hotel's history is also representative of an era when such establishments were an important social focus of the community providing a place where mail could be

collected and meetings and social gatherings held. The building also illustrates the strength of the prohibition movement early this century when areas such as Henderson were voted 'dry' leaving establishments to rely solely on provision of accommodation.

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

Persons: The information accompanying the nomination for registration suggests the hotel was built by Henderson's founder, Thomas Henderson, an eminent Auckland businessman and politician and that the first licensee may have been 'Long John' McLeod, Henderson's mill manager who introduced the concept of the timber driving dam to New Zealand.

The account of the inaugural dinner held to mark the opening suggests that John McLeod rather than Thomas Henderson was responsible for the hotel's construction although the latter attended what would have been a major event in the community.

There were two men named John McLeod associated with the early history of Henderson. The hotel appears to have been built by 'Shepherd' McLeod rather than 'Long John'. 'Shepherd' McLeod is not such a well-known historical figure as 'Long John' McLeod who in addition to being one of Henderson's founders, also founded

Helensville and was a provincial politician. 'Shepherd', a Scotsman, was the manager of Thomas Henderson's 'Delta Farm' and is said to have brought a flock of sheep from Melbourne to Henderson on one of Henderson and McFarlane's Circular Saw Line ships in

1859. 'Shepherd' McLeod according to reminiscences of his daughter (Mrs Gavin Shanks of Kaukapakapa) in 1933, was also Henderson's first store keeper and opened the first butchery business there. He appears to have been the hotel's publican for less than three years.

Steve Ozich was the hotel's longest-term occupant. He bought the building in 1930 and remained there for the next 60 years until he moved out at the age of 100. Ozich, one of Henderson's oldest identifies, died in 1994 aged 103. Like many West Auckland settlers he came to New Zealand from Yugoslavia. Arriving in 1906, he initially was a kauri gum digger and later worked as a carrier and orchardist in Northland before moving to Henderson. He and his wife raised five children at the Oratia Hotel. He established one of the first taxi fleets in West Auckland and later as a land agent and valuer was involved in the development of the Henderson, Glen Eden and Massey areas of Waitakere City.

RECOMMENDATION:

Notwithstanding that the building was built in 1873 rather than the 1850s or 1860s as was commonly believed, the Falls Hotel is still one of Henderson's earliest buildings. The hotel has an interesting local history. 'Shepherd' John McLeod has associations with the town's early history and long-term owner Steve Ozich was a well known Henderson identity. It is also of interest as an early timber hotel, uncommon because many such buildings succumbed to fire or in larger centres were replaced by more imposing masonry establishments.

Recommend Category II s23(2)(a) and (b)

(g) The technical accomplishment or value, or design of the place:

DATE: 1873

ARCHITECT: Not known

STYLE CODE: 1: Colonial Stripped Georgian

DESIGN:

The Falls Hotel conforms to a mature provincial hotel style of architecture which had similar stylistic counterparts in Australia.

In New Zealand the style can be described as vernacular in the sense that unlike the Australian examples, which were usually built of brick with wrought iron decoration, the New Zealand buildings were built of timber and corrugated iron with machine processed timber decorations, and with only occasionally cast iron verandah posts.

The style was indicated mainly by its simple, stripped Colonial Georgian proportions, and by verandahs, usually two-storied, with decorative balustrades, valances, lattices and fretwork post brackets. The style was essentially provincial since it is only found outside the main centres, and must be distinguished from contemporary hotels built of brick and plaster in the Italianate/Baroque style such as the Occidental Hotel in Auckland (1870) or Warners Hotel in Christchurch (1900).

It should be noted that over the years since the Falls Hotel was built in 1873, modifications have been carried out to the place. These are itemised in the Works Consultancy Services Conservation Plan for the Falls Hotel, and must be considered to be part of the history of the place.

The most substantial modification was the addition of a rear double storey around 1889, but perhaps the more visible modification has been the lifting of the verandah up to two storeys in height in 1931, and the subsequent removal of the ground floor posts while bracing the upper verandah with diagonal braces in 1989. These alterations have not affected the design integrity of the place, and in the case of the 1931 verandah alteration, actually enhanced the stylistic quality of the place.

From the point of view of the evolution of the design of the Falls Hotel, the unusual and interesting factor is that the mature design of the place hinged on the verandah modification, and that this emerged nearly thirty years later than was usual with this type of building. In the process of extending the original ground floor verandah, which may have dated from 1873, the owner in 1931, Steve Ozich, simply moved the original verandah post brackets up a storey, where they are to-day, and added new architectural detail to the design of the place which, in design terms was contemporary with Victorian decoration but which, by 1931, was virtually out of date. These additional features were a new continuous decorative valance running along the top of the ground floor verandah posts, a balustrade with rails on the first floor verandah running around the two main elevations, and at least one (and possibly two) lattices made of light wooden lathes located at the ends of the verandahs. Lattices offer privacy, while allowing for the circulation of cool air.

These features are important in a comparative sense because they are distinguishing architectural details which share a common design significance with contemporary Australian hotel and domestic house design. In Australia these particular features are identified with a hot climate where verandahs act as a screen between the outside and interior of a place and are therefore described there as producing a 'filigree screen' effect. The difference is that the Australian examples are (at least with hotel designs) invariably made of wrought iron. The Falls Hotel, and its other New Zealand contemporaries, are, however, significant for the fact that while their detailing has a common basis with Australian design, the New Zealand detailing was constructed almost without exception out of timber.

As an addenda it is important to note that the removal in 1989 of the ground floor verandah posts of the Falls Hotel was, and is, effectively a reversible alteration which was made to the final form and style of the building as it appeared in 1931. It is that final evolutionary form of the place which establishes its architectural design significance today.

(m) Such additional criteria not inconsistent with those in paragraphs (a) to (k):

There is a total of 102 registered hotels/taverns/accommodation houses listed in the national register which were built between 1840-1935. Of this figure, thirteen places were identified as being designed in the vernacular 'filigree screen' style but only within the date range 1869-1904.

This is a relatively small number of places representative of a style which, to borrow the Australian term, might be better termed the 'Filigree Screen style, 1870-1930'. The Falls Hotel is unusual in that the date range for the style can now be extended beyond 1904, which is the building date of the nearest comparative example, the Brian Boru Hotel in Thames (Category I), to 1931. Registration of the Falls Hotel, would, in this respect, extend both the register and our knowledge of the provincial hotel architectural genre.

In addition, it must also be considered that the Falls Hotel is an important historical building in the Henderson area since, even with an 1873 date of construction instead of 1855 as originally thought, it is still one of the earliest surviving buildings in the district, and is therefore significant for that reason.

The Falls Hotel was shifted 400 metres from its original location in December 1996 to a new site known as Falls Park. This park appears to have been a contemporary recreation area adjacent to the hotel in its Victorian/Edwardian heyday, since it included the Waitakere Falls - since reduced by the water reservoir. The Works Consultancy Conservation Plan, and the present day Falls Hotel Preservation Trust, believe that the

original name of the hotel was changed from Oratia Hotel to the Falls Hotel in the 1880s for this reason.

Trust policy on the relocation of buildings and structures (approved 27 June 1997) states in part:

1 relocating an historic place or structure is not a desirable conservation option unless:

(i) the site is not of associated value (an exceptional circumstance)

(ii) relocation is the only means of saving the structure; or

(iii) relocation provides continuity of cultural heritage value.

3. Re-siting may be more acceptable if the building/structure was intended to be relocatable or if relocation has been a feature of the history of either the building/structure or the site.

In relation to criteria 1 (i) there is no evidence to suggest that the original site was not of associated value.

In relation to criteria 1 (ii) the present owners state that the reason the falls Hotel was shifted was because it is believed to be the most appropriate final resting place for the building, particularly since its name was changed from the Oratia Hotel to the falls Hotel in 1889. Given that the place had become functionally redundant behind the blocks of shops built between 1953-56 by Steve Ozich, it seems reasonable to argue that relocation has effectively saved the Falls Hotel from further deterioration if not demolition.

In relation to criteria 1 (iii) it seems clear that the place was renamed the Falls Hotel in the 1880s because of its proximity to the Waitakere Falls. This argues for a cultural connection going back 117 years, one that has in no way been severed by the recent relocation.

In relation to Criteria 3, although the Falls Hotel was not designed to be a relocatable building, it was relocated once, in 1961, a distance of 45 feet back from behind the shops built on the Great North Road. Relocation has, therefore, been a contributing (although not a significant) factor in the history of the place.

Construction Details

Start Year

1873

Type

Original Construction

Description

Relocated to Falls Park in 1996.

Tel: +64 (0) 94458953

Email: Info@planheritage.co.nzWeb: www.planheritage.co.nz

48 Lake Road Narrow Neck Auckland 0624

Start Year	1996
Type	Relocation

Reference

Completion Date 2nd September 1997

Report Written By Joan McKenzie, Gavin Mclean, Wayne Nelson

Other Information

A copy of the original report is available from the NZHPT Northern region office

Please note that entry on the New Zealand Heritage List/Rārangi Kōrero identifies only the heritage values of the property concerned and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

Attachment 5 CHI Site Record for Notable Trees



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