

100 Hobsonville Rd: archaeological assessment

**report to
Austino Hobsonville 2 Ltd**

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Austino Hobsonville 2 propose a light industrial development over several property boundaries within the Future Urban and Light Industry zones under the Auckland Unitary Plan (AUP). These are all within the original granted Lots 39 and 40 Parish of Waipareira, including 86 Hobsonville Rd (Sections 1 and 3 SO 509537), 88, 90 and 92 Hobsonville Rd (Sections 1, 4 and 8 SO 490597), and 98 and 100 Hobsonville Rd- (Sections 1, 3 and 6 SO 511858) (Lot 40). These plans also work in conjunction with the development of the Council-owned Riparian Sections for cycle/walkways, including: Sections 2, 3, 7, 9 and 10 SO 490597, and Sections 2, 4 and 5 SO 511858. There are no recorded archaeological sites within the proposed development sites, but the proximity of these properties to existing waterways and a rich historical landscape within Hobsonville warranted further investigation. Russel Strahle, Development Manager of Austino Property Group, on behalf of Austino Hobsonville 2 Ltd, commissioned CFG Heritage to conduct an archaeological assessment of effects within the development footprint in support of resource consent applications to Auckland Council and potential archaeological authority applications to heritage New Zealand Pouhere taonga (HNZPT).

Statutory requirements

All archaeological sites, whether recorded or not, are protected by the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 and may not be destroyed, damaged or modified without an authority issued by Heritage New Zealand Pouhere Taonga (HNZPT).

An archaeological site is defined in the Heritage New Zealand Pouhere Taonga Act as:

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

The Resource Management Act 1991 requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the wellbeing of today's communities while safeguarding the options of future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (Section 6f).

Historic heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities.

Historic heritage includes:

- historic sites, structures, places, and areas
- archaeological sites;
- sites of significance to Maori, including wahi tapu;
- surroundings associated with the natural and physical resources (RMA Section 2).

These categories are not mutually exclusive and some archaeological sites may include above ground structures or may also be places that are of significance to Maori.

Where resource consent is required for any activity the assessment of effects is required to address cultural and historic heritage matters.



Figure 1. Location of the proposed Austino Hobsonville 1 and Austino Hobsonville 2 developments, showing archaeological sites recorded in the vicinity.

Method

Records of archaeological sites in the general vicinity were accessed from the New Zealand Archaeological Association (NZAA) Site Recording scheme (SRS) through ArchSite (www.archsite.org.nz). Archaeological site reports were accessed from the Heritage New Zealand Pouhere Taonga (Heritage NZ) digital library. Old maps and survey plans held by Land Information New Zealand (LINZ) were accessed using QuickMap. Property Deeds and Titles were accessed using the Archives New Zealand Archway database, and hard copies housed at the Auckland Regional Office of Archives New Zealand. The history of the area was investigated using reports from previous archaeological work in the area, published books and online sources including Papers Past (<https://paperspast.natlib.govt.nz/>). Further historical information was also gathered during a visit to the West Auckland Historical Society at the Mill Cottage. Soil reports were accessed from Landcare Research using their S-Map Online (<http://smap.landcareresearch.co.nz>). A site visit was carried out on 14 March 2019 by Ella Ussher and Mat Campbell of CFG Heritage to assess the development footprint.

ILLUSTRATIVE SITE PLAN

KEY

- Zero Lot-line Detached Triple Storey Dwelling (4/5 bedrooms - approx. 210m² GFA) 61
- Zero Lot-line Detached Triple Storey Dwelling (3/4 bedrooms - approx. 180m² GFA with a ground level bedroom - approx. 50m² GFA minor unit) 62
- Terrace Triple Storey Dwelling (3/4 bedrooms - approx. 180m² GFA with a ground level bedroom - approx. 50m² GFA minor unit) 36
- Duplex Double Storey Dwelling (2.5 bedrooms - approx. 100m² GFA with a single car parking space within group parking) 54
- Minor Compact Dwelling (1 bedroom - approx. 50m² GFA with a single car parking space) 36
- Three Storey Walkup Apartment (2/2.5 bedrooms - 65/70m² GFA with a single car parking within group parking) 231
- Light Industrial Site (approx. minimum 2000m² lot - 20m height limit) 18
- Approximate Yield inside the Site (excluding 92, 94, 96 & 98 Hobsonville Road) 480
- Residential 480
- Light Industrial 18

Note:
This conceptual layout is subject to more detailed technical input from other specialist inputs. Any proposal at this level requires appropriate discussion with Council to receive their feedback - which has not been obtained yet.

HARRISON GRIERSON
100 HOBSONVILLE ROAD
AUSTINO HOBSONVILLE 2 LIMITED

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Scale: 1:4000 at A3
Revision: B

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Figure 2. Proposed Austino Hobsonville 1 Ltd and Austino Hobsonville 2 Ltd residential and light industrial development.

Background

Hobsonville is located on a peninsula at the western extent of the Waitemata Harbour. This peninsula is relatively low, rising to less than 30 meters above sea level. The area is dominated by impeded allophanic soils, usually yellow-brown loams which are hard or slowly permeable. The soils were noted as less than ideal by the first New Zealand Surveyor-General Felton Mathew in June of 1840, when he referred to the land as being:

...of the most sterile and desolate description, being composed of a sour red and white clay – the fern is dwarfish and thinly scattered, the surface chiefly covered in rushes, varied by an occasional patch of stunted scrub (cited in Foster and Felgate 2011: 8).

These soils were, however, suited to the heavy clay industry which began in Hobsonville in the 1850s, with market gardening and farming becoming the prevalent industries of the 20th century. Much of the horticultural land has since been converted to housing or is zoned residential under the AUP.

Pre-European Maori background

The Waitemata Harbour was an important resource in pre-European New Zealand, and Hobsonville was no exception. Although the soil was not of a high quality and not suited to Maori horticulture, the area was heavily exploited for marine resources. Of the recorded pre-European Maori archaeological sites within three kilometres of the site, most are recorded as shell midden.

Hobsonville is also located between two important pre-European portages, the Ngongitepata and Whau (Hooker 1997). These provided connections between the Kaipara and the Waitemata Harbours, and the Waitemata and Manukau Harbours respectively.

Historical

The soils in Hobsonville were not fertile, and not conducive to agricultural settlement. The one advantage of the land was that the soils were suitable for the development of a heavy clay industry. This was first exploited by R.O. Clark, the first European settler in the area, during the 1850s. After attempting to get a farm established, he experimented with using the clay to make crude field tiles to drain his land. These proved effective and helped make the land workable. As demand for his field tiles grew, his focus moved from farming and after importing machinery he established a pottery in Limeburners Bay in 1864 – Clark's pottery was the ancestor of Crown Lynn and Ceramco (Clough et al. 2008). Other clay manufacturers were established in Hobsonville, and the industry became one of the main employers in Hobsonville in the 19th and early 20th centuries. There were workers cottages built in the area, including an experimental lime-concrete duplex on Sinton Road, made with locally produced lime and using pottery fragments as aggregate (Jones 2001).

In the first half of the 20th century, the Royal New Zealand Air Force developed two airfields, one at Hobsonville, and another on the other side of the Waiorahia inlet at Whenuapai, which led to an increased population and housing developments for the military personnel (Morris 1995). Although the military influence in the area has decreased in the past few decades, the expansion of Auckland, including the installation of the Upper Harbour Motorway, has increased housing, converting the area into an outer suburb of the city.

Most of the archaeological work that has been carried out in Hobsonville is limited to development mitigation. Works carried out in Limeburners Bay by Bickler et al. (2011) and Clough et al. (2008) were associated with housing developments, and Clough and Prince (2001) assessed the now decommissioned Hobsonville Air Force base for subdivision.

Other archaeological work done in the area was associated with the development of the Upper Harbour Highway. Three reports, Jones (2001), Foster (2007) and Foster and Felgate (2011) were all associated with buildings that were built during the 19th century and related to the accommodation of the pottery workers and farming families in the area.

Jones (2001) conducted an assessment on the concrete duplex located on Sinton Road. Although information is scarce on this structure, it appears as if it was a prototype to see if locally sourced material could be used to build workers accommodation. There were several workers' cottages located nearby associated with R.O. Clark's pottery and the use of clinker and discarded pottery sherds as aggregate in the construction of the duplex indicates it is likely associated with those workers' cottages.

Foster (2007) investigated the purported location of the original Sinton store and house, supposedly built around 1875. Although a structure was located, the materials were more recent and were probably associated with later use of the land by the Sinton family. The Sintons owned a number of stores in the area and an assessment of 120 Hobsonville Road indicated that an existing historic structure was probably once a store owned by William Sinton's son-in-law, Charles Hutchinson (Campbell and Cruickshank 2015). In 2011 Foster and Felgate investigated Ockleston House which sat in the path of the Upper Harbour Highway. The Ockleston family had been an important local family, owning a pottery on the Waiorahia Creek. The investigation mapped the phases of house construction, which demonstrated it had started as a small cottage, and had been extended and added to as needed. The house was in a state of decay – it was unable to be relocated and was demolished.

Most pertinent to this project, an archaeological assessment was conducted by Farley and Clough (2009) in the neighbouring section at 102–104 Hobsonville Rd. This study found no unrecorded archaeological sites or deposits during a field survey. Additionally, Shakles et al. (2010) conducted a survey of archaeological and heritage values within Whenuapai and Hobsonville as part of the Whenuapai Development Area Stage 2 project for Waitakere City Council. The scope of that survey included 80 Hobsonville Rd, which borders the proposed development for this assessment. There were no unrecorded archaeological sites found within 80 Hobsonville Rd or on neighbouring properties to the west.

History of land ownership

Lots 39, 40, 43, 44 and 45 were granted to Henry Chamberlain on 2nd July 1862 (Figure 3). Chamberlain had come to New Zealand in 1853 (*Auckland Star*, 17 October 1929: 11) with £20,000 which he “expended with great care, principally in land” (*Auckland Star*, 16 April 1888: 5). He initially invested in the Drury and Raglan areas. On a trip back to England in 1859 he married his wife Elizabeth and after visiting Palestine they returned to New Zealand. In July 1862 he was granted a large amount of land at Hobsonville (*Auckland Star*, 17 October 1929: 11). The lots were spread across five grants Lots 33–35, 37 and 38 (Auckland Deed Index 11A.26), Lots 39, 40, 43, 44 and 45 (Auckland Deed Index 11A.30), Lots 46–50 (Auckland Deed Index 11A.29), Lots 51–57 (Auckland Deed Index 11A.28) and Lots 60, 63 and 64 (Auckland Deed Index 11A.27) (Figure 4).



Figure 3. Plan of Lots 39, 40, 43 and 45 from Auckland Deed Index 11A.30.

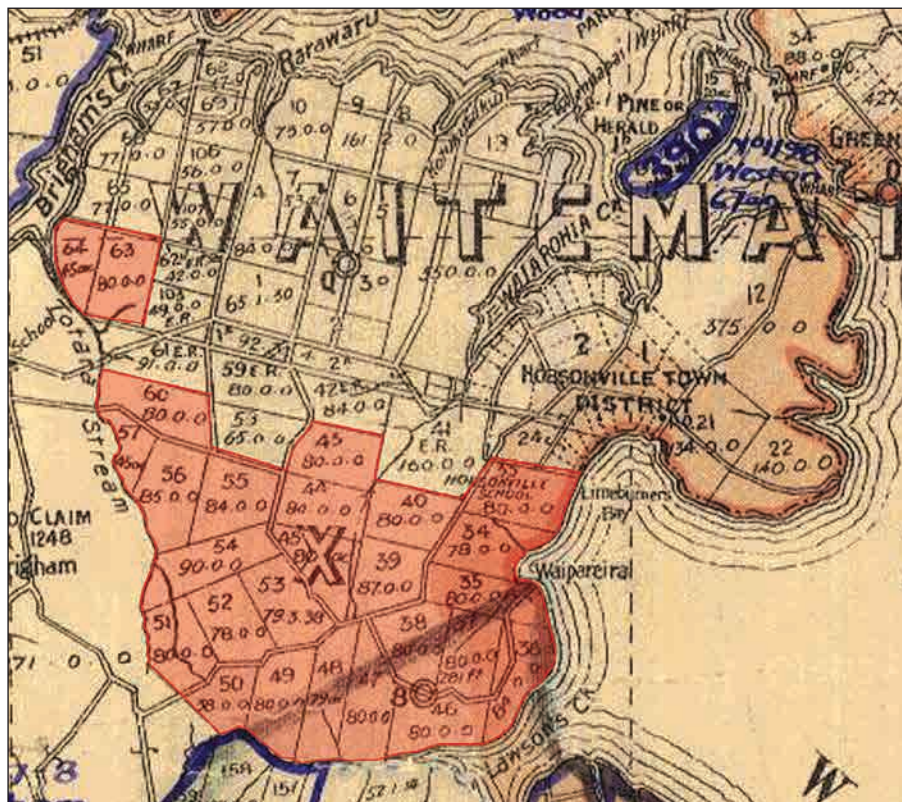


Figure 4. Chamberlain's 1862 Land Grants.

He was most likely in possession of the land earlier than July as he is listed as the owner of them for voting purposes in the district in April 1862 (*New Zealander*, 9 April 1862: 7). Although he was called to the Upper House in 1869 his political career was “not particularly brilliant. Annually the honourable gentleman introduced a motion prohibiting the employment of females behind the bars of hotels, and just as regularly did the members of the House cast it out” (*Auckland Star*, 16 April 1888: 5). He was very keen on using his 2000 acres “up the river” for growing flax to be processed and offered the “flax growing” on it, as well as a £10 subscription towards an association that would help people buy flax hackles to process the fibre (*New Zealand Herald*, 5 August 1867: 3, 17 August 1867: 4). In April 1888 he was accidentally drowned in a water hole at Drury while prospecting on his land for coal and his land passed to his wife. The Lots were caught up in some controversy involving the sale of some of his other land (Lots 34 and 35) across Hobsonville Road from Lots 39 and 40 and which was in the process of being sold at the time of his death. It ended up in the Supreme Court and subject to an Order in 1889 and two Orders in 1890 (Auckland Deed Index 11A.30).

In March 1894 Lot 39 (along with Lots 34, 35, 37 and 38) was sold to J.A. Laing (Auckland Deed Index 11A.29 & 30), who was married to the Chamberlains’ daughter. At the time of the sale he was a medical student in Edinburgh, and he passed his final exams in August of that year (*New Zealand Herald*, 20 August 1894: 4). This was also the year the Hobsonville Primary School was built on the south east corner of Lot 41 (not one of Chamberlain’s lots). Laing subsequently practiced in Gisborne (*New Zealand Herald*, 31 July 1897: 5) and was living in Devonport when he sold all of the lots back to Elizabeth Chamberlain in April 1901. In June of that year Chamberlain took out a mortgage on Lots 39, 40 and 43–45 from Kissling. In November 1901 Kissling & ors (presumably Elizabeth Chamberlain) sold Lot 39 to E.S. Midgley (Auckland Deed Index 11A.406) and Lot 40 to A.C.F. Bernecker the next month (Auckland Deed Index 21A.528). She retained the remainder of the Lots until 1911 when she sold Lots 44 and 45 to Bernecker, as well as Lot 53 in 1912 (Auckland Deed Index 11A.28). She died in 1926 (*Auckland Star*, 17 October 1929: 11).

Lot 39 Parish of Waipareira

Edgar Sager Midgley was originally from Yorkshire and arrived in New Zealand in 1879. He married Ellen Clark who was the daughter of R.O. Clark, one of the first settlers in the area and founder of the highly successful R.O. Clark potteries (Bickler et al. 2011). After their marriage in 1890 they moved to Hobsonville and lived on 80 acres that R.O. Clark gifted them (North 2000). Both Laurel North’s map and DP 961 (1891) show Midgley as the owner of Lot 21 and a portion of Lot 12 immediately to the north (Figure 5). DP 961 also shows a ‘residence’ on the northern edge of Lot 21. The portion of Lot 12 is shown as 80 acres. North’s map has a house at the Hobsonville Road frontage of the property (#10) and labels it as “Midgley.”

Edgar sold Lot 39 to Ellen Midgley in 1912, who took out a mortgage on it from another Midgley, presumably from Edgar, at the time of purchase. Ellen died in 1923 and the land presumably passed to her son Sager. He took out a mortgage from Margaret Midgley in 1927. The property was transferred on to NA578/67 in 1934. Sager Midgely took out at least two more mortgages on the property over the years. The property stayed in the family and was transferred to T.L. Midgley Co. Ltd. in 1966 and subdivided in 1971.

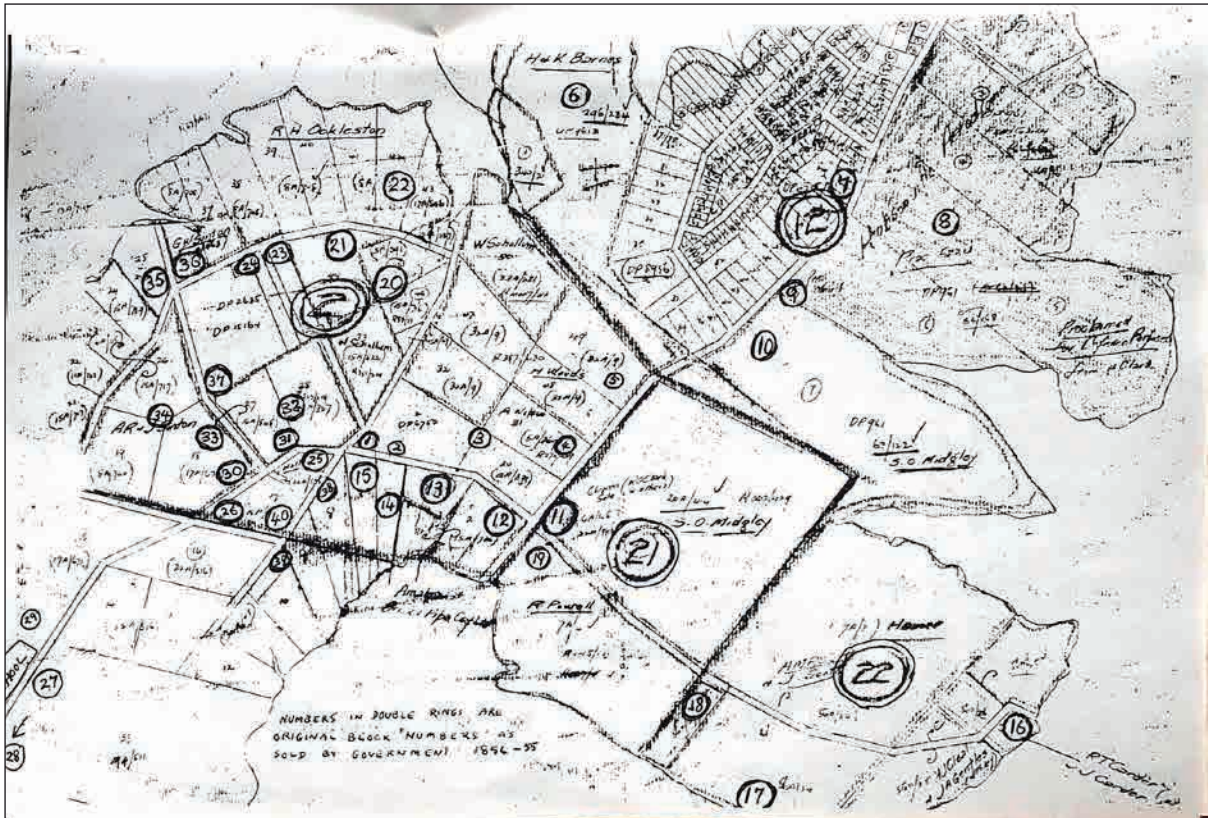


Figure 5. Laurel North's map showing the two Midgley sections (2000).

Lot 40 Parish of Waipareira

Augustus Carl Ferdinand von Bernecker had been an officer in the Austrian navy. He and his wife Elizabeth met in Brisbane and they moved to Hobsonville in 1884 where they bought 80 acres. This was Lot 33 (80 acres), which was directly across Hobsonville Road from the Primary school. The house was called "Belmont Park" (North 2000):

I remember as a child about 1906, probably about eight years old, going to Mrs. Bernecker's house across the Hobby road from our school to buy arrow-root. This product was grown, dried and grated at their oen [sic] home. Mrs Bernecker had a certificate and a gold medal from the Dunedin exhibition for making it.

They had a beautiful garden containing every imaginable kind of flower and fruit, and berry trees and bushes. Also they had a lovely old parrot, very colourful and talkative that came from Australia. Mrs. Bernecker was also responsible for making the first school gardens and even sent her elder daughter up to water the gardens in the hot summer school holidays (Hobsonville Primary School Centennial 1875–1975)

Augustus died in the San Francisco earthquake in 1906 but Elizabeth stayed in the area and continued to be heavily involved in community life. In 1921 she sold the southern half of the Lot to her son in law Havard (Auckland Deed Index 31A.330, NA578/69) and in 1922 the northern half to Allen. Elizabeth died at her "late residence" at Hobsonville in 1924 (*New Zealand Herald*, 27 September 1924: 1). Allen sold a half share in the northern half to Reeve in

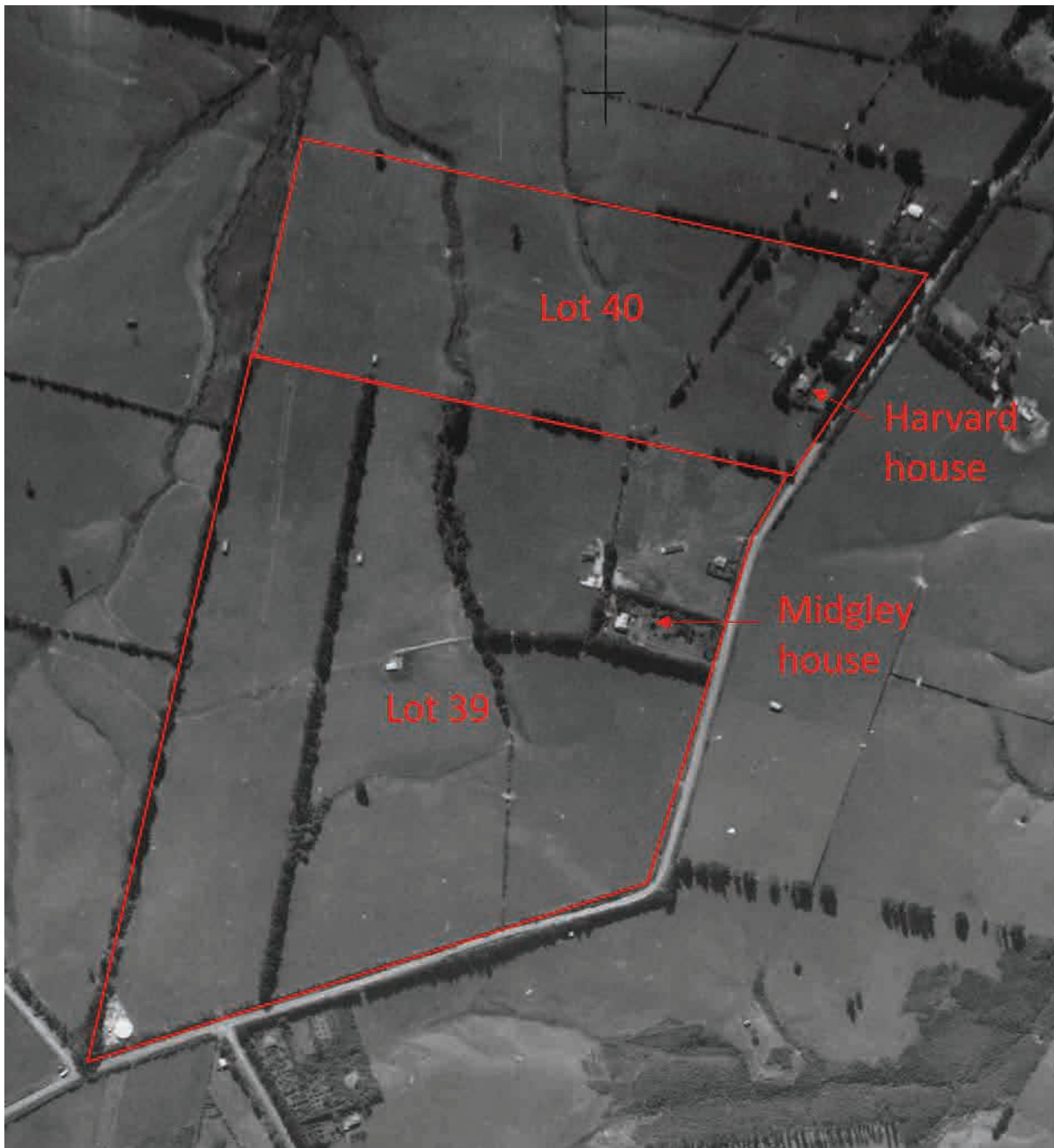


Figure 6. Detail from aerial photograph of the Hobsonville area, dated 22/04/40. Retrolens/LINZ.

1924 and took out several mortgages until he and others sold the property to Speed in 1933. It was moved onto NA578/68 in 1934. Havard subdivided the southern portion in 1954.

There doesn't appear to be a house on Lot 33 in the 1940 aerial photograph but there is a cluster of larger trees and an outbuilding at the end of a road in the middle of the Lot which may be hiding the pre-1900 house, or the remains of one. In Laurel North's document on the location of old Hobsonville houses she says there was a "sweeping driveway from top Wiseley Rd past house and on to main Rd, opposite school. Remember old house very weathered covered in wisteria." The location on the rough hand drawn map is on Lot 33. Wisely Road now runs parallel to Hobsonville Road for quite a distance but on Roll 30 and on the 1940 aerial

it is a small road that ends at the edge of Lot 33. The photo shows a thin track running from part way across Lot 24 and ending at the edge of Lot 33. It is in line, though, to join up with the driveway from Hobsonville Road in the cluster of trees and is probably what remains of the sweeping drive. There are mentions in the papers of a dispute Bernecker had with Mr. Wisely, who put a gate on a road through his property that Bernecker used to access his land. Presumably this was the forerunner of Midgely Road crossing Lot 24 (New Zealand Herald, 3 October 1891, p.3). There is a Railway style cottage (CHI ID 3700) on Lot 40 in a 1940 aerial photograph, but it is likely that this was built by Havard after he acquired the land in 1921 (Figure 6).

Summary

Although two well known local families, the von Berneckers and the Midgelys, owned much of development properties in the late 19th century, they did not live on them until the early 20th century. There may be archaeological evidence of 19th century farm structures relating to their ownership, but no evidence of domestic structures.

Field Survey

The development footprint within 86, 88, 90, 92, 98 and 100 Hobsonville Road was surveyed on foot to document any visible archaeological remains and assess the potential for sub-surface archaeology. These properties are now primarily open paddocks (some very over-grown)



Figure 7. Typical open paddock currently grazed at 92 Hobsonville Road.



Figure 8. Typical over-grown paddocks at 88 Hobsonville Road.



Figure 9. Disused glasshouses at 100 Hobsonville Road.



Figure 10. Typical vegetation along Council-owned riparian sections.

(Figure 7 and Figure 8), out-of-use commercial gardening structures (Figure 9), orchards, and houses that are both in use or unoccupied. Ground surface visibility was often poor. A creek runs through all of these sections and the gully is very deep in some areas. It is planted with established wetland (e.g., flax and lilies) and conifers (e.g., pine and macrocarpa) boundary vegetation on both sides (Figure 10). All observed structures and horticultural areas within these properties were thought to be related to post-1900 occupation of these properties. There were no unrecorded archaeological sites or deposits recorded during this survey, although it should be noted that archaeological survey techniques based on visual inspection of these properties cannot necessarily identify subsurface remains that present no surface evidence.

Assessment

The following assessments of significance relate only to archaeological values. Other interested parties, in particular mana whenua, may hold different values regarding the proposed development. This assessment applies to potential archaeology that may be found during development, both pre-European Maori and historic. The following assessment of archaeological values is based on the criteria set out in the NZHPT (2006).

Assessment of values

Condition	The condition of any sites is unknown.
Rarity	Any sites/features if identified during works will likely share characteristics similar with sites found elsewhere in the area.
Context	The history of Hobsonville is well known but the context for any finds is being progressively destroyed through urbanisation.
Information	Should sites be identified during works there will be potential for scientific information related to the pre-European Maori and early European occupation of Hobsonville to be recovered by archaeological means.
Amenity	Any sites are not currently visible and on private land.
Cultural	Sites may be pre-European Maori or historic European sites.

Assessment of effects

A new access road and residential/light industrial subdivision are proposed which pass through the northern end of the creek and surrounding paddocks, requiring earthworks. This potentially may expose subsurface archaeological features within the open paddocks that slope towards the creek or midden near the banks of that waterway. Any such evidence is likely to be destroyed by earthworks.

Recommendations

These recommendations are only made based on the archaeological potential that has been outlined above. Any other values associated with special interest groups, including tangata whenua, can only be determined by them. It is recommended that:

- an authority to destroy, damage or modify any unrecorded sites that may be discovered during earthworks on Sections 1 and 3 SO 509537, Sections 1, 4 and 8 SO 490597, and Sections 1, 3 and 6 SO 511858 be applied for from Heritage New Zealand Pouhere Taonga (HNZPT) under Section 45 of the Heritage New Zealand Pouhere Taonga Act 2014;
 - note that this is a legal requirement;
 - no authority should be applied for without consultation with the appropriate tangata whenua authorities; evidence of consultation, and views expressed, will be required by HNZPT, and will be considered when deciding about the granting of the authority
 - note that the application process may take 20–40 working days from the date of acceptance, and following issue there is a period of 15 working days during which earthworks cannot commence to allow for appeals to the Environment Court;
- in the event of koiwi (human remains) being uncovered during any future construction, work should cease immediately and mana whenua should be contacted so that suitable arrangements can be made;
- since archaeological survey cannot always detect sites of traditional significance to Maori, or wahi tapu, the appropriate tangata whenua authorities should be consulted regarding the possible existence of such sites, and the recommendations in this report.

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