Date: Tuesday 28 July 2020
Time: 1.00pm
Meeting Room: Claris Conference Centre
Venue: 19 Whangaparapara Road
Claris
Great Barrier Island

Aotea / Great Barrier Local Board
OPEN ATTACHMENTS
ATTACHMENTS UNDER SEPARATE COVER

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Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
Historic Heritage Evaluation

Ox Park

12 Medland Road, Tryphena, Great Barrier Island

June 2020

Final
Historic Heritage Evaluation

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island

Prepared by The Heritage Studio Limited, on behalf of Auckland Council

June 2020 | Final

Cover image: Ox Park, viewed from the north (C O’Neil, 11 March 2020).
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## Acknowledgements

The author would like to thank the following people for taking the time to share invaluable historical information and stories about Ox Park, the Blackwell family and their farm during the preparation of this report: Glenis Hawkins, Brett Hawkins, Beverley and Les Blackwell, David Watson, and Megan Walker.
1. Executive summary

In May 2019, Auckland Council completed the Aotea Great Barrier Island Historic Heritage Survey\(^1\), which forms part of their broader Auckland Heritage Survey Programme to identify, understand and manage heritage throughout Auckland. Owing to its age, type and historical associations, Ox Park was identified in the survey as a place that should be prioritised for evaluation against the historic heritage criteria in the Auckland Unitary Plan\(^2\) to establish its eligibility for inclusion on the Schedule 14.1: Schedule of Historic Heritage.

Ox Park is located on an extensive site (12 Medland Road) at Tryphena, a small settlement on the southwestern coast of Great Barrier Island. The homestead itself occupies the south-west corner of the site on land that once formed part of original allotment 29(N) acquired by pioneers, George and Elizabeth Blackwell in 1870.

Ox Park was first constructed as a modest single-storey cottage in c.1870 and extended in c.1880 to accommodate the growing Blackwell family. Further minor modifications occurred to the exterior of the homestead during the late-nineteenth and early-twentieth centuries. Within the farm, several buildings were constructed during the mid-twentieth century for farming and domestic purposes. Remaining unoccupied since the c.1960s, the place fell into a state of disrepair over following decades. This was exacerbated in 2014 when storm damage caused the almost complete collapse of the its rear lean-to. The place continues to be owned by the Blackwell family.

The evaluation determines that Ox Park is a significant historic heritage place for its historical, social, physical attributes, aesthetic and context values. At 150 years old, Ox Park is of value as the only known surviving example of a colonial homestead on the island and an important tangible reminder of its and Auckland’s early European settlement and agricultural development. The place also has value for its intimate association with George and Elizabeth Blackwell who were amongst the first permanent settlers in Tryphena and made an important contribution to the progress of the fledgling community. The homestead stands as an icon of the community identity and way of life associated with the early settlement of locality and is considered to be held in high public esteem. It is also a visually distinctive place, deriving its aesthetic appeal from the relationship between its physical components and rural-coastal setting, which collectively contribute to the historic character and sense of place of the locality.

Overall, the place is considered to be of outstanding historic heritage significance well beyond its immediate environs and meets the threshold for eligibility as a Historic Heritage Place Category A.

Ox Park’s extent of place encompasses areas of the farm that incorporate man-made and landscape features that reflect its important farmland setting and rural-coastal context. As the key component that contributes to the identified values of the place, the homestead itself is identified as the primary feature, whilst exclusions include the second (‘new’) dwelling and adjacent garage.

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\(^2\) See out in the Regional Policy Statement section (BS.2.2 Policies) of the Auckland Unitary Plan (Operative in part).
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2. Purpose

The purpose of this document is to consider the Ox Park located at 12 Medland Road, Tryphena, Great Barrier Island against the criteria for evaluation of historic heritage set out in the Regional Policy Statement (RPS) section (B5.2.2 Policies) of the Auckland Unitary Plan (Operative in part) (AUP (OIP)).

The document has been prepared by Carolyn O’Neil of The Heritage Studio Limited on the specific instructions of our client, the Heritage Unit, Auckland Council. It is solely for the use of Auckland Council for the purpose it is intended in accordance with the agreed scope of work.

3. Identification

<table>
<thead>
<tr>
<th>Site address(es) and/or location</th>
<th>12 Medland Road, Great Barrier Island, Auckland 0991</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal description(s) and Record of Title identifier(s), Deeds register and/or Gazette notice information</td>
<td>PT ALLT 8 Parish AOTEA, PT ALLT N29 PARH AOTEA, Pt Lot DP 22720, Pt Lot 3 DP 22720 (Parcel description: PT ALLT N29 PARH AOTEA)</td>
</tr>
<tr>
<td>NZTM grid reference</td>
<td>NZTM: X coordinate 1823357.28 and Y coordinate 5978937.82</td>
</tr>
<tr>
<td>Heritage New Zealand List / Rārangi Kōrero details</td>
<td></td>
</tr>
<tr>
<td>Archaeological site (Heritage New Zealand Pouhere Taonga Act [HNZPTA] 2014, Section 6)</td>
<td>Yes. The place is the site of human activity before 1900. Ox Park homestead and its associated outbuildings are recorded as archaeological sites (see NZAA records below).</td>
</tr>
<tr>
<td>Cultural Heritage Inventory (CHI) reference(s)</td>
<td>12398 (Homestead); 12406 (Historic Occupation) (refer to Appendix 1.3).</td>
</tr>
<tr>
<td>New Zealand Archaeological Association (NZAA) site record number(s)</td>
<td>T09/177 (Historic House); T09/185 (Historic Occupation); T09/180 (European Sawmill) (refer to Appendix 1.3).</td>
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3 These coordinates capture the approximate location of Ox Park within the broader site.
4. Scope

This built heritage evaluation has been undertaken in accordance with the evaluation process for evaluating historic heritage significance as set out in Auckland Council’s *Methodology and guidance for evaluating Auckland’s historic heritage*.

It is based on the information available at the time of the assessment. Historical and contextual research for the evaluation has been undertaken to an extent that enables the place to be evaluated against the RPS historic heritage criteria but is not exhaustive. It is important to note that additional research may yield new information about the place.

This evaluation does not include an assessment of archaeological or natural values, nor does it incorporate an assessment of the importance of the place to Mana Whenua. Furthermore, this evaluation does not include a structural assessment or condition report; any comments on the structural integrity or the condition of the place and/or features are based on visual observations only.

Attempts have been made to gain copyright permissions for the use of images in this document, however, a number of permissions have yet to be obtained.

5. Historical summary

The following comprises extracts from *Appendix 1*. Refer to this section for a more comprehensive, fully referenced and illustrated historical narrative and *Appendix 2* and *Appendix 3* for supporting information.

Ox Park and associated landholding (12 Medland Road) occupies parts of original allotments 8, 12 and 29(N) of the Parish of Aotea – blocks of land that formed part of the Crown grants first made available in Tryphena during the mid-1860s. Several allotments were taken up by new European settlers seeking to establish a permanent residence on Great Barrier Island, while others were short-lived ventures. One of the early settlers was George Blackwell.

Born in Ireland in 1834, George Blackwell immigrated to New Zealand in 1864 with his wife, Elizabeth (nee. Williams) and her brother, James. On arrival at Auckland in 1865, George first worked as a wheelwright and later as a blacksmith shoeing horses for the British troops during the New Zealand wars.

In 1866, the Blackwells relocated to Great Barrier Island, taking up the 80-acre grant they received on payment of their passage to New Zealand. By this time, two children had been born – Thomas in 1865 and Margaret in 1866. Located above Schooner Bay, the land turned out to be of difficult terrain – steep and covered in bush, which made access problematic and farming impractical. Over the following two years, the Blackwells built a whare, planted crops, felled trees on a small section of level land and sold firewood. However, the loss of their crops in a flood forced them to move temporarily to the property of neighbour, William Sanderson, who had offered George work cutting firewood for the
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Auckland market. The Sandersons were another early pioneer family who arrived at Great Barrier Island in 1864 and settled on 50 acres of land in Blind Bay, Okupu where they established a sheep and dairy farm. This period at Okupu enabled George to accumulate the finances needed to purchase land that had become available at Pa Beach, Tryphena.

In October 1870, George Blackwell acquired the northern portion of allotment 29 of the Parish of Aotea from another early landowner, Joseph Osborne for ten shillings an acre. The 40-acre block was situated close to Tryphena Harbour and comprised stands of trees, several acres of relatively level rich land, and a stream. George and James (Williams) soon erected a dwelling on the property. Built with a driftwood floor, the single-storey structure, described as whare no. 2, conceivably formed the earliest portion of the Blackwell homestead, which became known as ‘Ox Park’. By this time, another two children had been born – James in 1866 and Susan in 1870.

The Blackwells, like many other early settlers at Tryphena, worked hard to establish a farm that supported their growing family and provided an income, often having to diversify their ventures to reduce the risk of failure. The land was cleared for grazing stock and for growing vegetables and wheat, while trees were chopped down. Large quantities of firewood and smaller quantities of farm produce were shipped to Auckland. They drained swamps, constructed puriri and kanuka post and rail fences, erected stone walls and culverts and built outbuildings. They also became prolific beekeepers.

By the early 1880s, the Blackwells were one of several families at Tryphena to produce honey and export it to the mainland as part of subsistence farming. Beehives and a honey shed were erected on the property and all members of the family were involved in the process, with the children continuing the tradition when they established their own farms in later years. George was amongst the first commercial apiarists and went on to export the largest quantity of any Great Barrier Island settler. The business expanded and by the mid-1890s the Blackwells had 500 hives that reputedly produced ten tons of honey, which was exported across New Zealand and as far afield as England.

During their first decade at Ox Park, George and Elizabeth welcomed a further five children to their family. Jane was born in 1872, Annie in 1874, Adam in 1876, Charlotte in 1877 and William in 1879. This no doubt prompted the need for a larger home to accommodate their expanding household.

In c.1880, their existing single-storey dwelling was extended upwards and outwards (to the southwest). A storey-and-a-half structure with a salt-box style roof was built. Like the earlier portion of the building, the walls were clad in pit-sawn plain timber weatherboards and the roof was covered in timber shingles. On completion, the homestead comprised a kitchen with a range and pantry, a lounge with open fire, and two bedrooms on the ground floor, and a further bedroom and storage space on the first floor. The entire homestead was later painted. Two further children followed. Harriet, who was born in 1881, and Jonathan, who arrived four years later in 1885.

By the mid-1880s, the Blackwells were one of approximately ten families living at Tryphena. A post office had long been established at the home of the Blair family,
and a formal school – the first on the island – had recently been built near the Tryphena Harbour foreshore. The fledgling community also included the Osborne, Bailey and Alcock families. The Blackwells often accommodated members of the community at Ox Park, which they operated as an ‘open house’, holding regular prayer meetings and bible readings.

In addition to enlarging the homestead and expanding the honey business, George also continued to develop the farm. This included the construction of a water-powered mill that utilised the stream flowing through the property. Completed in the 1890s, this enterprising project comprised a twelve-foot kauri wheel, fifteen-foot high timber and stone dam, with a waterwheel that was powerful enough to turn a circular saw, flourmill and a lathe. It was used regularly by the family and other settlers to ground homegrown wheat and mill timber, much of which was used for bespoke beehive boxes and frames. The mill also assisted in the operation of a blacksmithy that had been established on the farm.

George and Elizabeth Blackwell proved themselves resourceful and determined pioneers, establishing a legacy for their family. Between 1870 and 1894, George had acquired a further several hundred acres of land, which included the 170-acre allotment 12 in 1876 and the 126-acre allotment 8 in 1880. By the turn of the century, George was the owner of a significant portion of Tryphena land.

Elizabeth Blackwell died in 1911. Three years later, and after 44 years at Ox Park, George left Great Barrier Island to live with his daughter in Auckland. There he remained until his death in 1932 aged 97 years. Much of the Blackwell estate remained in the ownership of the family. Eldest son, Thomas had previously been transferred the land at ‘Mulberry Grove’, where he built a home, established a farm and continued in the bee business; whilst youngest son, Jonathan acquired land close to the beach, where he built ‘Parkland House’, farmed sheep and bees, and ran a general store. Ox Park and over 300 acres of surrounding farmland (comprising parts of allotments 7, 8, 10, 11, 12 and 29(S)) were transferred to William Blackwell.

William spent his childhood at Ox Park before joining the New Zealand Police Force. Around 1910-1912, he visited his parent’s native Ireland and it was there that he met Margaret Meek who followed him back to New Zealand. They married in 1914 and lived at Ox Park, where they managed the original Blackwell farm.

By this time, a small number of changes had been made to the homestead. The shingle roof that covered the storey-and-a-half portion of the building had been replaced with corrugated iron, and an entry porch had been added to the northwest elevation. Leading into the single-storey portion of the building, the porch was a lean-to structure clad in vertical timber boards with a corrugated iron roof. By 1932, the remainder of the shingle roof had been replaced with corrugated iron and the northernmost window on the southwest elevation had been removed. The small, multi-paned window was likely one of the original units installed in the earliest portion of the homestead.

In 1929, William approved the survey of part of the estate, which resulted in the readjustment of its boundaries. Portions of several original allotments (7, 10, 12 and 29) were combined and subdivided to create three new lots. William retained Lots 2 and 3 as part of the farm, whilst Lot 1, a strip of land on the western side...
of Medland Road was sold the following year. William and Margaret continued to occupy Ox Park and farm the estate until 1938 when they moved off the island to live in Papakura. With no children of their own, Ox Park was taken over by their nephew, Tom – a third generation Blackwell.

Thomas (‘Tom’) Blackwell was born in 1911, the youngest son of Thomas and Mary Blackwell. He grew up at Tryphena, and it was there that he met Edna Roberts who had emigrated with her family to Auckland from Wales at the age of four. They married in 1939 and had two children – Glenis and Peter.

The family lived at Ox Park and continued to run the farm. Tom managed the cattle and sheep, cleared areas of established bush to create more grazing paddocks and shipped the firewood to Auckland. He also maintained the family tradition of beekeeping; regularly attending to the beehives and extracting honey.

The 1940s and 1950s saw the construction of several outbuildings and structures to support life on the farm. Around 1940, an additional honey shed was relocated to the farm from Tom’s father's property at Mulberry Grove. Located on a paddock to the north of the homestead, the shed was positioned roughly west of a small structure occupied for a time by an elderly gentleman named Mr Highton. Tom subsequently built a timber shearing shed and saw mill in the paddock. During the 1950s, a meat safe was constructed close to the creek and a generator shed was erected to the east of the homestead.

By the mid-1950s, Tom and Edna were also operating a shop and post office at their property. Built on the roadside boundary, the lean-to structure was, at that time, the only shop in Tryphena. It carried a few basic items, such as tobacco and tinned goods.

Further developments occurred in 1960, when the Blackwells built a new house on the property. Located directly north of Ox Park, the dwelling was more spacious than the 90-year-old homestead and offered more modern accommodation and conveniences. One of the rooms was used by Edna as a telephone exchange. A garage was later constructed on the roadside boundary to the north of the house.

With the completion of the new dwelling and developments across the farm, Ox Park became increasingly redundant. In her book, Island on the Skyline, journalist Molly Elliot recounts how, during a visit to the island in the 1960s, “the old place stands among macrocarpas... [with an] air of dignified maturity.”

By this time, the homestead was principally used for storage and, with little maintenance, underwent a steady decline over the following decades.

In the early 1980s, ill health forced Tom and Edna to leave the island. They nevertheless retained the Blackwell family farm at Tryphena. When Tom passed away in 1984, Edna was left a life interest in the property with the title to the lands transferred to daughter, Glenis Hawkins, son, Peter Blackwell and cousin, Graeme Blair (as trustee). By this time, the farm comprised portions of original allotments 29(N), 8 and 12, which incorporated Lots 2 and 3 of Deposited Plan 222720. In March 1993, Ox Park was the location of the 128th Blackwell family reunion, which saw over 100 members of the family gather at the homestead.

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Edna continued to visit the property until she passed away in 2002. Her daughter, Glenis and family, although based in Auckland, continued to use the property as their family bach or ‘retreat’. By 2008, the registered owners of Ox Park and the Blackwell farm were Glenis Hawkins and sons, Brett Hawkins and Anthony Hawkins – the daughter and grandsons of Tom and Edna and thereby fourth and fifth generation Blackwells. By this time, Ox Park was in a poor state of repair.

In July 2014, Ox Park suffered substantial damage as a result of strong gales and prolonged heavy rain that hit the north of New Zealand’s North Island. The severe storm caused the partial up-rooting of a pohutukawa tree near the homestead and the collapse of a large branch on its rear lean-to. The damaged lean-to was subsequently dismantled with some of the early fabric stored inside the homestead. Corrugated metal sheets were fixed over the roof and windows to help prevent water ingress and boarding fixed to the eastern internal walls, which were exposed following the collapse of the lean-to.

Over the years, Ox Park and the Blackwell family and farm have been chronicled in many local histories documenting life on Great Barrier Island and also feature in the Milk, Honey and Grain Museum located at Claris. In more close proximity to the property, an interpretation board has been erected on the road reserve adjacent to Shoal Bay Road and Pa Beach, which records the Blackwell family legacy and the contribution they made to early island life.

As of June 2020, Ox Park continues to be in the ownership of the Blackwell family.

6. Physical description

The following description is based on those aspects of the building(s) and site that were inspected. Refer to Appendix 4 for supporting information, plans and photographic records.

6.1 Site visit

A site visit to Ox Park was undertaken on 11 March 2020. Those in attendance were Carolyn O’Neil (the author), Megan Walker (Auckland Council built heritage specialist), and Brett Hawkins (owner). An inspection of the exterior of the homestead and observations of the broader property, including outbuildings, were made. Access inside the homestead was restricted due to its current poor condition.

6.2 Place location

Ox Park is located at Tryphena, a small settlement on the southwestern coast of Great Barrier Island. The largest and most seaward of the Hauraki Gulf Islands, Great Barrier lies 15 kilometres north of the Coromandel Peninsula and approximately 90 kilometres north-east of Auckland (Figure 1).

The subject site at 12 Medland Road is located a short distance from Pa Beach, one of several beaches that stretch along the edge of Tryphena Harbour. The site’s western boundary runs alongside Medland Road, a principal thoroughfare that links Tryphena with the east coast settlement of Medlands. It also forms part
of the historical ‘main road’ that extends from Tryphena’s Shoal Bay wharf to Port Fitzroy wharf situated on the north-west coast of the island.

![Image: Map showing location of Great Barrier Island and Tryphena Harbour.]

**Figure 1:** (Above) The location of Great Barrier Island within its regional context and Tryphena (circled) (Auckland Council GeoMaps, 2017).

**Figure 2:** (Left) Tryphena Harbour and the location of the subject site - 12 Medland Road (outlined) (GeoMaps, 2017).

### 6.3 Geographical/physical context

The coastal settlement of Tryphena is characterised by its landscape of bush-covered hills and undulating farmland that form a natural amphitheatre around its pohutukawa-lined beaches and sheltered harbour. It is one of Great Barrier Island’s main centres and the first port of call for many people arriving on the island by ferry.

Tryphena comprises two primary pockets of development known as ‘Stonewall Village’ and ‘Mulberry Grove’ that are located on relatively level land close to their respective beachfronts. The small communities are linked by Shoal Bay Road, which meanders north-south along the water’s edge, and contain a mixture of ‘baches’ that principally date from the second half of the twentieth century and symbolise the island’s beach holiday lifestyle. The areas also feature a school, community hall, cafes, eateries and artist studios.

12 Medland Road is located directly north of Stonewall Village and shares its southern boundary with several properties that form part of the residential cluster around Blackwell Drive and Shoal Bay Road. Glimpsed views of the homestead across the neighbouring paddock are gained from several public vantage points along Medland Road (Figure 4), Shoal Bay Road (Figure 5) and from the rear of the local public house.

Ox Park is one of a small group of places and features remaining in this area of Tryphena that are associated with its early periods of settlement and development (Figure 3). These include the former Tryphena School House...
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(1884); 'Parkland House' and outbuildings (c.1900s) – the former home of Jonathan Blackwell and family, now 'The Curragh Irish Pub'; the Pioneer (Gooseberry Flat) Cemetery; and stone boundary walls and sea walls.

Figure 3: Showing the CT boundary of 12 Medland Road and the local context of Ox Park (1), which is situated directly north of one of Tryphena’s small communities. Other early places and features within close proximity are the former School House (2); Parkland House (Curragh Irish Pub) (3); Pioneer Cemetery (4); and stone boundary walls (5) (GeoMap, 2017).

Figure 4: Ox Park (centre) viewed from Medland Road, close to the junction with Shoal Bay Road and near the former School House (C. O’Neil, March 2020).

Figure 5: A glimpse view of Ox Park to the right of the 1980s dwelling, looking roughly north across the neighbouring paddock (C. O’Neil, March 2020).

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
6.4 Site description

The subject site at 12 Medland Road covers more than 27 hectares of undulating farmland. Its ridges, valley and contours are distinguishing topographical features, illustrative of the varied terrain and diverse characteristics of Great Barrier Island’s natural landscape.

From the site’s western roadside boundary, the land gradually slopes to the east and north, then levels off slightly before dropping sharply to the stream that flows roughly north-south through the property. On the other side of the valley, the cleared land flattens slightly before rising steeply to the east. The higher slopes offer expansive rural and coastal views across the farm and Tryphena Harbour.

Although the site principally comprises grass-covered farmland, large expanses of native bush that cover the hilly land surrounding Tryphena exist on the higher slopes close to the property’s southern boundary. The banks of the stream also feature stands of mature trees, with others clustered in the south-west corner of the site, close to the main group of buildings. Pohutukawa is one of the most prominent species.

6.4.1 Buildings and features

The site contains several buildings, structures and features associated with the operation and development of the farm by the Blackwell family. These are primarily situated within the south western portion of the property (Figure 6).

![Marked-up aerial showing the approximate locations of several buildings and features located within the south-west corner of the site, the identification of each is included in the following description (GeoMaps, 2017).](image-url)
In the south-west corner of the site is a group of buildings that surround the original homestead – Ox Park (a). On the roadside boundary is a small fibreboard building with lean-to roof, which was once the former shop and post office (b), and a relatively modern garage (c). Set further back from the road and directly north of the homestead is the second Blackwell dwelling (d), a single-storey fibreboard building with partial undercroft.

Several outbuildings built predominantly during the mid-twentieth century also remain on the farm. The most prominent is the shearing shed (e). Located midway along the western boundary, the building is constructed with board and batten walls and a shallow pitched roof covered in corrugated iron. It is currently in a poor state of repair. Near the banks of the stream and sheltered by trees is a small structure built as a meat safe (f). It features a concrete floor, board and batten walls and a corrugated iron lean-to roof. The remnants of two further structures exist on the site and comprise the farm’s second honey shed (g) and the generator shed (h). With the exception of the honey shed’s brick chimney, both structures have collapsed.

Traditional boundary treatments exist across the site. A combination of post and rail and post and wire fences delineate the property boundary and divide areas of the north-western paddock, whilst a series of dry stone walls partially edge the southern boundary (between original allotments 29(N) and 29(S)) and form a sunken ditch at the base of the eastern slopes. These stone walls are of particular note as a remnant of those built by the Blackwell family during their early occupation of the farm, and form part of a collection of stone walls in the locality that contribute to Tryphena’s historic built landscape.

Other interesting features include a series of stone culverts (i) and the vestiges of an early carriage way, which runs from the south-west corner of the site (alongside the homestead) to the northern boundary where a gateway once stood. The informal thoroughfare and stone culvert are visible on a photograph of Ox Park dating from the 1890s (refer to Appendix 1.1, Figure 24).

On the edge of the paddock, to the east of the shearing shed and in close proximity to the location of the historic mill (j) are a series of timber posts (k), which may be connected to the saw mill. Directly south are the stone remnants of a small structure (l) that is visible on a 1950s aerial of farm (refer to Appendix 1.1, Figure 33). It is possible that this might have been used as the Blackwell’s blacksmithy, but by the mid-twentieth century was occupied as a small dwelling.
Attachment A

Item 16

Figure 8: The east elevation of the shearing shed (c.1940s), viewed from the paddock to the north of the homestead (C. O’Neil, March 2020).

Figure 9: The small meat safe building located on the bank of the stream to the east of the homestead (C. O’Neil, March 2020).

Figure 10: Part of the dry stone wall, constructed by the Blackwells, that extends along part of the site’s southern boundary (C. O’Neil, March 2020).

Figure 11: A noticeable depression in the ground showing the location of the informal carriageway, which crosses over one of the stone culverts (centre) also constructed by the Blackwells (C. O’Neil, March 2020).
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6.5 Ox Park

6.5.1 Siting and immediate setting

Ox Park is located in the south-west corner of the extensive site at 12 Medland Road. It occupies relatively level land that slopes upwards towards the north-west roadside boundary. Directly north is a cluster of buildings that comprise the second Blackwell dwelling, the former store and post office, and a garage. To its south and east is a group of pohutukawa trees. Glimpsed views of the Tryphena Harbour are available to the south.

The homestead is aligned along a north-east—south-west axis, with its principal (front) elevation orientated to the north-west. Access is gained via a narrow concrete path that runs from the roadside boundary along the southwestern boundary of the second dwelling. Following a similar alignment is a timber post and rail fence, which extends from the homestead’s north-western corner to the roadside boundary. From its north-eastern corner, a post and wire fence encloses the domestic portion of site from the wider farm. The ground immediately surrounding the homestead is covered principally in grass, with an area of low-level planting in front of the north-west elevation.

Figure 12: (Left) Showing the siting and immediate setting of Ox Park in the south-west corner of the site at 12 Medland Road (GeoMaps, 2017).

Figure 13: (Below) Ox Park and its immediate setting, viewed from the north-west, near the roadside boundary (C. O’Neil, March 2020).

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
6.5.2 Exterior: Construction, form and materials

Ox Park encompasses two principal structures – a single-storey range (c. 1870) and a storey-and-a-half range (c. 1880) – that represent what is believed to be the two key phases in the history of its construction (refer to Appendix 4, figures 71 and 72). Collectively, they are arranged over a linear plan.

The single-storey portion of the homestead has a pitched roof that is hipped at its north-eastern end. It is likely that the south-western end of the roof was also hipped, terminating at the chimney. The roof at this end now abuts the gable of the storey-and-a-half portion, which takes on a ‘salt-box’ form, comprising a gable roof with a continuous catslide roof over a rear lean-to. As a result of storm damage, all that remains of the latter is the propped southwestern wall. A lean-to porch projects from the north-western (front) elevation of the single-storey range, marking the principal entrance into the building.

The homestead is of timber frame construction, built on rough-sawn timber piles. External walls are clad in plain timber weatherboards (probably pit-sawn kauri) and roofs are covered in short-run corrugated iron/steel. Vertical cover boards remain at the corners of the storey-and-a-half range. The simply constructed porch is clad in vertical timber boards with a corrugated iron roof. A chimney extends above the ridge of the storey-and-a-half range built of cream-coloured bricks with the top course projecting at an angle. The collapse of the lean-to to the south-eastern (rear) elevation exposed an internal wall, which has now been covered with plywood. Sheets of corrugated metal have been fixed to portions of the north-western and south-western elevations, providing protective cladding to areas of the walls and to some of the windows and doors.

Figure 14: The principal north-west (front) elevation showing the two phases of construction that make up the homestead and the entrance porch. Note the extent of protective corrugated metal currently covering the weatherboards on the storey-and-a-half range (C. O’Neill, March 2020).

Figure 15: The north-east elevation showing the earliest single-storey range in the foreground (C. O’Neill, March 2020).

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
All joinery is of timber construction. Windows comprise four and 12-light double-hung sliding sashes to the ground floor and a four and six-light fixed unit in the apex of the north-east and south-west gables respectively. The only exposed sash window on the north-east elevation is surrounded by moulded architraves, whilst the fixed windows are edged with plain beaded architraves.

The principal entrance door into the single-storey range is a solid ledged door with traditional ironmongery, incorporating a rimlock and doorknob, and plain beaded architraves. To the rear elevation, two further single-leaf doors provide access into the building. The door to the single-storey portion is a simple ledged unit with T-hinges, whilst the (partially concealed) door to the storey-and-a-half portion is a more solid unit with beaded ledges and rails and traditional ironmongery, comprising a rimlock and opening mechanism (with missing doorknob).

### 6.5.3 Interior: Layout, fabric, fixture and fittings

Access inside the homestead was not possible at the time of the site visit. The following descriptions are therefore based on those parts of the building that were visible, with the support of documentary and photographic records. Refer to Appendix 4.1 for indicative floor plans and Appendix 3 and 4 for supplementary photographs.

The layout of Ox Park comprises three rooms on the ground floor and two on the first floor/attic. Two further rooms within the lean-to are no longer in place. The majority of the single-storey range functions as the kitchen with a small bedroom
at its north-eastern end, whilst the ground floor of the storey-and-a-half range incorporates the lounge/parlour. The attic space provides further bedroom accommodation and storage.

The homestead retains much of its original fabric and features. Records, and in some cases physical evidence, suggest that the internal face of the external walls are lined with a mixture of wide horizontal backing boards (single-storey range) and vertical tongue and groove v-joint boards (storey-and-a-half range). Tongue and groove timber boards also form the underside of the roof, whilst ground floor ceilings are made up of board and batten. All rooms feature timber floorboards. In the kitchen, a timber dado rail runs at roughly mid-height along the walls, which are covered with layers of decorative paper.

A key feature of the building’s interior is the large stone and brick chimney breast and associated stove and fireplace. Centrally positioned, its location marks what is believed to be the original south-western end of the earliest single-storey portion of the homestead. It is understood that the chimney’s construction changes from rubble stone in the kitchen (single-storey range) to brick in the lounge and in the attic (storey-and-a-half range), indicating that it was extended when the storey-and-a-half range was built around it. In the kitchen, what was most likely an open fireplace now incorporates a cast iron Nicholls Brothers\(^{6}\) patented ‘orb’ brand cooking stove, with timber mantle and surround. Above the mantle are exposed horizontal timber boards, which are fitted over the chimney breast. In the lounge is a cast iron fireplace with timber mantle and surround.

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\(^{6}\) ‘Celebrated and unbreakable steel-lip cooking ranges’, designed by Auckland-based manufacturer, Reuben Nicholls, under the title of Nicholls Brothers. See [http://collections.victoria.ac.nz/moi/diglib/item?d-id=71-s47-s53.html](http://collections.victoria.ac.nz/moi/diglib/item?d-id=71-s47-s53.html)

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Figure 18: Interior of the kitchen in the single-storey range, viewed from a rear doorway (partially ajar), showing the fireplace and Nicholls Brothers cast iron cooking stove (C. O’Neill, March 2020).

Figure 19: Interior of the kitchen in the single-storey range, viewed from a rear doorway (partially ajar), showing the two 12-pane double-hung sash windows and principal ledged doorway on the north-western (front elevation) (C. O’Neill, March 2020).
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Early internal fixtures and fittings include a timber staircase and a built-in cupboard. The staircase, which provides access from the single-storey range into the attic of the storey-and-a-half range, is located to the right of the kitchen fireplace whilst the built-in cupboard is positioned to the left of the fireplace in the lounge.

6.5.4 Summary of key modifications

For further information, refer to the chronological summary in Appendix 1.2 and floorplan in Appendix 4.1.

The following is a summary of the key modifications carried out to Ox Park:
- Construction of single-storey range (c.1870).
- Extension of the homestead upwards and outwards (to the south-west) with the construction of the storey-and-a-half, salt-box range (c.1880).
- Replacement of the multi-glazed window to the right of the main door on the north-west elevation with a double-hung sash 12-pane window (between 1885 and 1892).
- Addition of the entrance porch on the north-west elevation (post-1892).
- Replacement of the shingle roof on the storey-and-a-half range with corrugated iron (by 1914).
- Replacement of the shingle roof on the single-storey range with corrugated iron and removal of the northernmost multi-glazed window on the north-west elevation (between 1914 and 1932).
- Removal of the pantry on the rear elevation of the single-storey range (date unknown).
- Substantial collapse of the lean-to on the rear of the storey-and-a-half range (2014).

6.5.5 Summary of key features

Key features associated with Ox Park are those that are connected to its period of significance (c.1870-1910s), and comprise the following:
- Early construction and salt-box form.
- Stone and brick chimney.
- Traditional timber windows (double-hung sashes and fixed units) and doors.
- Early materials, fabric and finishes.
- Internal timber staircase.
- Internal fireplaces, comprising cooking stove, cast iron fireplace, timber surrounds and mantles.
- Fitted cupboard in the lounge.

6.5.6 Summary of key features (site)

There are a number of features within the Blackwell farm (12 Medland Road) that have a strong association with Ox Park and its period of significance (c.1870-1910s). These comprise:
- Stone culverts.
- Carriageway.
- Portions of stone boundary walls and stone walls forming a sunken ditch.
Other features within the site that contribute to the meaning and relationships of Ox Park, but are associated with a later period in the history of the homestead and the development of the farm (c.1940s-1950s). These comprise:

- Former shop and post office.
- Meat safe.
- Shearing shed.

7. Comparative analysis

Refer to Appendix 5 for further details and supplementary information.

When considering Ox Park in relation to other similar or related places within the context of Great Barrier Island, the most relevant point of comparison is with other homesteads built for early settlers during the late nineteenth and early twentieth centuries.

The acquisition of Great Barrier Island land by Europeans first occurred in the 1830s, but it was the 1860s that saw the first influx of new settlement across the island. During this time, a large proportion of early settlers sought to establish a permanent residence on the island, taking up large blocks of land to farm and build their homesteads. Ox Park represents one of these early homesteads.

Records indicate that Ox Park was one of at least twenty homesteads associated with families that settled on the island between the 1860s and the end of the nineteenth century. In addition to the Blackwells, these families included the Malcolms, Osbornes, Blairs and Baileys at Tryphena, and the Medlands, Sanderson, Springalls, Ryans, Paddisons, Moors and Flinns in other parts of the island. Like Ox Park, many of the early homesteads associated with these families took the form of simple single-storey or storey-and-a-half colonial cottages, built from locally sourced timber. Based on the photographs that exist of a small number of these homesteads, it would appear that Ox Park shared the greatest physical similarities and stylistic qualities with the Springall, Bailey and Ryan homesteads (Appendix 5, figures 73, 74 and 75).

However, with the exception of Ox Park, not one of these nineteenth century homesteads are known to exist today. Evidence suggests that many were demolished to make way for replacement dwellings (sometimes incorporating material salvaged from the original homestead), while others were destroyed by fire, collapsed as a result of neglect, or relocated.

Of the homesteads that were established during the early decades of the twentieth century, only a small number are known to remain. These include ‘Glenfenn’ (c.1900), a double-bay villa built for members of the Paddison family; ‘Haratanga’ (c.1906), which replaced an earlier homestead associated with the Alcock family; the former Sanderson homestead (early 1900s), reportedly rebuilt by the son of pioneer settlers; the former Le Roy cottage (c.1910), the third dwelling erected on the site by the Le Roy family; and the Nagle Cove homestead (c.1912), a single-bay villa built for Joshua Williams and his wife, Ivy – a third generation Osborne. A further homestead that exists from this period is the former ‘Parkland House’ (c.1910s), built by Jonathan Blackwell (the youngest son of George and Elizabeth Blackwell).
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In comparing these homesteads with Ox Park, it is apparent that few similarities exist. From a historical perspective, whilst all of the buildings are associated with early periods of settlement on Great Barrier Island, Ox Park is the only place to have a direct association with a pioneer family, the others having connections with later generations of such families. Their physical characteristics are also markedly different. Built in c.1870 and 1880, Ox Park is reminiscent of the early colonial cottages that were established both on the island and across the region. In contrast, the homesteads built during the first two decades of the twentieth century, as second (or third) dwellings on their respective sites, were more broadly influenced by the Victorian villas prevalent at that time. Furthermore, a number of these buildings have experienced greater levels of modifications than the subject building and one is no longer in use as a dwelling.

In summary, this analysis has demonstrated that Ox Park is a rare and possibly the only remaining homestead associated with one of the earliest periods of European settlement on Great Barrier Island. In consideration of the comparisons made with the small number of homesteads that do still exist, it is apparent that Ox Park’s age, association and physical qualities distinguish it from these other later (albeit notable) examples. It is also worth noting that there are currently no built heritage places located Great Barrier Island included on Schedule 14.1 of the AUP (OIP).

8. Significance criteria

Section B5.2.2 of the AUP (OIP) sets out the criteria for the identification and evaluation of historic heritage places.

(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 idea or early period of settlement within New Zealand, the region or locality.

Ox Park is significant for reflecting representative aspects of local and regional history, and for its association with important people and an early period of settlement within the context of both Great Barrier Island and Auckland.

Dating from c.1870, Ox Park has outstanding historical value as the only known surviving example of a colonial homestead on Great Barrier Island. Built following the first phase of land purchases by Europeans at Tryphena, the place is an important tangible reminder and valuable remnant of the island’s early settlement and the locality’s foundation as a small agricultural community. This value is reinforced by the place’s ability to further reflect representative aspects of European settlement and agricultural development in rural Auckland during the late nineteenth and early twentieth centuries.

The development of the homestead in two key phases (c.1870 and c.1880) also provides an important insight into the initial economic position of its first inhabitants as recent immigrants and their improved prospects following the successful cultivation and expansion of their landholding.
Ox Park’s intimate connection with the Blackwell family is of considerable value. Arriving in New Zealand from Ireland in the mid-1860s, George and Elizabeth Blackwell were amongst the first permanent settlers in Tryphena and made a notable contribution to the progress of the fledgling community. They proved themselves resourceful and determined pioneers and, as shown in the continued Blackwell family ownership, established a legacy that has lasted 150 years. As one of the first commercial apiarists on the island, George Blackwell is also of note for the role he played in the establishment of an important island industry that still thrives today.

Overall, the place has outstanding historical value locally and regionally.

(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.

Ox Park is significant for the social and symbolic values it embodies locally. Occupying its rural site on the edge of Medland Road for 150 years, the place is important as an icon of the distinctive community identity and way of life associated with the early farming settlement of Tryphena and Great Barrier Island.

The place also has value for representing important aspects of collective memory. Over the years it has been recorded in several publications and family histories, is featured in displays at the local museum, and is documented on a nearby interpretation board, which reinforces its importance as a remnant of the island’s early history and signifies that it is held in high public esteem.

Ox Park also has a special association with individuals who have a personal and/or emotional attachment to the place, particularly the extended Blackwell family and the local community of Tryphena. In more recent years, both local and tourists visiting the island have shown interest in the place and concern for its survival.

The place has considerable social value locally.

(c) 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.

An assessment of the place’s value to Mana Whenua has not been undertaken as part of this evaluation.
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(d) Knowledge

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

As the only known, and largely unchanged, nineteenth century homestead remaining on Great Barrier Island, Ox Park has knowledge value for its potential (through its physical fabric) to provide valuable insights into colonial building techniques and early domestic life on the island. It also has the ability to provide information on past human activity through archaeological investigation. However, given that it is in private ownership and that well-documented and locally exhibited histories about the homestead and its inhabitants exist, the place is unlikely to yield substantial information not already available from other sources. Furthermore, the opportunity to educate the public through the use of off-site interpretation has already been realised.

Overall, the place has moderate knowledge value locally.

(e) Technology

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

Although representing an early period of construction, Ox Park is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials. As such, the place is considered to have no technology value.

The place has no technology 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.

Ox Park is significant as a notable and rare surviving example of vernacular architecture on Great Barrier Island. Believed to have been built in c.1870 and c.1880 as a modest colonial cottage with salt-box style addition, it has considerable physical attributes value as the only known example of nineteenth century residential construction remaining on the island and as one of a small number of homesteads of this type remaining in rural Auckland.

Uninhabited for half a century, Ox Park has experienced change through the processes of damage, weathering and decay. This is most apparent on the rear elevation where storm damage has caused the almost complete loss of the lean-to. Whilst condition is not a determinant of significance, this collapse has, in part, compromised the intactness of the place’s fabric. However, it continues to have
value for the retention of a high proportion of its historic form, materials, features, fixtures and fittings that remain entirely legible and contribute to its authenticity as a scarce example of built heritage on the island.

Overall, the place has **considerable** physical attributes value **locally** and (most likely) **regionally**.

**(g) Aesthetic**

*The place is notable or distinctive for its aesthetic, visual, or landmark qualities.*

Established in close proximity to its Medland Road boundary, Ox Park is a conspicuous structure on the main approach into and out of Tryphena. As a colonial cottage set within undulating farmland with views to the harbour, it is significant as a visually distinctive place that derives its aesthetic appeal from the relationship between its physical components and rural-coastal setting. Through its age, patina, character and setting, Ox Park has value for invoking an emotional response for its evocative and picturesque qualities as a place of nostalgia, which has been only partially compromised by the temporary (and reversible) application of protective coverings.

The place has **considerable** aesthetic value **locally**.

**(h) Context**

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

Occupying its original, predominantly intact site for 150 years, Ox Park is significant as an important reminder of Great Barrier Island’s nineteenth century landscape that is at risk of being lost or forgotten. Despite the progressive development of the site for farming and domestic purposes during the twentieth century, the homestead retains a strong connection with its farmland, the rural and coastal context of which adds meaning and value to the place. It is also of note as the oldest and most important member of a group of inter-related heritage places (buildings and features) associated with both the Blackwell family, farm and early Tryphena that collectively contribute to the historic character and sense of place of the locality.

The place has **considerable** context value **locally**.

**9. Statement of significance**

Ox Park is a significant historic heritage place within the context of Great Barrier Island. Built in c.1870 as the homestead of the pioneering Blackwell family following the first phase of European land acquisitions in the south of the island, the place was extended in c.1880 to accommodate the growing family. It is located in the south-west corner of 12 Medland Road, a rural-coastal site that covers more than 27 hectares of undulating farmland in Tryphena and, to this day, has remained in Blackwell family ownership.
At 150 years old, Ox Park is of outstanding value as the only known surviving example of a colonial homestead on Great Barrier Island and an important tangible reminder of early European settlement and agricultural development on the island and within rural Auckland. It has value for its intimate association with George and Elizabeth Blackwell, who were amongst the first permanent settlers in Tryphena and made a notable contribution to the progress of the fledgling community and to the island’s bee industry, which still thrives today. Ox Park is also of note for the social and symbolic values it embodies. It is important as an icon of the distinctive community identity and way of life associated with the early settlement of Tryphena and Great Barrier Island. Over the years, the place has been recorded in several publications and family histories, is featured in displays at the local museum, and is documented on a nearby interpretation board, which signifies that it is held in high public esteem.

Built as a modest colonial cottage with salt-box addition, Ox Park is significant as a notable and rare surviving example of vernacular architecture on Great Barrier Island. Despite some loss of fabric, the place retains a high proportion of its historic form, materials, features, fixtures and fittings that remain entirely legible and contribute to its authenticity as the only known remaining example of nineteenth century residential construction on the island and as one of a small number of homesteads of this type remaining in rural Auckland. Located within undulating farmland with views to the harbour, Ox Park is of value for occupying its original, predominantly intact site for a century-and-a-half. It is a visually distinctive place that derives its aesthetic appeal from the relationship between its physical components and rural-coastal setting. Through its age, patina and character, the place also invokes an emotional response for its evocative and picturesque qualities and is an important reminder of Great Barrier Island’s nineteenth century landscape that is at risk of being lost. The homestead is also of note as the oldest and most important member of a group inter-related heritage places (buildings and features) associated with both the Blackwell family and early Tryphena that collectively contribute to the historic character and sense of place of the locality.

10. Extent of the place

The identified extent of place is the area that contains the historic heritage values of the place and is relevant to an understanding of the function, meaning and relationships of the place.

The Blackwell landholding at 12 Medland Road has evolved over the past 150 years. It has experienced several boundary changes following the acquisition and subsequent sale and subdivision of parts of the estate during the nineteenth and twentieth centuries, but continues to encompasses the earliest portion of the Blackwell farm, purchased in 1870. The site also retains several features that are associated with Ox Park and varying periods of the farm, from its early establishment by George and Elizabeth Blackwell to its ongoing development by their grandson, Tom Blackwell.

These features are identified in sections 6.5.5 and 6.5.6 of this report and exist as tangible reminders of two periods in the history and development of the farm.
From Ox Park’s period of significance (c.1870-1910s), features include stone culverts, evidence of an early carriageway and portions of stone walls. Also from this period is the former mill site (a recorded archaeological site) and the foundation stones of what was possibly the old blacksmithy or a modest dwelling. From a later period of the farm (c.1940-50s), features comprise the former store and post office, meat safe, shearing shed, honey shed and generator shed. (Both the honey shed and the generator shed are in a collapsed state, with only the brick chimney of the honey shed standing).

Consideration has therefore been given to an extent of place that encompasses the homestead and many of the man-made and natural features that are associated with the Blackwell farm. Given the dispersed nature of some of the features identified within the farm, the proposed extent of place is made up of three separate areas (Figure 20b). These are considered to be the areas of the site that most contribute to an understanding of the function, meaning and relationships of Ox Park.

![Figure 20a: Proposed extent of place for Ox Park (yellow) viewed within the broader CT boundary (GeoMaps, 2017).](image)

![Figure 20b: Proposed extent of place for Ox Park encompasses three separate areas (yellow), which are considered to contribute to and reinforce its historic heritage values. Exclusions are outlined in red (GeoMaps, 2017).](image)
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(1) The southwest portion of the farm
This is the largest portion of the extent of place. It is formed by the site boundaries to the south and west, follows the line of an existing fence in the north paddock and roughly aligns with the eastern bank of the stream that runs through the property. This extent captures Ox Park in addition to an area of farmland that incorporates several elements and landscape features associated with the farm and contributes to its rural setting. It also enables views to the place from Medland Road and views from the place to the harbour to be retained. The area shown in Figure 20 (a and b) is indicative only and further investigation is required to confirm that the area appropriately captures the location of the former mill site.

(2) Stone wall along sunken ditch
This portion captures what is believed to be one of the early stone walls associated with the farm. The extent should encompass the whole structure. The area shown in Figure 20 (a and b) is indicative only and further investigation is required to confirm the exact area.

(3) Portions of stone boundary walls
This portion captures sections of the stone boundary walls built in the nineteenth century to demarcate original allotments 29(N) and 29(S). The extent should encompass all sections of the structure along the boundary. The area shown in Figure 20 (a and b) is indicative only and further investigation is required to confirm the exact area.

Collectively, these three separate areas are considered to form an extent of place that adequately contextualises Ox Park’s historic heritage values (particularly its historic, aesthetic and context values), which are strengthened by its farmland setting and broader rural-coastal landscape.

10.1 Exclusions
Exclusions include the second (‘new’) dwelling (c.1960) located directly north of Ox Park, which replaced the homestead as the Blackwell family’s accommodation on the farm, and the adjacent garage (c.1960s) (Figure 20b). Whilst these buildings retain an association with the later generations and history of the Blackwell family and farm, they are not considered to strongly contribute to Ox Park’s historic heritage values.

10.2 Primary feature
The key component that contributes to the identified values of Ox Park include the homestead.

Although not identified as the fundamental basis for scheduling the place, it is important to note that there are a number of key features (summarised in section 6.5.5 and 6.5.6 and incorporated into the extent of place) that are considered to contribute to the broader history, understanding and appreciation of Ox Park and its setting.
11. Recommendations

Based on the preceding evaluation, Ox Park demonstrates outstanding historical value and considerable social, physical attributes, aesthetic and context values within the context of the locality and, in some cases, the region.

Overall, the place is considered to be of outstanding historic heritage significance well beyond its immediate environs and meets the threshold for eligibility as a Historic Heritage Place Category A.

12. Table of historic heritage values

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<th>Significance Criteria (A-H)</th>
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<td>E- Technology</td>
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<td>F- Physical attributes</td>
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<td>G- Aesthetic</td>
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13. Overall significance

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<td>Heritage Values</td>
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14. Other recommendations

Ox Park is in overall very poor condition. Like many structures that are no longer occupied, in active use or regularly maintained, the homestead has become susceptible to deterioration and has experienced decades of steady decline. In recent years, storm damage (resulting in the collapse of a large pohutukawa branch on the homestead’s rear lean-to) has accelerated the rate of decay, making its structure and fabric even more vulnerable. Whilst measures have been taken to stem the rate of decay by covering exposed parts of the building with corrugated metal and plywood, the homestead is still very much at risk.

Some of the most apparent defects and areas of decay include (but are not limited to) settlement; missing, warped, damaged and decayed weatherboards; missing corner boards; water penetration; loss of paint coatings; distorted windows; lodged doors; corrosion; and evidence of borer infestation.

In order to ensure the long-term future of Ox Park as a significant historic heritage place, its poor condition will need to addressed in the short-term. It is therefore recommended that the Building Condition Assessment prepared for the place in 2015\(^7\) is revisited and, where necessary, updated. Remedial works should be undertaken as soon as possible, with emphasis placed initially on making the place structurally sound and ensuring that it remains weathertight. It is acknowledged that the stabilisation and repair of the structure will likely involve large areas of reconstruction, so it is important that an appropriate conservation-led methodology of repair and reconstruction in accordance with ICOMOS principles\(^8\), and using salvaged material where possible, is in place. This will ensure that the authenticity of this significant historic heritage place is maintained and conserved.

Given the ongoing deterioration of the fabric, it is suggested that consideration also be given to making a permanent record of the place, possibly by the undertaking of a digital 3D laser scan survey.

Author:
Carolyn O’Neill, Heritage Consultant (The Heritage Studio Ltd.)

Date:
June 2020

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The Heritage Studio Ltd.

**Peer reviewers:**
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Emma Rush, Principal Advisor Special Projects – Heritage (Auckland Council)

**Date:**
23 June 2020
Appendices

Appendix 1: Supplementary historic research
  1.1 Historical narrative
  1.2 Chronological summary
  1.3 CHI and NZAA records

Appendix 2: Cadastral index, deeds indexes and Land Information New Zealand (LINZ) records
  2.1 Cadastral plans
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Appendix 3: Historical photographs
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  4.1 Layout and key dates of construction
  4.2 Marked up photograph of single-storey range
  4.3 Photographic records (11 March 2020)

Appendix 5: Comparative analysis supplementary information
Appendix 1: Supplementary historic research

1.1 Historical narrative

This historical narrative principally focusses on the Blackwell family and the establishment and development of Ox Park at Aotea – Great Barrier Island. It also provides a brief account of early European contact and land purchases, particularly at Tryphena.

Whilst emphasis has been placed on the European history of the island, it is acknowledged that Aotea – Great Barrier Island has a rich history that is believed to date back to the initial settlement of New Zealand by the ancestors of today’s Māori. A more comprehensive historical background that captures both pre-European history and early European settlement across Aotea can be found in the Historic Heritage Survey Aotea Great Barrier Island (specifically Appendix 1 – Historic Context Statement), prepared by Auckland Council in May 2019.

Early European contact and land acquisitions

The earliest known contact between local iwi, Ngāti Rehua and Europeans on Aotea – Great Barrier Island is thought to have occurred with the arrival of whaling ships and cutters during the eighteenth century seeking trade for supplies. It was during this time that the island, traditionally named ‘Aotea’ by Māori, was renamed ‘Great Barrier’ by British navigator, Captain James Cook, who, during his early sightings of New Zealand, saw that the island gave protection to the Hauraki Gulf. By the late-1830s, the island’s natural resources started to generate interest from Europeans seeking new business enterprises, land investments or farming ventures.

The first land acquisition of Aotea – Great Barrier Island occurred in 1838 when Ngāti Rehua agreed to sell their entire interest in the northern part of the island to the business partnership of American entrepreneur, William Webster, Captain Jeremiah Nagle, and businessman, William Abercrombie.

When the deed of land purchase was written up on 20 March 1838, however, the whole island formed the basis of the transaction, which was estimated at 20,000 acres. A total value of £1,140, comprising articles of merchandise and cash, was issued for the sale and conveyance of the island.

In 1844, the claim of Webster, Nagle and Abercrombie was reviewed by the Land Claims Commission and a grant of 24,269 acres, which captured the northern portion of the island only, was ultimately authorised. By this time, the partnership had already established the Great Barrier Mining Company and opened the Miners Head copper mine, the first of a number of short-lived...

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12 H. Jackson Tait, Deeds No. 349, Mason Deeds of Old Private Land Purchases in New Zealand, From the Year 1810-1840, with Pre-Emptive and Other Claims, from New Zealand Electronic Text Collection (NZETC), Victoria University of Wellington.
13 Ibid.
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nineteenth century industrial enterprises that exploited the island’s forests and
minerals.\textsuperscript{15}

Later that year, land speculators, Frederick Whitaker and John Peter (Jean) Du
Moulin obtained pre-emption certificates to purchase land directly from Tamañi Te
Waka and other Māori chiefs. Their joint interest comprised approximately 3,500
acres of un-surveyed land between Whangaparapara and Okupi in the centre of
the island (Figure 21).\textsuperscript{16}

![Figure 21: An early (possibly mid-1840s) map of Great Barrier Island, roughly showing the lower two-thirds of the island. The annotations show the central portions of the island acquired by Whitaker and Du Moulin, with the land associated with the Great Barrier Mining Company to the north (from Don Armittage, Some History of Land Ownership at Tryphena, 1838-65, 25).](image)

In 1854, the Crown purchased the southern portion of the island from members
of the Te Matewaru hapū, who were at that time living in the Coromandel.\textsuperscript{17}
Known as the ‘Rangitāwhiri Block’, the land comprised an estimated 12,000
acres.\textsuperscript{18} Two years later, a further 15,000 acres was acquired by the Crown from
Ngāti Mahu and Ngāti Wai in the central portion of the island.\textsuperscript{19} It was during this
time that the Land Claims Settlement Act was established to settle disputes
brought on by the evident shortcomings of several recommendations made by
early Land Claims Commissioners. As a result, all Crown grants issued as a
result of those recommendations were withdrawn and new grants issued only if

\textsuperscript{15} Auckland Council, Aotea Great Barrier Island Historic Context Statement, 2019, 61; A. E. LeRoy, The Great Barrier
Island, Great Barrier Island History website https://www.thebarrier.co.nz/History/AELeRoy.htm
\textsuperscript{16} Ibid., Don Armittage, Some History of Land Ownership at Tryphena, 1838-65, 25.
\textsuperscript{17} H. Hammond, Deeds No. 239, Major Deeds of Land Purchases in the North Island of New Zealand: Volume One, from New Zealand Electronic Text Collection (NZETC), Victoria University of Wellington.
\textsuperscript{18} Don Armittage, Some History of Land Ownership at Tryphena, 1838-65, 25.
\textsuperscript{19} Auckland Council, Aotea Great Barrier Island Historic Context Statement, 2019, 65-6.
the owners carried out a survey of the land they were previously granted.\textsuperscript{20} Any surplus land was subsequently purchased by the Crown.

The 1860s saw the northern part of the island continuing to be utilised for industrial purposes while the central portion was principally let to tenants for farming. By the middle of the decade, the land to the southern end of the island was subdivided by the Government and offered as Crown grants ranging in size from 40 to 200 acres.\textsuperscript{21} The availability of these farm sections marked an influx of new settlers to the island, particularly around the area of Tryphena (known as Rangitāwhiri (‘a day of welcome’) to Māori), many of whom would become long-time residents of Great Barrier.

**Early European settlement in Tryphena**

When the government grants were made available in Tryphena during the mid-1860s, several were taken up by new settlers seeking to establish a permanent residence on the island while others were short-lived ventures. However, these early pioneers did not mark the earliest Europeans to settle in the area. Two decades earlier, a ‘cattle ranch’ had been established by farmer, Robert C. Barstow at Mulberry Grove. Described as a well-educated settler who was later appointed Resident Magistrate at Russell and subsequently Auckland, Barstow spent several years developing his ranch before relocating to the island with his family in 1850.\textsuperscript{22}

By 1858, Barstow had become acquainted with lawyer, Neill Malcolm and his wife Emille. With finances depleted following two failed farming ventures, the Malcolms accepted Barstow’s offer of a cottage on Great Barrier Island in return for assistance on the farm, which was accumulating heavy debts. Within three months of the Malcolms’ arrival, however, Barstow and his family left the island permanently to live and work in Russell.\textsuperscript{23}

When the first of the Crown grants were acquired between 1864 and 1867, the Malcolms were still living on the land they had acquired from Barstow several years earlier. One of the first purchasers was wool merchant, Joseph Osborne who initially obtained 200 acres of land comprising allotments 17, 18 and part of 16 of the Parish of Aotea.\textsuperscript{24} Further acquisitions of neighbouring allotments were made over the following decades.\textsuperscript{25} It was Joseph’s eldest son, Alfred Osborne, who settled on the island to manage the farm and went on to marry one of Malcolm’s daughters, Fanny.\textsuperscript{26}

\begin{itemize}
\item \textsuperscript{20} Don Armitage, *Some History of Land Ownership at Tryphena*, 1933-65, 27.
\item \textsuperscript{23} Ibid.
\item \textsuperscript{24} Deed Index 28872, held by Archives New Zealand.
\item \textsuperscript{25} Deed Indexes 1D 94 and 1D 96.
\end{itemize}
Other individuals to receive Crown grants in Tryphena included J. Millner (1864), William Edward Teague (1866), Albert J. Allom (1866), T. Jackson (1867) and Edward Leyland (1867) (Figure 22). Whilst some retained their land for several years, possibly establishing homes and farms, others on-sold within the first year of purchase. General manager for the Great Barrier Land Company, Albert J. Allom was one such person. He sold his 120 acres of land (allotments 10 and part of 11) in 1867 when he moved to Thames. Another, Edward Leyland, sold his 120 acres (parts of allotments 29 and 16) to Joseph Osborne just seven months after its acquisition in 1867 despite having been granted a bush licence for the ‘Tryphena Hotel’.26

Figure 22: Map surveyed in 1863 showing the Crown grant allotments around Tryphena and annotated with names of the claimants (SO 29, Cadastral Index).

Another early settler was George Blackwell, who first bought land at Tryphena in 1870.28 Initially purchasing the northern portion of allotment 29 from Joseph Osborne, Blackwell and his family built a whare and established a farm, which would become known as ‘Ox Park’. The 40-acre estate was the first of several landholdings acquired by Blackwell over subsequent years, such that, by the turn of the century, he owned a significant proportion of land at Tryphena.

George and Elizabeth Blackwell
George Blackwell was born in Ireland in 1834, the son of Thomas and Ellen Blackwell. One of ten children, he was brought up in a Wesleyan household on

26 Deeds indexes 1D 46, 1D 88, 1D 94, 1D 98 and 2B 872; Certificate of title NA 14-41, UNZ records.
28 Deeds indexes 1D 88 and 1D 98; An Old Colonial, Evening Post, 23 February 1909, Papers Post; Licensing Meeting, Daily Southern Cross, 4 September 1867, Papers Post.
29 Deeds Index 1D 20.
a farm in Tipperary called 'Ox Park'.

Life in Ireland during this period saw high unemployment levels and difficult social conditions. Such challenging times may have provided the catalyst for George and Elizabeth to leave Ireland for New Zealand just over a year into their marriage. On 31 August 1864, the Blackwells embarked on their 127-day voyage to New Zealand aboard the ship ‘Victory’, accompanied by Elizabeth’s brother, James Williams. They arrived at Auckland on 5 January 1865, but their journey was not without tragedy. Owing to the poor quality drinking water on board the ship, the Blackwell’s infant daughter died during the voyage.

At Auckland, George first worked as a wheelwright and later as a blacksmith shoeing horses for the British troops during the New Zealand wars. It was not until 1866 that the Blackwells and James relocated to Great Barrier Island, taking up the 40 acres of land they each received in London on payment of their passage to New Zealand. By this time, two children had been born – Thomas in 1865 and Margaret in 1866.

Settling on Great Barrier Island
The Blackwells and James Williams took up their 80-acre grant on arrival at Great Barrier Island in 1866. Located above Schooner Bay, the blocks of land turned out to be of difficult terrain – steep and covered in bush, which made access problematic and farming impractical. George recorded the experience:

"[The land] proved to be a failure very poor and terrible [sic] broken. [It was] 1½ miles from beach had 5 hills to climb to get there however we got there and got our bit of a shanty up...eating what little we had."

Over the following two years, the Blackwells survived as best they could. They built a whare, planted crops, felled trees on a small section of level land and sold firewood. The loss of their crops during a severe flood, however, forced them to relocate to the property of neighbour, William Sanderson, who had offered George work cutting firewood for the Auckland market. The Sandersons were another early pioneer family who arrived at Great Barrier Island in 1864 and settled on 50 acres of land in Blind Bay, Okupu where they established a sheep and dairy farm. This period at Okupu enabled George, who was earning two

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32 ibid.
34 Peter Cole, Blackwell Journal, from B. M. Blackwell’s History Collection; David Watson, A Tale of Two Families, n.d., 2.3
36 A copy of a record written by George Blackwell taken from B. M. Blackwell’s History Collection.
38 Auckland Council, Aotea Great Barrier Island Historic Context Statement, 2010, 94.
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shillings per ton of firewood, to accumulate the finances needed to purchase land that had become available at Pa Beach, Tryphena.39

In October 1870, George Blackwell acquired the northern portion of allotment 29 of the Parish of Aotea from Joseph Osborne for ten shillings an acre.40 The forty-acre block was situated close to Tryphena Harbour and comprised stands of trees, several acres of relatively level rich land, and a stream. George and James soon erected a dwelling on the property. Built with a driftwood floor, the single storey structure was described by George as where no. 2 and conceivably formed the earliest portion of the Blackwell homestead, which became known as ‘Ox Park’. By this time, two further children had been born – James in 1868 and Susan in 1870.41

The Blackwells, like many other early settlers at Tryphena, worked hard to establish a farm that supported their growing family and provided an income, often having to diversify their ventures to reduce the risk of failure. The land was cleared for grazing stock and for growing subsistence crops such as vegetables and wheat, while trees were chopped down. Large quantities of firewood and smaller quantities of farm produce were shipped to Auckland. They drained swamps, constructed puriri and kanuka post and rail fences, erected stone walls and culverts and built outbuildings.42 They also became prolific beekeepers.

By the early 1880s, the Blackwells were one of several families at Tryphena to produce honey and export it to the mainland as part of subsistence farming. Beehives and a honey shed were erected on the property and all members of the family were involved in the process, with the children continuing the tradition when they established their own farms in later years.43 A newspaper article in 1884 documented that “honey-farmer, Mr. B…sends away every year four tons of honey. He has hundreds of hives scattered all over the place. In every sunny spot one comes across a hive.”44 The article was most likely referring to George Blackwell, who was among the first commercial apiarists and went on to export the largest quantity of any Great Barrier Island settler.45 The business expanded and by the mid-1890s the Blackwells had 500 hives that reputedly produced ten tons of honey, which was exported across New Zealand and as far afield as England.46

‘Ox Park’

During their first decade at Ox Park, George and Elizabeth welcomed a further five children to their earlier family of six. Jane was born in 1872, Annie in 1874,
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Adam in 1876, Charlotte in 1877 and William in 1879. This no doubt prompted the need for a larger home to accommodate their expanding household.

In 1880, their existing single-storey dwelling was extended upwards and outwards (to the southwest). A storey-and-a-half structure with a salt-box style roof was built (Figure 23). Like the earlier portion of the building, the walls were clad in pit-sawn plain timber weatherboards and the roof was covered in timber shingles. On completion, the homestead comprised a kitchen with a range and pantry, a lounge with open fire, and two bedrooms on the ground floor, and a further bedroom and storage space on the first floor.

![Figure 23: Ox Park in c.1885. George (believed to be holding his youngest child, Jonathan) stands at the entrance to the storey-and-a-half addition. Note the earliest single-storey portion of the homestead to the left, with painted weatherboards and smaller multi-paned windows. While the new addition, which partially extends above the earliest portion, appears to remain unpainted. Note also a bee hive box in the lower left corner of the image (B. M. Blackwell's History Collection).](image)

Two further children followed. Harriet, who was born in 1881, and Jonathan, who arrived four years later in 1885. By the mid-1880s, the Blackwells were one of approximately ten families living at Tryphena. A post office had long been established at the home of the Blair family, and a formal school – the first on the island – had recently been built near the Tryphena Harbour foreshore. The fledgling community also included the Osborne family, who was one of the first to buy government land in the 1860s; the Bailey family and the Acock family.

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47 Family Register, from B. M. Blackwell’s History Collection; David Watson, A Tale of Two Families, n.d., 3.
50 Ibid, 3; Family Register, from B. M. Blackwell’s History Collection.
53 Ibid, 111.
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Blackwells often accommodated members of the community at Ox Park, which they operated as an 'open house' holding regular prayer meetings and bible readings. By c.1892, the entire homestead had been painted (Figure 24).

![Figure 24: Ox Park and outbuildings viewed from the north-east. Photograph taken by Henry Winkelmann, c.1882 (Auckland Museum PAN:1910)].

Further land acquisitions and developments

In addition to enlarging the homestead, developing the farm and expanding the honey business, George continued to acquire land around Tryphena Harbour (Figure 25). His focus appeared to be on neighbouring allotments that offered 'rich soil', 'rocky ground' and 'mixed bush', all of which offered certain provisions to aid family and farming life in addition to their commercial ventures.

Following the initial purchase of his 40-acre block in 1870, he acquired a further 220 acres in 1878 from Crown grantee, William Teague, which comprised neighbouring allotment 12 and the southern portion of allotment 7. Two years later, he purchased the 126-acre allotment 8 from an individual named Cooper. The Blackwell estate was extended a further 125 acres in 1888 when George obtained the southern portion of allotment 29 from Upton. This block of land, which fronted the harbour, had changed hands several times since first claimed by T.J. Jackson in 1867 during the government sales of Tryphena land.

During the 1890s, George secured several additional blocks of land to the north and south of the estate, totalling 354 acres. In 1894, he acquired allotments 17 and

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55 As described on the 1863 survey plan S029.
56 Certificate of title NA 144-41, LINZ records.
57 Deeds index 1D 48.
58 This acreage is based on the deeds index 1D 94 record and not that shown on the plan in Figure 25.
59 Deeds indexes 1D 84 and 1D 94.
18 and parts of allotment 16 from Osborne, and finally, in 1896, procured allotment 10 and part of allotment 11 from Aiken.\footnote{Deeds Indexes 1D 94, 2B 872 and 1D 88.}

![Diagram showing land allocations](image)

**Figure 28:** Extract of plan SO28-J, showing the Tryphena allotments and the (coloured) land acquired by George Blackwell during the latter part of the nineteenth century. The corresponding table is based on deeds index records and identifies the crown grantees, when the land was acquired by Blackwell and from whom (SO28-J, Cadastral Index).

The 1890s also saw the completion of the Blackwell waterwheel mill at the Ox Park farm, which utilised the stream that ran through the property. This resourceful project comprised the planning and construction of a dam, water channel, waterwheel, flourmill and sawmill system.\footnote{David Watson, Ye Great Barrier Scrapbook, 2014, 62. Refer also to Appendix 1.3.} Using his skill as a wheelwright, George developed a twelve-foot kauri wheel, and with the help of
his brother-in-law, James, eldest son, Thomas and friend, Johnnie Laffoley, built a fifteen-foot high timber dam and stone walls. The waterwheel was powerful enough to turn a circular saw, flourmill and a lathe and was used regularly by the family and other settlers to ground homegrown wheat and mill timber (kauri, puriri and rimu). One of the key uses of the sawmill was to mill kauri for bespoke beehive boxes and frames to support their honey-making enterprise.62

At the turn of the century, George and Elizabeth Blackwell had proved themselves resourceful and determined individuals who had established a legacy for their family. By this time, George owned large a percentage of Tryphena farmland, portions of which would remain in Blackwell family ownership for several generations.

The next generation

By the end of the first decade of the twentieth century, all but one of George and Elizabeth’s eleven children were married.63 Five had already left Great Barrier Island to settle on the mainland, while the other six remained near Tryphena, establishing farms of their own or assisting at Ox Park.64

In 1894, eldest son, Thomas Blackwell married Mary Sidwell with whom he had nine children.65 Eight years later, Thomas formally acquired approximately 234 acres of his father’s estate, which comprised original allotments 17, 18 and portions of allotment 16.66 It was on this land, in an area of Tryphena known as ‘Mulberry Grove’, that Thomas and Mary built a home, established a farm and continued in the bee business (figures 50 and 51).67

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62 Ibid.
64 Peter Cole, Blackwell Journal, from B. M. Blackwell’s History Collection; David Watson, A Tale of Two Familias, n.d., 7-16.
66 Deeds indexes: 1D 94 and 2B 672; Certificate of Title NA 57300, LINZ records.
Two of George and Elizabeth's six daughters, Susan and Harriet, also stayed on the island. Susan married local farmer, William Cozens in 1895 and they had two children. They operated a small dairy farm in an isolated location north of Tryphena. At the age of 41, Susan unexpectedly died of pneumonia. Harriet married surveyor, Gerald Naim in 1906 and they settled at Shoal Bay, Tryphena where they raised five children and farmed a 400-acre block that adjoined the farm of her brother, Adam.68 Adam Blackwell had an adventurous life as a seafarer before settling on his 750-acre farm at Shoal Bay. He was also an avid bee-keeper. In 1907, Adam married local, Ellen (Eleanor) Sanderson with whom he had three children (figures 52 and 53).69

Three years after the death of Elizabeth Blackwell in 1911, and following 44 years at Ox Park, George left Great Barrier Island.70 He relocated to Auckland living initially with daughter, Jane, and then with his other daughter, Margaret in Ponsonby, where he remained until his death in 1932 at the age of 97 years.71 Both Elizabeth and George were buried at the 'Pioneer Cemetery' at Tryphena.

In 1916-17, a couple of years after George relocated to Auckland, his land around Tryphena Harbour was transferred to his sons, Jonathan and William (and possibly Adam). Given the lapse between the formal land conveyance and George’s departure, however, it is likely that parts of the land had been taken up by his sons some years earlier. Jonathan, the youngest of the Blackwell children, acquired the southern portion of allotment 29 possibly as early as 1902.72 Here, he and his wife, Maud Clarke, who he married in 1908, built ‘Parkland House’,73 raised their son, farmed sheep and bees, sold grass seed and ran a general store behind the dwelling (figures 54 and 55).74 He also acquired an equal share of allotment 12 and the southern portion of allotment 7 with his brother, William.75

William Blackwell was the last of the Blackwell children to marry. He reputedly spent his early years at Ox Park, working on the farm prior to joining the New Zealand Police Force.76 Around 1910-12, William visited his parent's native Ireland and it was there that he met Margaret Meek who followed him back to New Zealand. They married in 1914 and lived at Ox Park, where they managed the original Blackwell farm.77

Ox Park (1914-1938)

By the time George Blackwell left Great Barrier Island, he and his sons retained much of the Tryphena land he purchased between the 1870s and 1890s. With the exception of the transferal of relatively small segments of land either side of

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69 Ibid., 11.
72 Deeds Index 2D 54 and Certificate of title NA 5734/1, LINZ records.
73 The house, a single bay villa, is now in use as a pub – 'The Currach Irish Pub' (2020).
75 Certificate of title NA 14/41, LINZ records.
76 David Watson, A Tale of Two Families, n.d., 7; Peter Cole, Blackwell Journal, from B. M. Blackwell's History Collection.
the Tryphena-Kaitoke (now Mediland) Road for roading purposes, the extent of the estate remained largely unchanged.78

When William Blackwell formally acquired a substantial part of his parent’s farm in 1916, the landholding incorporated the northern portion of allotment 29, the original forty-acre farm upon which Ox Park was built, which is where he and Margaret would live.79 It also included over 300 acres of surrounding farmland, comprising parts of allotments 7, 8, 10, 11, 12 and 29 (southern portion)80, portions of which were subsequently transferred to him by his brother, Jonathan.81

Around the time William and Margaret took over Ox Park, a small number of changes had been made to the homestead. The shingle roof that covered the storey-and-a-half portion of the building had been replaced with corrugated iron, and an entry porch had been added to the north-west elevation. Leading into the single-storey portion of the building, the porch was a lean-to structure clad in vertical timber boards with a corrugated iron roof (Figure 29). By 1932, the remainder of the shingle roof had been replaced with corrugated iron. Also, by this time, the northernmost window on the southwest elevation had been removed. The small, multi-paned window was likely one of the original units installed in the earliest portion of the homestead (Figure 30).

In 1929, William approved the survey of part of the estate, which resulted in the readjustment of its boundaries. Portions of original allotments 7, 10, 12 and 29 were combined and subdivided to create three new lots.82 William retained Lots 2 and 3 as part of the farm, whilst Lot 1, a strip of land on the western side of Mediland Road (formerly part allotment 7), was sold the following year.83

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78 Certificates of titles NA 14/41 and NA 102/240.
79 Deeds index 10 520.
80 Deeds indexes 10 46, 1D 86 and 2D 54; Certificates of titles NA 14/41, NA272/126 and NA573/42.
81 Jonathan transferred his equal share in part allotments 7 and 12 to William in 1917 and a section of the southern portion of allotment 29, also in 1917.
82 DP 22720, refer to Appendix 2.1
83 Certificate of title NA272/126, LINZ records. Refer to Appendix 2.3

Ox Park, 12 Mediland Road, Tryphena, Great Barrier Island | Final 44
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Figure 30: Ox Park in c.1932 with William and Margaret Blackwell standing near the porch with Tom Wilson (who later married one of Thomas Blackwell’s daughters). Note the new corrugated iron roof on the single-storey portion and the missing window (B. M. Blackwell’s History Collection).

William and Margaret continued to occupy Ox Park and farm the estate until 1938 when they moved off the island to live in Papakura. With no children of their own, Ox Park was taken over by their nephew, Tom – a third generation Blackwell.

Ox Park (1938–present day)

Thomas (‘Tom’) Blackwell was born in 1911, the youngest son of Thomas and Mary Blackwell. He grew up at Tryphena, and it was there that he met Edna Roberts who had emigrated with her family to Auckland from Wales at the age of four. They married in 1939 and had two children – Glenis and Peter.

The family lived at Ox Park and continued to run the farm. Tom managed the cattle and sheep, cleared areas of established bush to create more grazing paddocks and shipped firewood to Auckland. He also maintained the family tradition of beekeeping; regularly attending to the beehives and extracting honey.

Figure 31: Tom and Edna Blackwell, 1939 (True Tales of Great Barrier Island).

Figure 32: Ox Park during the time that Tom, Edna and their family lived on the property, possibly 1940–50s. Note the lean-to located to the rear of the single-storey portion, which is no longer in place (Islands of the Gulf).

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84 Peter Cole, Blackwell Journal, from B. M. Blackwell’s History Collection.
85 Glenis Hawkins, Ox Park Late 1930s, True Tales of Great Barrier Island, 78.
86 Ibid.
Documenting early family life, Tom and Edna's daughter Glenis, wrote of Ox Park:

"Living at Oxpark involved plenty of challenges and a great deal of hard work and managing with very little money. The 1870s house had no modern conveniences...only one water tap in the kitchen, a solid cast iron stove, an outside food safe, an outside washhouse with a brass copper, a bath and two concrete tubs. A drop toilet was at the end of the garden path."⁵¹

The 1940s and 1950s saw the construction of several outbuildings and structures to support the life on the farm. Around 1940, an additional honey shed was relocated to the farm from Tom's father's property at Mulberry Grove.⁶⁹ Located on a paddock to the north of the homestead, the shed was positioned roughly west of a small structure occupied for a time by an elderly gentleman named Mr Highton.⁶⁹ Tom subsequently built a timber shearing shed and saw mill in the paddock. During the 1950s, a meat safe with a concrete floor was constructed close to the creek and a generator shed was erected to the east of the homestead.⁶⁹

By the mid-1950s, Tom and Edna were also operating a shop and post office at their property. Built on the roadside boundary, the lean-to structure was, at that time, the only shop in Tryphena. It carried a few basic items, such as tobacco and tinned goods.⁹¹

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**Figure 33:** Close-up aerial photograph of Tryphena in 1959, showing several buildings on part of the Blackwell farm. Ox Park (1), shop/post office (2), shearing shed (3), honey shed (4) and unknown structure (5) (Refer to Appendix 3.3, Figure 68 for a copy of the original image).

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⁴⁰ Glenis Hawkins, Oxpark Late 1930s, True Tales of Great Barrier Island, 78.
⁶⁹ Ibid.

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final        46
Further developments occurred in 1960, when the Blackwells built a new house on the property.\textsuperscript{32} Located directly north of Ox Park, the dwelling was more spacious than the 90-year-old homestead and offered improved accommodation and conveniences. One of the rooms was used by Edna as a telephone exchange.\textsuperscript{33} A garage was later constructed on the roadside boundary to the north of the house.\textsuperscript{34}

With the completion of the new dwelling and developments across the farm, Ox Park became increasingly redundant. In her book, \textit{Island on the Skyline}, journalist Molly Elliot recounts how, during a visit to the island in the 1960s, “the old place stands among macrocarpas...[with an] air of dignified maturity”.\textsuperscript{35} By this time, the homestead was principally used for storage and, with little maintenance, underwent a steady decline over the following decades. Concurrent with this, Tryphena, which remained largely unpopulated at this time, gradually experienced increased development with the formation of Blackwell Drive.

In the early 1980s, ill health forced Tom and Edna to leave the island and set up home at Panmure, Auckland. They nevertheless retained the Blackwell family farm at Tryphena.\textsuperscript{36} When Tom passed away in 1984, Edna was left a life interest in the property with the title to the lands transferred to daughter, Glenis Hawkins, son, Peter Blackwell and cousin, Graeme Blair (as trustee).\textsuperscript{37} By this time, the farm comprised portions of original allotments 29(N), 8 and 12, which incorporated Lots 2 and 3 of Deposited Plan 22720.\textsuperscript{38}

In March 1993, Ox Park was the location of the 128\textsuperscript{th} Blackwell family reunion. Although occurring every three years, the event was the first to be hosted on Great Barrier Island and over 100 members of the family were in attendance.\textsuperscript{39}

\begin{itemize}
  \item \textsuperscript{32} Glenis Hawkins, \textit{Oxpark Late 1930s, True Tales of Great Barrier Island}, 78. Refer also to Appendix 3.3, Figure 70, which shows the new dwelling in a close-up of a 1960 aerial photograph.
  \item \textsuperscript{33} Glenis Hawkins, pers. comm., 27 May 2020.
  \item \textsuperscript{34} Auckland Council property records.
  \item \textsuperscript{35} Molly G. Elliot, \textit{Island on the Skyline Great Barrier Island}, 1971, 160.
  \item \textsuperscript{36} Glenis Hawkins, pers. comm., 27 May 2020.
  \item \textsuperscript{37} Ibid., Letter from solicitor, P. D. Wakeman to the County Clerk, dated 7 June 1965, Auckland Council property records.
  \item \textsuperscript{38} Certificates of titles N4998325 and N50281368.
  \item \textsuperscript{39} B. M. Blackwell’s History Collection. Refer to Appendix 3.1.
\end{itemize}
Edna continued to visit the property until she passed away in 2002. Her daughter, Glenis and family, although based in Auckland, continued to use the property as their family bach or ‘retreat’. By 2008, the registered owners of Ox Park and the Blackwell farm were Glenis Hawkins and sons, Brett Hawkins and Anthony Hawkins – the daughter and grandsons of Tom and Edna, and thereby fourth and fifth generation Blackwells. By this time, Ox Park was in a poor state of repair. By this time, Ox Park was in a poor state of repair (Figure 35).

In July 2014, Ox Park suffered substantial damage as a result of strong gales and prolonged heavy rain that hit the north of New Zealand’s North Island. The severe storm caused the partial up-rooting of a pohutukawa tree near the homestead and the collapse of a large branch on its rear lean-to (Figure 36). The damaged lean-to was subsequently dismantled with some of the early fabric stored inside the homestead. Corrugated metal sheets were fixed over the roof and windows to help prevent water ingress and boarding fixed to the eastern internal walls, which were exposed following the collapse of the lean-to.

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(10) Certificates of title 430024, 430025, 430026 and 430027.
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Over the years, Ox Park and the Blackwell family and farm have been chronicled in many local histories documenting life on Great Barrier Island and also feature in the Milik, Honey and Grain Museum located at Claris. In more close proximity to the property, an interpretation board has been erected on the road reserve adjacent to Shoal Bay Road and Pa Beach, which records the Blackwell family legacy and the contribution they made to early island life (figures 37 and 38).

![Figure 37: The Blackwell family interpretation board, recording Ox Park, the farm, mill and stone walls. Set against a waterwheel, illustrative of the one built on the farm, the interpretation board is located on the road reserve adjacent to Shoal Bay Road and Pa Beach. Ox Park is just visible in the background (circled) (C. O’Neil, March 2020).](image)

![Figure 38: Close-up of the interpretation board (C. O’Neil, March 2020).](image)

As of June 2020, Ox Park continues to be in the ownership of the Blackwell family.
1.2 Chronological summary

The following table provides a chronological summary of the ownership and known events and changes associated with Ox Park.

<table>
<thead>
<tr>
<th>Date</th>
<th>Event/Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1864</td>
<td>Crown Grant for Allotment 8 was issued to Millner in August 1864.</td>
</tr>
<tr>
<td>1866</td>
<td>Crown Grant for Allotment 12 and part Allotment 7 (southern portion) was</td>
</tr>
<tr>
<td></td>
<td>issued to William Edward Teague in March 1866.</td>
</tr>
<tr>
<td>1867</td>
<td>Crown Grant for part Allotment 29 (northern portion) and part Allotment 16</td>
</tr>
<tr>
<td></td>
<td>(north-eastern portion) was issued to Edward Leyland in May 1867. In December</td>
</tr>
<tr>
<td></td>
<td>that same year, the land was transferred to Osborne.</td>
</tr>
<tr>
<td>1870</td>
<td>George Blackwell acquired part Allotment 29 (northern portion), comprising</td>
</tr>
<tr>
<td></td>
<td>40 acres, from Osborne.</td>
</tr>
<tr>
<td></td>
<td>The single-storey portion of Ox Park was built for George, his wife</td>
</tr>
<tr>
<td></td>
<td>Elizabeth and their growing family.</td>
</tr>
<tr>
<td>1878</td>
<td>George Blackwell acquired Allotment 12, comprising 179 acres, and part</td>
</tr>
<tr>
<td></td>
<td>Allotment 7 (southern portion), comprising 41 acres, from William Teague</td>
</tr>
<tr>
<td></td>
<td>in February 1878.</td>
</tr>
<tr>
<td>1880</td>
<td>The storey-and-a-half portion of Ox Park was added.</td>
</tr>
<tr>
<td></td>
<td>Allotment 8, comprising 126 acres, was purchased from Cooper.</td>
</tr>
<tr>
<td>1914</td>
<td>George Blackwell leaves Great Barrier Island after 44 years to live with</td>
</tr>
<tr>
<td></td>
<td>his daughter in Auckland.</td>
</tr>
<tr>
<td></td>
<td>By this time the shingle roof on the storey-and-a-half portion of Ox Park</td>
</tr>
<tr>
<td></td>
<td>had been replaced with corrugated iron; a porch had been added to the front</td>
</tr>
<tr>
<td></td>
<td>elevation.</td>
</tr>
<tr>
<td>1916</td>
<td>Ox Park and over 300 acres of surrounding farmland (comprising parts of all</td>
</tr>
<tr>
<td></td>
<td>lotments 7, 8, 10, 11, 12 and 29 (S)) were officially transferred to</td>
</tr>
<tr>
<td></td>
<td>William Blackwell. He lived in the homestead with his wife, Margaret.</td>
</tr>
<tr>
<td>1929</td>
<td>The site boundaries of the estate were readjusted. Portions of allotments</td>
</tr>
<tr>
<td></td>
<td>7, 10, 12 and 29 were combined and subdivided to create three new lots.</td>
</tr>
<tr>
<td></td>
<td>William Blackwell retained lots 2 and 3 as part of the farm.</td>
</tr>
<tr>
<td>1932</td>
<td>By this time, the remainder of the shingle roof had been replaced with</td>
</tr>
<tr>
<td></td>
<td>corrugated iron and one of the early windows had been removed.</td>
</tr>
<tr>
<td>1938</td>
<td>Ox Park and farm were transferred to William’s nephew, Tom Blackwell, a</td>
</tr>
<tr>
<td></td>
<td>third generation Blackwell. He lived there with his wife, Edna and children.</td>
</tr>
<tr>
<td>c.1940-50s</td>
<td>Several outbuildings and structures were built on (or relocated to)</td>
</tr>
<tr>
<td></td>
<td>the farm.</td>
</tr>
<tr>
<td>1969</td>
<td>A new house was built on the property, directly north of Ox Park. From this</td>
</tr>
<tr>
<td></td>
<td>time onwards, Ox Park was used only for storage.</td>
</tr>
<tr>
<td>1980s</td>
<td>Tom and Edna relocate to the Auckland, retaining the property as their</td>
</tr>
<tr>
<td></td>
<td>holiday home.</td>
</tr>
<tr>
<td>Date</td>
<td>Event/Change</td>
</tr>
<tr>
<td>-------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>1984</td>
<td>The title to the land was transferred to daughter, Glenis Hawkins, son, Peter Blackwell and cousin, Graeme Blair (as trustee). By this time, the farm comprised portions of original allotments 29(N), 8 and 12, which incorporated Lots 2 and 3 of Deposited Plan 22720.</td>
</tr>
<tr>
<td>2008</td>
<td>The registered owners of Ox Park and the Blackwell farm were brothers, Brett Hawkins and Anthony Hawkins – fifth generation Blackwells.</td>
</tr>
<tr>
<td>2014</td>
<td>The rear-lean of Ox Park collapsed following storm damage. Corrugated metal sheets and boarding were fixed over areas of the building to help prevent water ingress.</td>
</tr>
</tbody>
</table>
### Site Information

- **ArcView Category:** Archaeological Site  
- **Site Type:** EUROPEAN HOMESTEAD  
- **Location:** Trysthena | Aotea Island | Great Barrier Island  
- **Description:** Located at the junction of the road following the shoreline and the road to Clerks. Ox Park was built by George and Elizabeth Blackwell. They arrived at Schooner Bay in 1897 and stayed there 2 years and then lived at Okupu for a year when George worked for Sanderson. In 1870 he purchased 40 acres at Trysthena for 20 pounds and built the first house known as Ox Park. In 1880 this was extended and built on 2 levels and George purchased a further 60 acres. The house was built of pit sawn timber with wooden shingles on the roof. The main part of the roof was covered with iron in 1916 but it was not until 1922 that it was completely re-roofed with corrugated iron (Bailey, 1996). George’s son William took over the farm in 1914. George was probably the first settler to export honey from the island and had about 500 hives. He set up a saw mill which produced the boxes and frames for the enterprise.  
- **Keywords:** EUROPEAN | HOMESTEAD  
- **Notes:** Additional information by Don Prince (Jun 2006), Updated photographs.  
- **Name:** Ox Park  
- **Legal Description:**  
- **Date of Construction:** 1870  
- **Architect:**  
- **Engineer:**  
- **Builder:**  
- **Significance Statement:**  
- **Tangata Whenua:**

### Location Information

- **Grid Reference Source:** GPS  
- **Metric Map Number:** T09  
- **NZTM Easting:** 1923242  
- **NZTM Northing:** 5979647  
- **NZTM Map Sheet:** A236  
- **NZMG Easting:** 2713967  
- **NZMG Northing:** 6541497  
- **Metric Map Name:** Cuvier  
- **Metric Map Edition:** Edition 1 1983  
- **Imperial Map Number:** N35  
- **Metric Site Number:** 177  
- **Imperial Site Number:**  
- **Imperial Easting:**  
- **Imperial Northing:**  
- **GPS Easting:** 2733907  
- **GPS Northing:** 6541497

### Site Recording Information

- **Date Recorded:** 15 May 1996 | Jun 2006  
- **Reported By:** Brenda Sewell | Don Prince  
- **Recorders Address:** DOC Auckland  
- **Last Visited:** Jun 2006  
- **Owner:**  
- **Owners Address:**  
- **Tenant-Manager Name:**  
- **Tenant-Manager Address:**

### Site Condition

- **State or Condition:** NZAA Condition: House in a dilapidated state. | Additional information by Don Prince (Jun 2006).  
- **Date of Destruction:**

---

Ox Park, 12 Medland Road, Trysthena, Great Barrier Island | Final

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**CHI No. 12406 (extract)**

**Site information**

| ArchView Category: Archaeological Site |
| Site Type: HISTORIC OCCUPATION |
| Location: Great Barrier Island | Aotea Island | Tryphena | Blackwell Stream | Claris |
| Description: Great Barrier Island, Tryphena. The very old cottage between the Blackwell Stream and the road to Claris. This is the second building on the eastern side of the road after leaving the beach. This house is shown on SQ 3719 of 1884. George and Elizabeth Blackwell came to Great Barrier Island in 1867 and lived for the first 2 years at Schooner Bay. They then moved to Okupu where he worked for Sanderson for a year and in 1870 or 1871 purchased 40 acres at Pah Beach and built Whare No. 2 with a drifted floor and nikuau thatch. In 1880 the whare ‘Ox Park’ was extended to accommodate the family of 11 children and a large two storey addition built. The boards were all pit sawn by George Blackwell. The house had wooden hand split shingles which were replaced with corrugated iron in 1916. Over the years he purchased an additional 60 acres. In 1914 George’s son William and wife Margaret moved into Ox Park. He farmed 50 acres while Jonathan farmed the remaining 50 acres. In 1932 George’s grandson Thomas and wife Edna moved into Ox Park and lived there until their new house close to the road was built. George Blackwell built many stone walls on the block and a water wheel was built to drive his flour mill. Bee keeping and the production of honey was a major source of income – in 1995 they produced 10 tons of honey. The saw mill was built to split timber for honey boxes etc. |
| Keywords: HISTORIC OCCUPATION |
| Notes: Additional information by Don Prince (Jun 2006). Updated photographs |
| Name: Ox Park |
| Legal Description: |
| Date of Construction: |
| Architect: |
| Engineer: |
| Builder: |
| Significance Statement: |
| Tangata Whenua: |

**Location information**

| Grid Reference Source: GPS |
| Metric Map Number: T09 |
| NZTM Easting: 1023342 |
| NZTM Northing: 5970984 |
| NZTM Map Sheet: AC34 |
| NZMG Easting: 2723900 |
| NZMG Northing: 6541497 |
| Metric Map Name: Ouvier |
| Imperial Map Number: N35 |
| Metric Site Number: 185 |
| Imperial Site Number: |
| Imperial Easting: |
| Imperial Northing: |
| GPS Easting: 2733907 |
| GPS Northing: 6541497 |

**Site Recording information**

| Date Recorded: 8 Oct 1993 | Jun 2006 |
| Reported By: Brenda Sewell | Don Prince |
| Recorders Address: DOC Auckland |
| Last Visited: Jun 2006 |
| Owner: |
| Owners Address: |
| Tenant-Manager Name: |
| Tenant-Man Address: |

**Site Condition**

| State or Condition: NZAA Condition: In a very decrepit state. | Additional information by Don Prince (Jun 2006). |
| Date of Destruction: |
**NZAA Metric Site No. T9180**

**NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION**
**SITE RECORD FORM (NZMS 260)**

<table>
<thead>
<tr>
<th>Map number: LV</th>
<th>Map name: Cuvier</th>
<th>Map edition: 1</th>
</tr>
</thead>
</table>

**Grid Reference**

| Easting | 253405 | Northing | 651658 |

1. **Great Barrier Island, Tryphena.** At the junction of the road following the shoreline and the road to Claris is the old Blackwell homestead known as Ox Park. To reach the sawmill, go past the stables and woodshed towards the creek. Site is under large pine trees by the creek.

2. **Site description:**

   Little remains.

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

   These are the remains of the Blackwell sawmill, some of which could date back to the 1880s when George Blackwell was extending Ox Park and the water from the dam could have been used to power the mill. Still present are the foundation piers of the mill, rails, a blade and Model A Form engine.

   *John K. Blythe, introduced a Pelton wheel for the Blackwells c. 1920.*

4. **Owner**

<table>
<thead>
<tr>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant/Manager</td>
</tr>
<tr>
<td>Address</td>
</tr>
</tbody>
</table>

5. **Nature of information (bearing, brief or extended visit, etc.): Brief visit**

   Photographs (reference numbers.)

6. **Reported by:** B. Sewell

   | Address: DOC Auckland. |
   | Filekeeper: S. Macready |
   | Date: 25 Aug 1999 |

7. **Keywords:**

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

   *NZHIRT Site Field Code*

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<th>Type of site</th>
<th>Present condition and future danger of destruction</th>
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<td>Local Environment today</td>
<td>Security code</td>
</tr>
<tr>
<td></td>
<td>Land Classification</td>
<td>Local body</td>
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---

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
Appendix 2: Cadastral index, deeds index and Land Information
New Zealand (LINZ) records

2.1 Cadastral plans

SO 3717

Figure 39: Plan SO 3717 showing land around Tryphena Harbour surveyed in 1884, including land owned by Blackwell at this time (circled).

Figure 40: Close-up of plan (above) showing the ‘Blackwell House’ in 1884.
Figure 41: Plan DP 11952 is similar to that in Figure 39 (above) showing land around Tryphena Harbour, but specifically relates to the resurvey of allotments 12 and 29 owned by Blackwell in 1884.

Figure 42: Close-up of plan (above), showing the 'Blackwell House' and the 'fence & wall' (dashed line – although extent is unclear), which is likely the stone wall still remaining on site, in 1884.
The Heritage Studio Ltd.

**DP 22720**

![Deposit Plan 22720](image)

Figure 43: Deposit Plan 22720 showing the subdivision of part original allotments 7, 19, 12 and 29 into three lots in 1929.
2.2 Deeds indexes

The following deeds indexes relate only to the allotments that now make up the current boundary for Ox Park, 12 Medland Road. These include parts of allotments 29(N), 12 and 8. Refer to the 1.3.3 Certificates of title for no. 12.

1D 98

Figure 44: Showing the transferral of the 40-acre northern portion of allotment 29 from Osborne to Blackwell in 1870. This is the land upon which Ox Park was built.
Figure 45: Showing the transfer of allotment 8 from Cooper to George Blackwell in 1880. In 1911, part of the allotment was transferred to Edington (and adjusted for road purposes). The residue was transferred to Blackwell (presumably William) in 1916.
Figure 46: Showing the transfer of the northern portion of allotment 29 from Osborne to George Blackwell in 1870. In 1911, part of the allotment was transferred to Edlington (and adjusted for roading purposes). The residue was transferred to Blackwell (presumably William) in 1916.
Figure 47: Showing the transfer of parts of allotment 8 from George Blackwell to Edlington in 1911 (and adjusted for road purposes).
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2.3 Certificates of title

NA14/41

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final 62
The Heritage Studio Ltd.

NA573/42 (1 of 2)

REGISTER
NEW ZEALAND

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.
LIMITED AS TO PARCELS AND TITLE.

Item 16
The Heritage Studio Ltd.

NA573/42 (2 of 2)
Attachment A

Item 16

The Heritage Studio Ltd.

NA49A/925

Certificate of Title Under Land Transfer Act

Reference
Plat No
Transfer No
NC. Order No. B.1099817.1

Certificate applied for the 29th day of April, one thousand nine hundred and eighty-three

TO THE RIGHT HONOURABLE THOMAS JAMES WILLIAM BLACKWELLE of Great Barrier Island

Located at the Parish of Aotea, and being part of the Parish of Great Barrier Island

The area described is

50 acres 31 poles

Measurements are Metric

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
The Heritage Studio Ltd.

NA50B/1368

<table>
<thead>
<tr>
<th>Identifier</th>
<th>NA50B/1368</th>
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<tr>
<td>Land Registration District</td>
<td>North Auckland</td>
</tr>
<tr>
<td>Date Issued</td>
<td>29 April 1981</td>
</tr>
</tbody>
</table>

Prior References
NA46A/429

Estate
Fee Simple

Area
13.4717 hectares more or less

Legal Description
Part Lot 2 Deposited Plan 22730

Original Proprietors
Gnnaie Hugh Ratu, Peter Thomas Blackwell and Glenis Mary Hawkins as Executors

Interests
Subject to rights to take & convey water over or part marked B on DP 343183 granted by Easement Instrument 78/02511 - 6.5.2006 at 9:00 am
78/09356, 2 Transfer to Glenis Mary Hawkins for life with remainder in fee simple to Ben Thomas Hawkins (1/2 share) and Anthony Ross Hawkins (1/2 share), CT 439226 issued - 4.8.2008 at 9:00 am
CANCELLLED.
### RECORD OF TITLE

**UNDER LAND TRANSFER ACT 2017**

**LIFE ESTATE**

Limited as to Parcels

**Historical Search Copy**

Contributed as a Record of Title pursuant to Sections 7 and 32 of the Land Transfer Act 1972 - 12 November 2018

<table>
<thead>
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<th>439024</th>
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<tbody>
<tr>
<td>Land Registration District</td>
<td>North Auckland</td>
</tr>
<tr>
<td>Date Issued</td>
<td>04 August 2008</td>
</tr>
</tbody>
</table>

**Estate**

Freehold for Life

**Legal Description**

Part Allotment 8 Parish of Aotea

**Original Registered Owners**

Glenyri Mary Hawkins

**Estate**

Remainder in Fee Simple

**Legal Description**

Part Allotment 8 Parish of Aotea

**Original Registered Owners**

Brett Thomas Hawkins as to a 1/2 share

Anthony Ross Hawkins as to a 1/2 share

**Interests**

- $458156.1 Compensation Certificate pursuant to Section 19 Public Works Act 1911 - 20 9 2010 at 9:00 am
- $156046.1 Gazette Notice 2010 page 2150 declaring part Lot 3 DP 22720 (This) now shown as Section 1 50 436401 to be acquired for road and vested in the Auckland City Council - 6 7 2010 at 7:00 am
- $158444.1 Discharge of Compensation Certificate $458156.1 - 23 7 2010 at 11:38 am
- $173752.1 Departmental deed correcting the personal details in Gazette Notice 838146.1 to Gazette Notice 2010 page 2150 declaring part within local comprising 588 sq m now shown as Section 2 50 424057 to be acquired for road and vested in for Auckland City Council - 18 8 2008 at 12:27 pm

---

**Item 16**

---

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
## Attachment A

### Item 16

<table>
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</tr>
<tr>
<td>Legal Description</td>
<td>Part Northern Portion A, Estate 20 Parcels of Area</td>
</tr>
</tbody>
</table>

**Original Registered Owner:**
- Glenis Mary Hawkins

<table>
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<th>Remainder in Few Simple</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>13,545 hectares more or less</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Part Northern Portion A, Estate 20 Parcels of Area</td>
</tr>
</tbody>
</table>

**Original Registered Owners:**
- Brett Thomas Hawkins as to a 1/2 share
- Anthony Ross Hawkins as to a 1/2 share

**Interests:**
- Subject to a right to convey water over part marked A on DP 345113 created by Instrument 7095201.1 - 5.5.2016 at 9:00 am
The Heritage Studio Ltd.
439027

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
LIFE ESTATE
Historical Search Copy

Certified as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 1972 - 12 November 2018

Identifier: 439027
Local Registration District: North Auckland
Date Issued: 04 August 2008

Part-Cancelled

Prior References
NM/448/1371

Estate
Freehold for Life

Area
2672 square metres or less

Legal Description
Part Lot 1 Deposited Plan 20728

Original Registered Owners
Gwen Mary Hawkins

Estate
Remainder in Fee Simple

Area
2472 square metres or less

Legal Description
Part Lot 1 Deposited Plan 20728

Original Registered Owners
Bret Thomas Hawkins as to a 1/2 share
Anthony Ross Hawkins as to a 1/2 share

Interests
84555561 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 29.3.2010 at 9:00 am
81962481 Gazette Notice 2010 page 2354 declares part Part Allotment 8 Parish of Aotea (549) as shown as Section 2 562-434607 to be acquired for road and vested in the Auckland City Council - 6.7.2010 at 7:00 am
81564411 Discharge of Compensation Certificate 84555561 - 31.7.2010 at 11:38 am
81797433 Departmental deed correcting the numerical details for Gazette Notice 81962481 to Gazette Notice 25808 page 2355 declaring part vacant land comprising 73 m² as shown as Section 1 562-434607 to be acquired for road and vested in the Auckland City Council - 18.8.2010 at 12:27 pm

Transaction Id: H1Y805
Client Reference: sink104

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final

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Appendix 3: Historical photographs

3.1 The Blackwell family

Figure 48: George and Elizabeth Blackwell with daughter-in-law, Mary and several of their grandchildren in c.1908 (a photograph of an image from Les and Beverley Blackwell’s personal collection).

Figure 49: George and Elizabeth Blackwell with two of their sons, William (L) and Jonathan (R), their daughter-in-law, Mary (L) and daughter, Harriet (R), and some of their grandchildren (B. M. Blackwell’s History Collection).

Figure 50: Eldest son, Thomas Blackwell, his wife, Mary and their nine children, including Tom Blackwell (with Thomas), who later occupied Ox Park (B. M. Blackwell’s History Collection).

Figure 51: The home of Thomas and family, which is no longer extent (David Watson, A Tale of Two Families, I).

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
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Figure 52: (Left) Adam and Eleanor Blackwell (David Watson, Ye Olde Barrier Scrapbook, 7).

Figure 53: The home of Adam and his family, which was built in c.1908. It burnt down in 1959 (David Watson, A Tale of Two Families, 12).

Figure 54: (Left) Youngest son, Jonathan Blackwell and his wife Maud (B. M. Blackwell's History Collection).

Figure 55: (Above) ‘Perkland House’, the home of Jonathan and his family, now ‘The Garmach Irish Pub’ (Auckland Museum, PH-NEG-M514-45-46).

Figure 56: (Above) George Blackwell with four of his daughters, n.d. (B. M. Blackwell’s History Collection).

Figure 57: (Right) The five Blackwell sons (L-R) Thomas, James, Adam, William and Jonathan at the opening of the first wharf at Tryphena in 1934 (B. M. Blackwell’s History Collection).
Blackwell Family Reunion

A memorial to the Blackwell family was held on 16th and 17th March, although a regular three-year event, it was the first time the barrier had been used. The 120 were invited to a farewell, possibly the barrier's largest gathering. Most attended the Friday night celebration, enjoying the Saturday morning sailing, while over 300 of whom were

The gathering was held at the Blackwell family's home. The family members gathered around the table, discussing the history of their family. The family was very well-known for their ability to feed a crowd. The meal was accompanied by music played by the family's own band. The atmosphere was warm and welcoming, and everyone was eager to share stories of their time on the barrier.

The following day, a service was held at St. John's in Medlands, officiated by Michael Houghton, who spoke of the family's history and the island's significance in the family's life. The service was followed by a informal lunch at the Barrier's Curling Club, where members of the family gathered to share stories and memories. The day ended with a family picnic on the beach, where everyone enjoyed the beautiful scenery andEach year, the Blackwell family holds a reunion to celebrate their history and to bring together family members from all over the world. The event is a major occasion for the family, and everyone looks forward to it with great anticipation. The family is very proud of their heritage and is determined to keep their traditions alive for future generations.

Members of the family gather at Blackwell Grove, March 1993.

The heritage of the Blackwell family is celebrated at every opportunity. The family members come together to share stories, sing songs, and enjoy each other's company. The events are a time for family members to reconnect and to remember their roots.

The Blackwell family is proud of their heritage and is determined to keep their traditions alive for future generations. The family members come together to share stories, sing songs, and enjoy each other's company. The events are a time for family members to reconnect and to remember their roots.

The family is well-known for their ability to feed a crowd. The meal was accompanied by music played by the family's own band. The atmosphere was warm and welcoming, and everyone was eager to share stories of their time on the barrier.

The following day, a service was held at St. John's in Medlands, officiated by Michael Houghton, who spoke of the family's history and the island's significance in the family's life. The service was followed by a informal lunch at the Barrier's Curling Club, where members of the family gathered to share stories and memories. The day ended with a family picnic on the beach, where everyone enjoyed the beautiful scenery and
3.2 Ox Park

Figure 58: A photograph showing Jonathan Blackwell on one of his launches in Tryphena Harbour. In the background is the approximate locations of the Tryphena School (1), Ox Park (2) and Jonathan’s home, ‘Parkland House’ (3) (B. M. Blackwell’s History Collection).

Figure 59: Ox Park, viewed from across the paddock roughly from the location of Shoal Bay Road in the south (B. M. Blackwell’s History Collection).

Figure 60: Ox Park, viewed from the south-west, n.d. (B. M. Blackwell History Collection).
The Heritage Studio Ltd.

Figure 61: Ox Park viewed from the south-west, n.d. (B. M. Blackwell History Collection).

Figure 62: Tom Blackwell stood on the deck of the house built in 1960, overlooking Ox Park. This is a copy of a photograph used in National Geographic, November 1965 (B. M. Blackwell History Collection).

Figure 63: The south-west elevation of Ox Park, showing the gable end of the storey-and-a-half, saltbox portion of the homestead, date unknown, pre-2015 (Auckland Council records).
The Heritage Studio Ltd.

**Figure 64:** Photograph of Ox Park, viewed roughly from the south, following the storm that resulted in the collapse of the pohutukawa tree branch on its rear lean-to, 2014 (copyright Samond Reed Architect).  

**Figure 65:** Photograph of the fireplace in the kitchen, located within the single-storey range, November 2016. The by Nicole Brothers ‘ori’ patent cast iron cooking range was possibly added when the homestead was extended (Auckland Council records).  

**Figure 66:** Photograph of the cast iron fireplace with timber surround and mantle in the lounge, located within the storey-and-a-half range, November 2016. Note the fitted cupboard to the left of the fireplace (Auckland Council records).
3.3 Aerial images

1948

Figure 67: View of Tryphena, Pa Beach and Tryphena Harbour, showing the stone wall (arrow) that forms part of the physical boundary that delineates original allotments 29 and 29(N). This is believed to be the stone wall that still exists on the Blackwell farm (Image from NZ Freemasons Magazine, 9 July 1948, (Peter Blackwell) sourced from Clough & Associates, Historic Stone Walls, Tryphena, Great Barrier Island: Heritage Report, May 2013).
The Heritage Studio Ltd.

1959

Figure 68: View of Tryphena and Tryphena Harbour looking towards Shoal Bay, photographed by Whites Aviation Ltd. on 9 June 1959 (Alexander Turnbull Library, PA-Group-00000, WA-R1121). Refer to Figure 33 in the body of the report for a close-up of the image showing several buildings on the Blackwell farm.
The Heritage Studio Ltd.

1960

Figure 69: Aerial view of Tryphena, 1960 (Crown 12633950-E).

Figure 70: Close-up of above aerial showing buildings on the Blackwell farm. The lower cluster comprises Ox Park, the new house and the shop/post next to the road. The upper cluster shows the honey shed and shearing shed.

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
Appendix 4: Physical description supporting information

4.1 Layout and key dates of construction

Figure 7: Indicative layout of Ox Park, colour-coded to show the key dates of construction. Note the overlap between the c.1870 single-storey structure (believed to be the earliest homestead) and the c.1880 storey-and-a-half addition (layout sketch by Dave Wilson, from A Tale of Two Families).

Legend:
- c.1870
- c.1880
- Post-1898
- Demolished, date unknown
- Collapsed, 2004

Ox Park, 12 Medland Road, Triphena, Great Barrier Island | Final
4.2 Marked-up photograph of single-storey range

Figure 72: Photograph of the north-west elevation of Ox Park, dating from sometime between 1918 and 1938. The photograph shows the single-storey portion of the homestead, believed to be the original range dating from 1875. The dashed line and partially shaded area have been added to indicate the extent of the structure before the storey-and-a-half portion was added in c.1890. (Photograph courtesy of David Watson, taken from Ye Olde Barrier Scrapbook). Inset: Ox Park in March 2020.
4.3 Photographic records (11 March 2020)

4.3.1 Site photographs

[Image of an aerial view of a landscape with marked areas and a text overlay]
Attachment A

Item 16

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1. Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
4.3.2 Siting and immediate setting photographs

Attachment A

Item 16

The Heritage Studio Ltd.

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
4.3.3 Ox Park photographs

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
Item 16

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Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
Attachment A

Item 16

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Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
### Appendix 5: Comparative analysis supplementary information

The following documentation provides supplementary information to section 7 of the report by attempting to identify other early homesteads on Great Barrier Island that can be compared to Ox Park. Research for this analysis has broadly considered other known homesteads of early settlers on Great Barrier Island, which principally date from the late nineteenth and early twentieth centuries. Two tables have been included. The first documents early homesteads that are known to still exist on the island, while the second records the early homesteads that are no longer extant.

The information included in this section is derived from Auckland Council records, specifically the Aotea Great Barrier Island Historic Heritage Survey (2019). The places identified in both tables are provided for indicative purposes only, and it is acknowledged that more comprehensive research may yield more information and possibly other examples. Site visits to these places were not undertaken, being outside the scope of the evaluation.

#### EARLY GREAT BARRIER ISLAND HOMESTEADS: STILL IN EXISTENCE

<table>
<thead>
<tr>
<th>Place name</th>
<th>Address/location/NZTM</th>
<th>Heritage recognition</th>
<th>Photograph(s)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>‘Glenfern’</td>
<td>20 Glenfern Road, Port Fitzroy</td>
<td>None</td>
<td><img src="" alt="Glenfern" /></td>
<td>Glenfern was built by Joseph Peddison, the son of early settlers, Edward and Annie Peddison. Constructed on family land overlooking Port Fitzroy, the homestead was completed following Joseph’s marriage to Alice Paulshridge in 1900. They had three children. During the summer, Glenfern was used as a boarding house, and from 1923, part of the homestead was operated as the Port Fitzroy Post Office. Following Joseph's death in 1933, the eldest daughter, Edna, and her husband, Samuel Cooper Reginald, moved into the guesthouse and managed the property.</td>
</tr>
<tr>
<td>Harataonga</td>
<td>270 Harataonga Road, Harataonga</td>
<td>None (CHI #11049)</td>
<td><img src="" alt="Harataonga" /></td>
<td>Harataonga was built in c.1906 by William and Sarah Alcock, replacing an earlier homestead built by the Alcock family in the nineteenth century. The homestead reputedly underwent substantial alterations in the 1920s and was renovated in the 1960s. Near the homestead is a nineteenth century burial ground containing several graves associated with the Alcock, Overton and Horton families. Of further interest is a collection of mature trees on the property, including phoenix palms, Norfolk Island pines and magnolia.</td>
</tr>
</tbody>
</table>

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Ox Park, 12 Medland Road, Tophams, Great Barrier Island | Final
### EARLY GREAT BARRIER ISLAND HOMESTEADS: STILL IN EXISTENCE

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</table>
| Sanderson Homestead (former) | 641 Blind Bay Road, Blind Bay, Okupu | None (CHI #11435) | ![Sanderson Homestead, date unknown (Auckland Council records (courtesy of Ben Sanderson)).](image) ![Sanderson Homestead, 2016 (Auckland Council records)).](image) | The Sanderson Homestead was built on land owned by Ben Sanderson, son of William and Ann Sanderson, who were the first European settlers in Blind Bay.  
Ben, who became the local dentist, had acquired the land from his father in the 1890s. The homestead was reputedly built at Rapid Bay, and later dismantled and rebuilt in its current location in the early 1900s. |
| Parkland House (former) | 78 Blackwell Drive, Tryphena | None (CHI #12409, NZAA T09-189) | ![Parkland House (former), c. 1920s (Auckland Museum (PH-NEG-M614 43-44)).](image) ![Parkland House, now in use as 'The Currach Irish Pub'. (THS, March 2009).](image) | Parkland House was built for Jonathan Blackwell (the youngest son of George and Elizabeth Blackwell) and his family. It was likely constructed sometime between 1902 and 1914.  
The single-bay villa has been extensively modified and is currently in use as 'The Currach Irish Pub'. |
| Le Roy Cottage (former) | 140 Karanaa Bay Road, Port Fitzroy | None | ![Le Roy Cottage in background, c.1950s (Auckland Council records (courtesy of Megan Wilson)).](image) ![Le Roy Cottage, c.1917 (Auckland Council records).](image) | The Le Roy Cottage was built in c.1910 for the Le Roy family, who first settled on Great Barrier Island in 1880. The first home of Emilus Le Roy, his wife, Sarah Jane and children, was a two-storey property that was destroyed by fire in 1902. A second homestead was soon constructed, but was demolished around the late twentieth century.  
The cottage is therefore the third house built for the family. It has undergone numerous additions and alterations. |
### EARLY GREAT BARRIER ISLAND HOMESTEADS: STILL IN EXISTENCE

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</thead>
<tbody>
<tr>
<td>Nagle Cove (Aber Blyth Homestead (former))</td>
<td>Lot 1 DP 36-576, Nagle Cove</td>
<td>None</td>
<td><img src="image" alt="Blyth Homestead, 1920 (Auckland Weekly Times, 21 October 1920)." /> <img src="image" alt="Blyth Homestead, 2014 (Auckland Council records)." /></td>
<td>The homestead at Nagle Cove (also known as the Blyth Homestead) is thought to have been built for Joshua Williams in c.1912, on land previously owned by the Moore family, early European settlers in Port Fitzroy. The single-story villa replaced an earlier homestead that was destroyed by fire. Joshua Williams was married to Ivy Osborne (the daughter of early Triphena settlers, Fanny and Alfred Osborne). In 1919, the homestead and associated farm was purchased by the Blyth family.</td>
</tr>
</tbody>
</table>

### EARLY GREAT BARRIER ISLAND HOMESTEADS: NO LONGER EXTANT

<table>
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<tbody>
<tr>
<td>Malcolm Homestead</td>
<td>Mulberry Grove</td>
<td>c.1860s</td>
<td>Neill and Emilie Malcolm were one of the earliest families to settle in Triphena, acquiring land at Mulberry Grove and a homestead in the 1850-60s. The homestead is no longer extant.</td>
</tr>
<tr>
<td>Blair Homestead</td>
<td>Triphena</td>
<td>c.1860s</td>
<td>The Blair family homestead was built of pit-sawn kauri with a shingle roof. From 1871, it was used as the first post office in Triphena. The homestead was replaced in the 1950s. It is understood that the new house is still standing.</td>
</tr>
<tr>
<td>Edlington Homestead</td>
<td>Okiwi</td>
<td>c.1860s</td>
<td>The Edlington brothers arrived on Great Barrier Island in the 1860s. Their house was reputedly constructed using timber salvaged from the Kalarara dam, which collapsed in a storm. The homestead was later destroyed by fire. Around 1901, a second house was built but, in 1912, it too was destroyed by fire. A further house was built on the property in c.1912-1914, which was subsequently purchased by the Malby family. It has since been relocated to the Arts Village in Claris.</td>
</tr>
<tr>
<td>Sanderson Homestead</td>
<td>Blind Bay</td>
<td>c.1860s</td>
<td>In 1864, William and Ann Sanderson were the first European settlers at Blind Bay. They purchased land and ran a sheep and dairy farm. Their early home no longer exists, although the remains of their stone dairy is still extant on the property.</td>
</tr>
<tr>
<td>Osborne Homestead</td>
<td>Triphena</td>
<td>c.1860s</td>
<td>Joseph and Mary Osborne first bought land at Triphena when land was available for purchase by the government in the mid-1860s. Their eldest son, Alfred settled on the farm. Over time two houses were built on the farm, neither of which are still standing, although the existence of chimney breasts indicate their locations.</td>
</tr>
<tr>
<td>Moor Homestead</td>
<td>Nagle Cove</td>
<td>Unknown, possibly c.1860s</td>
<td>John and Susan Moor were amongst the first European settlers in Port Fitzroy. John first took up land as a tenant farmer for the Great Barrier Land and Harbour and Mining Company in 1859. When the mine closed, the Moors took ownership of some of its land. Their homestead was destroyed by fire, possibly in 1912 when it was in the ownership of Joshua Williams.</td>
</tr>
</tbody>
</table>

Ox Park, 12 Medland Road, Triphena, Great Barrier Island | Final
## EARLY GREAT BARRIER ISLAND HOMESTEADS: NO LONGER EXTANT

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<tbody>
<tr>
<td>Aitken Homestead</td>
<td>Kaiarara Bay</td>
<td>c.1862</td>
<td>Albert Aitken and his family settled in Kaiarara Bay and built a home there in 1862. Aitken was the General Manager and Agent for the Great Barrier Land Harbour and Mining Company Ltd. The home was occupied for a short period between 1881 and 1882 by Arthur Pittar, and was later inhabited by Matthew Blair. The homestead was destroyed by fire in 1909.</td>
</tr>
<tr>
<td>Pittar Homestead</td>
<td>Tryphena</td>
<td>Unknown, possibly c.1860s-1870s</td>
<td>Arthur Pittar purchased land at Rosalie Bay in the mid-1860s and soon after married Ellen Brewer. It is unclear when they built their homestead or when they left the property, but it is possible that it is the homestead acquired by Henry Wonkegmann in 1895. The homestead is no longer extant.</td>
</tr>
<tr>
<td>Addison Homestead</td>
<td>Port Fitzroy</td>
<td>Unknown, possibly c.1870s</td>
<td>Edward Addison took up land at Karaka Bay in 1867, where he established a farm and built a house. He married Anne Marie Cooper. The property remained in the Addison family until 1957 and was sold again in 1963. After falling into disrepair, the Addison homestead was demolished in the 1980s.</td>
</tr>
<tr>
<td>Bailey Homestead and Alcock House (known as Rose Cottage)</td>
<td>Tryphena</td>
<td>Pre-1860s</td>
<td>Robert and Eliza Bailey were also early pioneers to settle at Tryphena. Their homestead – a salt-box cottage – was likely built before the 1860s, but no longer exists. In front of the homestead, on lower ground, their grandson, Edwin (&quot;Tom&quot;) Alcock subsequently built a similarly-scaled house called &quot;Rose Cottage&quot;, which collapsed in c.2000s.</td>
</tr>
<tr>
<td>Springall Homestead</td>
<td>Awanui</td>
<td>Pre-1860s</td>
<td>By the early 1880s, John Springall was running a farm at Awanui and built a house around this time. The property was later sold to Edward Addison. The house is believed to no longer be standing.</td>
</tr>
<tr>
<td>Warren Homestead</td>
<td>Port Fitzroy</td>
<td>Pre-1860s</td>
<td>Phillip and Selina Warren settled at Rangihoua Bay in the late 1800s, moving into the house already established on the property. From there they operated a guest house. Additions to the house were reportedly built using material salvaged from the bush house. The homestead was demolished in the late 1940s and materials reused to build the replacement house on the site.</td>
</tr>
<tr>
<td>Medland Homestead ('Woolstone')</td>
<td>Medlands</td>
<td>1890s</td>
<td>Thomas and Elizabeth Medland moved to the island in the 1870s, occupying land previously purchased by Thomas. They built their homestead, known as 'Woolstone' in the 1890s. The square-fronted villa with projecting bay remained in Medland family ownership until it was demolished in 1975.</td>
</tr>
<tr>
<td>Todd Homestead</td>
<td>Tryphena</td>
<td>c.1892</td>
<td>George Todd and his family settled at Mulberry Grove around 1890, where he built a homestead. A second house was built on the site by their son, George in 1920-29. The earliest homestead was demolished in early 1900s.</td>
</tr>
<tr>
<td>Stark Homestead</td>
<td>Okiwi</td>
<td>Pre-1895, possibly 1860s.</td>
<td>George Stark first arrived on the Barrier in the late 1890s/early 1860s, working initially at the copper mine and then taking up land in 1867. At the foot of Whangapoua Hill, he built a homestead, which is no longer extant.</td>
</tr>
<tr>
<td>Bush (Bush) Homestead</td>
<td>Port Fitzroy</td>
<td>Pre-1900</td>
<td>Henry and Sarah Bush established a home and store at Kaiarara Bay, where they settled in the late nineteenth century. The house, which was close to the water, was destroyed by fire in c.1909.</td>
</tr>
<tr>
<td>Cooper Homestead</td>
<td>Okiwi</td>
<td>Pre-1900</td>
<td>Samuel Cooper was the son of early settlers Joseph and Elizabeth Cooper, who lived on the island from the late-1860s. He purchased land at Okiwi and built a homestead, which partly operated as a post office for several years from 1900. The house was reputedly dismantled in 1920 and partially re-used in the second home, which itself was demolished in 1992.</td>
</tr>
</tbody>
</table>

Ox Park, 12 Medland Road, Tryphena, Great Barrier Island | Final
EARLY GREAT BARRIER ISLAND HOMESTADS: NO LONGER EXTANT

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<tbody>
<tr>
<td>Flinn Homestead (‘Sunnyside’)</td>
<td>Port Fitzroy</td>
<td>Pre-1902</td>
<td>William and Charlotte Flinn were amongst the earliest European settlers at Port Fitzroy. From the late 1850s/early 1860s, they first leased land and later purchased a substantial farm where they built their home, known as ‘Sunnyside’. The house burnt down in the late 1950s/early 1960s.</td>
</tr>
<tr>
<td>Ryan Homestead</td>
<td>Alorn Bay, Okupu</td>
<td>Pre-1900s, possibly c.1860s</td>
<td>The Ryan homestead was built by Tom Ryan, one of two brothers that took up land in Okupu in the 1860s. The cottage was for a time leased by the Sandersons. No longer extant in its original position, the cottage is believed to have been relocated to Whangaparapara, but this has not been verified.</td>
</tr>
</tbody>
</table>

PHYSICAL SIMILARITIES

![Figure 73: The Springhill homestead at Awaia, date unknown (Auckland Council records. (courtesy of Ben Sanderson)). Although a little more substantial, this homestead compares most closely with what is believed to be the earliest single-storey portion of Ox Park. Both were built over a linear plan and constructed of timber, weatherboards with a shingled-ridged hipped roof, multi-glazed windows and a stone chimney.](image1)

![Figure 74: The Bailey homestead with the Abode/Rose Cottage on lower ground, date unknown (Auckland Council records. (courtesy of Ben Sanderson)). The Bailey homestead shared a likeness with Ox Park’s storey-and-a-half addition, with its saltbox form.](image2)

![Figure 75: Ryan homestead at Alorn Bay, later leased by the Sanderson family (Auckland Council records. (courtesy of Ben Sanderson)). The Ryan homestead also shared a likeness with Ox Park’s addition, both of which had an attic space.](image3)

Ox Park, 12 Medland Road, Toymena, Great Barrier Island | Final
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The Heritage Studio Ltd.


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