



Brookdale Plan Change: archaeological assessment

**report to
Gardon Trust**

Arden Cruickshank and Jacqueline Craig

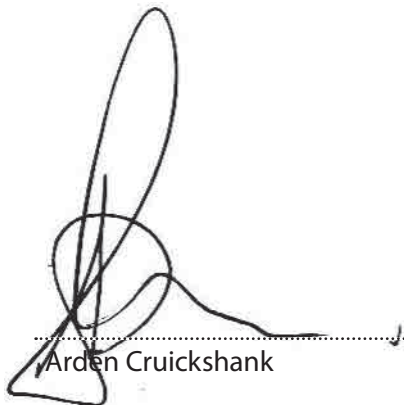


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1 Introduction

Gardon Trust propose subdividing their properties at 92 and 130) Constable Road, Waiuku (Pt Lot 4 Deeds Plan Whau 29 and Lot 3 DP 64198). As part of this process, a Structure Plan is being developed to mitigate the impacts of developing the land. Donna Goettler of Gardon Trust commissioned this assessment of the property from CFG Heritage Ltd in support of the Structure Plan.

1.1 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 (RMA) 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.

1.2 Limitations

This assessment is prepared in support of the Structure Plan only. No earthworks or subdivision plans have yet been developed and no effects can be assessed. This report cannot be used to support resource consent applications to Auckland Council or archaeological authority applications to Heritage New Zealand Pouhere Taonga (HNZPT).

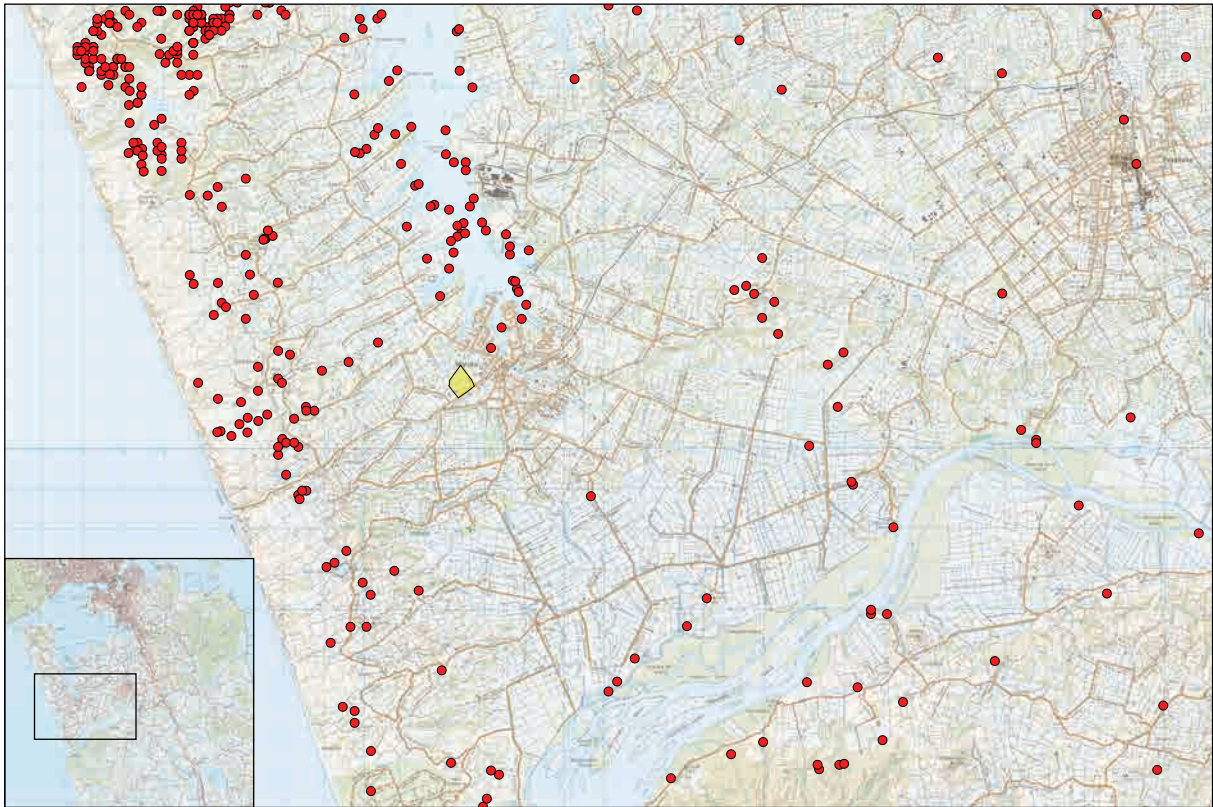


Figure 1. Map of property showing recorded archaeological sites in the area.

2 Methodology

Records of archaeological sites in the general vicinity were accessed from the New Zealand Archaeological Association (NZAA) Site Recording Scheme (SRS) through ArchSite (archsite.org.nz) and incorporated into the project GIS. The Heritage NZ digital library was searched for records of archaeological investigations in the area. Old maps and survey plans held by Land Information New Zealand (LINZ) were accessed using QuickMap. Aerial Photographs held by Land Information New Zealand (LINZ), Auckland Council and in other online archives were searched. Old newspaper articles were accessed through the Papers Past online database (<http://paperspast.natlib.govt.nz/cgi-bin/paperspast>). The Auckland Council cultural heritage inventory (CHI) and the Auckland Council GeoMaps GIS viewer were searched for any areas of cultural significance in the vicinity.

The property was surveyed by Arden Cruickshank of CFG Heritage Ltd on 3 December 2020. Because there are no planned locations for house platforms at this stage, a targeted survey approach was used, focusing on the locations most likely to present archaeological evidence. This included the ephemeral creek to the northwest portion of the property, exposed ground around troughs, tracks, and other areas with exposed ground, as well as any visible depressions and flat areas within the paddocks. A 1 m gum spear was used to identify potential sub-surface archaeological deposits but no invasive methods such as test pitting were employed.

3 Background

Waiuku is located at the base of the Āwhitu Peninsula, on the south west corner of the Manukau Harbour. The majority of the peninsula is constructed from cemented sand dunes and related facies of the Āwhitu Group formed during the Pliocene, with lesser amounts of coastal sediments from the



Figure 2. Map of property showing location of Elite and Prime soils.

Pleistocene and Holocene of the Karioitahi Group (Edbrooke 2001: 43–44). These formations have built up over time from Port Waikato in the south and are present as far north as the Kaipara Harbour.

The proposed subdivision consists of gently rolling land, with some flattened and drained wetlands. There is a tributary of the Rangiwhera Creek located to the southwest of the properties which these wetlands would have drained into.

A recent LUC report has shown that soil within the property consists of allophanic (Karakā silt loam), organic (Aka Aka peat), gley (Whatapaka clay loam) and brown soils (Te Hihi clay loam) (Singleton, 2020). Although 47% of the property can be classed as imperfectly or poorly drained, Elite and prime soils make up 19% and 27.3% of the land respectively. These elite and prime soils would have been suitable for pre-European Māori horticulture.

3.1 Pre-European Māori history

The Waiuku area has been associated with Ngāti Te Ata since at least the 15th century AD (Foster 2009). There are numerous pā and other associated occupation areas along the peninsula and within the rolling hills surrounding Waiuku.

The main influence on Māori and later European settlement in the vicinity of Waiuku was the presence of the Te Pai o Kaiwaka portage (Hooker 1997). This portage utilised the Awaroa Stream as far as present day Waiuku, where waka were then dragged the final two km to the Waiuku Inlet. This proved to be a vital transportation route between Māori living in the interior of the North Island and Tāmaki Makaurau, negating the need to navigate the treacherous waters of the Tasman Sea between the mouth of the Waikato River and the Manukau Bar. Waiuku, and the Te Pai o Kaiwaka portage remained one of the most strategic communication and trading routes available in South Auckland prior to the creation of the Great South Road in the 1860s and North Island Main Trunk (NIMT) a decade later.

3.2 *The Musket Wars*

The musket wars were a series of Māori tribal battles involving muskets obtained from Pākehā traders. Most took place between 1818 and 1840 and was New Zealand's most geographically widespread conflict. This period of fighting had a major impact on Tāmaki Makaurau, with fighting between northern tribes primarily led by Ngāpuhi leading to a temporary abandonment of land by Māori, especially those affiliated to Tainui (Ballara 2003).

From 1821, Hongi Hika undertook a series of attacks throughout the North Island, including against Waikato Tainui at Mātakitaki, near Pirongia. Hongi and his tauā of approximately 3000 fighters, who after crossing the Te Tōanga ki Ōtāhuhu portage, intended to quickly use the Te Pai o Kaiwaka Portage to gain access to the Waikato river. Tainui scouting parties had learned of his intention, and felled trees along the Awaroa River to slow them down. This combined with the winding nature of the river being unnavigable for the size of waka required for the large war party delayed them for two months (Ballara 2003). This gave the Waikato Tainui tribes time to build the pā at Mātakitaki, but overwhelming firepower meant that Ngāpuhi prevailed (Crosby 2020).

3.3 *Historic Settlement*

As with many other places around Tāmaki following the Ngāpuhi raids, the Ngāti Te Ata population was still absent from Āwhitu when the first European settlers began to arrive and set up around Auckland in the 1830s. In 1835 Pōtatau Te Wherowhero personally escorted the Tainui affiliated iwi back to Tāmaki and assisted in setting up trading posts at Onehunga and Āwhitu (O'Malley 2016). In 1837, Ngāti Te Ata Chiefs sold 600 acres of land to the Church Missionary Society (CMS) at Moeatoa, just north of the current Waiuku township to help provide protection from further raids (Harris 2011). The presence of the CMS at the Waiuku Inlet and the assurances provided by Te Wherowhero encouraged Ngāti Te Ata to return to the area, which was closely followed by Europeans.

1839, Alexander Dalziel made a down-payment to Ngāti Te Ata for the Pae o Kawaka and Kotikoti Blocks; some 1800 acres of land at Waiuku (Husbands and Ridell 1997: 12). As a pre-1840 purchase this 'Old Land Claim' was investigated by the Crown. In 1843 Dalziel was awarded a lesser amount of 'script' in compensation for the land at Waiuku which, as was the practice in the period, was retained by the Crown rather than returned to the original owners. Subsequently, the Crown used this land to offer the first allotments for sale in the Village of Waiuku from 1851 onwards.

One of the first people to purchase land in Waiuku was Edward Constable, who built the Kentish Hotel in 1851, albeit without a liquor licence. The liquor licence was later granted, and the hotel became a focal point of the fledgling settlement (Muir 1980). Constable, along with his business associate William Currie soon established bullock teams and a small ship to provide logistical support for getting goods across the portage and into the Auckland market.

By 1859, Ferdinand Von Hochstetter (1867: 268) noted that Waiuku was already sporting a "... cluster of houses, among which several mercantile shops and two taverns presents the first start of the town of Waiuku.". He also noted the extensive trade that was being undertaken by Māori along the portage, getting produce to Waiuku before embarking to Auckland.

Not long after Hochstetter's visit, agitation was beginning to manifest throughout the Auckland and Waikato regions. The government claims and subsequent grants of 'abandoned' land after the Ngāpuhi raids of the 1820s meant many of the Māori living around the Manukau remained alienated from their land, and unease had been forming from the 1850s.

By 1856 the concept of the Māori king had come into force, with Pōtatau Te Wherowhero reluctantly taking the role as king. However, the Crown saw the Kīngitanga movement as a direct attack on British sovereignty and by the late 1850s the seeds of the land wars had already taken root. The Kīngitanga movement opposed the sale of Māori land and although some were receptive to leasing, the Crown saw this as a further obstruction to development. In the 1860s the Taranaki Wars had caused European settlers of Papakura and Drury unease, some of whom were concerned that nearby Māori could "...be so infatuated as to attempt to create disturbance within this Province" (*New Zealander*, 1 December 1860: 6).

This unease was also being felt in Waiuku at the time, with both Ahipene Kaihau and Hori Tauroa writing letters to Major Speedy informing him of an impending attack on the Pākehā settlers and asking for additional military help to protect the town (*AJHR*, 1863, E-3 Sec. 1: 58–59). Ahipene Kaihau had sent Ngāti Te Ata fighters to defend Waiuku but the attack never eventuated. It is not entirely clear if it was a result of Ahipene Kaihau and Hori Tauroa having direct involvement in the defence of the town, or a general understanding among Māori that the settlement was not to be attacked as it was a vital trade route (Leonard 1986), but Waiuku escaped the fighting that was occurring directly east around Pukekohe and Patumahoe.

Tensions between Māori and Europeans in the Auckland and Waikato districts gradually increased and in July 1863 Governor Grey issued an ultimatum to the Waikato tribes around Auckland to immediately swear an oath of allegiance to the Queen and to put down their arms. Those who did not comply were asked to remove themselves to the Waikato, beyond the Mangatawhiri, effectively declaring themselves as rebels against the Government.

The Waikato was invaded on 12 July 1863, and by April 1864 the Kingites had been pushed back over the Puniu River into the King Country, effectively ending the Waikato War. This short, yet devastating war had a huge impact on Waiuku, which changed the focus of the town.

The Waikato War had resulted in the confiscation of highly productive Māori horticultural lands throughout the Waikato, of which the majority of goods crossed over the Te Pai o Kaiwaka Portage and Waiuku. Now that the Great South Road had been built from Auckland into the Waikato, the new European landholders preferred using the road to get their goods directly into the city.

The next blow to Waiuku was construction of the NIMT. From 1870 railway development became a critical infrastructure development project, led by future Premier Julius Vogel. This development was intended to promote growth and immigration (Burgess and Knight 201). The first part of the NIMT, which would eventually link Auckland and Wellington, was a 66 km section of track connecting Auckland and Mercer (Cowan 1928). The construction of the Auckland to Mercer line was completed to the Waikato River in April 1875, where the rail service linked up with paddle-steamers (Cowan 1928; Merrifield 2009). This cut Waiuku out of the Waikato trade for good, and even advocates for a canal along the Te Pai o Kaiwaka portage would not be able to convince investors of its benefit any longer. The Waiuku branch railway was opened in 1922, but passenger services were stopped in 1948.

3.4 *Property History*

Allotment 313 Waipipi Parish was a large 514 acre lot, covering the northern portion of current day Waiuku, with Constable Road essentially being the southern boundary of it. The Allotment appeared to first be designed as a native settlement named Queenstown and was granted to Chief Ahipene Kaihau and Hori Tauroa in 1871. Prior to this, it is likely that it was part of an 8000 acre lease that Edward Constable had around Waiuku, as a conveyance over the lot appears prior to the land grant.

Over the next 20 or so years until his death, Constable continued subdividing and leasing out portions of Allotment 313, which makes it difficult to ascertain when the portions associated with this development were subdivided off, but it appears likely it was around 1910 when ownership of Part Lots 4 and 5 were conveyed to Barriball. Pt Lot 4 was then sold to George O'Hara in 1920 who appears to have been awarded a government loan under the Discharged Soldiers Settlement Amendment Act (1917) to purchase the lot. The property was then handed down to Bill O'Hara in 1944 who farmed it until his death in 1995 (*New Zealand Herald*, 20 October 2012).

3.5 *Archaeological investigation and survey*

There has been a lack of archaeological survey or involvement in Waiuku, despite development within the town itself, with archaeological surveys and investigations mainly being undertaken on the outskirts of town and further up the Āwhitu Peninsula.

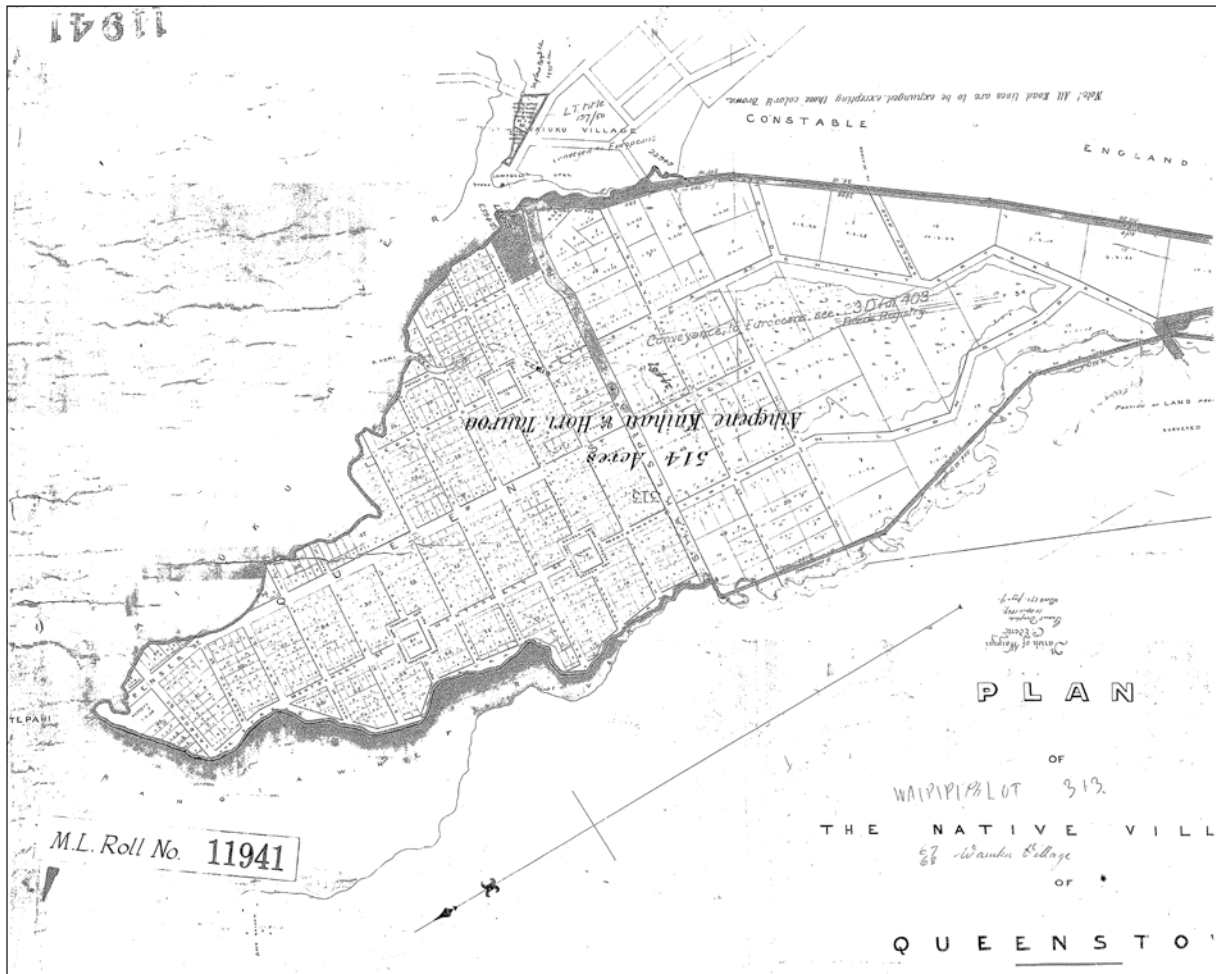


Figure 3. ML 11941, dated 1869, showing the proposed 'Queenstown native settlement' directly north of Waiuku village. Note that north is to the bottom left of image.

The only large-scale survey in the area was undertaken along the Āwhitu Peninsula by archaeologists from the Auckland Regional Council (ARC) in 2003–2004, which recorded new sites and updated site records in the SRS and the ARC Cultural Heritage Inventory (CHI) but did not produce a report (Robert Brassey pers. comm. 2016). Archaeological monitoring was carried out on a property on Douglas Road halfway up the peninsula (Clough and Prince 1999) but no archaeological material was uncovered during those earthworks. Monitoring of fencing works surrounding covenanted land have been carried out on two pā also further up the peninsula (R12/9 and R12/73) (Tanner 2007, 2008), with other investigative work undertaken at the northern end of the peninsula (Prickett 1987; Turner 2004).

Two of the most recent investigations near Waiuku have been the result of damage assessments. In 2010 CFG Heritage Ltd undertook an assessment and investigation on Mayhead Road after midden was exposed during land improvement activities. Archaeological monitoring was undertaken for additional works, and both pre-European Māori and historic sites were encountered, including the Moetoa Mission Station (Harris 2011). In 2016 CFG Heritage Ltd undertook an investigation of a property at 1763 Āwhitu Road when several storage pits were encountered during topsoil stripping. During works, kōiwi were encountered, along with storage pits, a possible signal fire and midden and fire scoops (Cruikshank 2016).

To the northwest of Waiuku, the University of Auckland Department of Anthropology Field School undertook an excavation at Taputiketike Pā (R12/348), near Waitangi Falls on the eastern bank

of the Waiuku inlet. Unfortunately, this excavation has not been reported, but obsidian analysis indicates a post-1500 occupation based on other dated sites showing similar distributions of obsidian sources (Cruickshank 2011; Campbell et al. 2019).

Within Waiuku itself, there appears to have been only one archaeological investigation, undertaken at 40 Owens Road by Russell Foster in 2008. Although the entire property was monitored, only a small amount of midden was identified, with no structural evidence within the property. It is likely that the associated kāinga was on the hillock to the north of the property, and the shell midden was subsidiary to it.

4 Survey

The proposed development was accessed through a central race which terminates approximately in the middle of the property and the remainder was accessed on foot. The survey began by focusing on the ephemeral creek and wetland in the northwest corner of the properties. There has been extensive subterranean drainage dug into the property which flows out into this ephemeral area, and the outflow was inspected. The ephemeral creek appears to be contained within the neighbouring property and was not able to be accessed. No archaeological material or features were identified near this creek.

A single fencepost assumed to be made of totara was identified along the northern boundary of 92 Constable Road. It is not clear when Pt Lot 4 (Allot 313 Waipipi Parish) was subdivided into its current size, but it is possible it is around the same time as George O'Hara purchased the property in 1920, which would give an indicative age to the post also.

The remainder of the property was inspected where possible, with paddocks being prepared for bailage obscuring the ground surface. Areas of open ground, such as along fence lines and around troughs, were inspected but no archaeological material was identified within the paddocks.



Figure 4. View north of drainage outflow leading to ephemeral creek in neighbouring property.



Figure 5. Old post on northern boundary of 92 Constable Road.

4.1 *The Villa*

The house at 92 Constable Road is a single-bay gable-end villa which has undergone some unsympathetic modifications and additions which have made it difficult to determine its age. It should be noted that it was only viewed from outside so internal elements that could give an indication of age were not inspected.

The windows in the original portion of the house are a mix of two and four pane, double-hung sash windows. These types of windows were common from 1870 to around 1910 and are a classic feature of a Victorian villa. The front door has been enclosed behind a fibrolite foyer and was not visible.

The front of the house consists of rusticated weatherboards, while the sides are all plain. The use of rusticated weatherboards was common from 1880 onwards.

The mouldings are very plain, and it is not clear if these are later replacements or are original. It is possible that due to it being set back approximately 120 m from the road that it was not deemed necessary to have ornate mouldings. This could also be why there are no scribes associated with the boxed corners.

The original centre gutter roofline has been modified to remove the gutter, which has been replaced with a flat slope which drains to the lean-to attachment at the rear of the house. The chimney is not in original condition and has been repaired and painted in a less than sympathetic manner. It is likely that there was a second chimney on the other roofline which has been removed, most likely when the roof was replaced at some stage.

The house has also been re-piled on concrete at some stage in the past, but again, it is not possible to determine the timing of this without some closer inspection.



Figure 6. View west of front of Villa.



Figure 7. View south east of house showing additions on north western side.

4.2 Summary

No pre-European Māori archaeological evidence was identified within the property. More than half of the property is poorly to imperfectly drained soils including drained ephemeral wetland, but it should be noted that more than 45% of the property is classed as elite or prime soils indicating that these areas would have been suitable for Māori horticulture, but possibly not for storage or occupation which would have occurred nearer to waterways. Although no evidence of this gardening is visible on the surface, it is possible there is sub-surface evidence still present.

The villa at 92 Constable Road however appears to be a late 19th century villa, but due to the complicated deed index at the time, it is not clear who would have built the house. It will predate O'Hara taking over the land in 1920, but it is possible it could have been moved onto the property from elsewhere. If removal is part of the plan for the development, then this house will need to be investigated further by a built heritage specialist.

5 Assessment

No constraints on the proposed Structure Plan were identified.

It is likely that parts at least of the property may have been gardened by Māori and some evidence may remain but this cannot be determined from a visual surface inspection. The villa on the property potentially dates to the 19th century but a specialist assessment would be required to determine its values and significance.

6 Recommendations

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

- a built heritage assessment of the villa is undertaken;
- if subdivision and development occur in the future, a full archaeological assessment in support of resource consent applications to Auckland Council and archaeological authority applications to HNZPT be prepared;
- since archaeological survey cannot always detect sites of traditional significance to Māori, 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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