

Historic Heritage Evaluation

**Tyers Stream Dam,
Tyers Stream Reserve, Ngauranga**



February 2023

Historic Heritage Evaluation

Prepared by	NZ Heritage Properties on behalf of Wellington City Council
Author(s)	Susan Irvine, Principal Historian, Carole-Lynne Kerrigan, Built Heritage Consultant, Dr Hayden Cawte, Director.
Date	February 2023
Site visit(s)	December 2022
Version	Final
Reviewed by	Moira Smith, The Heritage Practice, January 2023
Revisions	Rev. 1, January 2023, SI
Cover image	Tyers Stream Dam, Reuben Daubé, Wellington City Council, December 2022

Acknowledgements

The author is indebted to the work by Wellington City Council Archives staff and Moira Smith, The Heritage Practice, for her knowledge and expertise.



Contents

Contents.....	3
Executive Summary	4
Summary Statement of Significance	4
Purpose.....	5
Scope.....	5
Heritage Inventory Report	7
Site Detail.....	7
Historical Summary	8
Photographs and Images	20
Chronologies and Timelines.....	27
Timeline of events, including modifications	27
Occupation history	27
Biographies	28
Plans	30
Physical Description.....	36
Comparative Analysis Summary	37
Evaluation Criteria	38
Recommendations	43
Other recommendations:.....	43
Extent of the Place	43
Sources and References.....	43
Appendices	48
Appendix 1 Comparative analysis	49
Appendix 2 Wellington Thematic Heritage Study 2013	55
Appendix 3 Supplementary images.....	57
Appendix 4 Records of title	68



Executive Summary

Tyers Stream Dam was nominated for addition to the Wellington District Plan Schedule of Historic Heritage Buildings by a member of public in August 2020. The evaluation of the dam's heritage values shows it to be a significant example of a privately built and operated dam for commercial purposes. It possesses **historic**, **physical** and **social** significance, relating in particular to its rarity, integrity and representativeness.

Alfred Tyer opened a tannery and fellmongery in 1865/1866 on the banks of a stream which would come to bear his name. He altered the stream's channel to better direct a steady source of water to his works which were dependent on water. Water was also vital to the Wellington Meat Preserving and Refrigeration Company which sat adjacent to Tyer's tannery. It is likely that an initial dam was erected to improve a steady supply of water, perhaps in 1884 or in 1894. The date of construction is unclear, but a dam was on site in January 1906 when Tyer sold his successful business. The site was soon purchased, with water rights, by W. Dimmock and Co. ham and bacon curers. Between late 1906 and 1907, W. Dimmock and Co. built a new freezing and refrigeration plant on site. In July 1907 W.O. Beere, Civil engineer, advertised for tenders for the construction of a reinforced concrete reservoir. In late 1907 the Company referred to their newly-erected dam which was likely part of the reservoir tender. This concrete arch dam remains today and was among the first dams in the Wellington region to transition from nineteenth century timber, earth and masonry dams to mass concrete. Today, it is a rare example of a commercially built and operated dam which is contained within a public recreation reserve.

It is recommended that the Tyers Stream Dam is added to the Schedule of Historic Heritage Buildings. The extent should be based on the existing land parcel. The dam has historic significance for its connection with successful firms whose products were known nation-wide. It has physical values, in particular relating to its technological values as an early twentieth century concrete arch dam and near the forefront of such technology. Known as Tyers Stream Dam, it memorialises Alfred Tyer and his tannery, and is a testament to the early industries drawn to the Ngauranga Gorge. Increasingly rare and retaining a high degree of integrity, Tyers Stream Dam also has significant social values for its association with early tanneries and meat processing plants within the Ngauranga Gorge.

Summary Statement of Significance

Tyers Stream Dam is a significant example of an early turn of the century concrete arch dam. The following summarises the fundamental values of the place identified against the heritage significance criteria:



Tyers Stream Dam has **historic values** and is associated with important **historical themes** including Māori migration and settlement, early colonists, and early commercial ventures. The dam is associated with the themes of response to topography and water supply infrastructure. The Dam is associated with Alfred Tyer and W. Dimmock and Co Ltd whose products were known throughout New Zealand and has **social value** for its association with early tanneries and meat processing plants that came to dominate the Ngauranga Gorge. The dam's **physical values** are **archaeological**, given the dam replaced earlier dam-related infrastructure: remnants of which appear in the stream. The 1907 Dam has **architectural** and **technical** value as a concrete arched dam built in the early twentieth century, and **group** value as an example of small commercial dams, particularly those built in Ngauranga. The dam appears unmodified and has a high degree of **integrity**. Tyers Stream Dam has **recognition** value to its local communities as part of the Tyers Stream recreational reserve. The dam has **rarity** and **representative** value as one of a diminishing group of small nineteenth/early twentieth century commercial dams.

Purpose

The purpose of this document is to evaluate Tyers Stream Dam located in Tyers Stream reserve, Ngauranga, against Wellington City Council's criteria for inclusion on the District Plan Schedule of Historic Heritage Buildings.

The document has been prepared by New Zealand Heritage Properties for the Wellington City Council. It is intended solely for use by Wellington City Council in accordance with the agreed scope of work.

Scope

This assessment is a desktop study and is based on documentary sources and images. No site visit was undertaken.

Values are considered against Wellington City Council and Greater Wellington Regional Council criteria for inclusion on the District Plan Heritage Schedule.

As with any heritage assessment, there were some constraints experienced in the preparation of this report. The assessment was particularly constrained by the lack of images, past and present. There were also no archives and very few references to the small commercial dam. However, sufficient information was available on which to assess the structure. The chronology of the site was pieced together from sources including local historical resources, Wellington City Council archives and newspapers.



Newspaper sources were essential to understanding the history of the buildings. It should be noted that the Optical Character Recognition (OCR) software, which converts these sources into digitised word searchable text, creates some errors in translation. This limits a researcher's ability to accurately identify all contemporary information.



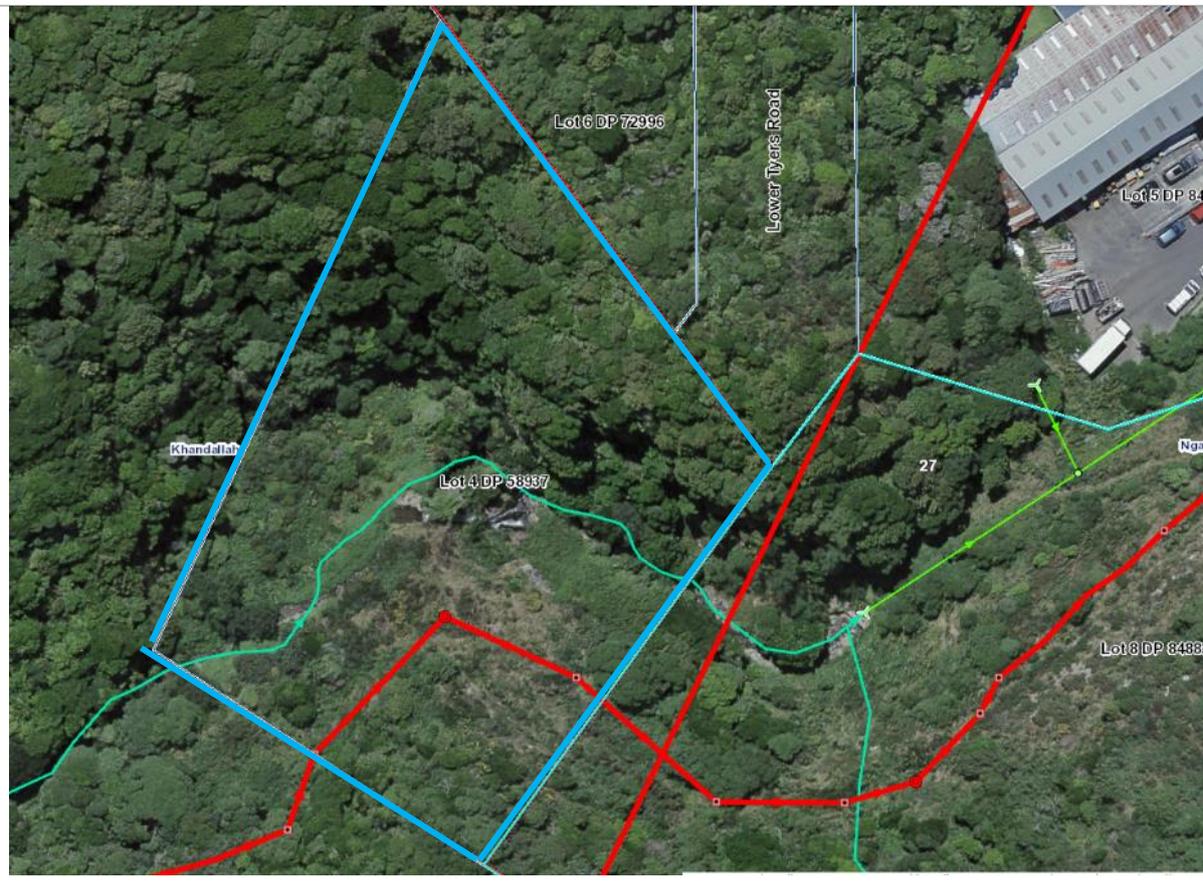
Heritage Inventory Report

Site Detail	
Site address or address(es) and/or location	Tyers Stream Reserve, 36 Tyers Road, Ngauranga
Property Name	Tyers Stream Dam
Other names	Tyers Dam
Legal Description(s) and Record of Title identifier(s), Deeds register and/or Gazette notice information	Lot 4 DP 58937 (WN39C/276), Recreation Reserve, Wellington Land District
NZTM grid reference	1751389, 5432554
District Plan Reference Number	
Sites of significance to Māori	Tyers Stream is part of the Waitohi Catchment and is a line of significance to Māori in the proposed District Plan
WCC Heritage Area	None
HNZPT listed	Not listed
HNZPT category	None
Archaeological site (Heritage New Zealand Pouhere Taonga Act 2014, Section 6)	Potential –evidence indicates construction/occupation pre-1900
New Zealand Archaeological Association (NZAA) site record number(s)	
Constructed	1907
Significant alterations or additions	Nineteenth century infrastructure replaced by 1907 dam
Architect	W.O. Beere
Builder	
Former uses	Utilities - Reservoir/ Dam Utilities – Water – other Māori – Mahinga kai – food, forest and mineral resource site
Current uses	Utilities - Reservoir/ Dam



	Utilities – Water - other
Earthquake-prone Building Status at the date of assessment.	

Extent: WCC Onemap, accessed 27 October 2022



Historical Summary

This section provides the results of documentary research into the historical background of the Tyers Stream Dam, Ngauranga. This research provides context and informs our understanding of the heritage values of the structure.

Land history

Wellington’s nearly circular harbour (about 10 kilometres in diameter) began as a shallow basin between two tilted land blocks. Repeated uplifting along the Wellington Fault raised the block on the western side, creating a cliff from Thorndon to the Hutt Valley. The block to the east tilted down towards the fault, creating a depression that later filled with water. Matiu (Somes Island) and Mākarō (Ward



Island) are the exposed peaks of a submerged ridge running parallel with the extensive ridges of Miramar Peninsula and Hataitai.

The area which became Wellington, Te Whanganui-a-Tara (or Port Nicholson as the New Zealand Company called it) had been occupied for centuries by various Māori groups (Waitangi Tribunal Report, 2003). Two tribes of Ngāi Tara (in the Wellington area from c1405-1650) and Ngāti Ira (in the Wellington area until 1829) amalgamated and became known as Ngāti Ira. Ngāti Ira were the inhabitants of Te Whanganui-a-Tara and its environs including Porirua and the area up to the Kāpiti Coast (Murray, 2014). The principal chief of Ngāti Ira in the late 1810s, Whanake and his son Te Kekerengu both lived on the west coast of Wellington near Porirua Harbour.

Incoming tribes from far to the north of the Wellington area began to push out Ngāti Ira who faced consistent pressure as an influx of people continued from western Waikato and Taranaki (Waitangi Tribunal Report, 2003). Ngāpuhi, Ngāti Whatua, and Ngāti Toa migration, combined with the occasional war party, eventually drove the Ngāti Ira almost completely out of the area (Murray, 2014). Ngāti Toa and its allies gained ascendancy over the Kāpiti Coast in 1824, although some Ngāti Ira continued to live at Porirua (Murray, 2014).

By the 1830s Ngāti Mutunga occupied lands at Ngā Ūranga (Ngauranga), which may be broadly translated as "the landing place (for canoes)". In 1835 Ngāti Mutunga left for the Chatham Islands and gave their lands to Pito-one and his son Te Manihera te Toru of Te Āti Awa. Te Wharepouri, a high ranking chief of Ngāti Te Whiti and Ngāti Tawhirikura (sub-tribes of Te Āti Awa), learned his cousin Manihera te Toru had received this land from their mutual Mutunga relations. He brought around 300 people to settle at Ngauranga (National Library, 2022; Wellington City Council, 2022).

Te Wharepouri was one of the high-ranking chiefs that the New Zealand Company opened 'negotiations' with for the purchase of Port Nicholson (AJHRs, 1929). The Deed of Purchase was signed in September 1839. Wakefield paid £30 for Ngā Ūranga (AJHRs, 1929). By the time of Te Wharepouri's death in 1842, Ngā Ūranga was occupied by 48 people (Wellington City Council, 2022).

Ngā Ūranga people continued to cultivate lands along the western harbour where, at Wharepouri's special request, the New Zealand Company made Sections 5 and 6 Native Reserves. In 1847 Ngā Ūranga people insisted on retaining areas they had in cultivation around the kainga: about 115 acres on Section 6 and 110 acres of land on Sections 7, 8 and 9, Block XI Belmont SD. On 4 October 1847, a deed established these areas as the Ngahauranga Native Reserve (AJHRs, 1929; Wellington City Council, 2022).



In 1850 H. Tracey Kemp, the Native Secretary, reported on the Ngā Ūranga settlement:

Distant about two miles from Wellington, on the Hutt road, was the residence of the celebrated chief Wharepori [Te Wharepōuri]. It is now inhabited by a few of his followers. The fences of the Pa are down, but the huts are in tolerably good order. The natives here and at Pitone have always been on the most intimate terms of friendship, and they look even now to E. Puni [Te Puni] as the representative of their deceased parent Wharepori. They intermix very much with each other, and are allowed by E. Puni (Te Puni) to cultivate upon his land at the Hutt. They have also inter-married, but the population does not seem to be on the increase. They rear and sell a small quantity of poultry; and procure firewood and fish for the market. Native population 34. (Ward, 1928, p. 156).

Ngahauranga (Ngā Ūranga) reserve lands passed through the Native Land Court in August 1886. Taare Waitara became the single largest land owner. He held half of Section 6 with Mohi Puketapu and Matene Tauwhare; all of Section 7; and one-third of the Māori portion of sections 8 and 9 with Ruakere Moehau, Hohepine Love and Hone Taramena. After 1886 these Ngā Ūranga lands gradually suffered alienation by leases, successions and land sales. The Government also took land for public purposes, including defence purposes in 1886, and railway and road purposes in 1889 (Wellington City Council, 2022).

Between 1904 and 1906 the remaining portions of Sections 6 and 7 were sold for £5750 and £1371. By 1912 all of Hone Taramene, Ruakere Moehau, and Hohepine Love's remaining land holdings had passed to their descendants. In 1914, these sections were further partitioned, and more land sales followed. Today, no part of Ngā Ūranga remains as reserved land (Wellington City Council, 2022).

European Settlement at Ngauranga

The river mouth and gorge at Ngā Ūranga (sometimes written as Ngahauranga by early Pakeha settlers, and now more commonly known as Ngauranga), formed a natural crossroads. For this reason the area was an early selection in the New Zealand Company allotments. James Futter and his family were likely the first European settlers, leasing part of Sections 8 and 9 from Ngāti Tāwhirikura in the late 1840s. The family established and operated the White Horse Inn (Wellington City Council, 2022). A cart road up the heavily forested Ngauranga Gorge first opened in 1858; about half of its length passing through Māori reserves. In 1885 James Futter entered into a number of sub-leases with Taare Waitara and his co-owners for Sections 8 and 9.



Rather than developing as a small township, Ngauranga became dominated by animal processing industries. Abattoirs, meat plants, tanneries and fellmongers grouped at the base of the Ngauranga gully and stream from the 1860s. For example the Wellington Meat and Export Company negotiated a substantial 13-year lease of parts of Sections 8 and 9. This Company eventually purchased the land, extended its original site, and continued meat processing and preserving for over sixty years (Wellington City Council, 2022).

By the late 1890s Ngauranga was still dominated by animal processing commercial enterprises. In 1897 it was described as

...the second township on the way to the Hutt, [which] occupies the flat ground at the entrance of the Ngahauranga Gorge. The meat-freezing and preserving works, and the manure factories, tanneries, and fellmongering establishments occupy the banks of the stream for a considerable distance up the Gorge. There are no stores, and the frontages to the Hutt Road are occupied by two hotels. The school attendance is about thirty, and the room is also used for church purposes. (Cyclopedia Company Limited, 1897b).

Alfred Tyer's Tannery

The site on which Alfred Tyer's tannery would sit was part of Section 8, which was leased to William Wallace in 1853. It included a small stream, a tributary of the Ngauranga Stream. Wallace was married to Arapera Rongouaroa, daughter of Hemi Parai of Ngāti Haumia, Taranaki. Parai settled at Ngauranga, and for a time, Arapera and Wallace lived at Ngauranga in a house owned by Manihera Te Toru. Wallace established a coaching hotel, the Rainbow and Waterloo Inn, near the banks of the Ngauranga stream (Wellington City Libraries, Biography: Hemi Parai). Wallace held the 21 year lease until 1858 when he transferred it to William Smart Loxley, a merchant. Loxley transferred the lease to William Hickson, another merchant, in 1859 in repayment of a debt (Deeds Register Volume 4, Folio 164, Grouden & Capital Heritage Limited, 2016). In 1862 the remainder of the 21 year lease was transferred to Henry Death, a settler (Deeds Register Volume 8, Folio 186, Grouden & Capital Heritage Limited, 2016). In 1863 Death transferred his lease to William Clapham, a publican (Deeds Register Volume 8, Folio 188, Grouden & Capital Heritage Limited, 2016). In 1882 James and Henry Barber, butchers, leased 38 acres of Section 8, which became the site of their Wellington Meat Export Company. They shared Section 8 with several sub-leases including six acres which were sublet to "A. Tire", or more correctly Alfred Tyer (Deeds Register Volume 82, Folios 1-3, Grouden & Capital Heritage Limited, 2016).



It is not known exactly when Tyer began to lease land in the area but sources indicate that he was operating a fellmongery and tannery on part Section 8 from 1865/1866 (Cyclopedia Company Limited, 1897c; Ward, 1928, p. 279). Fellmongery was the process of cleaning and preparing animal hides, while tanning was the process of treating these hides to produce leather. In the nineteenth century, leather was a necessity for various important products from shoes, to tack for horses used in transportation and work, to belts that ran machinery in steam and water mills: “A tannery would appear early in the life of any town” (Murphy, 2019). Tanning required a ready supply of large amounts of water for the process of tanning, and still more water for disposing of the processed water which was now “fouled by dirt, decomposing flesh, and noxious chemicals” (Murphy, 2019). Historically, sourcing this water directly from nearby rivers was the only way of accessing a plentiful supply.

Tyer originally established his works lower down on the section but found a good stream (the Waitohi) which wound its way through Sections 7 and 8 joining the Ngauranga Stream from the south (A2291). The Waitohi Stream (aka Tyers Stream) was described as carrying “a large body of water” sufficient to supply the tannery and fellmongery (New Zealand Times, 1884). When Tyer first discovered the tannery site,

...it consisted of a patch of shingle, which formed a portion of the bed of the creek, and the slopes of the adjoining hills, which rise on both sides to a height of between two and three hundred-feet. (New Zealand Times, 1884).

He leased six acres on the far western edge of Section 8 bordering Section 7 and the reserve cultivations (Callow, 2009; Grouden & Capital Heritage Limited, 2016). Cutting away a portion of the slope, Tyer deposited the material on the lower ground to create a flat building site. He also formed a “proper channel” for the stream to direct it close to the proposed works (New Zealand Times, 1884). Although Tyer could have selected a building site “at less cost” elsewhere

...water of a certain quality is of as much importance in a tannery as in a brewery, and Mr Tyer having found that the stream referred to met all requirements in this respect chose its banks accordingly, and abandoned the works which he had started lower down on the Ngahauranga. (New Zealand Times, 1884).

Tyer first advertised his fellmongery as the Ngahauranga Boiling Down Establishment (“satisfactory returns guaranteed”) (Wellington Independent, 1872). By 1875 he had renamed his company the Ngahauranga Steam Wool and Scouring Works (New Zealand Times, 1875b). By 1884 it was known as the Ngahauranga Tannery. A small complex of buildings was erected on Section 8 and a road ran from the edge of Section 7 through Section 8 to the main Ngauranga Gorge road.



It became known as Tyers Road (Callow, 2009; Grouden & Capital Heritage Limited, 2016).

In 1884 an extensive description of Tyler's Ngahauranga Tannery appeared in the newspapers of the day. By then he owned 67 acres of freehold land between the Ngauranga Stream to within a short distance of the railway line. The tannery was large invisible, tucked close to Section 7, but the extensive woollscouring works could be seen from the railway station (New Zealand Times, 1884). Tyler aimed to make his leather of such high quality that it would "command a market everywhere" (New Zealand Times, 1884). He seemed to have succeeded admirably as "his leather is now taken by all the leading houses in New Zealand, from Auckland to Dunedin" station (New Zealand Times, 1884). The tannery works were described as located at the end of a "good branch road" which led passed "a neat and substantial cottage, surrounded by an equally neat, garden and a plantation, which, on inquiry, is found to be occupied by the chief tanner" (New Zealand Times, 1884). The tannery site took in three acres:

The first block of buildings, situated on the right hand side of the road, comprised the office, sample-room, and warehouse, where the materials required for tanning as well as the finished product were stored. The bark storehouse has a storage capacity of 550 tons, and that quantity of bark is used per annum. Only the best South Australian black wattle bark is employed, that being the best tanning agent known. About 40 sacks of lime were consumed per week, and about 800 tons of coal per annum. Crossing the creek by means of a substantial bridge, the hide-house was reached... The bark storehouse has a storage capacity of 550 tons, and that quantity of bark is used per annum...Close to this are the soaks—the first place to which the hides go. Next to these are the lime pits and bates. Altogether, this department comprises no less than 126 soak-pits, bates and tubs, all of which are required to be used before the article treated can be passed on to the next stage... The next building measures 63ft by 32ft, and comprises two floors. It is devoted to getting up the sole leather...The next building contains two more drums, also made by Messrs Robertson and Co., which are used for tanning the skins, four more being at present in course of construction. This, again, adjoins the large two-storey buildings used for dressing splits, calf, legging, Mamel, satin, tweed, kid, and all other kinds of grained and fancy leather.... Next in order comes another two storey building, 65ft by 34ft, the lower floor of which is need for dressing harness leather, the getting up of which has attained such a degree of perfection that several leading firms in the colony have endeavored to obtain a monopoly of the whole output.... An adjoining building 60ft by 40ft is



used for the purpose of storing oils, tallow, &c..and is fitted with five large boilers for making the dubbing for stuffing the leather. Opposite to this is another building used for salting hides. The engine-house is conveniently situated near the centre of the premises, and contains two engines... The whole of the buildings and pits have been built of totara... The number of men employed at the tannery and fell-mongery is ninety-six, besides apprentices, and some of these have been in Mr Tyer's employ for a period of sixteen years (New Zealand Times, 1884).

Although the Ngahauranga Tannery was the largest in the colony at the time, Tyer was looking to expand the business:

...the steady increase of his trade bringing him a fair reward for the excellent and unsurpassed product which he has hitherto put on the market. As everything that knowledge, gained by long experience, combined with ample capital, can do, is done, this must lead to a business that will outrival anything of its kind in New Zealand (New Zealand Times, 1884).

Water

Tyer used water for numerous processes in the tannery. For example, the first step in leather making was to wash off the salt and other offal, and rehydrate the hides (Murphy, 2019; New Zealand Times, 1884). Hides were soaked in a solution of lime and water to loosen the hair and swell the fibre. Hair was then scraped off from the outside and any remains on the inside of the hides were removed. The hides were then delimed, by rinsing in water (Murphy, 2019). To carry out this process, Tyer used about 40 sacks of lime each week and had 126 soak-pits and tubs, and four 7 foot drums (New Zealand Times, 1884). Water was also essential to the “liquor” used to dye the leather, combining a tanning agent and water. At Tyer’s tannery the liquor was renewed “by means of a centrifugal pump, capable of throwing up 400 gallons per minute, which lifts it to flumes running overhead round the sides of the yard” (New Zealand Times, 1884). From there the leather went to the spenders, or pits where the hides were hung vertically (Bampton Heritage and Visitor Centre, 2022; Proctor, 1914). Each of Tyer’s spenders had “a copper steampipe for boiling the water...the spenders connecting with a substantial totara drain, made perfectly tight, 300 ft long, leading to the well, from whence the liquors are pumped by the large centrifugal pump” (New Zealand Times, 1884). The hot water was supplied by a “multitubular boiler” (New Zealand Times, 1884).

Tyer's Dam

While the use of water was pivotal in the entire process, the powerful flow of the stream itself was also important for extracting tannin from bark. Tannin was used to stabilise hides and turn them into leather. Tyer used “the best South Australian



black wattle bark...that being the best tanning agent known” (New Zealand Times, 1884). In order to extract the maximum amount of tannin from bark, it had to be ground into small pieces and tanneries used the power of water to grind the bark and extract the tannin. To increase the power of a river, tanneries often built dams and created mill ponds. This increase in the vertical drop boosted the power of the water to grind bark (Murphy, 2019).

Certainly other business in the area were known to build small dams. For example, Charles Schultze’s water powered flour mill, which opened in 1846. A waterwheel was driven by water obtained by damming the Kaiwharawhara Stream and forming a small lake (Wellington City Council, 2004). The dam lasted until 1942 when it was washed out by a flood. Another example was Oppenheimer and Co’s “skin factory” that used the water that ran down the Ngauranga Gully. They built a small dam which was used in the preparation of hides and to flush out the creek three or four times a day (Evening Post, 1900b). Despite this, the “stench” was said to be “very high” (Evening Post, 1900a). Tyer’s tannery was perhaps the largest of its kind in New Zealand, he employed the most modern of available machinery, and he was financially successful. Although no tenders or articles appear in the newspapers of the day concerning the dam and its construction, there is little doubt that a dam would have been erected on the stream.

Tyer’s tannery was not the only business on Section 8 which was reliant on a ready supply of water. The Wellington Meat Preserving and Refrigerating Company, a successor of the Wellington Meat Export Company, sat adjacent to the tannery on Section 8. In 1884 the Company advertised tenders for the erection of a concrete dam and the laying of 430 yards of pipes (Evening Post, 1888). It is interesting to note that today Tyers Dam is approximately 430 yards (393 metres) from the original site of the Meat Company’s works. A later article, however, refers to the Export Company drawing its water supply from artesian bores at Lower Hutt. The water was pumped to the Company’s dam which was described as closer to Horokiwi (New Zealand Mail, 1906a; Times, 1915). The 1884 tender, then, may have referred to the construction of the dam further north, rather than the dam on Tyers Stream.

In 1894 part of the Ngahauranga Native Reserve on Section 7 was subdivided. Part of the subdivision created a small parcel of land about two acres in total, which included the location of the dam as it stands today (A724). A certificate of title was then granted to Alfred Tyer for this parcel of land, which then became part of the wider tannery site (WN89/41, WN 161/39). This small parcel was obviously a site of importance to the tannery and included part of the river bed and perhaps the dam. Conversely, Tyer may have been intending to construct the dam and arranged to own the parcel of land before doing so.



Recent photographs of Tyers Stream and the dam record part of a structure which is constructed of stone with a concrete overlay (see Appendix 3). This is likely a nineteenth century structure related to Tyer's utilisation of the stream. The concrete faced structure is similar to other small nineteenth century dams and reservoirs built in stonework with cement mortar and a concrete face wall for wave protection (Hawera & Normanby Star, 1896; Wanganui Chronicle, 1882). The inner fill could be earthen, such as the 1878 dam on the Wainuiomata River, or layers of stones like the Kaiwharawhara Stream Dam (Greater Wellington Regional Council, 2007). This type of dam construction was used throughout New Zealand in the nineteenth century. In 1876, for example, the Oamaru Municipal Council issued a tender for the Crown Mills dam which was to be protected by a concrete face wall (North Otago Times, 1876). The remaining stone and concrete faced structure, complete with pipe, near the dam is likely a nineteenth century construction dating to Tyer's occupation. It is likely that Tyers Dam was of a similar construction.

While the exact date of the dam's construction is unclear, records show that Tyers Stream Dam was extant in January 1906. That year Tyer closed his fellmongery and tannery business, while it was still a "prosperous concern" (Wairarapa Age, 1924)". He sold the land on which the tannery stood to the Banks Cooperative Meat Distributing Company Ltd (WN89/41). A January 1906 survey plan recorded the closure of a former un-surveyed road and the survey of a new road (now Tyers Road) and a right-of-way (now part of Lower Tyers Road). The plan was signed by Alfred Tyer and showed the location of Tyer's tannery. It also clearly marked the location of the dam across the stream on Part Section 7 at the foot of the gully (A2029).

W. Dimock and Company Ltd

Soon after Banks Meat Company purchased Tyer's holdings on Section 8, they sold three acres to W. Dimmock and Company (WN149/135). This parcel included part of the closed road and the right of way which gave access to the stream that "had been utilised for Tyer's business" (Evening Post, 1907). Dimmock and Co were ham and bacon curers, and ice manufacturers. They were one of the biggest meat curing firms in New Zealand, as the co-manufacturer of ice enabled them to cure throughout the year (New Zealand Mail, 1906b). The Company used 40,000 gallons a day for freezing and, when the abattoirs were running, 1,500 gallons an hour were required. The adjacent Meat Export Company used 200,000 gallons a day. Water was "vitally essential to their enterprise" (Evening Post, 1907).

In late 1906 the firm built a concrete culvert to channel water to their new property. The plans and specifications were prepared by W.O. (Wynford Ormsby) Beere, a "well known" civil engineer, surveyor and architect (Hawera & Normanby Star,



1915; Hutt Valley Independent, 1917; New Zealand Times, 1906). In 1907 Dimmock & Co built a new freezing and refrigeration plant at Ngauranga, at a cost of £30,000. The complex included abattoirs, factory and cold storage rooms, and was designed by architect F de J. Clere (New Zealand Mail, 1907b). Messrs Cunningham and Co, of Petone, won the tender for erecting the concrete portion of the abattoirs (New Zealand Mail, 1907a).

In July 1907 Beere advertised for tenders for the construction of a reinforced concrete reservoir for Dimmock and Co. (New Zealand Times, 1907). Works were completed in late 1907 and, that same month, the Company made reference to their new dam (Evening Post, 1907). No specific tender for this dam appeared in the newspapers of the day but may have been included in the concrete reservoir works.

In the early twentieth century New Zealand engineers used emerging technologies in iron, steel and ferro concrete to construct massive structures (Wright, 1999, p. 10). Reinforced concrete came into common use around the early 1900s, predating those in England, for example, where masonry was the preferred material (Reed et al., 2008). Dimmock and Co.'s concrete arch dam at Ngauranga was part of this important transition away from timber, earth and masonry dams of the nineteenth century to the use of mass concrete (Engineering New Zealand, 2014; Wellington City Council, 1971b). Concrete facing had been used on nineteenth century dams for protection but now the entire structure could be mass concrete. The dam was at the forefront of such technology: for example Dunedin's George Street bridge was the first reinforced concrete bridge in New Zealand and was erected 1902-1903. The Korokoro Stream Dam was built in 1903 and was the first mass concrete dam in New Zealand (Engineering New Zealand, 2014). Dimmock and co.'s dam followed only four years later. The new dam contained 1,272,000 gallons of water and had a catchment of 154 acres. Costing £1500 to build, it was likely designed by W.O. Beere who was in charge of the Company's other concrete works (Evening Post, 1907).

It is unclear what happened to the dam constructed by Tyer in the 1890s. Whether it was replaced by the Dimmock dam in 1907, or whether the current dam is a combination of work by both Dyer and Dimmock. The construction of the existing dam appears to be stone with a concrete overlay – and this suggests that it was constructed by Dimmock. But photographs show various parts of elements that may be part of the earlier works including remains of timber elements and scattered remains of metal work.



Tyers Stream Reserve

In 1916 W. Dimock & Co was purchased by the New Zealand Farmers' Co-op Bacon and Meat Packing Co. Ltd, a co-operative of several firms (Dominion, 1916). That same year Tyers Stream became part of a debate over the Onslow water supply scheme. While some in the community felt the water in the stream could be put to better use for the surrounding suburbs, it was generally agreed that the flow of water was insufficient. While the Wainuiomata Stream, for example, had a flow in summer of 11, 356 cubic metres per day, Tyers Stream had only 56 to 113 cubic metres of water per day (Evening Post, 1917).

In 1925 New Zealand Farmers' Co-op Bacon and Meat Packing Co. Ltd became the New Zealand Meat Packing and Bacon Company (Co-op) Limited (WN222/65). In 1927 the Company sold their works to J.C. Hutton Ltd who continued meat processing works at the Ngauranga site (WN222/65, WN374/293). In 1954 J.C. Hutton Ltd sold the property to Wright Stephenson Properties Ltd who continued to use the water from the dam (WN374/293, Wellington City Council, 1971a). Over the 1960s-1970s parts of the larger site were taken for roading purposes (WN374/293). Despite these developments and the passage of several decades, the stream and dam retained Tyer's moniker.

In 1971 much of the adjacent Section 7 was purchased by the Wellington City Council. The land was purchased as a tip site, but because of the proximity of residential developments, regenerating native vegetation and remnants of pre-1840 indigenous forest it was decided to instead establish a reserve - Tyers Stream Reserve (Wellington City Council, 1981; Wildlands Consultants, 2010). In 1974 the Council carried out a public survey gathering ideas for possible uses for the reserve. The public responded that tracks to the dam should be formed: "children who have been to the dam tell their parents, they then come to see for themselves" (Wellington City Council, 1974).

In 1985 Tyers Stream Dam was inspected and found to be in good repair although the millpond behind the dam was almost completely filled with silt, allowing only about 600mm below the top of the dam for storage purposes. The ponding area below the dam was found to have a similar capacity to that provided above the dam (Wellington City Council, 1971b). The dam was retaining more silt than water and was no longer in use. In 1986 Part Section 7 was subdivided. The dam and part of the stream was located on the newly created Lot 4, and vested in the Wellington City Council as part of the reserve (DP 58937). Today the small dam sits on the eastern edge of Tyers Stream Reserve, largely covered with vegetation (Wellington City Council, 1981).

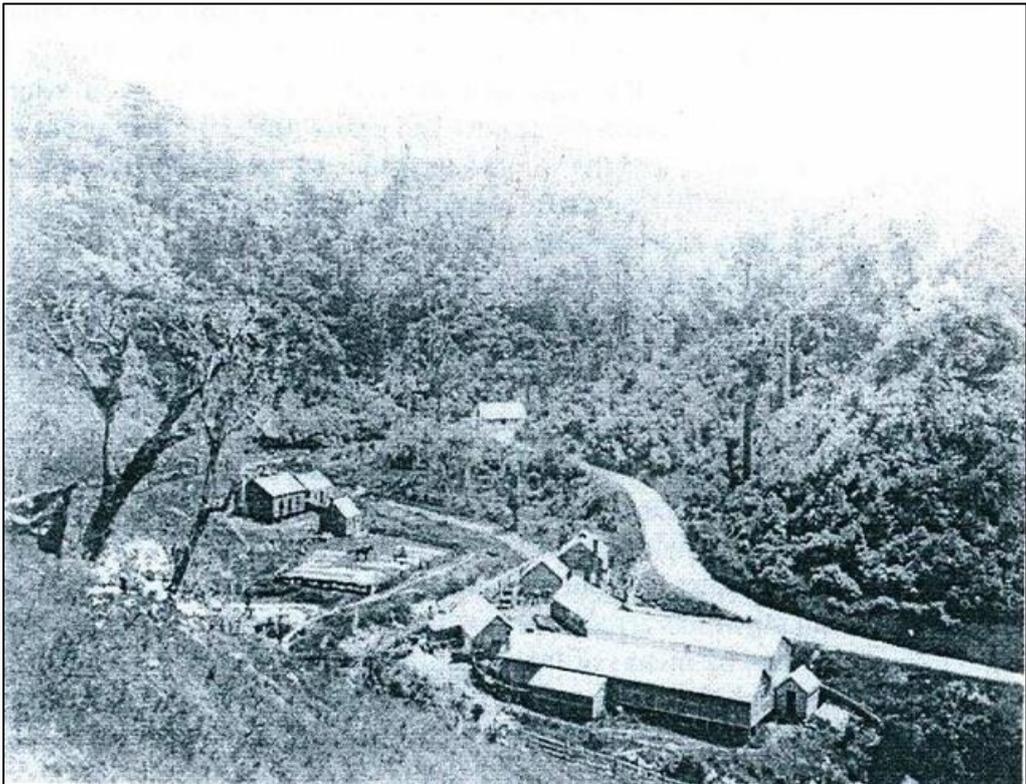


Tyers Stream group

The Tyers Stream community organisation, established in 2019, is a group who carry out work that “goes towards protecting and restoring 'an ecologically' and historically significant area in the heart of Khandallah” (Tyers Stream Group, 2023). They carry out regular weeding and working bees around the stream and reserve, and also has an active planting programme in the area immediately above the dam. They also advocate for the protection of the area, including water quality (Tyers Stream Group, 2023). Associated with this organisation are the Guardians of Tyers Stream (Kaitiaki o Waitohi) who are concerned with the restoration of the Reserve. They aim to control weeds and predators, monitor the cleanliness of the water, restore former native vegetations, increase the bird population and control erosion (Guardians of Tyers Stream (Kaitiaki o Waitohi), 2023).



Photographs and Images



Alfred Tyer's tannery and fellmongery, undated (Callow, 2009).

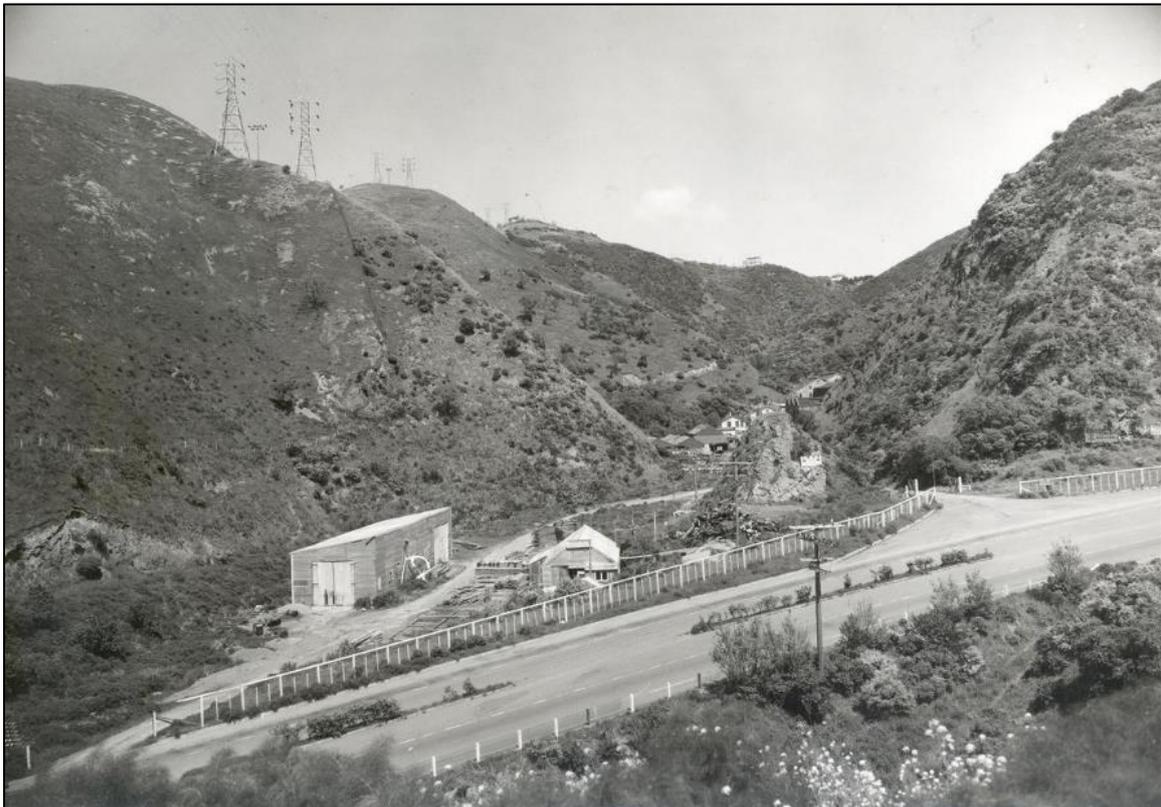


"Ngauranga Gorge - tannery now Huttons" (Bryant, n.d.).

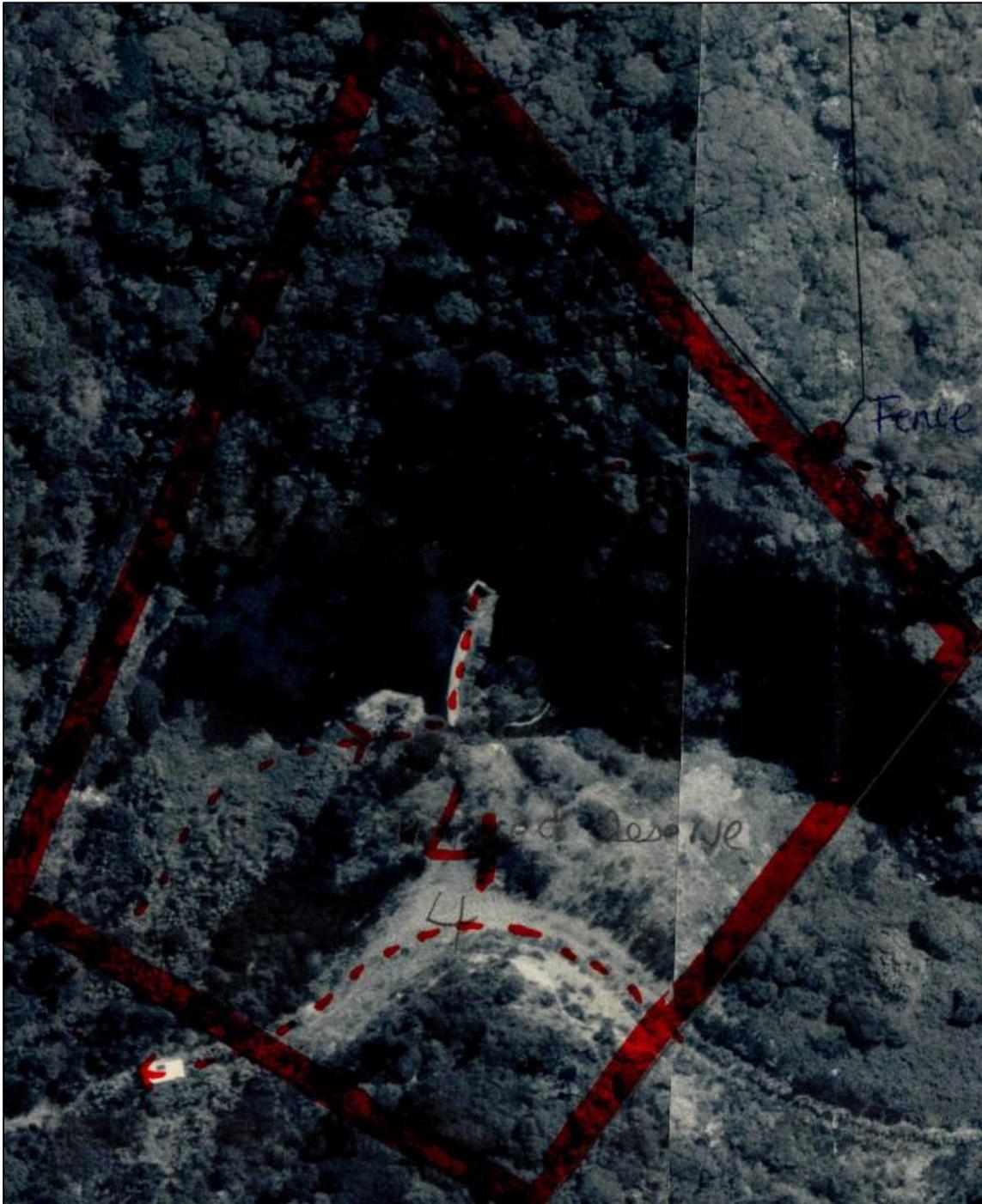




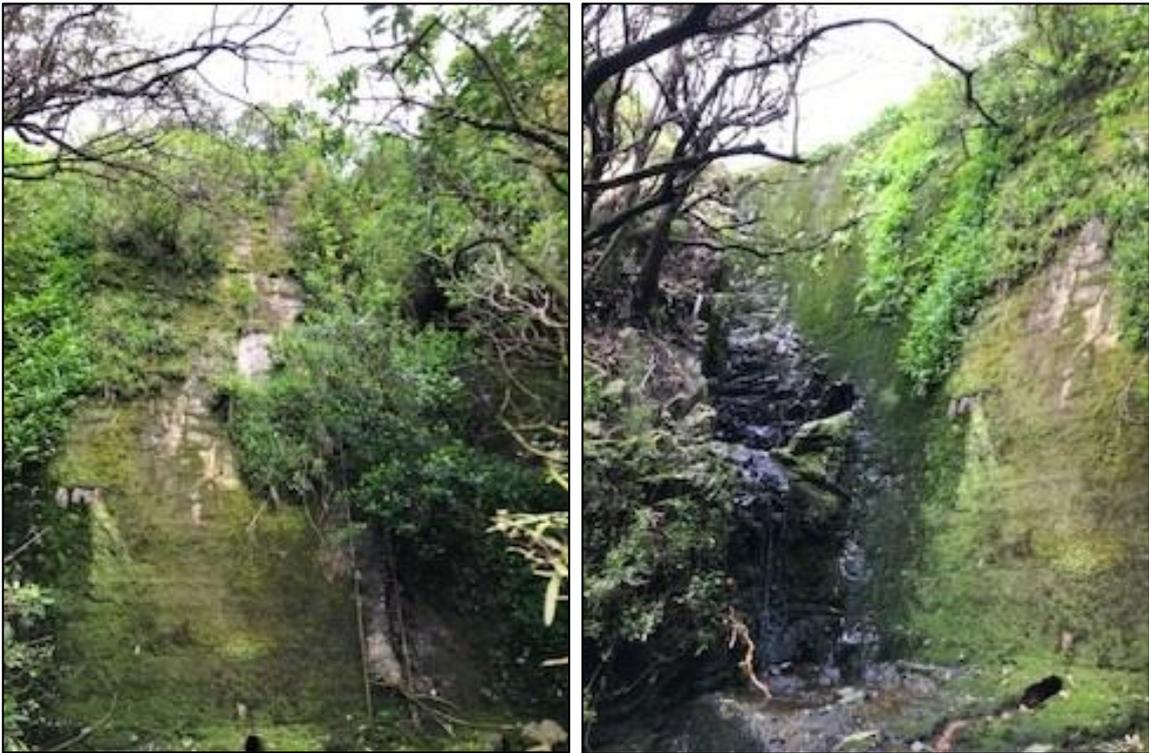
Detail of “Ngauranga Gorge in Wellington”, likely showing the works of the Meat Export Company. Ngauranga Gorge Road is on the left of the image. The tannery buildings are tucked in to the hill on the right (Williams, n.d.).



View from Ngauranga Road, looking towards the old tannery site tucked in the hills, 1956 (Wright Stephenson & Co Ltd. Wellington Branch, 1956).



Aerial showing the top of Tyers Stream Dam, marked by the red dotted line (Wellington City Council, 1971b).



Views of the dam, looking up the height of the structure (Daubé & Wellington City Council, 2022).



An access ladder leans up the dam and pipes set into the dam help drain water (Daubé & Wellington City Council, 2022).





Metal remains of other structures are scattered around the dam (Daubé & Wellington City Council, 2022).





Views looking down the dam to the stream below (Daubé & Wellington City Council, 2022).





Looking across to the dam (Daubé & Wellington City Council, 2022).



Remains of a timber structure perhaps associated with the original dam (Daubé & Wellington City Council, 2022).



Chronologies and Timelines

Timeline of events, including modifications

1847	Section 7, Harbour District, Block XI Belmont SD established as part of Ngauranga Native Reserve. Includes a stream and is an area of cultivation
1865/1866	Alfred Tyer establishes tannery and fellmongery on Section 8 Block XI Belmont SD, bordering Section 7 and the stream. He alters the channel of the stream.
1884	Wellington Meat Preserving and Refrigerating Company erect a dam. Location of dam unclear.
1894	Subdivision of Part Section 7 adjacent to tannery and including the stream. Purchased by Alfred Tyer.
1906	Tyer sells tannery and survey plan produced for property transfer marks the dam on site.
1906	W. Dimock and Co. purchase Part Section 8 (site of Tyer's tannery) and gain water rights to the stream.
1907	New plant built for W. Dimock and Co., designed by architect F de J Clere.
1907	Tender issued for reinforced concrete reservoir designed by W.O. Beer.
December 1907	W. Dimock and Co. refer to newly constructed dam.
1916	W. Dimock & Co purchased by the New Zealand Farmers' Co-op Bacon and Meat Packing Co. Ltd.
1927	Site purchased by J.C. Hutton Ltd.
1954	Site purchased by Wright Stephenson Properties Ltd.
1971	Part Section 7 purchased by Wellington City Council for tipping site. Later set aside as a reserve.
1986	Part Section 7 subdivided. The dam located on new Lot 4 and vested in the Wellington City Council as part of Tyers Stream Reserve.

Occupation history

1865/1866-1906	Alfred Tyer's Ngahauranga Tannery
1906-1916	W. Dimmock & Co
1916-1927	New Zealand Farmers' Co-op Bacon and Meat Packing Co. Ltd.



1927-1954	J.C. Hutton Ltd.
1954-1986	Wright Stephenson Properties Ltd.
1986-	Wellington City Council.

Biographies

Alfred Tyer (1841-1924)

Alfred Tyer was born in Twyford, Berkshire, in 1841. His uncle, Sir John Musgrove, was one of the original directors of the New Zealand Land Company. Tyer arrived in Wellington in 1859 on board the *Robert Small*. He made his way to Ngauranga where he may have worked at F. Taylor's tallow works (Ward, 1928, p. 279). Soon afterwards Alfred left Ngauranga to help survey various parts of New Zealand, including the site of Invercargill. He spent some time in Otago in 1861 during the gold rush but in 1863 decided to return to Wellington. Alfred was on board the *Pride of the Yarra* when it collided with the *Favourite* at the Otago Heads: he survived but twelve of his fellow passengers drowned (Wairarapa Age, 1924).

Returning to Ngauranga, Alfred established a fellmongery and tannery. At first his business was called the Ngahauranga Boiling Down Establishment but in 1875 became the Ngahauranga Steam Wool Scouring Works and eventually the Ngahauranga Tannery (New Zealand Times, 1875a; Wairarapa Standard, 1871). Alfred was innovative in his business practices, and was the first in New Zealand to use machinery to scour wool; the first to ship pelts to England in a “pickled” state; and the first to introduce a method of removing hair from pelts which was used well into the 1920s. He established relationships with companies in Britain and Australia for the supply of bark and other materials used in tanning, all of the “very best quality procurable” (Cyclopedia Company Limited, 1897c). Tyer, “while still a young man”, became one of the largest producers and exporters of wool, hides, skins and tallow (Wairarapa Age, 1924). As a result, his products were known around New Zealand to be of excellent quality and the leather “sells itself” (Cyclopedia Company Limited, 1897c).

In 1869 Alfred married Hannah Bould (1848-1912), daughter of Robert Bould of Daisy Hill Farmhouse, Johnsonville (Wellington City Council, 2017). The couple had thirteen children. After selling the tannery in 1906 Alfred and Hannah moved to Turakina and farmed land there. Hannah died in August 1924. Alfred died two days later, aged 83 (Wairarapa Age, 1924). On his death, Alfred was described as “a man of an exceedingly retiring disposition, hating publicity and shying from public office. Of the most integrity and kindness of heart, he was held in the highest esteem by all who knew him” (Wairarapa Age, 1924).



W. Dimock and Company Ltd

William and Victor Dimock were English-born brothers and butchers. Their sister married George William Banks of the Banks Meat Company (Evening Post, 1886). In 1885 the brothers started the first bacon factory in the North Island located between Ngauranga and Kaiwharawhara. This was the first bacon-curing factory in New Zealand to install a freezing plant (Evening Post, 1889). In 1890, however, the Dimock factory was lost in a fire (Cyclopedia Company Limited, 1897a).

In 1891 William went into business with F. Martin a “pork butcher” (Evening Post, 1891). He imported a freezing machine and erected it at the rear of Martin’s premises. William also erected a “cool chamber” and produced about half a ton of ice a day (Evening Post, 1891). William soon took over Martin’s works and as business expanded moved from Willis Street to at Waterloo Quay. He purchased “refrigerating chambers worked by a Linde freezing machine” enabling the company to continue working through the summer season. By 1897 W. Dimock and Co. employed nine men and cured around 150 pigs a week (Cyclopedia Company Limited, 1897a). In 1899 William toured England, Europe and America in order to study methods in other countries: “He made a very thorough investigation, and after getting all the information possible he built the present factory” (Dominion, 1909). The Ngauranga factory was capable of handling 1000 pigs per day (Dominion, 1909).

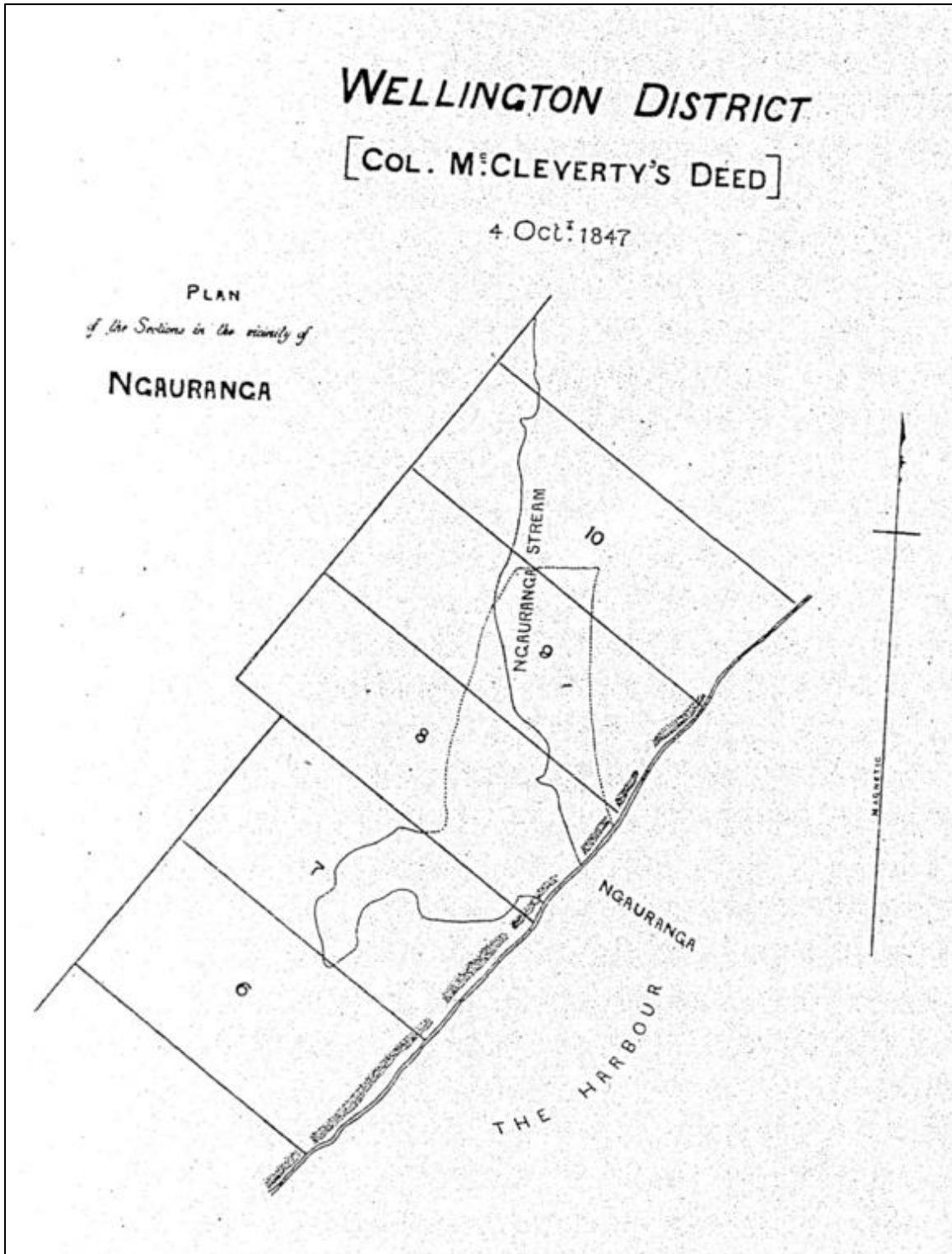
William retired as manager in 1909 but remained a company director. (Dominion, 1909). In 1911 the *New Zealand Times* had this to say of the company:

Recognising the ever-increasing fastidiousness of the housewife of the land, this company, during the last few years, has built the most up-to-date factory south of the line, and are now in a position to turn out a variety of canned eatables attractive enough to tempt the "direst dispeptic to sin". The perfection of the "Swan" Brand hams and bacon is so well known, from Auckland to the Bluff that it would be superfluous to refer to this were it not for the fact that it is sometimes said that really good bacon is not obtainable in New Zealand. In this connection it might be said that the company some few months ago sent several shipments to London, and the quality was pronounced to be equal to the very best of the Home article. With this company "quality" is the prime consideration, for from the first selection of the pig to the completion of the finished product every precaution is taken to ensure this result. (New Zealand Times, 1911).

In 1889 William had married Mary Rogerson, with who he had one daughter. In 1928 William and Mary left Wellington for Palmerston North, where he died in 1939, aged 75.

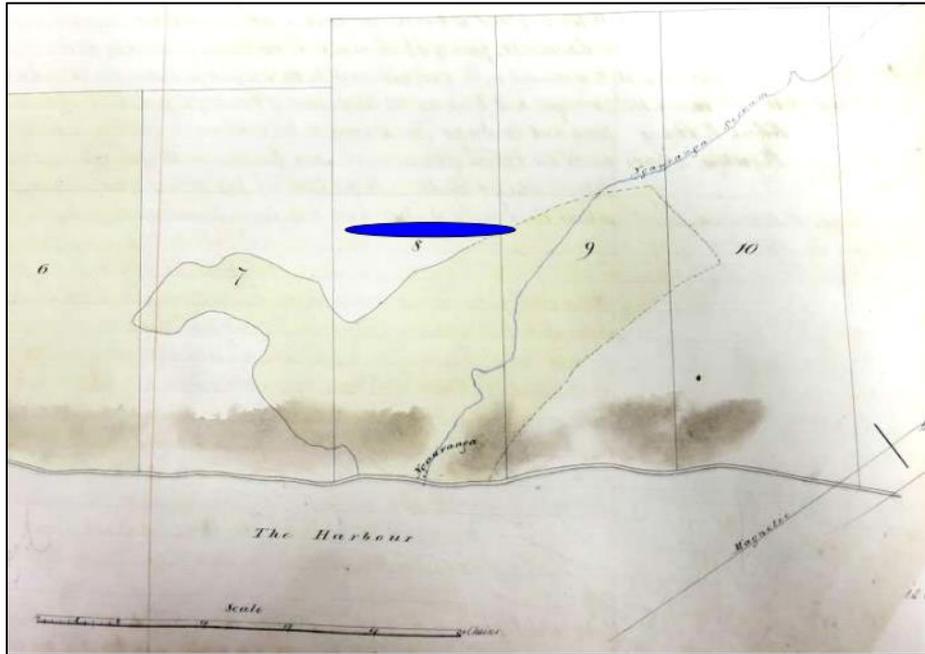


Plans

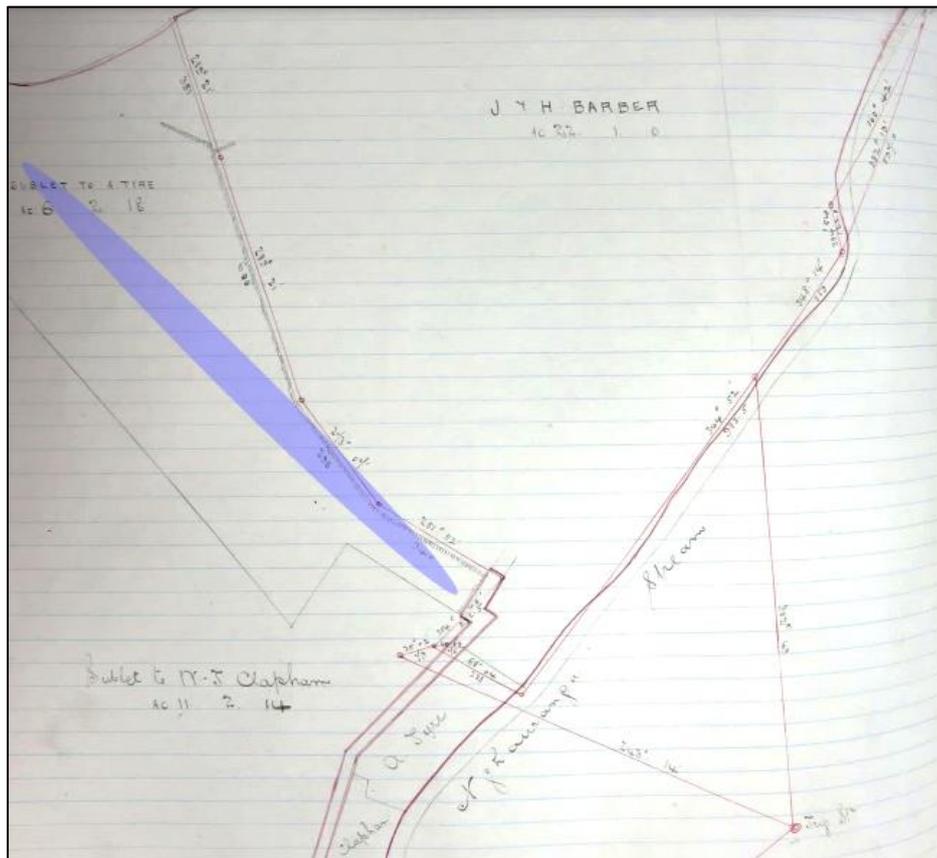


"Colonel McCleverty's Deed", October 1847, showing the sections included in the Ngauranga Native Reserve (Hanson Turton, 1847).



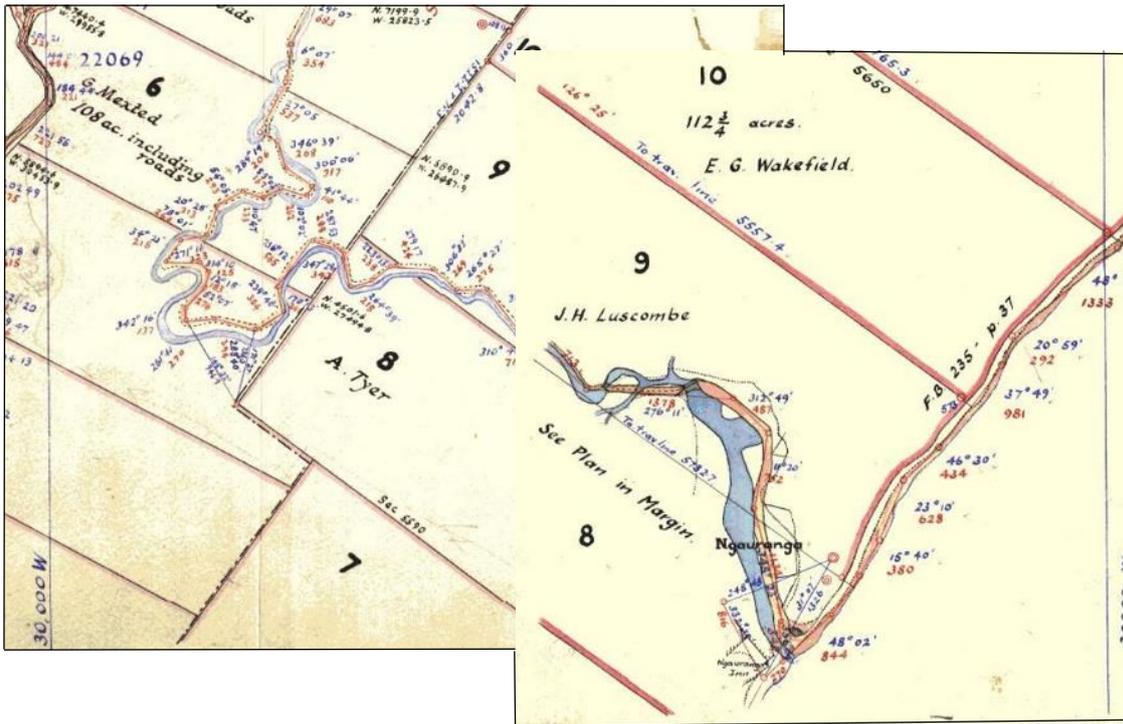


Annotated plan from Wellington Deeds Register Volume 1, Folio 301. The yellow marks areas of cultivation. The area of blue marks the approximate location of Lower Tyers Road (Grouden & Capital Heritage Limited, 2016).

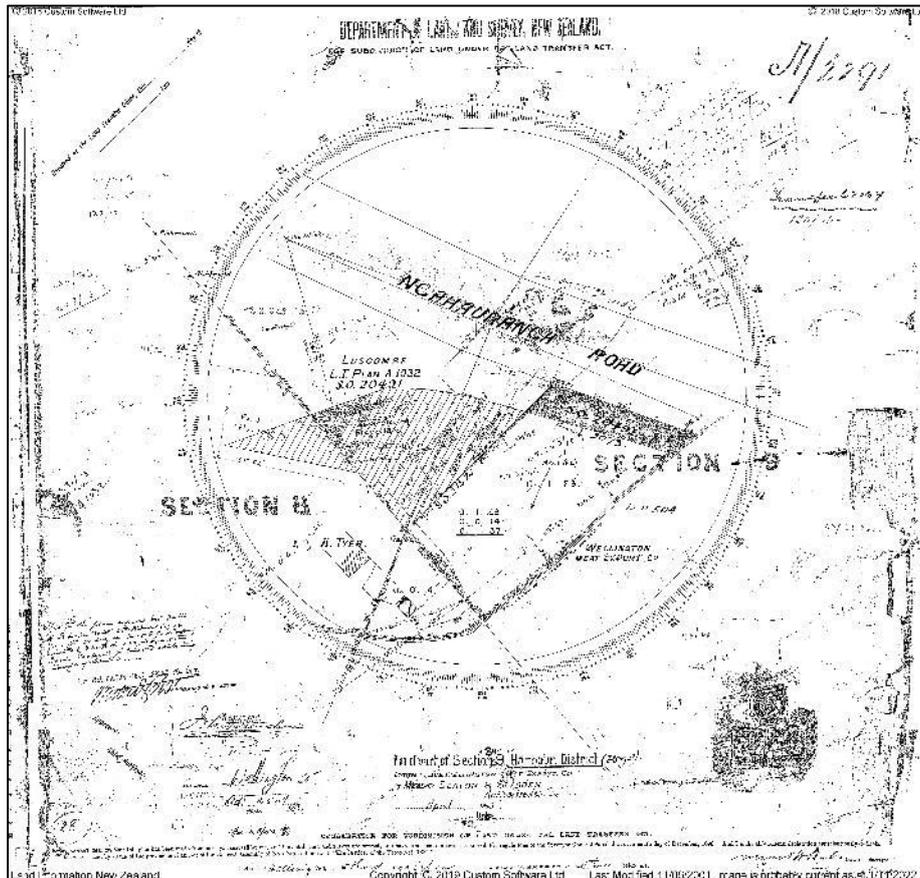


Annotated detail of map from Wellington Deeds Register Volume 82, Folio 3 showing "A. Tire" sublease of six acres. The approximate location of Lower Tyers Road is highlighted in blue (Grouden & Capital Heritage Limited, 2016).



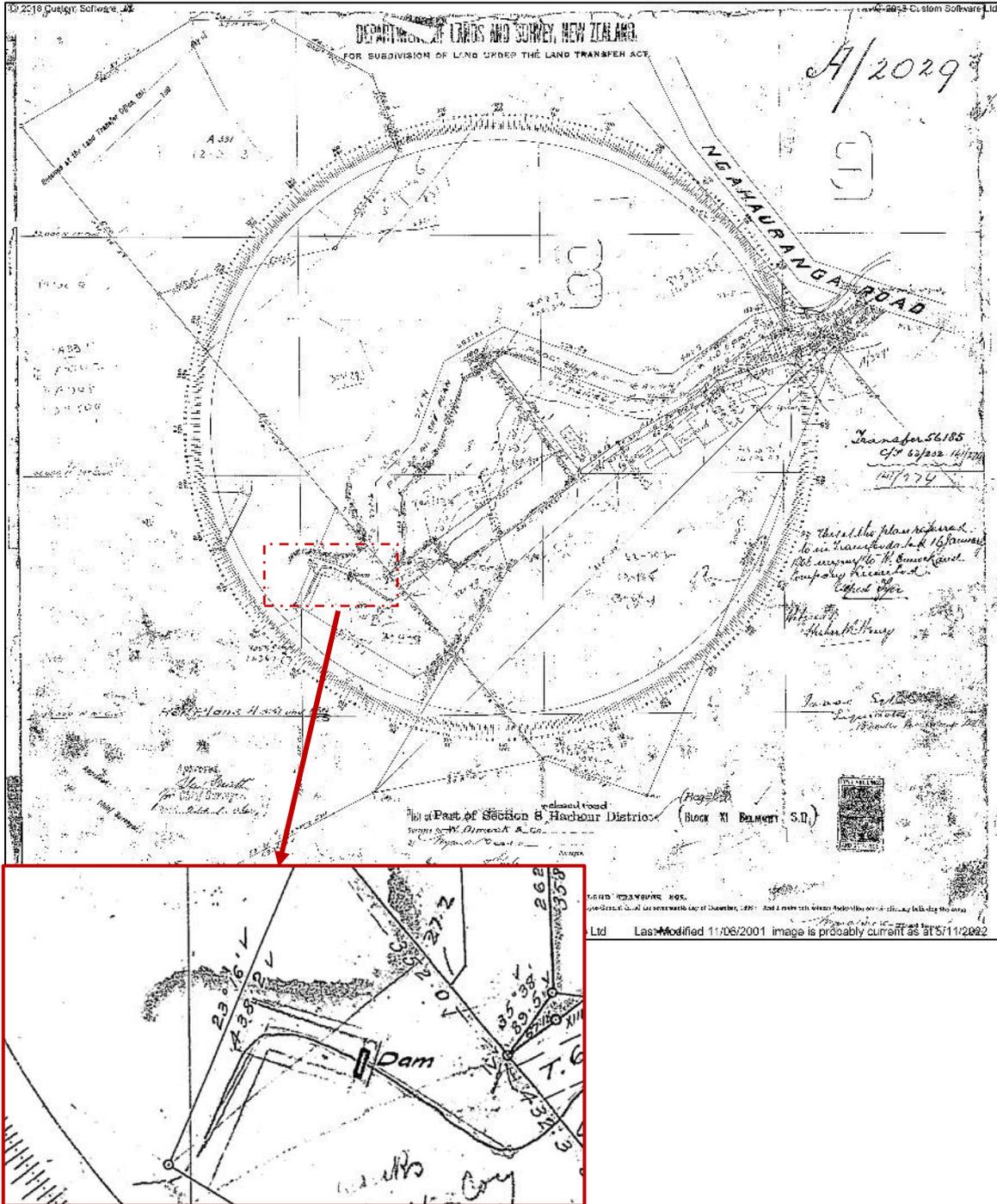


A combination of early survey plans (c. 1872) showing the Alfred Tyer's occupation of Section 8 and original course of Ngauranga Stream (SO11030, SO11031).



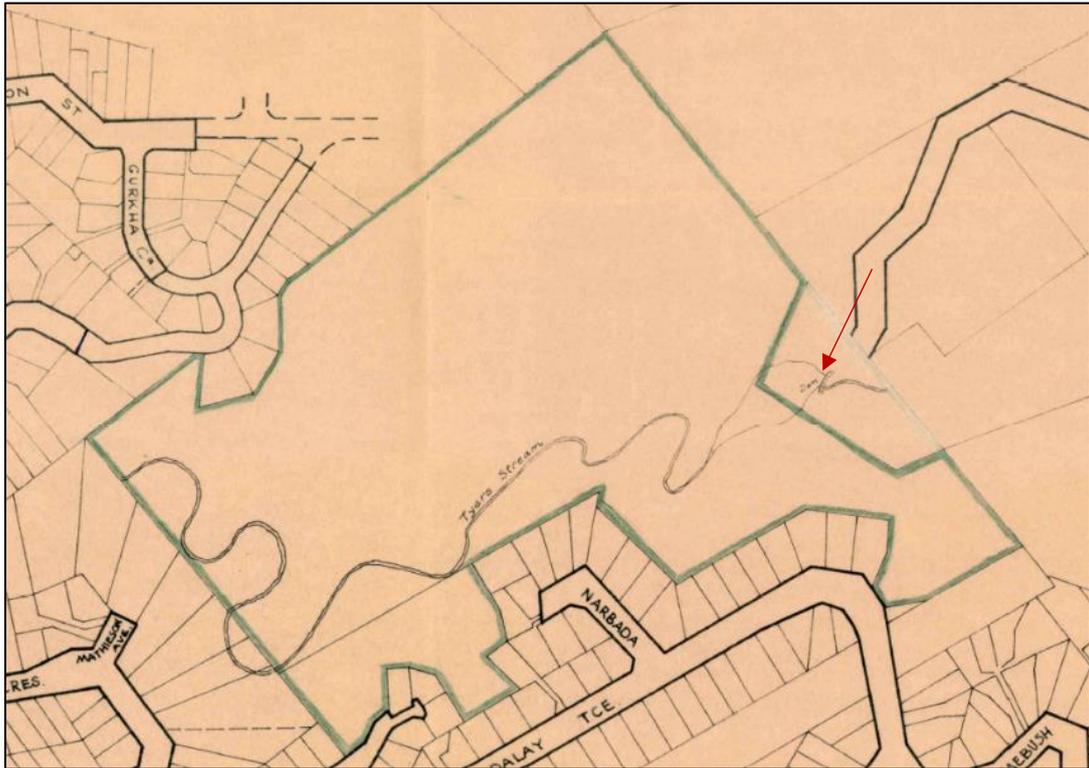
Survey plan showing Tyer's tannery, the creek and the site of the Wellington Meat Co., 1903 (A2291).



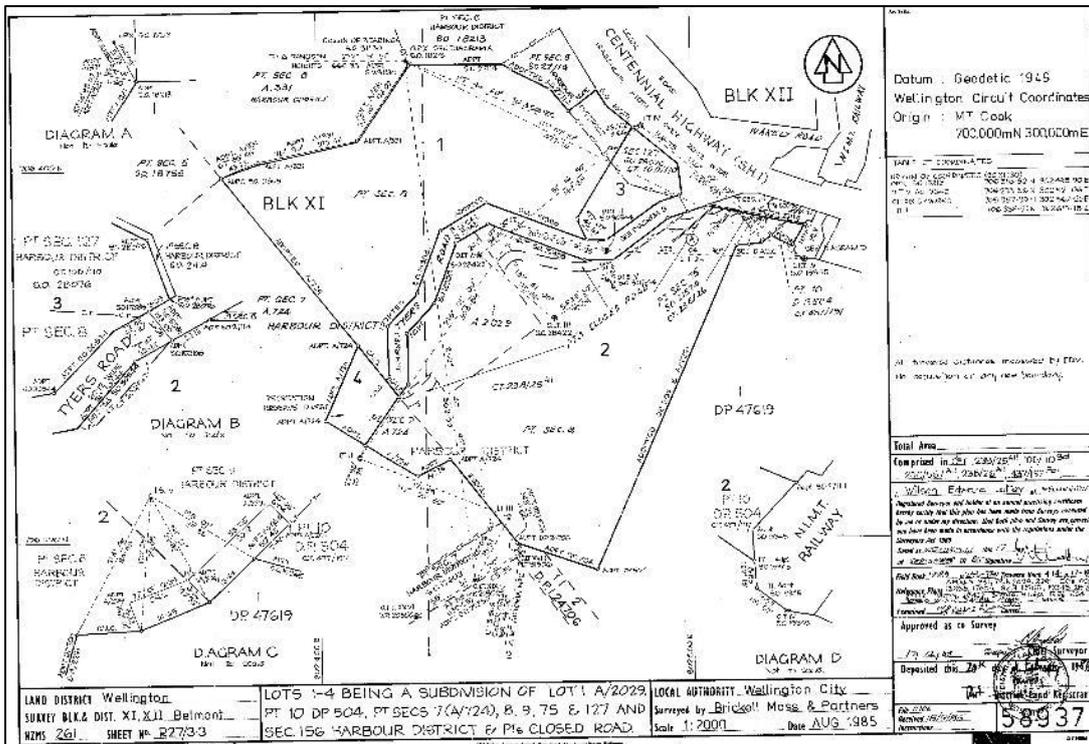


Detail of survey plan showing location of dam, January 1906 (A2029).





Reserve prior to purchase of Lot 4 containing the dam (marked by red arrow) (Wellington City Council, 1971b).



Survey plan showing subdivision and creation of Lot 4, including the dam (SO 58937).



Physical Description

Setting – geographical / physical context

Ngauranga Gorge is part of the main route north of Wellington, linking the city with northern suburbs, Porirua and the Kapiti Coast. Tyers Stream rises on Mt Kaukau, flows above Khandallah Park and falls down steep banks in the hills towards the harbour: “understated and largely unseen, catching water from Khandallah and Broadmeadows and shuttling it down past back gardens and bush reserves” (Environmental Protection Authority, 2022). It reaches Tyers Stream Reserve and “runs through creases in the forested land, a natural waterfall bursting over an old dam, passing tree ferns and kawakawa” (Environmental Protection Authority, 2022).

Buildings or structures

Tyers Dam is a concrete arch dam located in the Tyer Stream Reserve. It measures 18 metres long and 12 metres high and is founded on rock foundations in the V-shaped Tyer Stream valley. Tyers Dam is one metre thick at the top and tapers to a greater thickness at the base (Wellington City Council, 1971b). It is relatively obscured by overgrowth.

Materials

- Concrete
- Rock foundation

Archaeological sites

The site, Lot 4 DP 58937 (WN39C/276), Recreation Reserve, Wellington Land District has potential to be an archaeological site as defined by the Heritage New Zealand Pouhere Taonga Act 2014 given Tyer altered the course of the stream, and nineteenth century dam-related structures remain. It has not been recorded under the NZAA Recording Scheme Archsite.

Setting – surroundings / site description

The twelve metre high dam sits on rock foundations. Steep sides of the rising banks crowd the site, as well as loose rocks and loose gravel. The banks are steep and unstable and access to the dam itself is difficult and unsafe. The top of the dam is nearly overtaken by weeds. Much of the dam structure is obscured by overhanging trees and bush (Environmental Protection Authority, 2022).



The area is cared for by the Tyers Stream community group who work to protect and restore this ecologically and historically significant area in the heart of Khandallah. The dam is now surrounded by regenerating native bush as part of a recreation reserve.

Comparative Analysis Summary

Other small dams dating to the nineteenth and early twentieth century remain extant in the Wellington Region. One example is the Ohariu Stream Dam. Although part of a system of three dams, it is the Ohariu Dam that is of a size relative to Tyers Stream Dam. Built in 1910, three years after Tyers Dam, it was part of the public water supply for Johnsonville rather than for a commercial enterprise. Another example, the Karori Water Supply Dams were similarly public dams built to supply water to Wellington. Upper Karori Dam is another example of a reinforced concrete dam built around the same time as Tyers Dam. It was much larger in scale, however, and was one of the earliest large scale concrete gravity dams in New Zealand.

The Korokoro Stream Dams provide a particularly interesting comparison. Like Alfred Tyer and W. Dimmock & Co., the Wellington Woollen Manufacturing Company positioned their works close to the banks of a stream. Water was necessary for many processes and also drove a turbine at the mill. The Company originally built a wooden dam from totara, but their water supply was threatened by a dam higher up on the Korokoro Stream proposed by Petone Borough Council. In order to ensure a continued steady supply, the Council replaced the totara dam. It was of a similar height to Tyers Stream Dam, constructed of concrete and also of an arch design. It is recorded as one of New Zealand's earliest mass concrete dams. It makes a fine comparison and like Tyers Stream Dam, is now part of a recreational reserve.

While Tyers Dam may not be the first or best example in its class, it is significant as an extant structure built for commercial purposes by a commercial firm. Even the closest comparison, Wellington Woollen Manufacturing Company's dam, was built by a Borough Council. Tyers Stream Dam then is a fine example of a purpose-built private dam serving commercial enterprises.



Evaluation Criteria

A. Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.

(i) Themes: the place is associated with important themes in history or patterns of development.

Tyers Stream Dam is a testament to the tanneries, fellmongeries, abattoirs and meat processing plants that centred on Ngauranga from around the mid-1860s. As an example of these types of commercial enterprises and their dependence on a steady supply of water, the dam has **regionally significant historic** values. The site is associated with several important historical themes including Māori migration and settlement, early colonists, and early commercial ventures. The dam is also associated with the themes of response to topography and water supply infrastructure.

(ii) Events: the place has an association with an important event or events in local, regional or national history.

Unknown.

(iii) People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation

Tyers Stream Dam is associated with Alfred Tyer and W. Dimmock and Co Ltd. Both companies made high quality goods that were known throughout New Zealand and beyond. For this association the Dam has **some significance** on a **national** level.

(iv) Social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.



Tyers Stream Dam was part of a larger area in Ngauranga relating to tanning, fellmongery, and meat processing and preserving. Tyers Dam provides insight into the detailed processes and technology employed at these works. For this reason, Tyers Dam has **significant** social value as a testament to tanning and meat processing works of the past, at a **regional** level.

B. Physical values: these values relate to the physical evidence present.

(i) Archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.

The section which the dam occupies was part of a Māori reserve cultivation area. The course of the stream was changed by Alfred Tyer and a dam was likely erected pre-1900. Investigation of the site using archaeological methods would contribute to the knowledge and understanding of the region. The archaeological values are considered to be of **significant regionally**.

(ii) Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values

Tyers Stream Dam has architectural value as a concrete arch dam constructed in the early twentieth century for commercial enterprise. It was near the forefront of mass concrete dams erected in New Zealand. Remnants of nineteenth century dam-related infrastructure are also a testament to the structure constructed by tanneries and meat processing and preserving plants that came to dominate the Ngauranga Gorge from the mid-1860s onwards. For this reason, the dam is **significant regionally**.

(iii) Townscape: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.



Tyers Dam is relatively hidden, but is an important part of the wider Tyers Stream Reserve. The dam makes a **significant local** contribution as a landmark in the reserve setting.

(iv) Groups: The place is part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use.

Tyers Stream Dam once formed part of a group of tannery and meat processing buildings, which have since been replaced. It has group value as an example of a small commercial dam used to provide a steady supply of water. For these reasons, the dam has **some local** value.

(v) Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.

The dam is part of Tyers Stream Reserve which is historically significant. The dam contributes to its surroundings as the only extant structure which memorialises Alfred Tyer and his successful tannery and fellmongery on Section 7. It is also a testament to the meat processing and preserving plants that were located on Section 8 and were equally reliant on the dam and water supply.

It is now set in an area of regenerating native bush as part of a recreational reserve with significant local ecological and historical values. For these reasons, Tyers Stream Dam is **regionally significant**.

(vi) Scientific: The area or place has the potential to provide scientific information about the history of the district or region

Unknown.

(vii) Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.



Tyers Stream Dam provides evidence of early twentieth century concrete arch dams. The new dam was near the forefront of such technology, since the first mass concrete dam in New Zealand was built in 1903 in Wellington. Tyers Stream Dam would follow only a few years later. The place may also contain remnants of nineteenth century dam-related infrastructure. For these reasons the dam has **significant** value on a **regional** level.

(viii) Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.

Tyers Stream Dam was built in 1907 and appears to be in an unmodified state. Remnants of nineteenth century dam-related infrastructure are likely also on site. As the physical values are original to the date of construction, the dam has a **high degree** of integrity which is **significant** on a **regional** level.

(ix) Age: the place is particularly old in the context of human occupation of the Wellington region.

While Tyers Stream Dam is over one hundred years old, it is **not** particularly old in the context of occupation of the Wellington region. It has **some** value **regionally** as an early concrete arch dam construction.

C. Social values: these values relate to the meanings that a place has for a particular community or communities.

(i) Sentiment: the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.

Unknown.

(ii) Recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.



Tyers Dam contributes to the historical significance of Tyers Stream Reserve and the name has **significant local** recognition, including by the Tyers Stream community organisation. Should the dam fail or be destroyed it would cause **some** sense of loss in the community, particularly to the Tyers Stream community organisation.

*(iii) **Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community***

Tyers Dam is **significant locally** for the evidence it provides of the history of Ngā Ūranga/Ngauranga and including commercial enterprises which were first established in the area in the nineteenth century. It is a remaining example and testament of the tanneries, fellmongers, abattoirs and meat processing and preserving works which once populated the Gorge. The dam recreational reserve which, over time, is likely to become well-used by the local communities.

D. Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.

Tangata whenua values have not been assessed.

E. Rarity: the place is unique or rare within the district or region.

While Tyers Stream Dam may not have been rare or unusual at the time of its construction, the majority of dams built today are large structures built for hydropower and flood protection. Tyers Dam is a testament to those small commercial dams built by businesses reliant on water. Privately built dams provided water for early flour mills, high pressure water for goldmining and sluicing, and a ready supply of water for commercial enterprises like tanneries and abattoirs. Today these individually operated dams are either long gone or hidden on private land. Tyers Dam one of the diminishing groups of small commercial dams which are publicly accessible and protected as part of a large reserve. For these reasons, Tyers Stream Dam has **significance** on a **regional** level.

F. Representativeness: the place is a good example of its type, era or class it represents.

Tyers Stream Dam is a **fine example regionally** of the privately operated dams that were built to harness the water that flowed down steep hillsides. River channels were



altered, and dams built to serve the purposes of various enterprises. In Ngauranga those commercial enterprises showed a remarkable degree of cohesion: tanneries, fellmongeries and meat processing and preserving works. The dam, then represents the many privately built and operated dams through the region.

Recommendations

Tyers Stream Dam meets the threshold for eligibility as a Historic Heritage Building and it is recommended it is added to the District Plan Schedule of Historic Items. The dam has significant **historic**, **physical** and **social** values, which relate in particular to its rarity, integrity and representativeness. Tyler's Stream Dam contributes to our understanding of the various historic processes undertaken in tanneries, fellmongeries, and meat packing and preserving works. This is all the more significant in Ngauranga where a high concentration of these commercial enterprises were grouped in the nineteenth and twentieth centuries. Overall Tyers Stream Dam to have **significant historic heritage values** at a **regional** level.

Other recommendations:

It is also recommended that Tyers Stream Dam is nominated for inclusion on the Heritage New Zealand Pouhere Taonga List/Rārangi Kōrero and Engineering NZ's Heritage Register.

Extent of the Place

It is recommended that the extent of the place include the entirety of the legal parcel and the entire form of Tyers Stream Dam. This parcel also incorporates the nineteenth century structures grouped around the dam.

Sources and References

AJHRs. (1929). *Native Trust Office. Native Reserves in Wellington and Nelson Under the Control of the Native Trustee (report on).*

<https://atojs.natlib.govt.nz/cgi-bin/atojs?a=d&d=AJHR1929-1.2.2.6.1&cl=&srpos=0&e=-----10--1-----0-->

Bampton Heritage and Visitor Centre. (2022). *Leatherworking in Bampton.*

<https://www.bampton.org.uk/history-leatherworking.html>

Bragge, J. (1875). *Ngauranga Gorge [Photograph].*

<https://collections.tepapa.govt.nz/object/128061>

Brees, S., & Melville, H. (1842). *N'Houranga. Drawn by S C Brees. Engraved by*



- Henry Melville.
https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=E46306
- Bryant, L. C. (n.d.). *Ngauranga Gorge - tannery now Huttons [Photograph]*.
<https://archivesonline.wcc.govt.nz/nodes/view/14306>
- Cadenhead, L. (2023). *Tyers Stream Dam culvert [Photograph]*.
https://www.google.com/maps/contrib/105641277659863737195/place/ChIJac_1ZqWtOG0R7_13SXF71jw/@-41.2441554,174.8059784,3a,75y,90t/data=!3m7!1e2!3m5!1sAF1QipOvQYjmN7dy_19XUwusObhAzLhOjV-629hUMTc3!2e10!6shttps:%2F%2Fih5.googleusercontent.com%2Fp%2FAF1QipOvQYj
- Callow, W. (2009). *Alfred Tyer tannery and fellmongery (Photograph)*.
https://www.geni.com/photo/view/6000000002984589456?album_type=photos_of_me&photo_id=6000000006323762365
- Cyclopedia Company Limited. (1897a). *Dimock and Co., in The Cyclopedia of New Zealand [Wellington Provincial District]*.
<https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d52.html>
- Cyclopedia Company Limited. (1897b). *Ngahauranga, in The Cyclopedia of New Zealand [Wellington Provincial District]*.
<https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d67.html>
- Cyclopedia Company Limited. (1897c). *“Tyer, Alfred”, in The Cyclopedia of New Zealand [Wellington Provincial District]*.
<https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d67-d5.html#name-414620-mention>
- Damwatch, & Wellington Regional Council. (2006). *Safety Review of Birchville. Korokoro nad Woollen Mills Dam*.
<https://www.wrc.govt.nz/assets/Documents/2006/06/Safetyreview-dams-issue-1.pdf>
- Daubé, R., & Wellington City Council. (2022). *Tyers Stream Dam [Photographs]*.
- Dominion. (1909). *The Farm Industry*.
<https://paperspast.natlib.govt.nz/newspapers/DOM19090728.2.72>
- Dominion. (1916). *The Sheep Flocks*.
<https://paperspast.natlib.govt.nz/newspapers/DOM19161003.2.61.2>
- Engineering New Zealand. (2014). *Korokoro Stream Dams, Lower Hutt*.
https://d2rjvl4n5h2b61.cloudfront.net/media/documents/2014-03-19_Korokoro_Stream_Dams_assessment.pdf
- Engineering New Zealand. (2019). *Johnsonville Waterworks*.
<https://www.engineeringnz.org/programmes/heritage/heritage-records/johnsonville-waterworks/>
- Engineering New Zealand, Astwood, K., & Baines, P. (2014). *Korokoro Stream Dams*. <https://www.engineeringnz.org/programmes/heritage/heritage-register/korokoro-stream-dams/>
- Environmental Protection Authority. (2022). *Residents band together for a Wellington Stream*. <https://www.epa.govt.nz/community-involvement/open-waters-aotearoa/newsletter/nov-feature-orca/>
- Evening Post. (1886). *The Fatal Accident near Kaiwarra*.
<https://paperspast.natlib.govt.nz/newspapers/EP18860430.2.30>
- Evening Post. (1888). *Page 3 Advertisements Column 4*.



- <https://paperspast.natlib.govt.nz/newspapers/EP18880301.2.55.4>
Evening Post. (1889). *The Coroner's Inquest*.
- <https://paperspast.natlib.govt.nz/newspapers/EP18890603.2.37.1>
Evening Post. (1891). *More Talk*.
- <https://paperspast.natlib.govt.nz/newspapers/EP18911010.2.14>
Evening Post. (1900a). *A Complaint from Ngahauranga*.
- Evening Post. (1900b). *Alleged Nuisances at Ngahauranga*.
- <https://paperspast.natlib.govt.nz/newspapers/EP19000426.2.5>
Evening Post. (1907). *Water rights*.
- <https://paperspast.natlib.govt.nz/newspapers/EP19071212.2.40>
Evening Post. (1917). *Water Supply in the Suburbs*.
- <https://paperspast.natlib.govt.nz/newspapers/EP19170324.2.62>
Greater Wellington Regional Council. (2007). *Our water history – on tap Water supply in the Wellington region 1867-2006*.
- <https://www.gw.govt.nz/assets/Documents/2007/09/Ourwaterhistory.pdf>
Grouden, V., & Capital Heritage Limited. (2016). *Lower Tyers Road, Ngauranga Gorge, Wellington (Part NZAA R27/537) Archaeological Monitoring Report*.
- <https://www.scottishbrickhistory.co.uk/wp-content/uploads/2016/03/Lower-Tyers-Rd-Archaeological-Monitoring-Report.pdf>
Guardians of Tyers Stream (Kaitiaki o Waitohi). (2023). *Guardians of Tyers Stream (Kaitiaki o Waitohi)*.
- Hanson Turton, H. (1847). *Wellington District [Col. McCleverty's Deed], in Plans of Land Purchases in the North Island of New Zealand Volume 2: Provinces of Taranaki, Wellington and Hawke's Bay*.
- <https://nzetc.victoria.ac.nz/tm/scholarly/Tur02Plan-fig-Tur02PlanP049a.html>
- Hawera & Normanby Star. (1896). *Estimate of cost*.
- <https://paperspast.natlib.govt.nz/newspapers/HNS18960131.2.9>
- Hawera & Normanby Star. (1915). *Business Notice*.
- <https://paperspast.natlib.govt.nz/newspapers/HNS19150115.2.19>
- Heritage New Zealand Pouhere Taonga. (2009). *Upper Karori Dam*.
- <https://www.heritage.org.nz/the-list/details/7749>
- Hutt Valley Independent. (1917). *Untitled*.
- <https://paperspast.natlib.govt.nz/newspapers/HVI19171006.2.14>
- McCleverty, W. (n.d.). *Ngauranga Road, Wellington [Photograph]*.
- Murphy, T. (2019). *The Clark Tannery in 19th Century Amesbury*.
- <https://amesburycarriagemuseum.org/news/2019/3/22/the-clark-tannery-in-19th-century-amesbury-6d8sp-gf946>
- Murray, B. (2014). *A history of Tawa*. Tawa Historical Society Inc.
- National Library. (2022). *Te Wharepouri, -1842*.
- <https://natlib.govt.nz/records/22409427>
- New Zealand Mail. (1906a). *Advance the Hutt*.
- <https://paperspast.natlib.govt.nz/newspapers/NZMAIL19061003.2.76>
- New Zealand Mail. (1906b). *The Meat Question*.
- <https://paperspast.natlib.govt.nz/newspapers/NZMAIL19060613.2.45>
- New Zealand Mail. (1907a). *Buildings and Contracts*.
- <https://paperspast.natlib.govt.nz/newspapers/NZMAIL19070327.2.209>
- New Zealand Mail. (1907b). *Building & contracts*.
- <https://paperspast.natlib.govt.nz/newspapers/WAG19240820.2.35>
- New Zealand Times. (1875a). *Page 3 Advertisements Column 2*.



- <https://paperspast.natlib.govt.nz/newspapers/NZTIM18750112.2.23.2>
New Zealand Times. (1875b). *Page 3 Advertisements Column 5.*
- <https://paperspast.natlib.govt.nz/newspapers/NZTIM18750113.2.16.5>
New Zealand Times. (1884). *Ngahauranga Tannery.*
- <https://paperspast.natlib.govt.nz/newspapers/NZTIM18840201.2.40>
New Zealand Times. (1906). *Page 8 Advertisements Column 9.*
- <https://paperspast.natlib.govt.nz/newspapers/NZTIM19060129.2.47.9>
New Zealand Times. (1907). *Page 3 Advertisements Column 5.*
- <https://paperspast.natlib.govt.nz/newspapers/NZTIM19070729.2.15.5>
New Zealand Times. (1911). *W. Dimock and Compnay, Ltd.*
- <https://paperspast.natlib.govt.nz/newspapers/NZTIM19110524.2.31.12>
North Otago Times. (1876). *Municipal Council.*
- <https://paperspast.natlib.govt.nz/newspapers/NOT18760205.2.12>
Proctor, H. R. (1914). *The Making of Leather.*
- https://www.google.co.nz/books/edition/The_Making_of_Leather/aGXrLv2mVYC?hl=en&gbpv=0
- Reed, P., Schoonees, K., & Salmond, J. (2008). *Historic concrete structures in New Zealand.* <https://www.doc.govt.nz/globalassets/documents/science-and-technical/sap248entire.pdf>
- Rogue Sheep. (2008). *Tyers Stream Dam [Photograph].*
https://www.google.com/maps/place/Tyers+Stream+Dam/@-41.2434382,174.8072316,3a,75y,90t/data=!3m8!1e2!3m6!1sAF1QipNPJleo1j9bxBNiaHrJ_xKuKFgoMQZSKxZ8Fulk!2e10!3e12!6shttps:%2F%2Fih5.googleusercontent.com%2Fp%2FAF1QipNPJleo1j9bxBNiaHrJ_xKuKFgoMQZSKxZ8Fulk%3D
- Rollason, J. B. R. W. (n.d.). *Ngauranga, late 1840s [Oil on board].*
https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=E17354651
- The Cyclopedia Company Limited. (1897). *Ngahauranga [Photograph], in The Cyclopedia of New Zealand [Wellington Provincial District].*
<https://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc01Cycl-t1-body-d4-d67-d1.html#name-414617-mention>
- Times, N. Z. (1915). *Saturday's Storm.*
<https://paperspast.natlib.govt.nz/newspapers/NZTIM19151108.2.59%0A%0A>
- Tyers Stream Group. (2023). *Tyers Stream.*
<https://www.facebook.com/TyersStream>
- Unknown. (1907). *Dam under construction in the Karori Reservoir valley, Wellington [Photograph].*
https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=E17714&dps_custom_att_1=emu
- Wairarapa Age. (1924). *Personal.*
<https://paperspast.natlib.govt.nz/newspapers/WAG19240820.2.35>
- Wairarapa Standard. (1871). *Page 2 Advertisements Column 5.*
<https://paperspast.natlib.govt.nz/newspapers/WAIST18710415.2.4.5>
- Waitangi Tribunal Report. (2003). *Te Whanganui A Tara Me Ona Takiwa - Report on the Wellington District.*
- Wanganui Chronicle. (1882). *Local and General.*
<https://paperspast.natlib.govt.nz/newspapers/WC18821117.2.8>
- Ward, L. E. (1928). *Early Wellington.* <http://nzetc.victoria.ac.nz/tm/scholarly/tei->



- WarEarl-t1-body-d16-d4.html
- Wellington City Council. (1971a). *Tip site: Tyers stream (general file)*.
<https://archivesonline.wcc.govt.nz/nodes/view/632067>
- Wellington City Council. (1971b). *Tyers Street Reserve*.
<https://archivesonline.wcc.govt.nz/nodes/view/563522>
- Wellington City Council. (1974). *Management Scheme, Tyers Stream Reserve, March 1974*. <https://archivesonline.wcc.govt.nz/nodes/view/116730>
- Wellington City Council. (1981). *Tyers Stream*.
<https://archivesonline.wcc.govt.nz/nodes/view/564859>
- Wellington City Council. (2004). *Northern Suburbs: Around the Kaiwharawhara Basin*. <https://wellington.govt.nz/-/media/recreation/enjoy-the-outdoors/walks-and-walkways/files/heritage-trails/northernsuburbs01.pdf>
- Wellington City Council. (2017). *Daisy Hill Farmhouse*.
<https://www.wellingtoncityheritage.org.nz/buildings/301-450/315-daisy-hill-farmhouse>
- Wellington City Council. (2022). *Ngauranga, Kaiwharawhara & Tiakiwai Maori Sites of Te Whanganui a Tara*.
<https://www.wcl.govt.nz/maori/wellington/ngawaahingauranga.html>
- Wellington Independent. (1872). *Page 4 Advertisements Column 1*.
<https://paperspast.natlib.govt.nz/newspapers/WI18720119.2.16.1>
- Wildlands Consultants. (2010). *Weed Control and Restoration Planting in Tyers Stream Reserve, Wellington City*.
- Williams, E. R. (n.d.). *Ngauranga Gorge in Wellington [Photograph]*.
https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE103826
- Wright, M. (1999). *New Zealand's engineering heritage : 1870-2000*.
- Wright Stephenson & Co Ltd. Wellington Branch. (1956). *Ngauranga Woolstore: 1956 under construction - site preparation [Photograph]*.
<https://collection.fletcherarchives.co.nz/objects/82672/wright-stephenson-co-ltd-wellington-branch-ngauranga-woolstore-1956-under-construction-site-preparation>
- Wymer, Pa. (2005). *Cementing New Zealand's Position as Innovators in Concrete Construction*.
https://cdn.ymaws.com/concretenz.org.nz/resource/resmgr/docs/conf/2005/s8_p3_-_wymer.pdf



Appendices

Appendix 1 Comparative analysis

Appendix 2 Wellington Thematic Heritage Study 2013

Appendix 3 Supplementary images

Appendix 4 Records of title



Appendix 1 Comparative analysis

Early Twentieth Century Wellington Dams				
Place name	Address/ location/ NZTM	Heritage Listing or recognition of significance	Photographs	Analysis
Johnsonville Dams	Off the Old Coach Road, from the end of Rifle Range Road, Ohariu Valley		 <p><i>View of the overgrown Truscotte Avenue Dam, 2016 (Engineering New Zealand, 2019).</i></p>	<p>Like Tyler's Stream Johnsonville's Ohariu Stream dam was relatively small and built in the early years of the twentieth century. The Johnsonville dams, however, were for public water supply.</p> <p>In 1910, Johnsonville Town Board raised a special loan of £8,500 to ensure a steady supply of water for the growing suburb. They commissioned the erection of a dam on the Ohariu Stream capable of holding 318,000 litres. Like Tyler's Stream dam, it was relatively small. A pump was installed to draw water up to the hill to a much larger</p>

				<p>1.3 million litre reservoir and holding dam on the Totara Ridge. From the Ridge untreated water was reticulated to the township below. Water was turned on in 1912. As a result of a storm in 1918, the pumping station was destroyed by mud and debris. A new earthen dam was completed in 1920 restoring the residents' supply of reticulated water. In 1926, a dwindling water supply saw the Ohariu dam cleaned out and re-opened. Today, like Tyers Stream Dam, the dams are no longer in use and have fallen into disrepair, but the remains of the dams and their pipework are still visible (Engineering New Zealand, 2019).</p>
--	--	--	--	---



<p>Korokoro Stream Dams</p>	<p>Belmont Regional Park, Lower Hutt</p>	<p>Engineering New Zealand Heritage Register</p>	 <p><i>Former Wellington Woollen Manufacturing Company dam, lower Korokoro Stream, 2014 (Engineering New Zealand, 2014).</i></p>	<p>The Korokoro Stream Dams include a 1903 public waterworks dam and, downstream, the Wellington Woollen Manufacturing Company Dam. Built in 1904 the concrete dam makes an interesting comparison with Tyers Stream Dam as it was built for the use of a commercial enterprise and replaced an earlier wooden dam erected by the Company.</p> <p>The Woollen Company established their mill near the mouth of the Korokoro Stream to maximise their access to the necessary water supply. When the Petone Borough Council decided to dam the stream for public water supply, the Company took legal action against the Council for diminishing their supply of water. The Council eventually built a dam for the Woollen Company downstream of the public works dam to compensate. It replaced an earlier totara dam erected by the company which drove a turbine at the mill</p>
-----------------------------	--	--	---	--



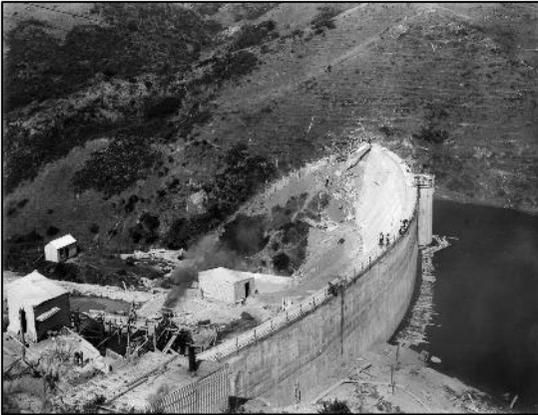


View of former Wellington Woollen Manufacturing Company dam, from the east bank of the Korokoro Stream, 2014 (Engineering New Zealand, 2014).

(Damwatch & Wellington Regional Council, 2006). The dam was six metres high and a mass concrete gravity dam (arch dam). It was designed by Petone Borough Engineer, Samuel Jickell and is one of New Zealand’s earliest mass concrete dams.

Both dams were decommissioned in the late twentieth century, and are now part of the Belmont Regional Park (Engineering New Zealand, 2014; Engineering New Zealand et al., 2014).



<p>Karori Water Supply Dams</p>	<p>Waiapu Road, Karori</p>	<p>Lower Karori Dam Category 1 (List No. 7750) Upper Karori Dam, Category 2, List No. 7749.</p> <p>Engineering New Zealand Heritage Register</p>	 <p><i>Upper Karori Dam under construction (Unknown, 1907).</i></p>  <p><i>Upper Karori Dam, (Heritage New Zealand Pouhere Taonga, 2009).</i></p>	<p>Lower Karori Dam was erected in 1878. Upper Karori Dam was constructed between 1906 and 1908, around the same time as Tyers Stream Dam. Both are concrete constructions but the Upper Karori Dam is much larger in scale.</p> <p>Wellington’s rising population in the 1860s and 1870 promoted the construction of the Lower Karori Dam in 1878: “Wellington became the first municipality in New Zealand to construct a public water supply dam”. It was designed by Nicholas Marchant and is an earth dam with a puddled clay core. Concrete was also used as the shaft and to line the reservoir, which was innovative for the period (Wymer, 2005). Population continued to increase and water resources around Karori and the greater Wellington region struggled to keep up with the demand. Upper Karori Dam was constructed between 1906 and 1908. It was “a pioneering structure:</p>
---------------------------------	----------------------------	--	--	---



				<p>as one of the earliest large scale concrete gravity dams in New Zealand". It was designed by William H. Morton. Due to earthquake safety concerns, the dams were decommissioned in the 1990s.</p>
--	--	--	--	--



Appendix 2 Wellington Thematic Heritage Study 2013

Refer to the Wellington Thematic Heritage Study 2013

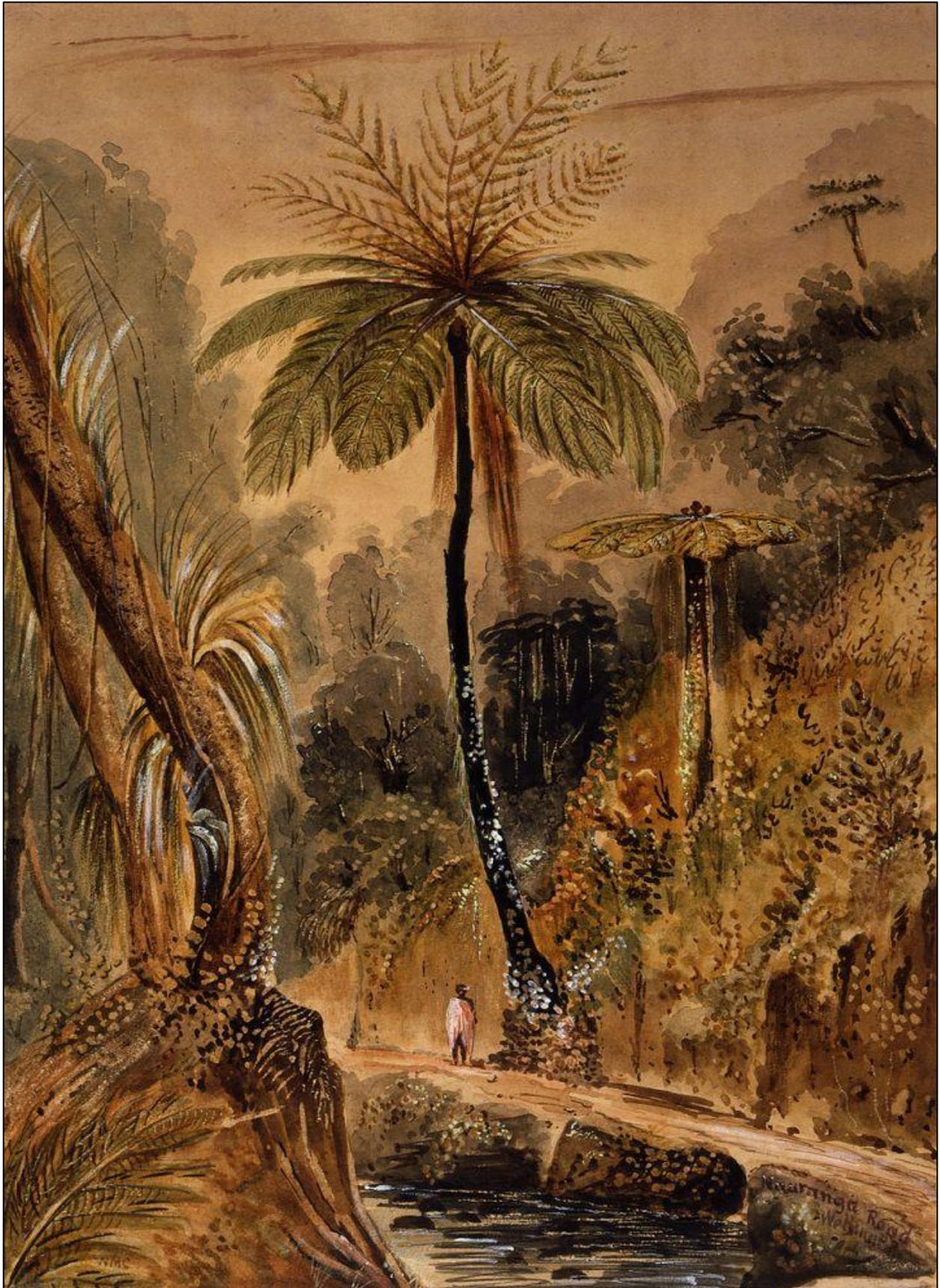
https://wellington.govt.nz/~/_media/services/community-and-culture/heritage/files/thematic-heritage-study.pdf

	Select the themes & subthemes which apply to the place	Yes / some (add explanation)
A	MIGRATION/ IMMIGRATION	
A1.1	Maori migration	
A1.1B	Settlements	Yes. Associated with Te Wharepouri and the settlement of Ngauranga
A1.1F	Gardens	Yes. Section 7 was an area of cultivation
A1.1H	Streams and waters	Yes. Section 7 included a stream
A2	Settlement Patterns	
A2.1	Maori Settlement	
A2.1A	Pa, urupā, settlements (kainga), canoe landing places, gardens, midden	Yes. Sections 7 and 8 were part of the Ngauranga Native Reserve, 1847
A2.2	Colonisation	
A2.2E	Early commercial ventures	Yes. Tyer established a tannery on Section 8
A2.2G	Roads	Some. Tyer constructed an early road which has since become Lower Tyers Road
A3	People and the natural environment	
A3.1	Response to Topography	
A3.1E	Reclamations	Yes. Tyer changed the channel of the stream and removed fill from the hill to provide a flat building space
A4.7	Water supply infrastructure	

A4.7A	Dams, culverts, pipes	Yes. Water was essential to the works on Section 8.
D	BUILDING SOCIAL AND CULTURAL LIFE	
D4.3	Open Spaces	
D4.3A	Recreational reserves	Yes. Tyers Dam is now part of Tyers Stream Reserve



Appendix 3 Supplementary images



Ngauranga Road, Wellington. By Lieutenant Colonel William McCleverty, c. 1846 (McCleverty, n.d.).





“Hand-coloured engraving from a watercolour [Ngauranga Gorge and Stream, ca 1845], Ref. no. B-031-008, by S. C. Brees. It shows the stream viewed from the Wellington Harbour side, looking back into the Ngaio hills, with a Maori man carrying a European woman on his shoulders across the stream. On the right side is Ngauranga Pa, with the canoe memorial to Wharepouri amongst small houses. The waka-taua (canoe) is named "Te Wheke-a-Muturangi" and belonged to Te Wharepouri” (Brees & Melville, 1842).

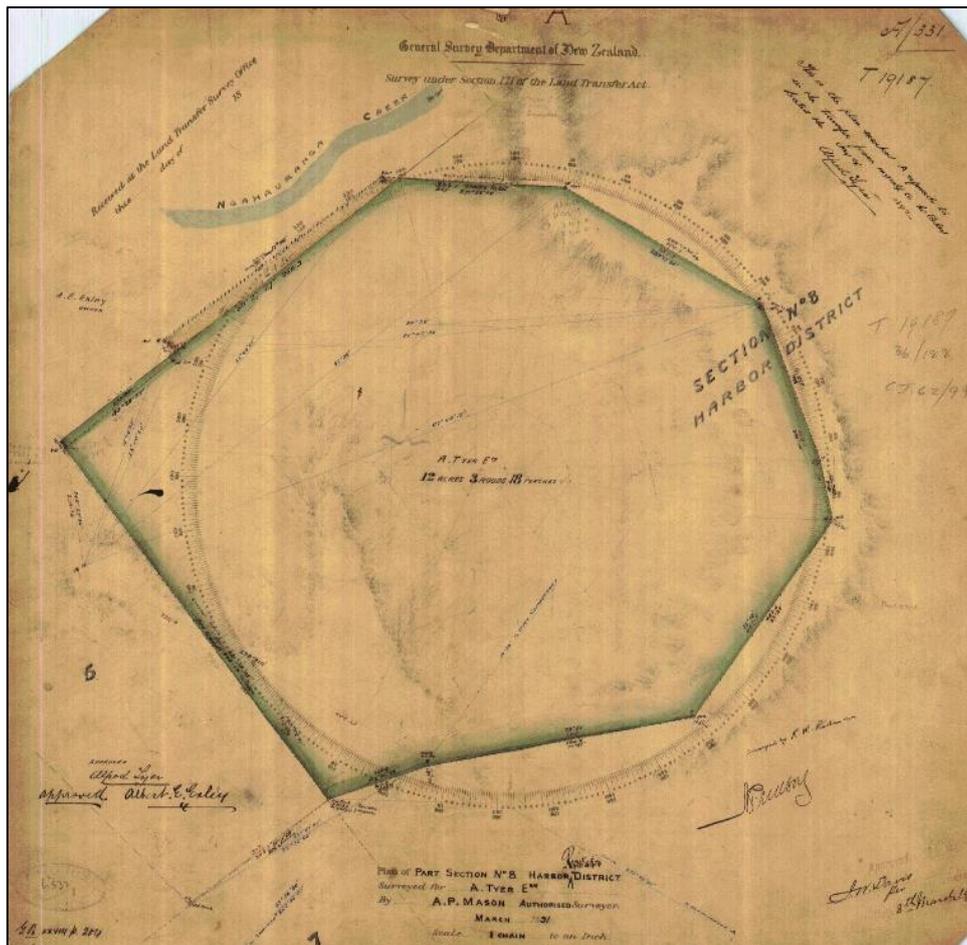


Painting showing a coach and four horses about to cross a bridge over Ngauranga stream in the foreground. The Hutt Road is visible to the right. Three buildings, including Futter's Tavern in the background. There is a half-canoe monument to Te Wharepouri, upright in the ground beyond the buildings and below the hills (Rollason, n.d.).





View of the buildings at the bottom of the Gorge.c.1875. Part of the hillside has been completely cleared (Bragge, 1875).

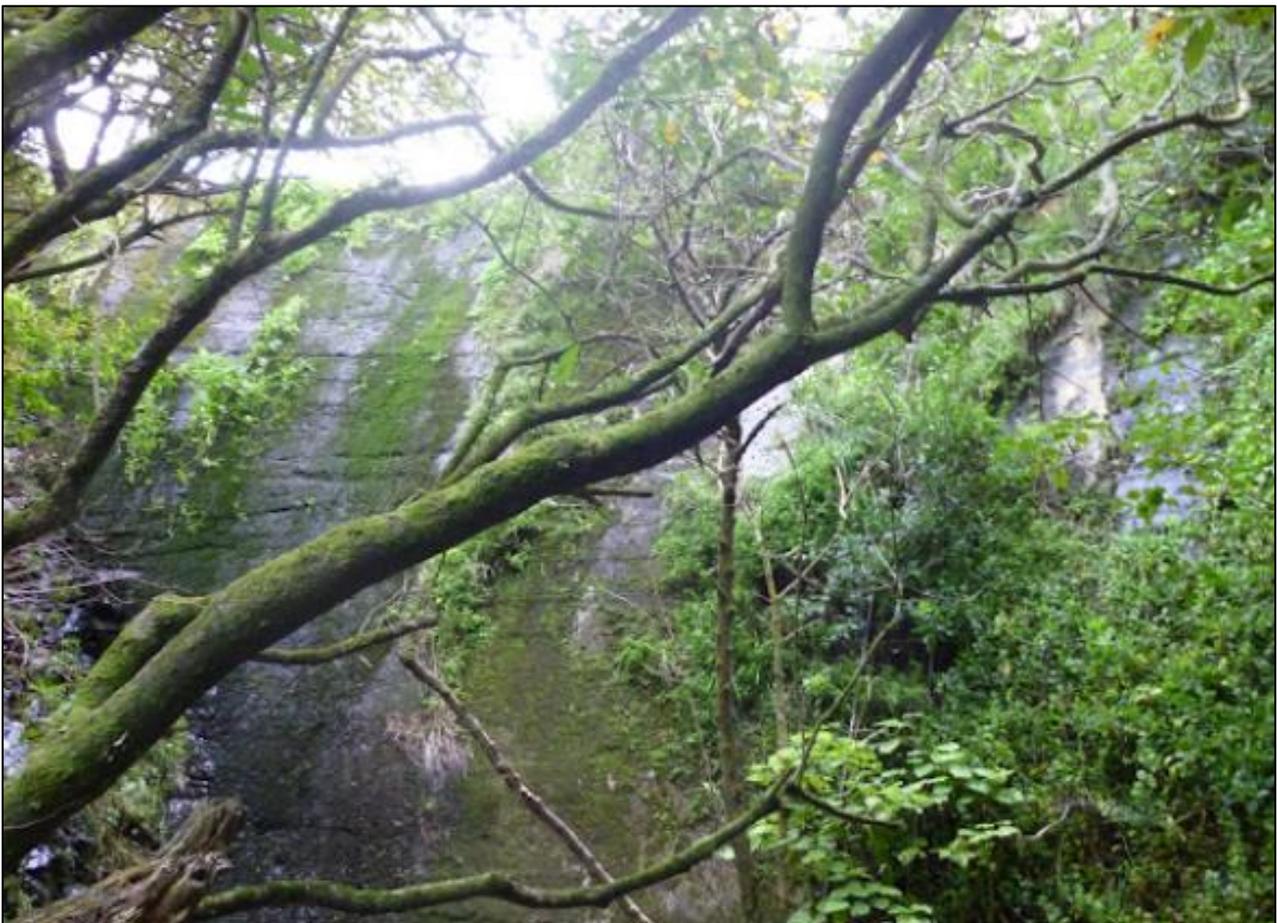


Survey plan showing Tyer's freehold holdings on northern part of Section 8, 1891 (A331).





Ngauranga in 1897 (The Cyclopedia Company Limited, 1897).



View of Tyers Stream Dam looking towards the top (Cadenhead, 2023).





View of top of Tyers Stream Dam (Rogue Sheep, 2008).



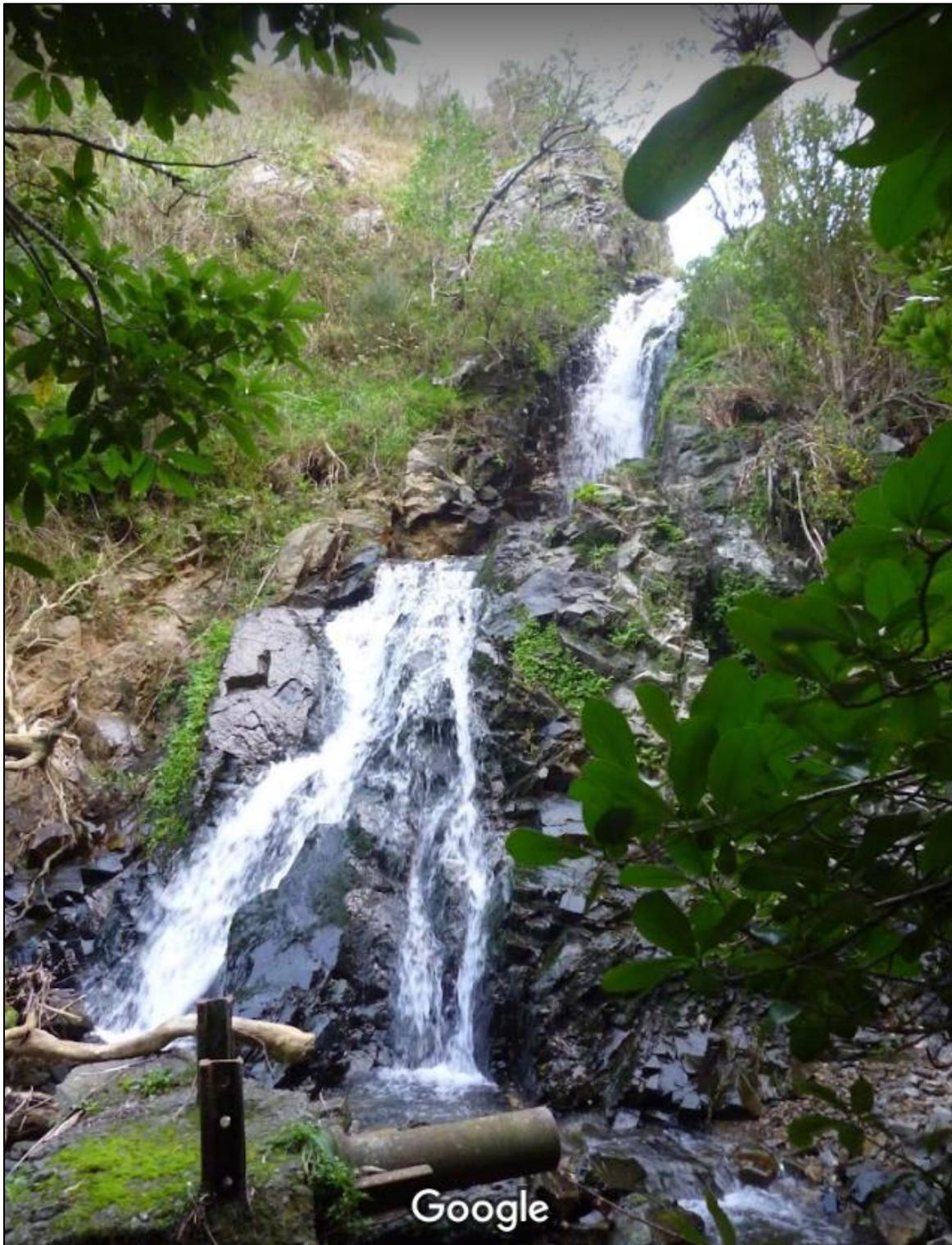


View of Tyers Stream culvert with new grill (Cadenhead, 2023).



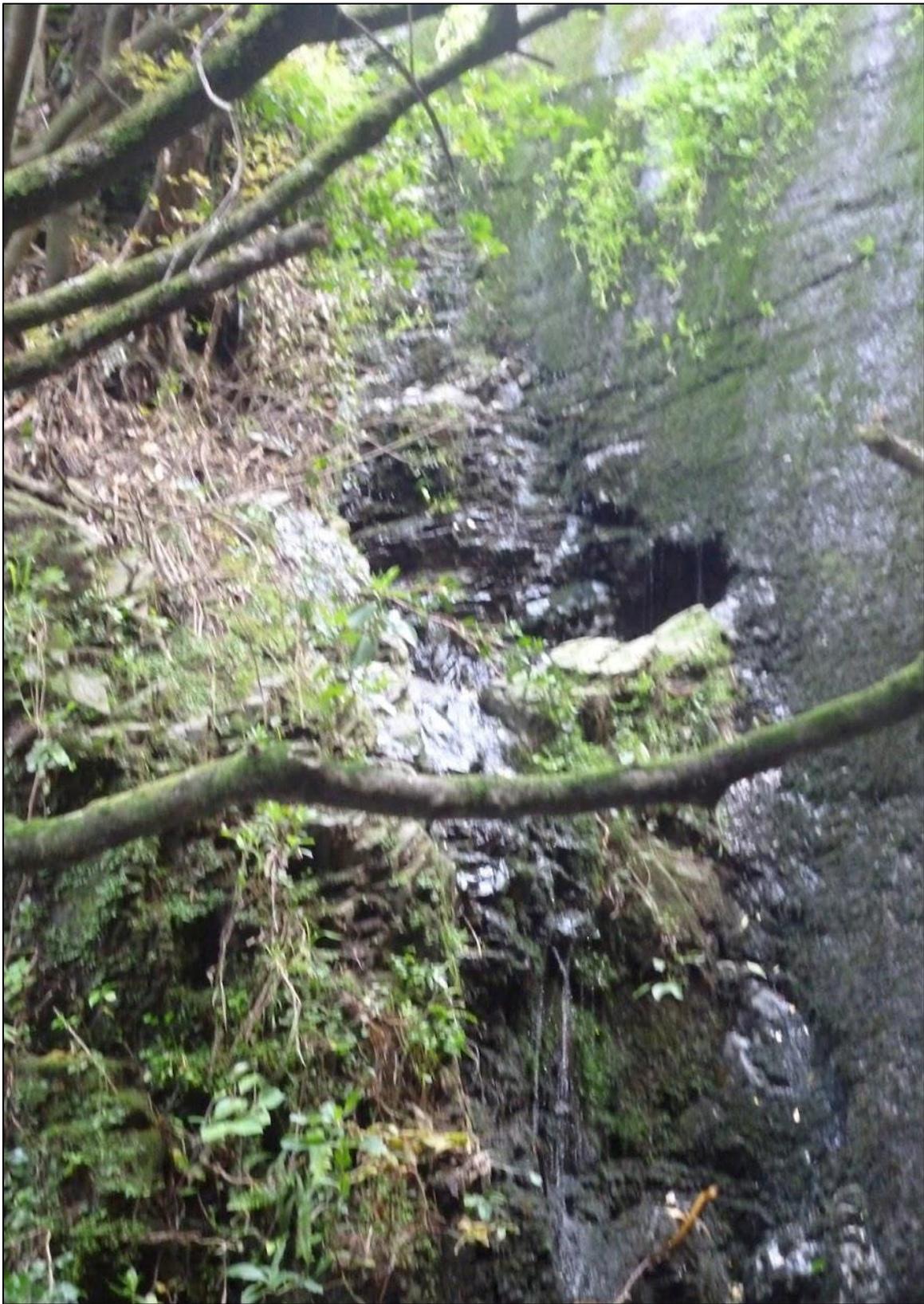
View of stream. Note on far left of image is stonework covered in a layer of concrete. During the nineteenth century, stone dams were sometimes covered in a layer of concrete for protection (Cadenhead, 2023; Greater Wellington Regional Council, 2007).





Note pipe work at bottom of waterfall (Cadenhead, 2023)s





View of Dam (Cadenhead, 2023).

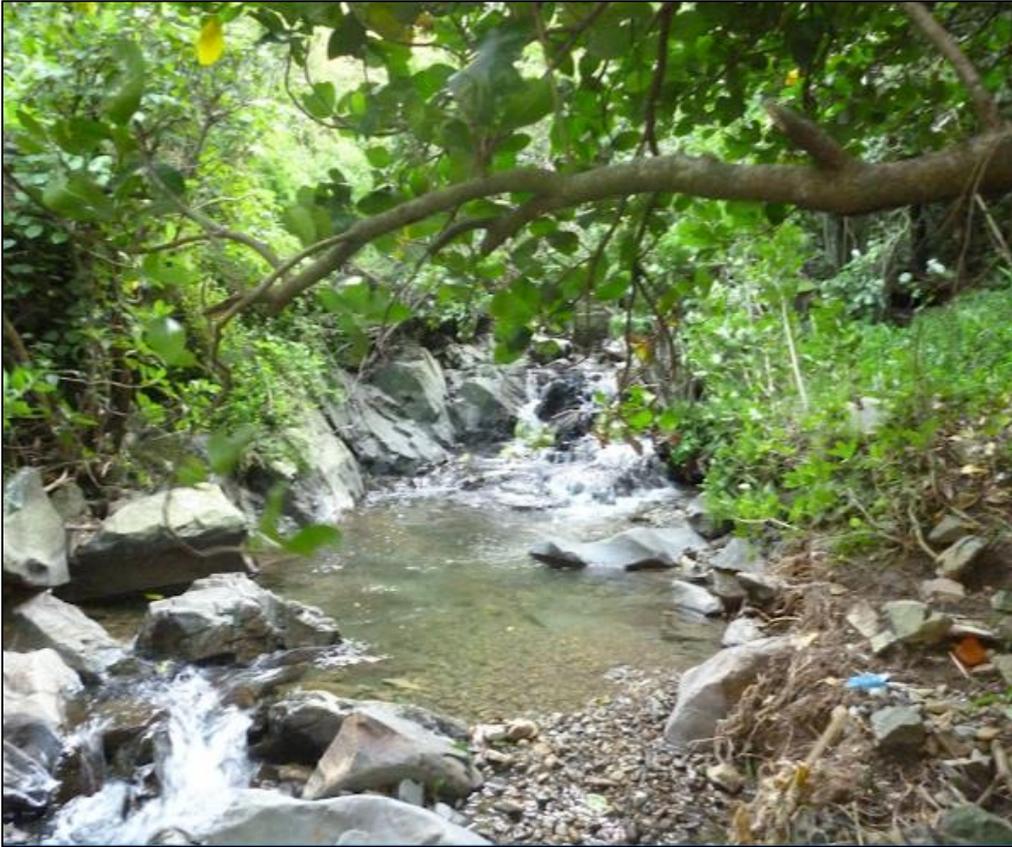


View of Stream (Cadenhead, 2023)



View of stream including old pipes (Cadenhead, 2023).





Tyers Stream (Cadenhead, 2023)



Tyers Stream (Environmental Protection Authority, 2022).



Appendix 4 Records of title

WN39C/276

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier **WN39C/276**
Land Registration District **Wellington**
Date Issued 14 March 1991

Prior References

[WN23B/25](#)

Type Fee Simple
Area 4272 square metres more or less
Legal Description Lot 4 Deposited Plan 58937
Purpose Recreation Reserve

Registered Owners
 Wellington City Council

SUBJECT TO THE RESERVES ACT 1977



WN23B/25

Register No. **374/293**
Transfer No.
N.O. Order No. **538806.1**



Land and Deeds

REGISTER

23B / 25

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the **2nd** day of **February** one thousand nine hundred and **eighty-three** under the seal of the District Land Registrar of the Land Registration District of **WELLINGTON**

WITNESSETH that **WRIGHT STEPHENSON PROPERTIES LIMITED** At Wellington

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing **15.7107 hectares more or less situate in the City of Wellington being parts Section 7, 8 and 9 Harbour District and part closed road intersecting the said Section 8**

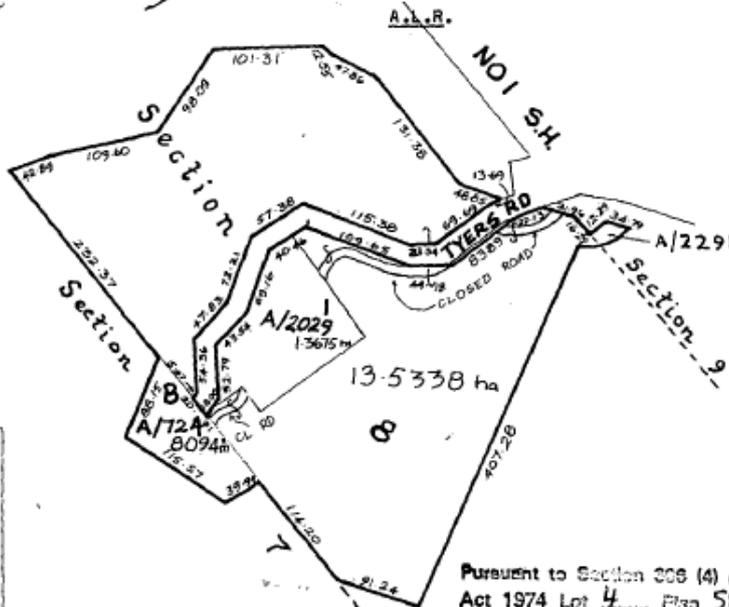


Assistant Land Registrar

Subject to electricity rights (in gross) over the part coloured yellow on Plan 34584 in favour of the Hutt Valley Electric Power and Gas Board created by Transfer 201340.1

Mortgage 217670.1 to The New Zealand Discharge Company Limited - 3.2.1977
20.2.1980 at 1.33 p.m.

A.L.R.



Pursuant to Section 208 (4) of the Local Government Act 1974 Lot 4, Plan 58937, is vested in the **WELLINGTON CITY COUNCIL** as a reserve for **recreation** subject to the Reserves Act 1977

Entered 20.2.1980

CT 390/276 issued - see
OCT 18.4.1976.8
(OVER)

ALR.

Total Area: 15.7107 ha
Measurements are Metric
SO 10503, 15300

No. 23B / 25



23B/25

762704.2 OCT) Cancelled and the following
20.2.1986 Cst issued in terms of Plan
58937
28C/5 issued for part Lot 1
28C/6 issued for part Lot 2
28C/7 issued for part lot 3

A.L.R.



DUPLICATE DESTROYED



WN 374/293

REGISTER

(Land and Deeds—4)
(Form B.)

NEW ZEALAND.

Vol. 149 Folio 135
Vol. 222 Folio 36
Vol. 222 Folio 65
Transfer No.
Application No.
Order for N/O No. 6615

Register-book,
Vol. 344, folio 793

5130
23.24
1514

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

CANCELLED

This Certificate, dated the June one thousand nine hundred and twenty seven under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that J.C. HUTTON (SEA 256, 262) LIMITED 18213

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written and endorsed hereon, subject also to any existing rights of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon referred to green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2027Y THREE 2028Y TWENTYTHREE AND THREE TENTHS more or less situate in Block II of the Belmont Survey District being parts of Sections 7, 8 and 9 and part of a closed road intersecting the said Section 8 Harbour District.

EQUIVALENT METRIC AREA IS 15.6785 ha
TOTAL AREA 43-0-23.3

Scale 5 chains to an inch
38/- 2 38-0000

Metric Area
15.6785 ha
523 m² (Doc 46704-1)
15.6262 ha

W. G. Haine
Assistant District Land Registrar

Proclamation No. 1436 defining the middle line of portion of the Wellington New Plymouth Railway, reduced 6th February 1925 at 3pm

Proclamation 109 produced 9th June 1927 for Re-opening Proclamation 106 and defining the middle line of portion of the Wellington New Plymouth Railway

Proclamation 2702 defining the middle line of portion of the Wellington-Tangahoum Highway produced 14th July 1928 at 3pm

Proclamation 3073 taking part of with land for road and Order in Council concerning the same produced 8th April 1941 at 3pm

No. 24273 Change by the Proclamation of 11th March 1942 at 10.15 am

over

CONTINUED

CANCELLED



374/293

THIS REPRODUCTION (ON A REDUCED SCALE) ENTITLED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 213A LAND TRANSFER ACT 1952
D.L.R.

Order in Council 2078 declares portions of the land shown coloured yellow on the plan known to the Government Road Order in Council 2078. dtd. 19.9.70. Walsford

Proclamations 3520 stopping the road declared to be Government Road by Order in Council 2078. dtd. 25.9.70. Walsford

DISCHARGED of Mortgage 358417 20.9.1972 at 10.41 a.m. J. Keenan A.L.R.

WELLSBROOK - except as to the portion of road to be shown by the plan entered 6/1/1968 at 11.00 am. J. Keenan A.L.R.

DISCHARGED of Mortgage 329819 20.9.1972 at 10.42 a.m. J. Keenan A.L.R.

Transfer 371000 J.C. Kuttom (New Zealand) Limited to Wright Stephenson Properties Limited having its registered office at Wellington produced 14th April 1956 at 2.52 p.m. J. Keenan A.L.R.

DISCHARGED of Mortgage 443899 20.9.1972 at 10.43 a.m. J. Keenan A.L.R.

DISCHARGE 160390.3 Mortgage 129819 Wright Stephenson Properties Limited to Australian Mutual Provident Society dtd. 15.4.50 J. Keenan A.L.R.

Transfer 201340.1 Grant of Power rights (in gross) over part shown coloured yellow on Plan 34584 in favour of The Hutt Valley Electric Power and Gas Board - 14.7.1976 at 1.44 p.m. J. Keenan A.L.R.

DISCHARGE 160390.3 Mortgage 358414 Wright Stephenson Properties Limited to Australian Mutual Provident Society produced in March 1957 at 11.55 am J. Keenan A.L.R.

Mortgage 217670.1 to The New Zealand Insurance Company Limited - 3.2.1977 at 1.33 p.m. J. Keenan A.L.R.

DISCHARGED Mortgage 229819 produced 9.1.57 at 2.57 p.m. J. Keenan A.L.R.

No. 356292.1 Notice whereby part of the street adjoining hereto (shown and 553m2 hatched black hereon) is stopped and now known as Section 156 Harbour District - 22.4.1980 at 2.30 p.m. J. Keenan A.L.R.

DISCHARGED Mortgage 358417 produced 24.5.1958 at 2.42 p.m. J. Keenan A.L.R.

No. 467814.1 Gazette Notice declaring that part of the within land (523m2) is taken for road and shall vest in the Wellington City Council from and after the 17th day of December 1981 - 19.1.1982 at 9.25 a.m. J. Keenan A.L.R.

DISCHARGE 160390.1 Mortgage 22738 to Australian Mutual Provident Society - 4.4.1962 at 9.17 a.m. J. Keenan A.L.R.

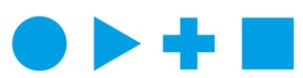
O.C.T. 538806.1 Canceled 2.2.1983 and C.T. 258/25 issued J. Keenan A.L.R.

DISCHARGE of Mortgage 329819 - 22.1.1974 J. Keenan A.L.R.
No 19231 legal note, dtd. 19.1.74 (2 pages) should refer for better information. Plan produced 28.9.1969 - 23.7.1969 at 9.46 am. J. Keenan A.L.R.

The Mortgages 329819 and 523788 (Kauapapa) were cancelled by the Registrar on 2.2.1983. Found copies destroyed. J. Keenan A.L.R.



DUPLICATE DESTROYED



WN222/65

NEW ZEALAND.

Reference: Vol. 161, Folio 309
Transfer No. Balance
Application No.
Order for N/C No. 907



Register-book,
Vol. 222, folio 65

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twentieth day of November, one thousand nine hundred and thirteen, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, witnesseth that

The Banks Co-operative Meat Distributing Company Limited an incorporated company having its registered office at Haurua near the city of Wellington

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered red be the several dimensions a little more or less, that is to say: All that parcel of land containing two acres more or less situate at Haurua aforesaid and being part of section 4 of the Hawke Bay District



District Land Registrar.

- A. 1865
- A. 1875
- A. 12005
- (M. 52022)
- A. 12005
- (M. 52022)
- T. 11225
- T. 11225
- (M. 52022)
- over

Subject to the rights and easements created by transfer 89551 (relating to use of water)

Mortgage 53032 produced 26 June 1906 at 2.5 pm the above named Company to Alfred Tyer (now dead in John Davies, Hugh Duncan Buchanan, James Milles and Richard Charles Thompson)

POWER OF SALE EXERCISED BY THE BANKS CO-OPERATIVE MEAT DISTRIBUTING COMPANY LIMITED to the Bank of New Zealand at 2 pm effect of transfer 59551 Miscellaneous P. 220

Mortgage 10155 produced 12 January 1911 at 4 pm The New Zealand Farmers Co-operative Bacon and Meat Packing Company Limited to the Bank of New Zealand

DISCHARGED and effect of transfer 59551

Transmission 12008 to James Milles entered 25th January 1915 at 3 pm effect of transfer 59551

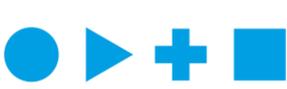
Transmission 2007 to Charles Robert Smith and George Ross entered 25th January 1915 at 3 pm effect of transfer 53032



Scale 4 chains to an inch
A. 2025
1/10/29

CONTINUED

over



222/65

DISCHARGED Transfer 11595 of Mortgage 53032 produced 28th January 1918 at 1pm. Charles Peter Stewart Ross
M. 11512 Charles Blingham & Edward John O'Connell of Wellington
(M. 5205) J. J. Durkin

DISCHARGED Transfer 11399 of Mortgage 53032 produced 25th January 1918 at 3pm. Edward John O'Connell to the
New Zealand Farmers Co-operative Bacon and Meat
Packing Company Limited J. J. Durkin

Mortgage 1512 of 1914 at 2.10pm The New Zealand
Farmers Co-operative Bacon and
Meat Packing Company Limited to
The Bank of New Zealand
DISCHARGED J. J. Durkin

K. No 999 change of Name of The New Zealand
Farmers Co-operative Bacon and Meat Packing
and Bacon Company Limited (Mortgage in
Mortgage 53032 to The New Zealand Meat
Packing and Bacon Company Limited dated
22nd January 1924 at 2.25pm J. J. Durkin

Transfer 157599 produced 23rd January 1924 at 10.30am
The New Zealand Meat Packing and Bacon Company
Limited under Power of Sale in Mortgage
53032 to The New Zealand Bacon & Meat
Packing Company Limited J. J. Durkin

Transfer 153577 produced 30th May 1927
at 2.25 pm. The New Zealand Bacon
& Meat Packing Company Limited to J.
C. Hutton (New Zealand) Limited J. J. Durkin

Cancelled in Vol 374 Folio 293
(M. 1515) W. G. Hume

THIS REPRODUCTION IS A REDUCED-SCALE
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952
J. J. Durkin D.I.R.



REGISTER

16/39

X ~~baocat 3409 by M. Richardson~~
 produced ~~officers at a meeting~~
 T1753630
 DM65033
 DM61127
 T29857
 T192507
 T192907
 4/21/13

Transfer 87851 (part of easement) produced
 the 10th May 1913 at 11.30am the within named
 Company to M. Dimock and Company Limited
 of rights relating to all of water and by the same
 transfer an easement over land in Certificate
 of Title Volume 1187 folio 135 was granted to the
 within named Company. *H. H. H. H.*

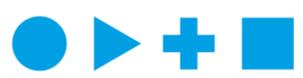
Transfer 92507 produced 20th November 1913
 at 10.35am The Registrar of the Supreme Court
 of New Zealand at Wellington (in exercise of
 power of sale in Mortgage 53032) to John Davis
 Hugh Duncan Buchanan, Thomas Thompson
 Hiltai and Richard Charles Hinglaur
 of the part of Section 8 and closed road
 district within. *H. H. H. H.*
 Vol. 222/36
 fo. 227/65 for Bal.



REPRODUCTION (ON A REDUCED SCALE)
 CERTIFIED TO BE A TRUE COPY OF THE
 ORIGINAL REGISTER FOR THE PURPOSES OF
 SECTION 215A LAND TRANSFER ACT 1952
H. H. H. H.
 D.L.R.

CERTIFICATE OF TITLE,

Vol. , folio



WN153/274

REGISTER NEW ZEALAND.



Reference: Vol. 63, folio 202
 89, folio 41
 Transfer No. 57928

153/274 [Form B.]
Register-book,
Vol. 153, folio 202 CANCELLED
153/274

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Eighth day of June, one thousand nine hundred and Six, under the hand and seal of the District Land Registrar of the Land Registration District of Hollington. Witnesseth that The Banks Cooperative Meat Distributing Company Limited

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered Acres, by the several admeasurements a little more or less, that is to say: All that parcel of land containing forty seven acres two rods thirty seven perches and being part of sections 7 & 8 Harbour district

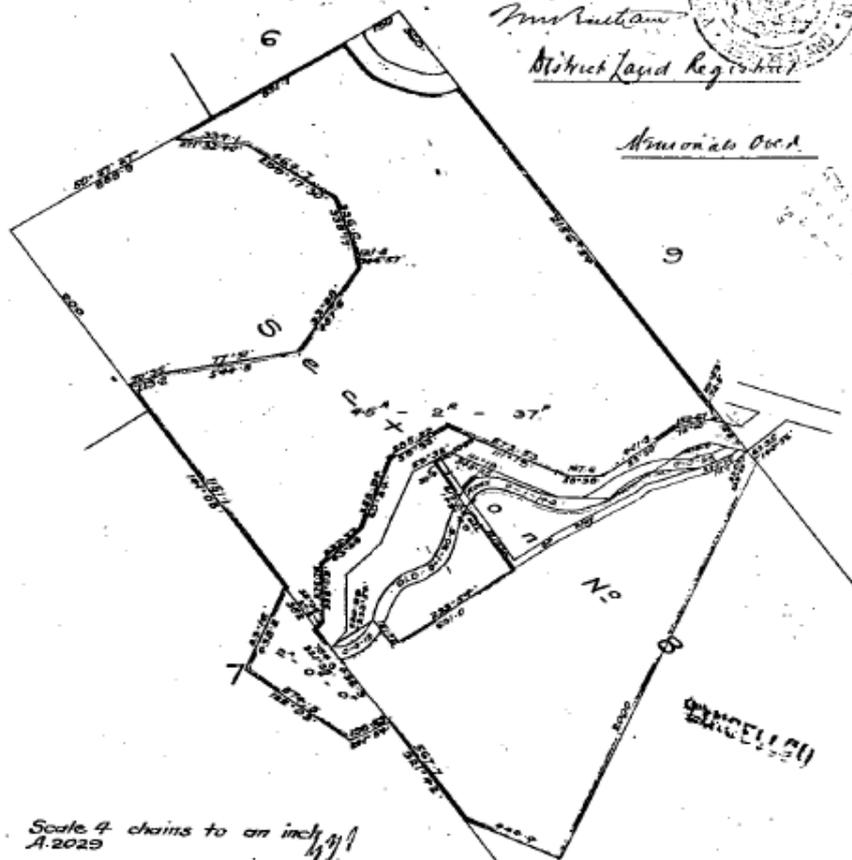


Image Quality due to Condition of Original

Scale 4 chains to an inch
A.2029

CONTINUED



REGISTER

Subject to a right of way over part of Section 8
 below yellow on the plan heron above subject 153/274
 to Cawcat 2478
 Mortgage N° 53032 produced 8th June 1906 at 2.5% per
 The Banks Cooperative Heat distributing Company Limited
 to Alfred Tyer. *W. M. Williams D.L.R.*

Lease 6780 produced 8th June 1906 at 2.5% per The Banks
 Cooperative Heat distributing Company Limited to John
 Davis Term 5 years from 1st February 1906
W. M. Williams D.L.R.

Mortgage N° 53033 produced 8th June 1906 at 2.5% per The
 Banks Cooperative Heat distributing Company Limited to Messrs
 Bureau, John Davis, Richard Hingoby, Thomas, William
 Bruce, George Frederick Robinson, Anna, William & Lewis
 Nathan Holland, James Bureau, W. Douglas and Lewis
 Sykes and Thomas Beattie. *W. M. Williams D.L.R.*

Substituted C of T 16/21

THIS REPRODUCTION (ON A REDUCED SCALE)
 CERTIFIED TO BE A TRUE COPY OF THE
 ORIGINAL REGISTER FOR THE PURPOSES OF
 SECTION 225A LAND TRANSFER ACT 1952
W. M. Williams
 D.L.R.

CANCELLED



WN141/274

REGISTER NEW ZEALAND.



[Schedule 1.]

Reference: { Warrant No. 8/185
P.R. folio

Register-book,
Vol. 141, folio 274

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

CANCELLED

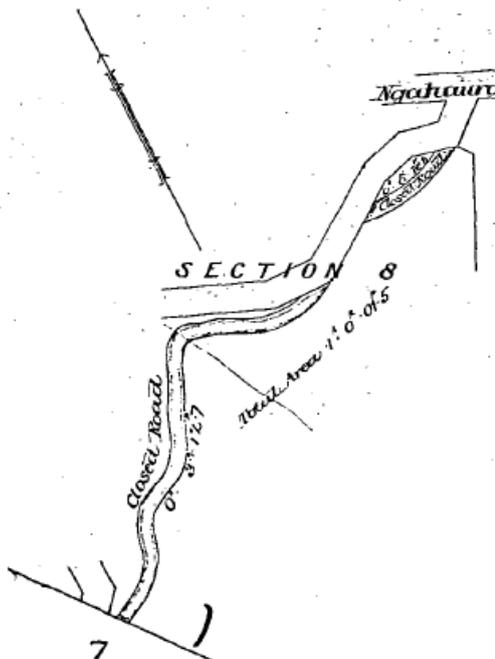
This Certificate, dated the sixteenth day of March, one thousand nine hundred and two, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, Witnesseth that Alfred Tyer of Ngakauranga Wellington

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered red, to be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by the said Alfred Tyer as from the thirteenth day of December, one thousand nine hundred and one, under The Land Act 1892 and its amendments, that is to say: All that parcel of land containing one acre and 1/4 perch and being a closed road through section 8 Carleton District

note

M. W. Kellam

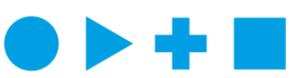
District Land Registrar



Transfer 5186 produced 10 January 1906 to same Alfred Tyer to W. G. Smith & Co. and Company Limited of part above land together with right of way over other part CT 149/135
Transfer 61636 produced 26 March 1907 of 2 1/2 per Alfred Tyer to The Banks Co-operative Milk Distributing Company Limited of balance above land CT 141/274

CANCELLED

THIS REPRODUCTION ON A REDUCED SCALE CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.



WN89/41

NEW ZEALAND.

(Form B.)



Reference: Vol. folio Transfer No.

Register-book Vol. 89, folio 41.

Application 2572.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

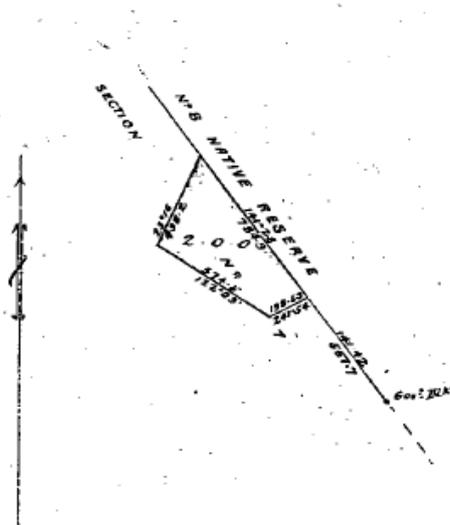
This Certificate, dated the Twelfth day of October, one thousand eight hundred and ninety-two, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, witnesseth that Alfred Tyers of Ngahauranga Wellington

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered by the several admeasurements a little more or less, that is to say: All that parcel of land containing 29 1/2 acres more or less situate in Block XI Teitoti Wharangi District and being part of Section 153 of that District.

La



W. Stewart District Land Registrar



X Caveat 2297 by the Bank of New Zealand -
Produced 4th July 1906 at 11 am
8-6-06 M. Kilgour A.M.
X Caveat 2178 by M. Rimack and
Company Limited produced 3rd
April 1906 at 11 am. M. Kilgour A.M.

Transfer 57928 produced 8th June 1906 at
2.51 pm Alfred Tyers by The Bank Co-operative
Meat Distributing Company Limited Caveat
conspicuous - Ann Catharine Bell
C/T 153/277

THIS REPRODUCTION ON A REDUCED SCALE
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 115A LAND TRANSFER ACT 1952.
Stewart D.L.R.



WN63/202

NEW ZEALAND.

[Form B.]



Register-book,
Vol. 63, folio 202

Reference: Vol. 36, folio 188.
Transfer No. Balance

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the 14th day of July, one thousand eight hundred and ninety-1891, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington Witnesseth that Alfred Tyer of Ngahauranga-Till-menget

is seized of an estate in fee-simple (subject to such reservations, restrictions, easements, liens, and interests as are notified by memorial under-written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered red, be the several admeasurements a little more or less, that is to say: All that parcel of land containing fifty one acres and twenty five perches situate in the Porirua District of Wellington East of Section Eight on the Public Map of the Harbour District deposited in the Office of the Chief Surveyor at Wellington

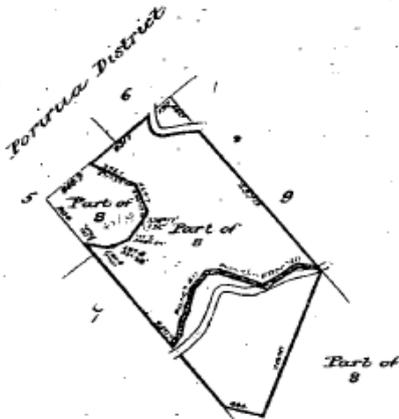
A. T. P.
51 - 0 - 220
3 - 1 - 24.3
48 - 2 - 37.7



1891
X caveat 2197 by Edwards, Parson and Sherrin produced 21st January 1891 at 11.30 am
1891

DISCHARGED

1891
X caveat 2207 by the Bank of New Zealand produced 4th July 1891 at 2.15 pm
1891



Scale 10 chains to an inch
CANCELLED

Withdrawal of caveat 2207 at 11.30 am 1891

Withdrawal of caveat 2207 at 11.30 am 1891

Transfer 5792 produced 18th January 1891 at 11.30 am 1891

Proclamation 411 produced 23rd January 1891 at 10 am taking part above land for a public road 1891

Plan C/179 produced 21st February 1891 at 10 am whereby part above land was declared a public road 1891

X caveat 2478 by M. Dimock and Company Limited produced 3rd April 1891 at 6.50 am 1891

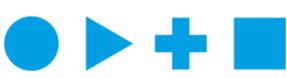
Transfer 5792 produced 18th June 1891 at 2.51 pm 1891

Transfer 5792 produced 18th June 1891 at 2.51 pm 1891

Transfer 5792 produced 18th June 1891 at 2.51 pm 1891

Transfer 5792 produced 18th June 1891 at 2.51 pm 1891

THIS REPRODUCTION ON A REDUCED SCALE IS CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTERED FOR THE PURPOSES OF SECTION 215A, LAND TRANSFER ACT 1952.



WN36/188

NEW ZEALAND



[CERTIFICATE OF TITLE.]

Register Book
Vol. 36 Folio 188.

Reference Vol. 27 Fol. 150.



Alfred Dyer of Ngahamanga Settlements is now possessor of an Estate in fee simple subject, nevertheless to such encumbrances, fees and interests as are subject by Statute or otherwise to the said estate, shown in that piece of land containing sixty four acres more or less bounded towards the North by the Main Road towards the South East the Main Road then hundred and twenty nine links by Section number nine towards the South West about South two thousand links and four hundred and forty four links by other parts of Section number eight towards the South West the Main Road four hundred and seven links by Section number seven towards the South East and Section number five towards the North West one thousand seven hundred links by Section number six and Section number six (A) the same is delineated herein herewith, but for the several measurements a little more or less the public road intersecting the same being excepted, hereof which said land is part of Section number eight in the public Map of the Hawke's Bay District deposited in the office of the Chief Surveyor at Wellington on the 13th day of November 1881 to the said Alfred Dyer. Witness My hand and official seal this thirteenth day of August one thousand eight hundred and eighty four.

In presence of
J. G. M. Parlane / His
13th day of August 1884

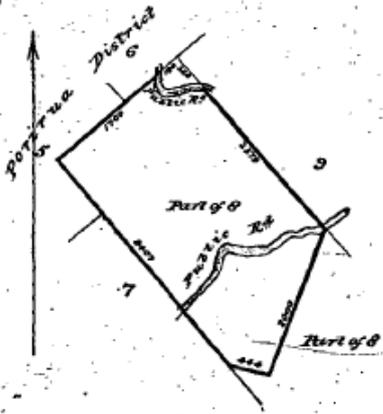
for my
District Land Register
Of the District of Hawke's Bay



Subject to a right of road one hundred links wide
crossed through the said land by the Crown Grant
for my

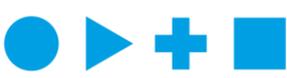
Transfer 19187 produced 13th February 1892 at 11.45 am Alfred
Dyer to Alfred Edward Selby of part of within land
Book 2 of 1881 Vol 62 p 99. *for my*

Cancelled and balance Certificate issued
Vol 65 fol 202.



THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 213A LAND TRANSFER ACT 1952.
Sturman D.L.R.

Scale 10 Chains to an Inch



WN27/150

*17/9
1878*



Registered Book
Vol. **RT 150**
Page

Grant under N^o 7126

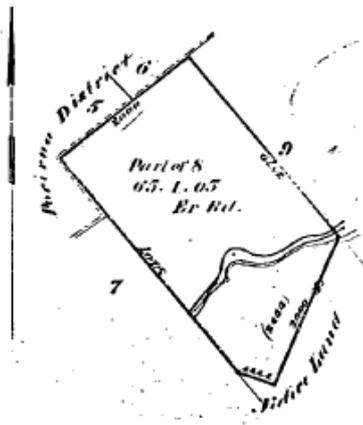
Victoria, by the Queen of Great Britain and Ireland, Queen:

TO ALL to whom these Presents shall come, Greeting:

Under the Land Act 1877

Know Ye that, for good considerations Us thereunto moving, We, for Us, our Heirs and Successors, do hereby Grant unto **Alfred Tyer of Kihikihikanga Taitimongu His**

Heirs and Assigns, All that Parcel of Land in our Provincial District of Wellington in our Colony of NEW ZEALAND, containing by admeasurement Twenty five (25) acres one third part and four (4) perches more or less being part of



the section numbered eight (8) on the Plan of the Streets in District bounded towards the North East by portion number 19 Harbour District Ten thousand eight hundred and thirty seven (28,37) links towards the South East by other portion of section numbered 4 Harbour District Ten thousand four hundred and forty four (24,44) links towards the South West by section numbered 7 Harbour District and by section numbered 5 Porirua District Three thousand four hundred and seven (3,47) links and towards the North West by sections numbered 5 and 6 Porirua District Two thousand 200 (2,00) links be it in all or in part more or less

John B. St. Edwards
Commissioner of Crown Lands
Scale 10 chains to one inch
Surveyed by *H. Newman*
Chief Surveyor *W. Marshall*
Draftsman *E. M. J. J. J.*

subject to the right of Road One hundred (100) links wide hereby reserved through the same

As the same is delineated on the plan drawn in the margin hereof, WITH all the Rights and Appurtenances thereto belonging: To hold unto the said **Alfred Tyer his heirs and assigns for ever** as from the twenty third day of May One thousand eight hundred and seventy eight

Heirs and Assigns for ever.

In Testimony whereof We have caused this our GRANT to be sealed with the Seal of our Colony of NEW ZEALAND.

Witness our Trusty and Well-beloved *The Honourable Arthur G. Domett*
Knight Grand Cross of the Most Excellent Order of the Bath and
Lord George Grey Knight Commissioner of the Western Province

Governor and Commander-in-Chief in and over the Colony of NEW ZEALAND and its Dependencies, and Vice-Admiral of the same, at Wellington this 16th day of November, in the 10th year of our Reign, and in the year of our Lord one thousand eight hundred and seventy-eight

No. 6638
Reg. No. 33
Index No. 6550

CONTINUED

Arthur G. Domett
Governor



