

**Archaeological Survey and Assessment of Effects:
15 Clarks Lane, 10, 14 & 16 Sinton Road, Whenuapai, Auckland**



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1. Executive Summary

Cabra Development plan to develop 15 Clarks Lane, 10, 14 and 16 Sinton Rd at Hobsonville. These properties were surveyed on the ground. A plan change is proposed for these properties but also includes 17, 17A Clarks Lane and 12 Sinton Rd. The desktop study was extended to these properties.

One previously unrecorded archaeological site (R11/3501) was encountered during this investigation on 15 Clarks Lane, and one was recorded on the survey area prior to the investigation (R11/2024) on 10 Sinton Road. A further site (R11/2025) was previously recorded on 12 Sinton Rd. These sites are shell midden and are related to pre-Contact or early Contact kai moana exploitation.

Several archaeological or cultural heritage values (CHI of the Auckland Council) are recorded in close proximity to the survey area and one is recorded within the survey area (the Sinton House). No remains were found of this site, though some small earthworks on the creek bank might relate to this colonial house. Post 1900 sites relating to the clay industry in Hobsonville are nearby.

The presence of archaeological sites on the development properties strongly suggests applying for an archaeological authority to modify archaeological sites to mitigate the risk encountering archaeological features within the 'coastal esplanade'. It is also recommended to keep any earthworks and vegetation removal as well as replanting over the archaeological sites to a minimum or avoid them altogether. The risk zone seems to be restricted to the coastal zone close to the creek, the 'coastal esplanade' 20 metres from the Coastal Management Area (CMA). It is recommended to apply for an archaeological authority with Heritage NZ Pouhere Taonga under the Heritage NZ Pouhere Taonga Act 2014 to modify the two archaeological sites and other as yet unrecorded sites of similar nature. This will mitigate the risk of damaging the sites during vegetation removal and replanting with native vegetation.

In the vicinity of the survey area there are historic buildings that could be impacted by a loss of amenity values through the proposed development. This should be considered at the final planning stage.

One building on the survey area has been owned by W. Ockleston of the family that started a pipe and brick factory across the creek in 1903. The house has been extensively modified in the 1970s or 1980s. It is currently unoccupied and there are hints in the building structure that point towards an early 20th century date for the original building. As the site is post 1900 it is not considered archaeological, nonetheless it could have heritage significance under the RMA and the Auckland Unitary Plan (AUP), though neither the Cultural Heritage Inventory nor the historic schedule of the AUP mention the building. The condition of the building with the substantial changes and modifications in the later part of the 20th century is such that it is unlikely to still have any significant heritage values.

This survey and report do not necessarily include the location of wāhi tapu and/or sites of cultural or spiritual significance to the local Māori community who may need to be consulted for any information or concerns they may have regarding the proposed works.

Quality Information

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Sinton Road, Whenuapai, Auckland

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Cover photo: 1940 aerial of the vicinity of the survey area (Retrolens).

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2. Introduction

2.1. Purpose and Scope

Cabra Developments wants to undertake residential development at 15 Clarks Lane and 10, 14 and 16 Sinton Road which are currently lifestyle blocks in grazing with a few residential buildings. Archaeology Solutions Ltd (ASL) have been commissioned to undertake an archaeological assessment for this project. The assessment was undertaken to identify the possibility of recorded and/or unrecorded archaeological remains or cultural heritage sites or buildings in the vicinity of the proposed works of the project and to assess any impact the proposed works could have on any heritage values of the location. A plan change is proposed to support this planned development. It includes properties not owned by Cabra, 17 & 17A Clarks Lane and 12 Sinton Rd. These properties were not visited, but a desktop study undertaken.

This report outlines the results of the investigations.

This report has been prepared to identify any requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) and under the historic heritage provisions of the Auckland Unitary Plan (AUP).

This survey and report do not necessarily include the location of *wāhi tapu* and/or sites of cultural or spiritual significance to the local Māori community who may need to be consulted for any information or concerns they may have regarding the proposed works.

2.2. Project Description

The survey areas are located within the Future Urban Zone and the Auckland Unitary Plan allows for residential development within this former rural area. Currently no detailed plans have been drawn up for this development. At this stage a more or less complete topsoil removal is likely and if any archaeological features, deposits or layers are present they will be modified, truncated or completely destroyed.

The proposed plan change includes additional properties (see below)

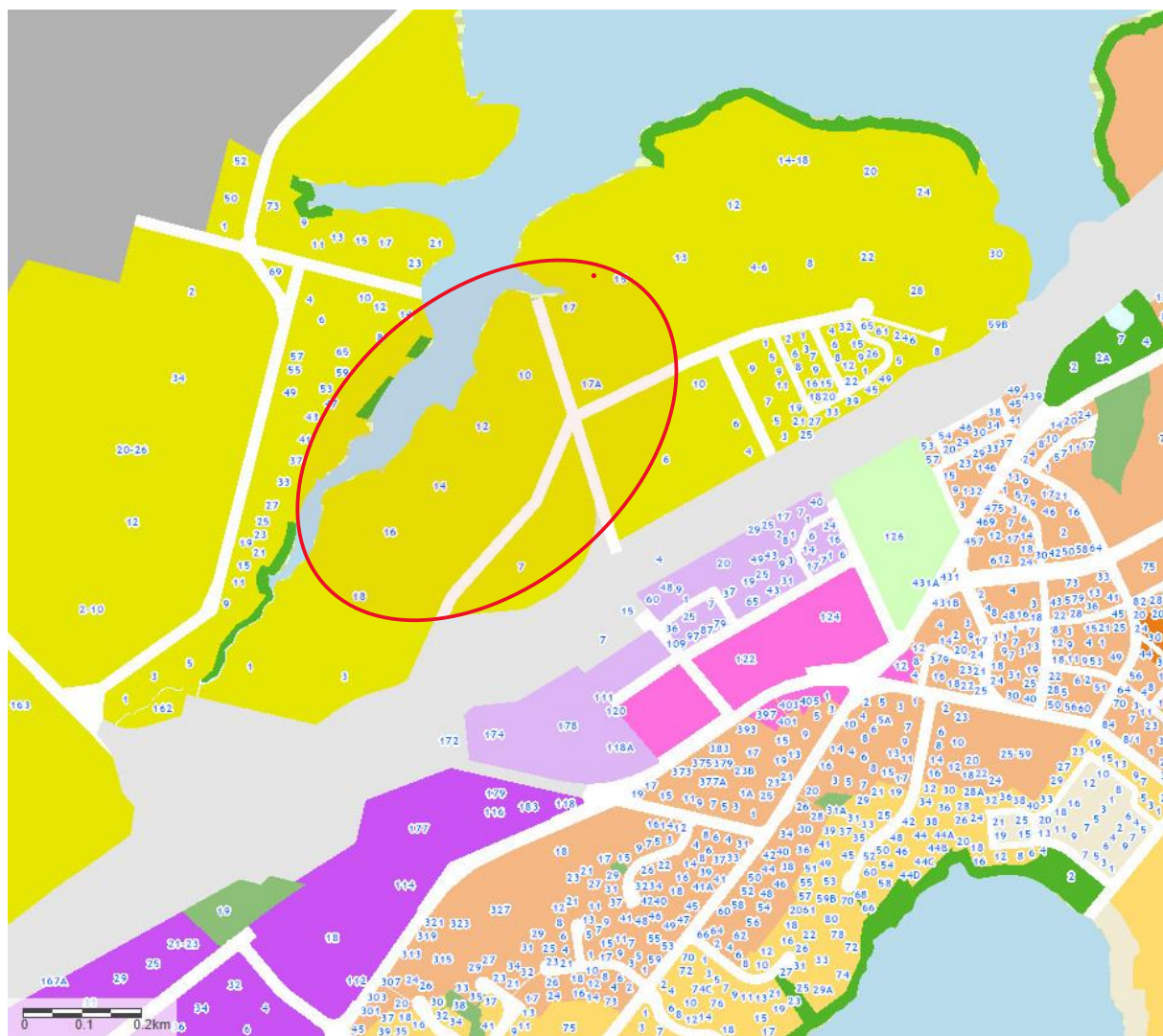


Figure 1: AUP zones. Survey area is in the middle of the graphics and shows it to be part of the Future Urban Zone.

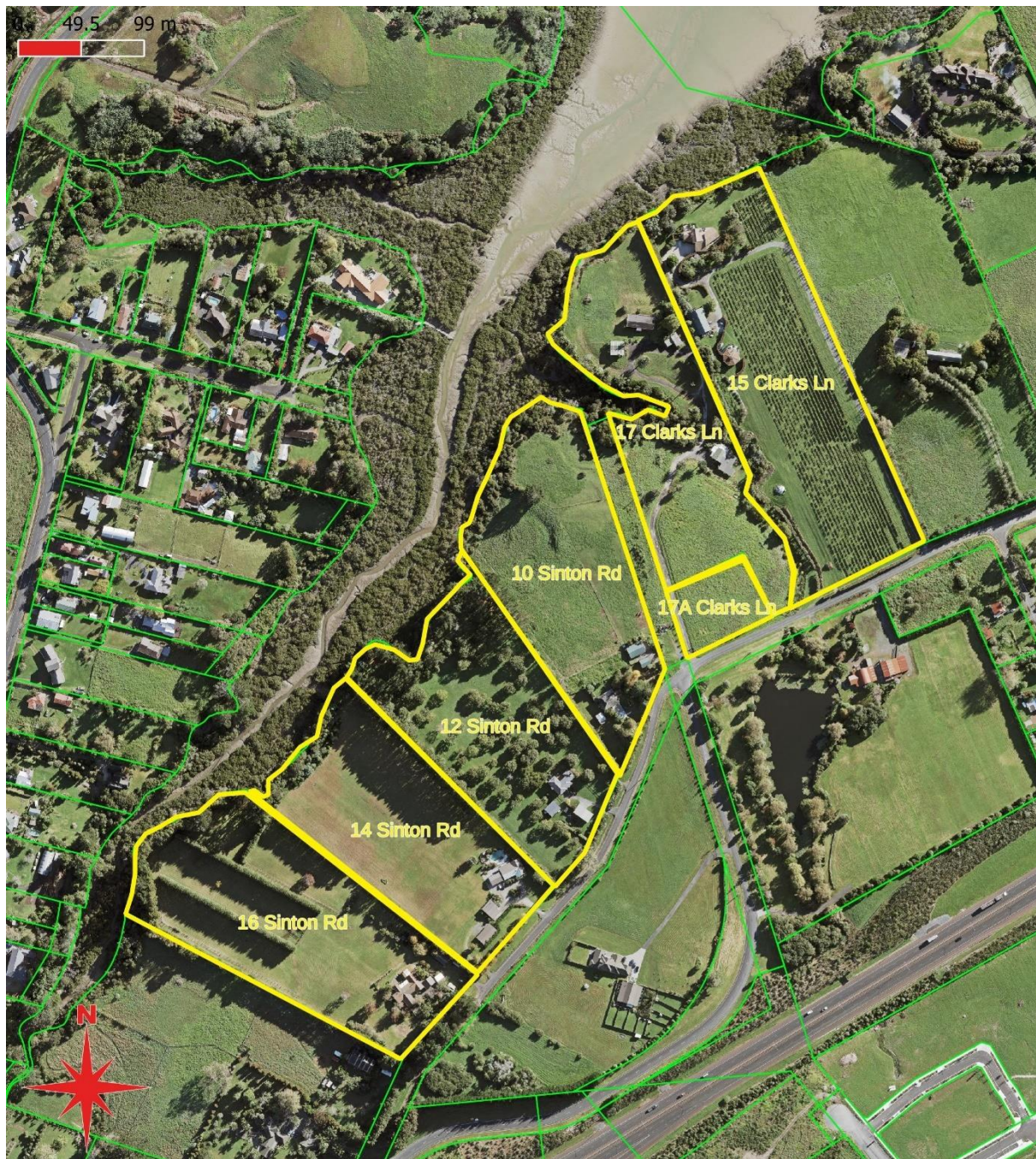


Figure 2: Area of proposed plan change.

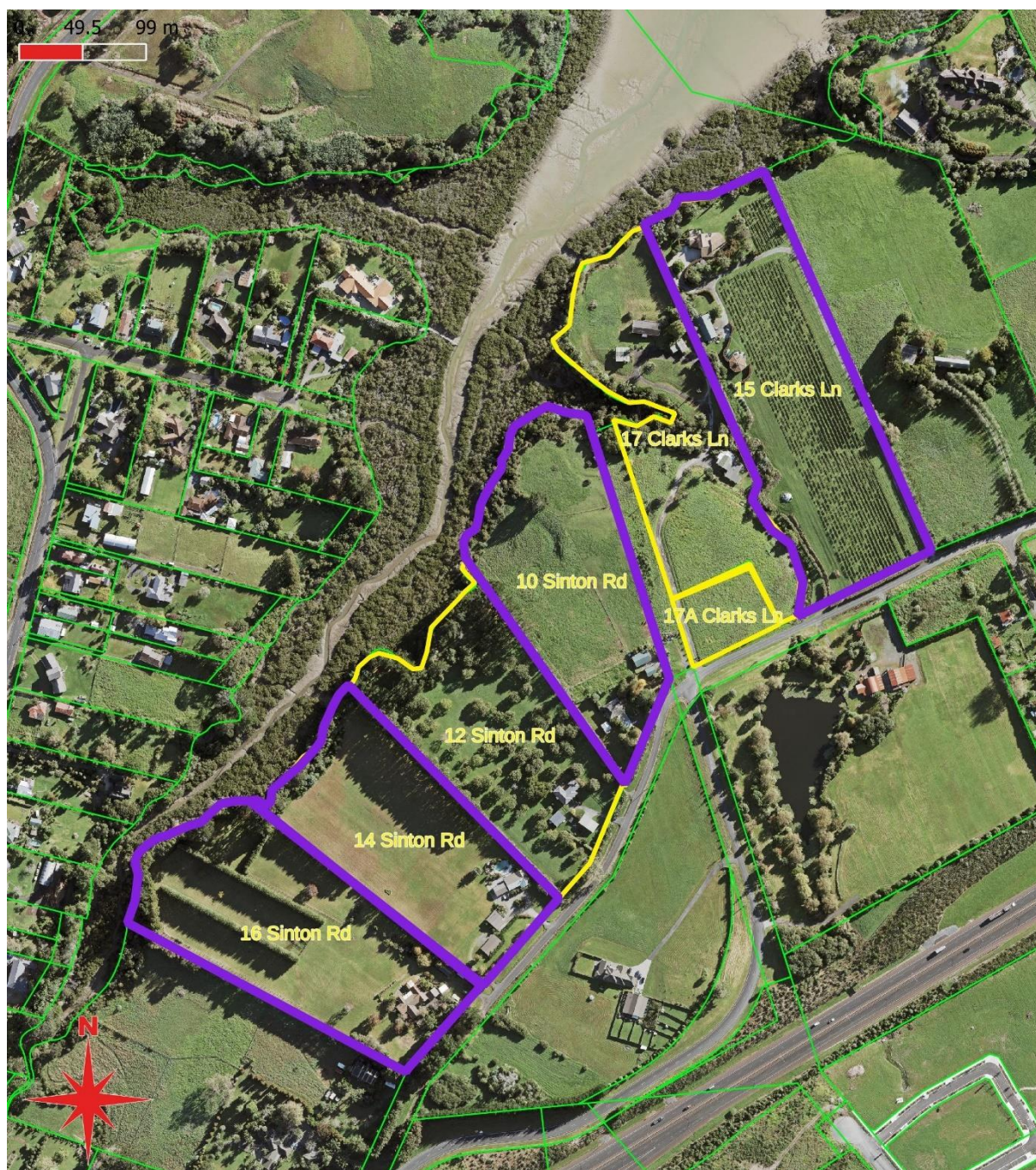


Figure 3: Cabra properties overlaid onto plan change area. These properties were surveyed on the ground.

2.3. Legal description of land affected.

The appellations of the survey area are:

Lot 2 DP 92753, Lot 25 Allot 2 PSH OF Waipareira (SO 958), Lot 9 DP 57408, Lot 8 DP 57408

The addresses are:

15 Clarks Lane, 10, 14 & 16 Sinton Road, Whenuapai, Auckland

2.4. Map of Location

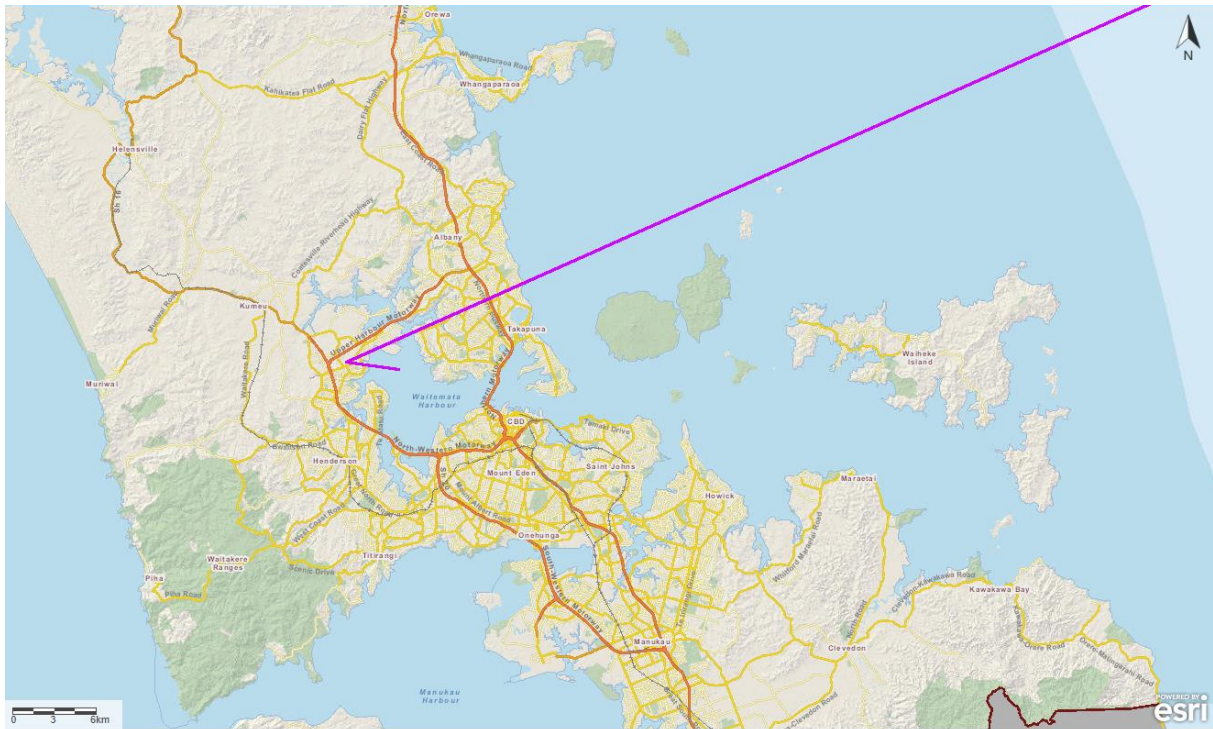


Figure 4: Location of survey area within the context of the Auckland region (Auckland Council Geomaps).

3. Statutory Requirements

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

This assessment considers archaeological sites as defined in the HNZPTA as outlined below. It also considers historic heritage sites and places of significance to manawhenua as scheduled by the Auckland Unitary Plan, (AUP), or listed on the Cultural Heritage Inventory (CHI) of the Auckland Council or listed by Heritage New Zealand Pouhere Taonga (HNZPT).

3.1. Heritage New Zealand Pouhere Taonga Act 2014

Heritage New Zealand Pouhere Taonga (HNZ) administers the HNZPTA. The HNZPTA contains a consent (authority) process for any work affecting archaeological sites, where an archaeological site is defined as:

- “6(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*
- 6(b) includes a site for which a declaration is made under section 43(1)”*

Any person who intends to carry out work that may damage, modify or destroy an archaeological site, or to investigate a site using invasive archaeological techniques, must first obtain an authority from HNZ. The process applies to sites on land of all tenure including public, private, and designated land. The HNZPTA contains penalties for unauthorized site damage or destruction.

The archaeological authority process applies to all sites that fit the HPA definition, regardless of whether:

- The site is recorded in the NZ Archaeological Association Site Recording Scheme or registered by HNZ,
- The site only becomes known about as a result of ground disturbance, and/ or
- The activity is permitted under a district or regional plan, or a resource or building consent has been granted.

Heritage New Zealand Pouhere Taonga also maintains The New Zealand Heritage List Rārangi Kōrero of Historic Places, Historic Areas, Wāhi Tupuna/Tipuna, Wāhi Tapu and Wāhi Tapu Areas. The List Rārangi Kōrero includes some significant archaeological sites. The

purpose of The List Rārangī Kōrero is to inform members of the public about such places and to assist with their protection under the Resource Management Act (1991).

3.2. Resource Management Act 1991

The 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 Māori, including wāhi tapū;
- 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 Māori.

Where resource consent is required for any activity the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the Auckland Unitary Plan (AUP) assessment criteria).

Section 17 of the RMA states *"Every person has a duty to avoid, remedy, or mitigate any adverse effect on the environment arising from an activity carried on by or on behalf of the person"*, and this includes historic heritage. The Structure Plan Guidelines also include a requirement to identify, investigate and address the existence of natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character. (AUP, Appendix 1, 1.4.3)

3.3. Statutory Planning Policies

In Auckland the Auckland Unitary Plan, Operative in part (AUP:OP) based on the rules of the RMA, has specific provisions for historic heritage and places of significance to mana whenua. The regional policy statement objective for historic heritage (AUP:OP B5.2.1) are.

1. Significant historic heritage places are identified and protected from inappropriate subdivision, use and development.

2. Significant historic heritage places are used appropriately, and their protection, management and conservation are encouraged, including retention, maintenance and adaptation.

Based on the acknowledgement of Te Tiriti o Waitangi a number of regional policy statements are formulated (AUP:OP B6.2.1) that result in the recognition of Places of significance to mana whenua.

“Sites and places of significance to Mana Whenua have tangible and intangible cultural values in association with historic events, occupation and cultural activities. Mana Whenua values are not necessarily associated with archaeology, particularly within the highly modified urban landscape where the tangible values may have been destroyed or significantly modified.” AUP:OP D21.1)

Policy objectives for Places of Significance to mana whenua (AUP:OP D21.2) are:

1. The tangible and intangible values of scheduled sites and places of significance to Mana Whenua are protected and enhanced.
2. Scheduled sites and places of significance to Mana Whenua are protected from inappropriate subdivision, use and development, including inappropriate modification, demolition or destruction.

Note that scheduled places have stronger protection than archaeological sites that are not scheduled in the Plan.

3.4. Non-Statutory Planning documents

Beyond the statutory Plan the Auckland Council Plan has some objectives relevant to cultural heritage.

The **Auckland Plan 2050** sets six key outcomes, each defined by four strategic directions. These in turn are to be achieved through several focus areas for each direction.

The key outcomes are:

1. *Belonging and Participation*
All Aucklanders will be part of and contribute to society, access opportunities, and have the chance to develop to their full potential.
2. *Māori Identity and Wellbeing*
A thriving Māori identity is Auckland’s point of difference in the world – it advances prosperity for Māori and benefits all Aucklanders.
3. *Homes and Places*
Aucklanders live in secure, healthy, and affordable homes, and have access to a range of inclusive public places.

4. *Transport and Access*

Aucklanders will be able to get where they want to go more easily, safely and sustainably.

5. *Environment and Cultural Heritage*

Aucklanders preserve, protect and care for the natural environment as our shared cultural heritage, for its intrinsic value and for the benefit of present and future generations.

6. *Opportunity and Prosperity*

Auckland is prosperous with many opportunities and delivers a better standard of living for everyone.

Outcome 5 takes a wide view of heritage including both natural and cultural heritage and the links between them. Heritage is also linked to other key outcomes. Three specific focus areas reference heritage beyond Outcome 5:

“Outcome: Belonging and Participation

Focus Area 1: Create safe opportunities for people to meet, connect, participate in, and enjoy community and civic life.

Also, our sense of belonging is tied to identity and attachment to place. The way people use Auckland’s streets, squares, parks and other public open space influences the meaning they attach to these places and spaces. Heritage, particularly built heritage, anchors our sense of history and place and helps define what is unique and distinctive about Auckland.”

(Auckland Plan 2050 p.52)

“Outcome: Belonging and Participation

Focus Area 7: Recognise the value of arts, culture, sport and recreation to quality of life.

Appreciation of our cultural heritage, especially our built heritage, is an equally important aspect of what contributes to our quality of life. It reminds us of our past and provides a visual context of where we have come from. It is one aspect of our culture that is easily observed and there for everyone to see and appreciate.”

(Auckland Plan 2050 p.63)

“Outcome Homes Places and Spaces

Focus area 5: Create urban places for the future.

Placemaking plays an important role in creating high quality urban environments. It also supports our culture and identity, such as Auckland’s unique Māori cultural identity, in our public places. We can also reflect and embed our unique local character in the built environment by, for example, incorporating and integrating built heritage and public art into existing and new spaces.”

(Auckland Plan 2050 p101)

4. Methodology

4.1. Investigation Methodology

This assessment was carried out using both desktop research and site visits.

4.2. Desktop Research Methodology

Sources for desktop research include:

- NZ Archaeological Association (NZAA) online site recording database Archsite and associated site records
- LINZ database of historic maps and survey plans via Quickmaps
- Heritage New Zealand Heritage List/ Rārangi Kōrero of historic places, historic areas and wāhi tapu areas
- Heritage New Zealand online reports database
- Auckland Council Geomaps GIS viewer
- Auckland Council Cultural Heritage Inventory (CHI)
- Auckland Council Archives (online resources)
- Archives New Zealand (online resources)
- Local histories – published and unpublished
- Archaeological reports
- Aerial photographs
- National Library cartographic collection
- Alexander Turnbull Tiaki online collection
- Auckland Museum pictorial collections

4.3. Fieldwork

Fieldwork was undertaken in August and September 2023, April 2024 and consisted of three pedestrian surveys and several soil profiles drawn with a hand corer. During an additional site visit, the Ockleston house was photographed. Only the properties owned by Cabra Developments were visited: 15 Clarks Lane, 10, 14 and 16 Sinton Rd. The remaining properties of the proposed plan change were evaluated through a desktop study only.

5. Physical Environment

The physical environment is low lying and undulating. The survey area is coastal and next to the Waiairohia Creek and Stream. It forms a natural boundary to the Hobsonville peninsula, called Onekiritea in pre-Contact times. The survey area would have been accessible by waka (canoe) in pre-Contact times.

The soils of the area are allophanic soils impeded (LI) (<https://soils-maps.landcareresearch.co.nz/>). These soils are made from volcanic materials and this is reflected by the area made from East Coast Bays formation (Mwe: sand and mudstone with mixed volcanic content – see code in Figure 1), Puketoka formation (Pup: pumiceous mud, sand and gravel including alluvial deposits – see code in Figure 1) and Taupo Pumice alluvium (Q1a: estuarine and swamp deposits – see code in Figure 1) (Figure 1).

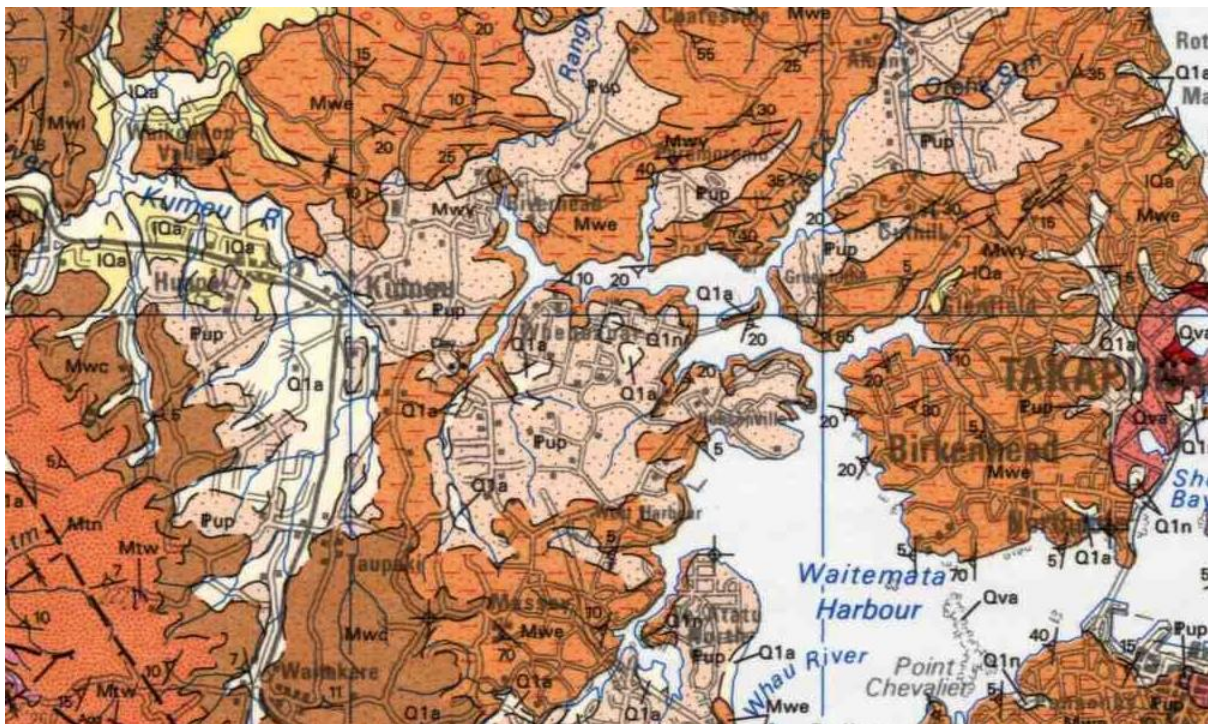


Figure 5: Detail of geological map, Auckland (Copyright Crown).

Historically the area was covered in Kauri forest like the rest of West Auckland, but with contact since European settlement this forest has given way to 'undulating fern lands' (Figure 5).

The modern use of the land for farming and grazing shows that the volcanic content of the soils adds fertility to the general silty clay soils. The Māori name of the Hobsonville area 'Onekiritea' relates to the whiteness of the clay soils in the area. The question is therefore how the area was used in pre-Contact times. The fertility of the soil would have supported growing of taro and other crops and swamps were seen as 'food baskets' for birds, eels and other resources like raupo. Is the observed deforestation during pre-Contact times simply a matter of burning the forest or is it a sign of horticulture that left little archaeological signatures?

The coastal survey area was used for kai moana exploitation in pre-Contact times, as is evident by the numerous shell midden site along the coast.



Figure 6: Detail of: 'Waitemata River from Kauri Point Auckland Harbour to its sources, surveyed by Comr. B. Drury and the officers of H.M.S. Pandora 1854'-(Auckland Libraries Heritage Collections Map 3909).

6. Historical Background

6.1. Māori Settlement History

Whenuapai is on the cross roads for several portages between Kaipara and Waitemata Harbour and close to one of the portages between Waitemata and Manukau harbours, Ngongitepata and Te Whau (Hooker 1997). The meaning of the 'Whenua pai' might be 'fertile' or 'good' land (Simmons 1980) which contradicts the view of the early European settlers of the land being of poor quality as it is low lying, often flooded and clay soils (Rutherford 1940). An alternative, possibly older Māori name of the area is Waimarie which could be translated as 'calm water' (Simmons 1980). Most recorded archaeological sites are along the harbour or creek edges indicating that exploitation of kai moana was an important food source.

Like most places in Tāmaki Makaurau many different iwi have a relationship with the place. Te Kawerau, Wai o Hua and Ngāti Whātua and their many hāpu had a particular influence in the survey area. The most recent of these inter tribals conflicts was attacks by Ngāpuhi under Hongi Heke. Armed with muskets they inflicted a defeat on Ngāti Whātua as utu for being defeated in the previous century. For some years few people lived in the district as Ngāpuhi did not establish settlements (<https://www.kaiparamoana.com/k-rero-o-mua-our-history>).

One of the first visits by a European to the area was by Samuel Marsden in 1820 who reported that plenty of food was around the Kaipara. Ngāti Whātua settlements near Kumeū are reported for this period (Dunsford 2002; Stone 2001). But the location of any of these settlements is unknown, but likely next to the River.

6.2. Post Contact and Colonial period

For a short moment in time Governor Hobson considered Hobsonville as an area to start the Auckland settlement (Foster and Felgate 2011).

Between 1844 and 1865 pre-emptive waiver transactions, Crown purchases and Native Land Court sales reduced Māori customary land occupation in the Kaipara area to about a third of its pre-Contact size (<https://www.kaiparamoana.com/wai312-claim-to-settlement>).

The Waiparera Block is part of the survey area. It was sold to the Crown in 1853 (Turton 1877). It is one example of how the land changed hands. Brigham's land claim and later Crown Grant in 1857 is another example. Brigham's Creek is named after this land speculator. In 1854 a map (SO 904) showed the area as part of a large Lot 2 probably claimed by Clark who started brick and pipe works south of the survey area

Dense Kauri forest within the Kumeū area and throughout the Waitakere Ranges drew European commerce into the area. Within a few decades all timber able to be milled was cut down (Morris 1996). Gum diggers followed the timber mills, but little is known of this activity through historic sources.

Towards the end of the 19th century the clay on the Hobsonville peninsula and surrounding areas was used for brick and pipe works which supplied the growing Auckland with this valuable building resource.

The first subdivision plan in the area was 1931 (SO 958). Incidentally these old maps show that the coastline is quite different to today. It can be assumed that the erosion process is still ongoing.

All evidence from mid 20th century aerials indicates that the survey area has been used for grazing, though small scale horticulture could not be excluded as former land use. Small natural streams are straightened and used for drainage. The main drainage channels seem to have changed from the southern portion of the survey area to the middle of the survey area.

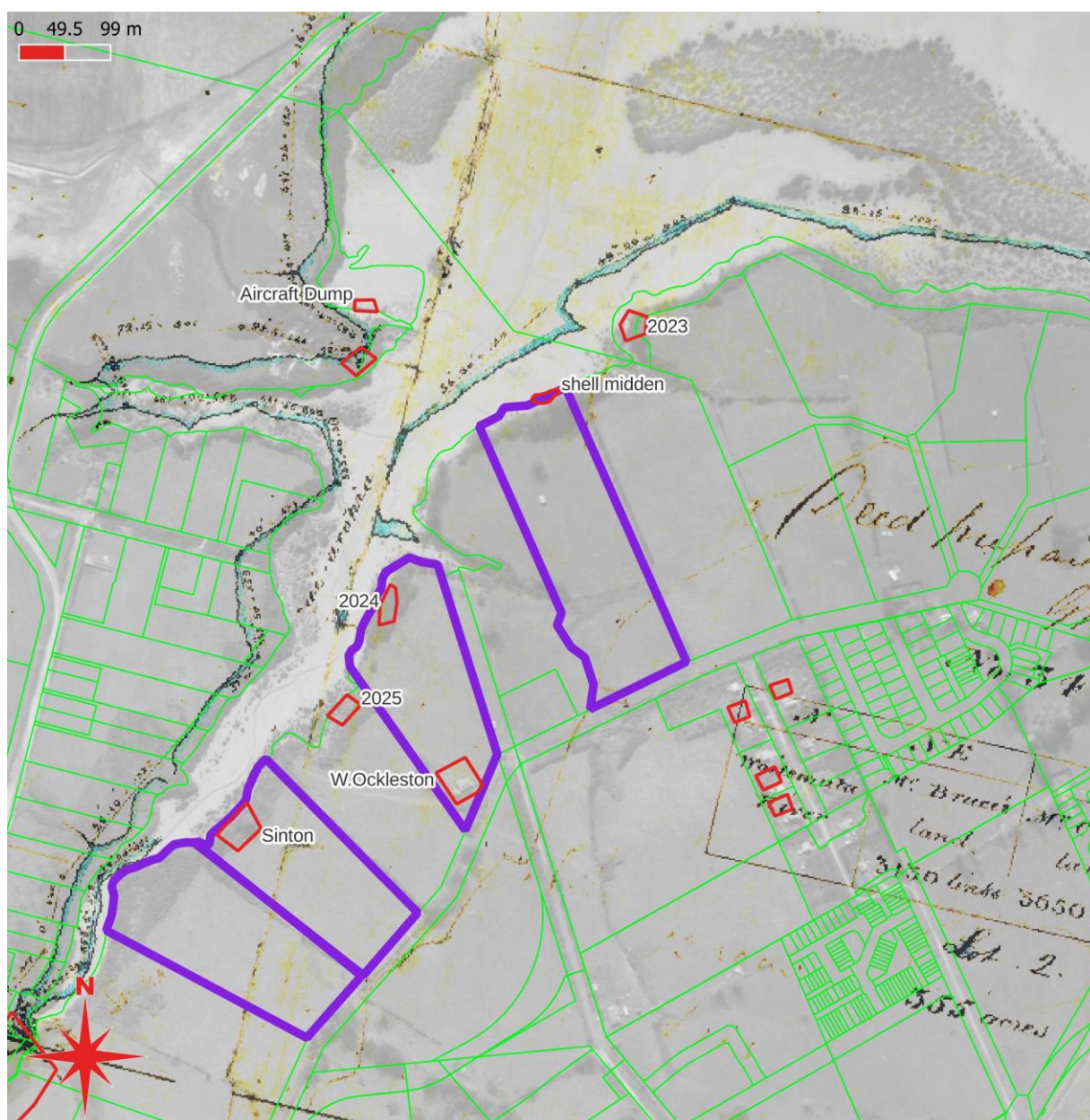


Figure 7: Subdivision of Lot 2 showing the survey area in 1931 (SO 904 LINZ). Heritage sites are outlined in red.

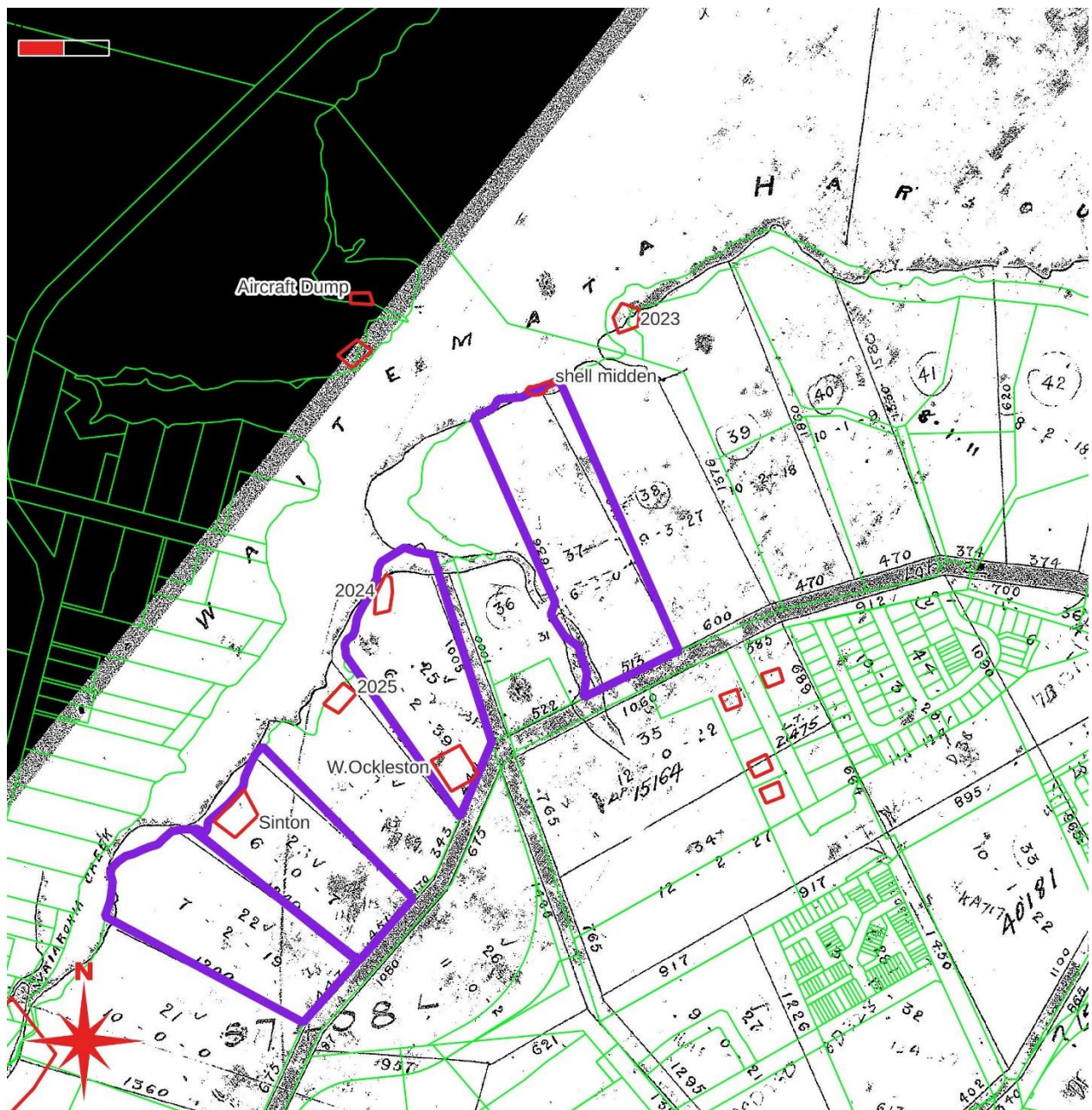


Figure 8: Subdivision (SO 958) in 1931 showing the survey area. Heritage sites are outlined in red.

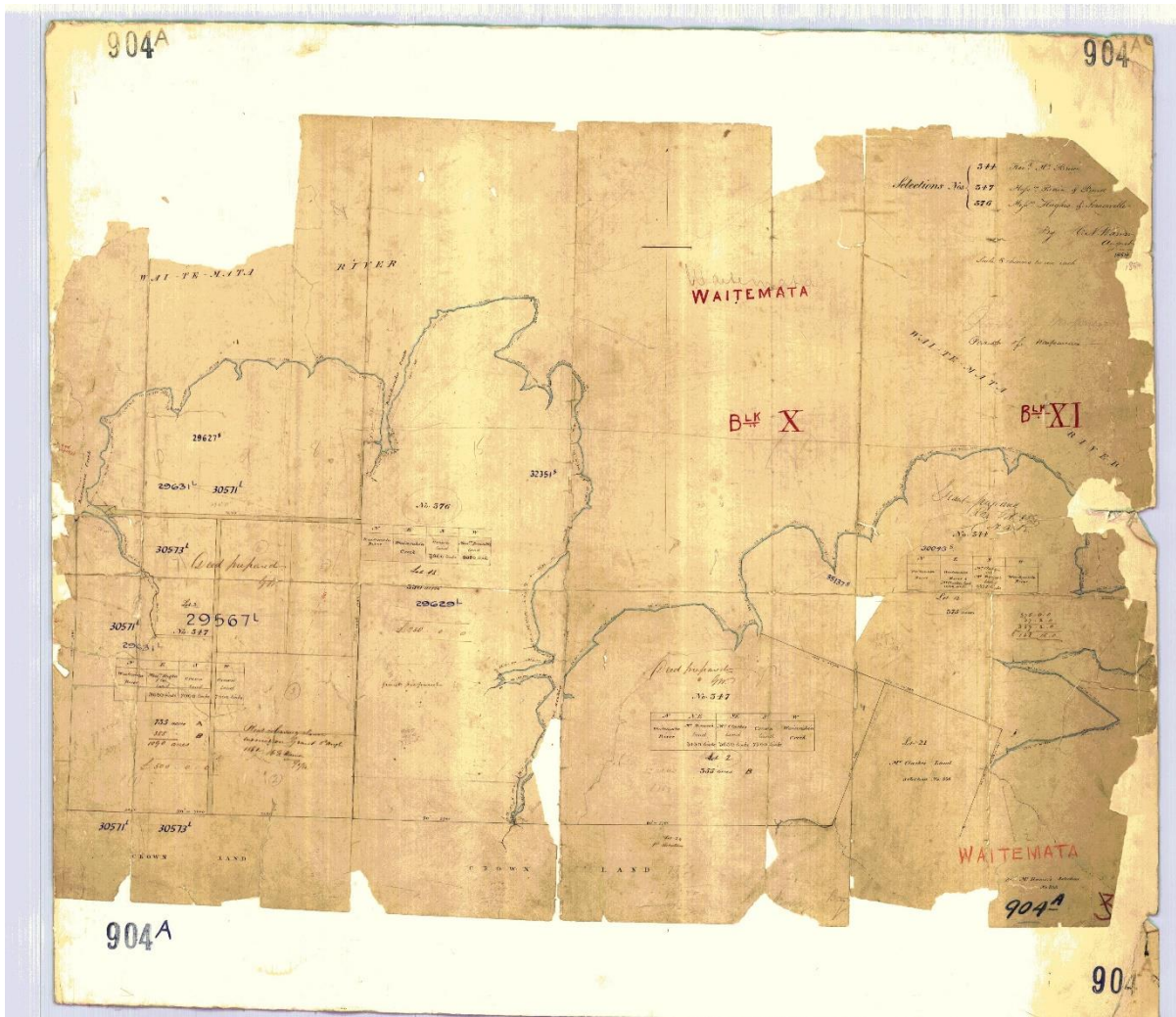


Figure 9: SO 904 showing land claims in 1854.

7. Previous Archaeological Work in the Project Area

The survey areas were part of a survey in 1999 undertaken for the Structure Plan:

Prince, D., Clough, R., 1999, *Waiarohia Structure Plan Area: Archaeological Assessment*, prepared for Waitakere City Council, Auckland. (Prince1999)

The sites R11/2023, 2024 and 2025 are either on or close to the survey area (see below, overlay of cadastral with Prince's map attached to the site records).

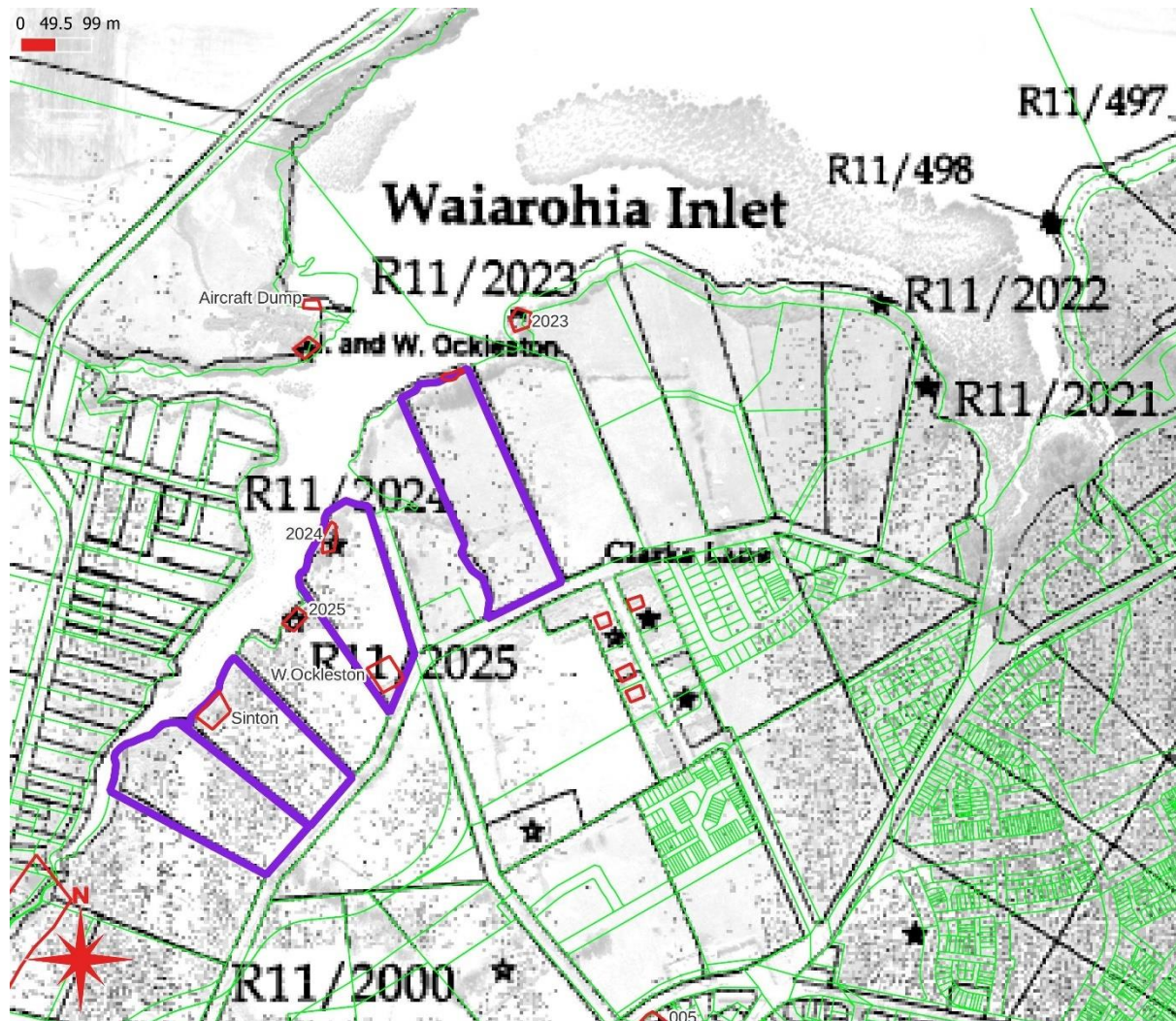


Figure 10: Overlay of cadastral GIS with Prince's map 1999 from site records.

8. Archaeological Context

The NZAA (New Zealand Archaeological Association) Site Record Scheme shows site records close to the survey area or within the survey area. Most site records are coastal shell midden and a few early historic structures. Historic structures are recorded in Auckland Council's Cultural Heritage Inventory. Some sites from both these databases are scheduled in the AUP:OP.

The wider heritage context is dominated by coastal shell midden. This reflects the kai moana exploitation in the upper Waitemata harbour, but also a reflection of bias in the past site recording towards public coastal land that received more archaeological survey attention than any inland properties.

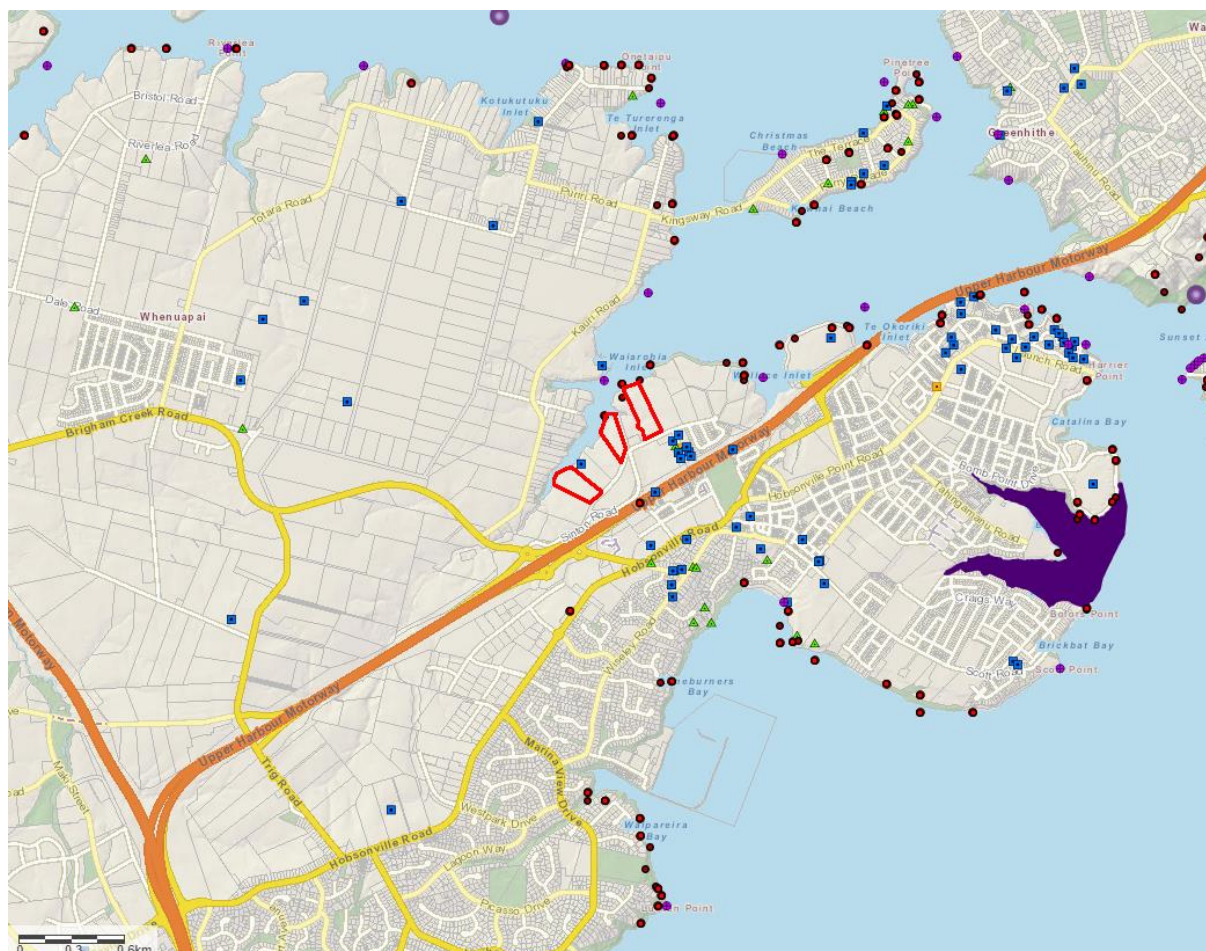


Figure 11: CHI sites, NZAA Archsite sites, Maori occupation sites and places significant to Maori (coastal wetlands around Bomb Point, Hobsonville). Some of the sites are either on the properties or close to them. Part of the survey area outlined in red. (red points: Archaeological sites (NZAA and CHI), blue squares: Heritage buildings (CHI), green triangles: notable trees (CHI))

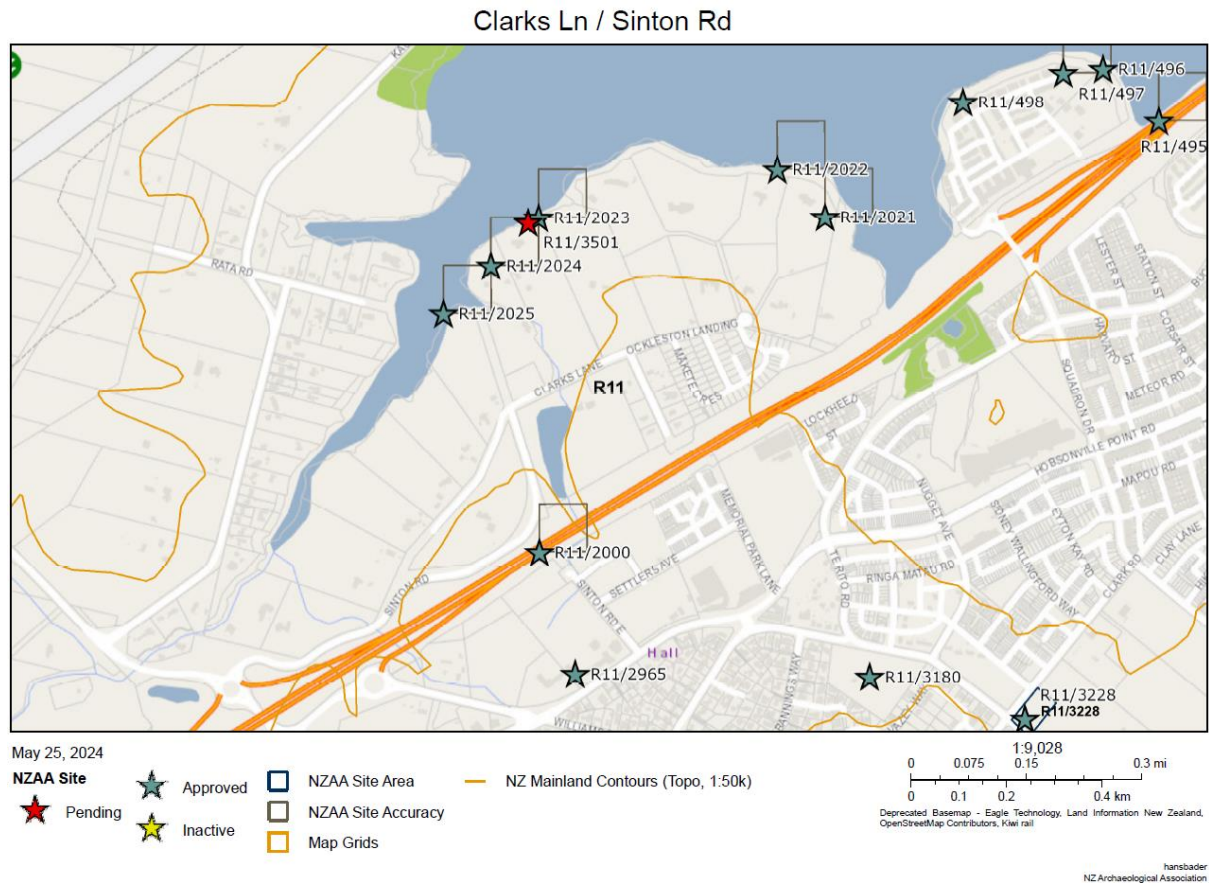


Figure 12: Map of recorded archaeological sites in the vicinity of the project area (ArchSite May 2024, NZAA).

Accurate locations for the Sites R11/2023, 2024 and 2025 were taken from the original survey maps attached to the site records.

9. Results of Fieldwork and Research

9.1. Fieldwork

The fieldwork consisted of a pedestrian survey and six soil profiles drawn with a soil corer in areas where probing indicated a deeper topsoil layer. For the most part of the survey area the topsoil is only a thin (10 to 15 cm) layer over light coloured subsoil.

The profiles show

- a natural sequence of topsoil to subsoil,
- mixed fill below the topsoil
- darker occupation layer below the modern topsoil



Figure 13: Location of soil profiles (SC1 to SC6) in relation to the survey areas (marked in outline) overlaid onto cadastral linework (LINZ) and showing historic/archaeological sites in red outline.



SC1

Two layered topsoil over silty clay
(modern horticulture?)

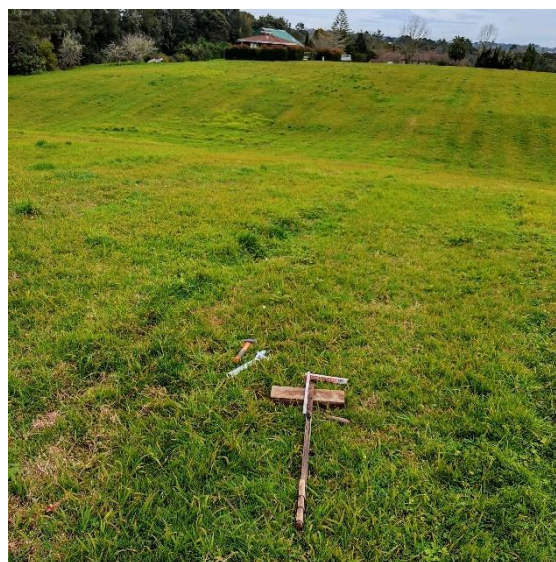




SC2

Topsoil over mixed fill., subsoil not reached.

Modern horticulture.





SC3

Darker layer below the modern topsoil

Likely occupation layer of archaeological site





SC4

Deep topsoil - subsoil layers. Uneven interface

Modern farming





SC5

Multiple fill layers, subsoil not reached.

Modern earthworks?





SC6

Natural soil sequence on small natural terrace close to the edge of the creek.



Overall, the field survey shows an archaeological layer close to the recorded shell midden site, but all other soil profiles show either a natural sequence or modern farming/horticultural disturbances. No shell midden has been observed at the shell midden site but the edge to the creek has been disturbed recently and rubbish was dumped in this area, so it is possible that the previously recorded shell midden has been obscured. Nonetheless, SC3 shows that the site extends onto the flat area above the creek.

A new area of shell midden was discovered and recorded. Despite the variation in the location of the previously recorded sites, the original paper record shows clearly the locations of the previously recorded sites and the newly discovered site is in a new location.

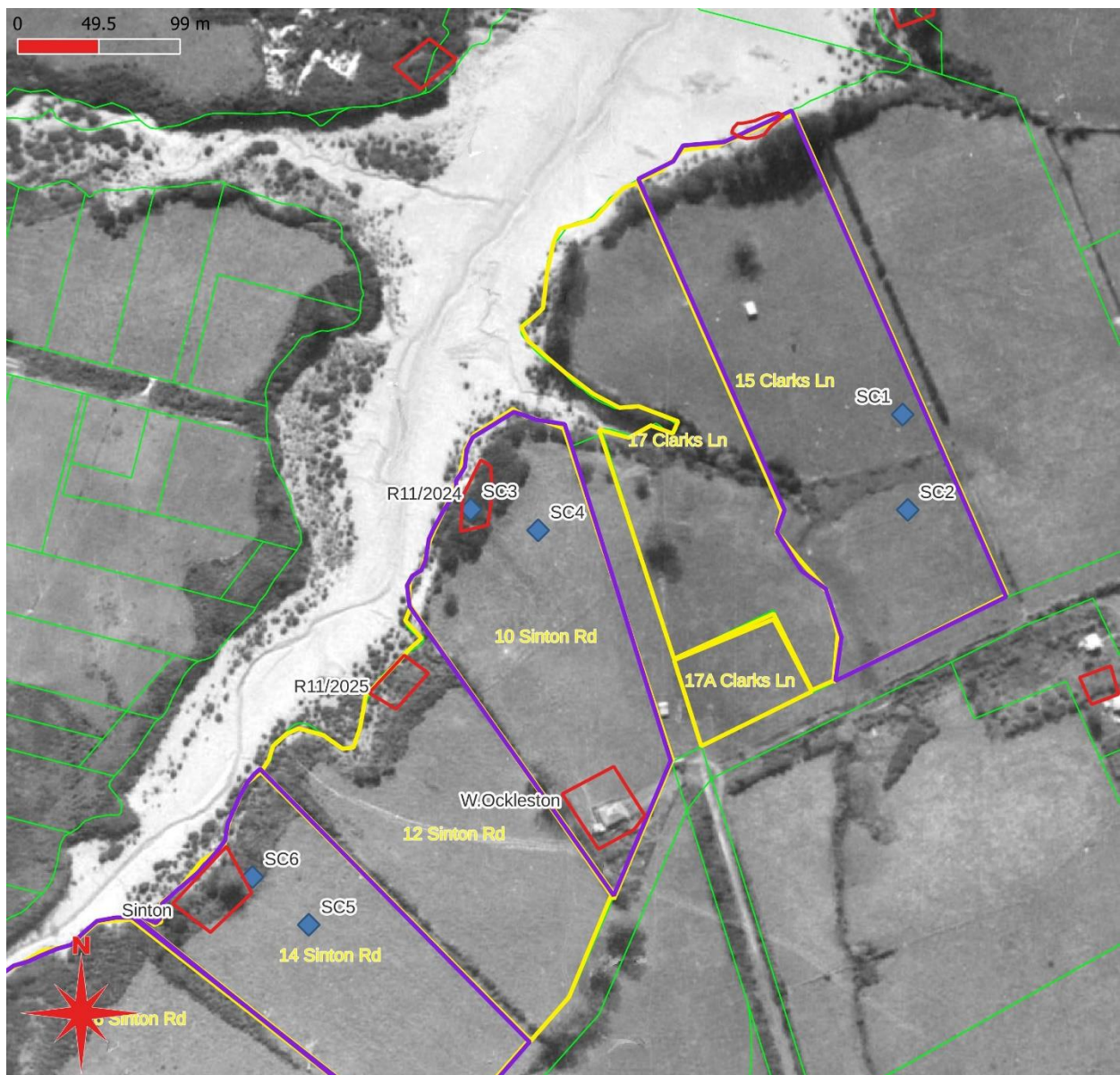


Figure 14: 1940s aerial shows the survey areas in grazing. The house of W.Ockleston shows as a double gabled villa. The proposed location of the first Sinton house shows pits and other earthworks at the creek bank.

The new shell midden site R11/3501 and the previously recorded shell midden site on 10 Sinton (R11/2024) are two archaeological sites in the survey areas. Both of them are within the coastal zone and both will be impacted by any coastal vegetation removal and new plantings. A further site R11/2025 outside the survey area but within the plan change area is also located on the coastal zone and is also a shell midden site.

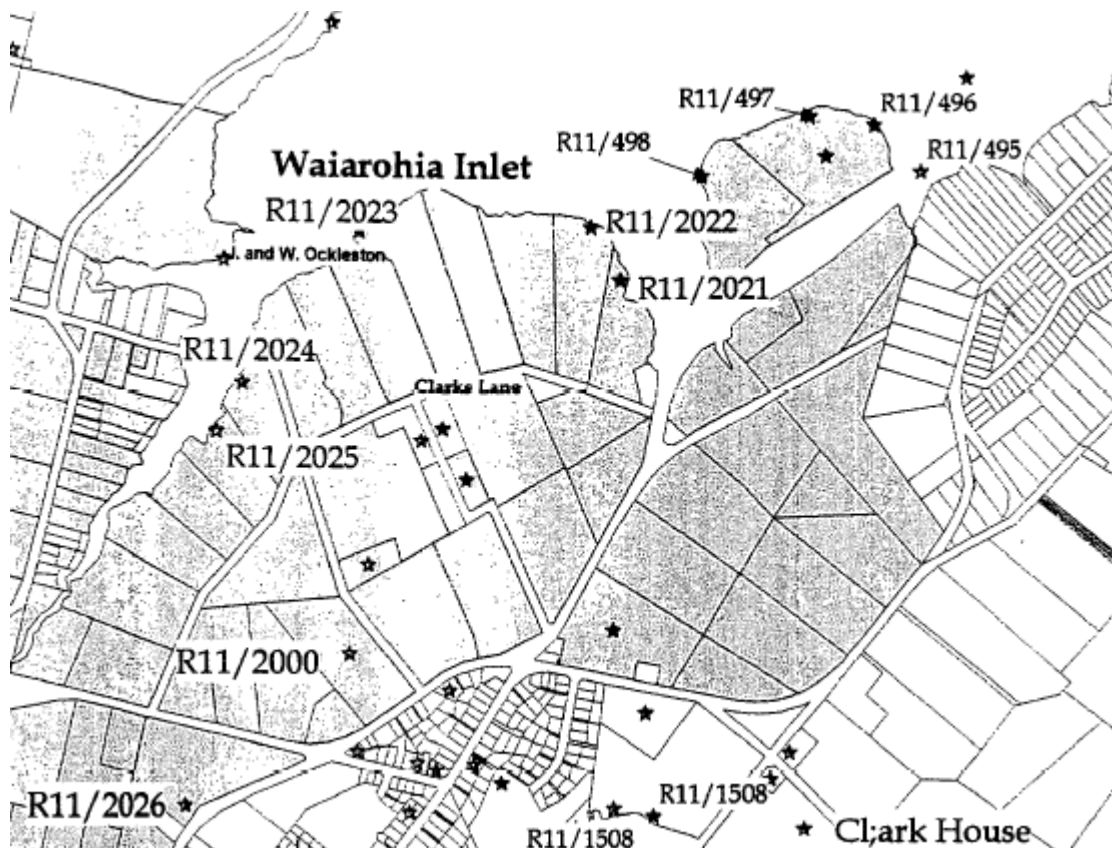


Figure 15: Site records according to Prince 1999 (from the paper site records).

The presumed location of the first Sinton house (shown in the CHI on 14 Sinton Rd)) shows two possible terraces along the gentle slope. Both were tested and neither of them seems to be a candidate for a demolished colonial house. But in this location right along the edge of the creek bank are various earthworks including pits and channels. It seems possible that these features relate to a house close by.

The house that is identified as W. Ockleston's house on 10 Sinton Rd, is likely from the early 20th century, and it seems that it was constructed shortly after the brick and pipe factory across the creek was started in 1903. A major restoration in the 1970s or 80s transformed the house by changing the roofline, different windows, new internal layout, plastering over the fireplace and adding a new lounge and modern bathroom. Further modernization was undertaken in the 1990s (pers.comm. from a neighbour).

The concrete based mortar of the bricked fireplace indicates a post 1900 construction. No early nails are visible in the places where the modern gib has been removed.



Figure 16: Southern side of house.



Figure 17: Renovations plastered over the original fireplace.



Figure 18: Northern side of the house.

On 15 Clarks Lane Rd a shell midden site (R11/3501) was discovered right on the edge of the creek. It has been substantially disturbed by modern paths and slipways for boats and kayaks.



Figure 19: Shell midden along a path towards the water.

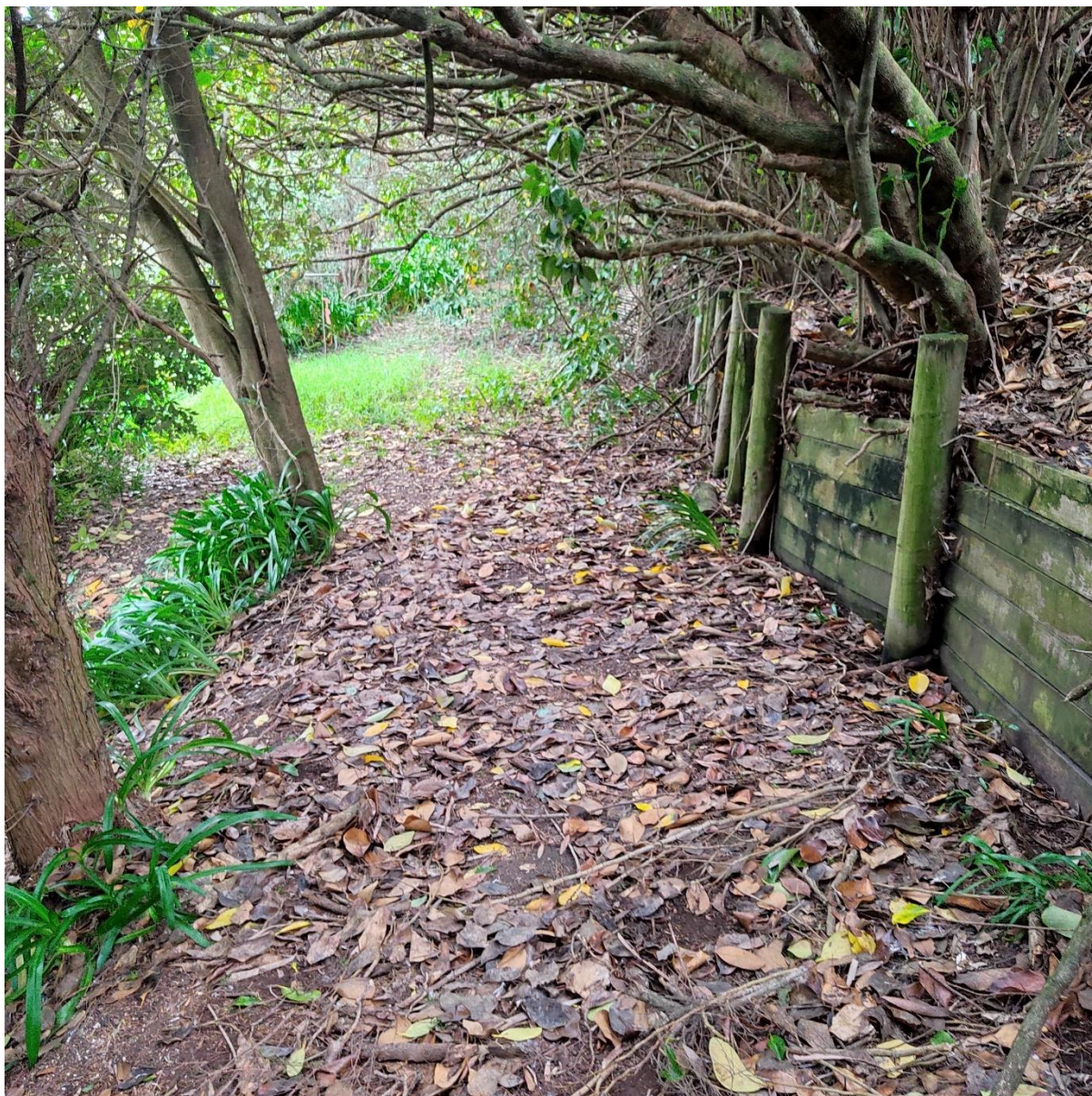


Figure 20: Modern path crossing through the shell midden site.



Figure 21: Small earthworks that might relate to the presumed location of the Sinton house.

9.2. Discussion

The results of the field survey and the background research are consistent with the survey area being used in pre and early Contact period for the exploitation of marine resources. Two of these coastal sites are within the survey areas. One site was discovered during the survey and the other was previously recorded and relocated using one of the soil profiles.

The presumed location of an early settler's home, Sinton, shows some earthwork features that could be related to a colonial structure.

The only building visible in the 1940 aerial is a double gabled villa, most likely from the period 1910 to 1918. It is still standing but has undergone very substantial renovations in the 1970s and 1990s. The heritage value is not in the structure but in the fact that it was built by an important local family, the Ocklestons.

10. Archaeological and Other Values

10.1. Assessment Criteria

“Archaeological values relate to the potential of a place to provide evidence of the history of New Zealand. This potential is framed within the existing body of archaeological knowledge, and current research questions and hypotheses about New Zealand’s past. An understanding of the overall archaeological resource is therefore required” (Heritage New Zealand Pouhere Taonga 2019:9).

The assessment criteria are split into two sections: Main Archaeological values and Additional values:

The first archaeological values look at an *intra (within the) site context*.

- **Condition:**
How complete is the site? Are parts of it already damaged or destroyed?
Condition varies from undisturbed to destroyed and every variation in between. It is also possible that the condition of various parts of the site varies.
- **Rarity/Uniqueness:**
Rarity can be described in a local, regional and national context. Rarity can be rare as a site, or rarely examined or today a rare occurrence in the records.
- **Information Potential:**
How diverse are the features to be expected during an archaeological excavation on the site?
How complete is the set of features for the type of site?
Can the site inform about a specific period or specific function?

The second set of archaeological values are *inter site (between sites) context* criteria:

- **Archaeological landscape / contextual value:**
What is the context of the site within the surrounding archaeological sites?
The question here is the part the site plays within the surrounding known archaeological sites. A site might sit amongst similar surrounding sites without any specific features. Or a site might occupy a central position within the surrounding sites. Though a site can be part of a complete or near complete landscape, whereby the value of each individual site is governed by the value of the completeness of the archaeological landscape.
- **Amenity value:**
What is the context of the site within the physical landscape?
This question is linked to the one above, but focuses onto the position of the site in the landscape. Is it a dominant site with many features still visible or is the position in the landscape ephemeral with little or no features visible? This question is also concerned with the amenity value of a site today and its potential for onsite education.
- **Cultural Association:**
What is the context of the site within known historic events or to people?

This is the question of known cultural association either by tangata whenua or other descendant groups. This question is also concerned with possible commemorative values of the site.

Other values could include (Heritage New Zealand Pouhere Taonga 2019:9):

- 1 Architectural
- 2 Historic
- 3 Scientific
- 4 Technological
- 5 Cultural

The last value, cultural, acknowledges if there is an impact onto Māori cultural values. This assessment will not evaluate these, but rather state their relevance in relation to the other values. The HNZPT Act requires an assessment of Maori values as part of archaeological authority applications. Generally, HNZPT prefers that such an assessment be provided by tangata whenua (Heritage New Zealand Pouhere Taonga 2019:10).

In addition, the Auckland Unitary Plan (Part 1, Chapter B: 5.2.2) outlines a place as having historic heritage value if it has one or more of the following values:

Identify and evaluate a place with historic heritage value considering the following factors:

(a) historical: the place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality;

(b) social: the place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value;

(c) Mana Whenua: the place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value;

(d) knowledge: the place has potential to provide knowledge through archaeological or other scientific or scholarly study, or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality;

(e) technology: the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials;

(f) physical attributes: the place is a notable or representative example of:

- (i) a type, design or style;

- (ii) a method of construction, craftsmanship or use of materials; or
- (iii) the work of a notable architect, designer, engineer or builder;
- (g) aesthetic: the place is notable or distinctive for its aesthetic, visual, or landmark qualities;
- (h) context: the place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

10.2. Archaeological Values Assessment

The two observed archaeological sites are part of the seasonal kai moana exploitation during the pre Contact or early Contact phases. Their value will be assessed (a).

The Ocklestone house is post 1900 and has lost all its original features during modern restoration and it will not be assessed.

Any features relating to the presumed location of the Sinton house, surface or subsurface will be assessed (b)

Table 1: Summary of archaeological values.

Sites	Value	Assessment
(a) Coastal pre-Contact sites (b) Sinton House features	Condition	(a+b) The sites are both modified by modern developments. Only some elements of them will still be in situ.
	Rarity/ Uniqueness	Shell midden sites are the most recorded archaeological site type in Taamaki Makaurau and nationwide.(a) Remains of colonial houses are not rare, although in this case it could be linked to a particular family. This allows a much better interpretation as archaeological and historical sources can work in tandem (b).
	Contextual Value	The context of kai moana resources being exploited on a large scale is obvious from the number of coastal shell midden in the wider area and from oral traditions (a). The Sinton house was part of the first documented colonial occupation of the area (b).
	Information Potential	The information potential to tell us more about the daily life ways of Maori and early settlers is reasonable (a+b).
	Amenity Value	Visibility to the general public is practically nonexistent. Any outreach would need interpretative panels or the like (a+b).
	Cultural Associations	The connection of several iwi over time is well known from oral traditions (a). The connection to members of the Hobsonville

Sites	Value	Assessment
		Settlers community is visible at the graveyard and street names (b).

10.1. Additional values assessment

Table 2: Summary of additional values.

Sites	Value	Assessment
(a) Coastal pre-Contact sites (b) Sinton House features	Architectural	n/a.
	Historic	The Sinton family played a role in developing the settler community at Hobsonville (b).
	Scientific	n/a.
	Technological	n/a.
	Aesthetic/Visual impact	n/a.
	Cultural	Part of an important cultural landscape for the seasonal migration within Tāmaki Makaurau (a).

The possibility of a burial site is excluded from the value assessment as separate procedures would come into effect on the event of discovering a burial.

Under the AUP, the W.Ocklestone house might have had historic value as the place connects to an early industry in the area and to the family that played a role in developing the brick and pipe industry of Hobsonville. Nonetheless the existing structure is post 1900 and falls therefore outside the definition of an archaeological site. And there is very little left of the original fabric of the structure, so that the remaining heritage value is of the place rather than the structure (category a) and h) of the AUP).

11. Assessment of Effects

11.1. Effects

The assessment of effects follows the basic guidelines for preparing assessment of environmental effects that includes a discussion on the nature of environmental effects (MfE 1999). It should be remembered that an archaeological excavation of a site mitigates only the loss of archaeological information but not the loss of the site and its contextual, cultural and educational values (NZHPT 2006).

The coastal zone is protected from development and the archaeological sites are located within this coastal zone. Vegetation removal and replanting with natives as well as a walk/cycle path will likely impact onto the sites. This is identified as 'coastal esplanade' 20 metres from the Coastal Management Area (CMA).

Outside this 'coastal esplanade' the risk of encountering as yet unrecorded archaeological sites is quite low.

11.2. Site Management & Mitigation

Possible methods to protect sites, and avoid, minimize or mitigate adverse effects will be discussed.

There is a small risk that vegetation removal and replanting with native vegetation, as well as construction of a walking path, will damage some of the recorded sites.

The following mitigation process for the risk to damage archaeological features within the 'coastal esplanade' is proposed:

- Develop a **vegetation removal plan** that impacts as little as possible onto the sites
- Develop a **planting plan** of shallow rooted plants over the extent of the sites
- Try to **avoid the sites** with the alignment of the walk/cycle path.
- **Archaeological induction** of all contractors (this should be done for the entire development area as a precautionary measure).
- **Monitoring** of the vegetation removal and replanting by a trained archaeologist

For this mitigation process to be executed an application for an authority to modify the sites should be made with Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

12. Conclusions & Recommendations

Two archaeological coastal sites were discovered / relocated in the development area (R11/3501 and R11/2024). One further site is outside the survey area but within the plan change area (R11/2025).

The W.Ocklestone house is post 1900 and highly modified with little of the original fabric left.

The presumed location of the Sinton house has no surface features but some nearby earthworks along the edge of the creek bank might be related to it.

It is recommended to discuss with mana whenua tikanga for the works, cultural finds (taonga tuturu) and koiwi. This is best done via an agreed Cultural Management Plan that details the above but also cultural inductions, cultural monitoring, etc. and that is available to the earth working and construction crews on site.

An archaeological authority to modify the two archaeological sites and previously unrecorded sites of similar nature should be applied for with Heritage NZ Pouhere Taonga.

It is recommended to undertake the following steps for any development in the 'coastal esplanade' area:

- Develop a vegetation removal plan that impacts as little as possible onto the sites
- Develop a planting plan of shallow rooted plants over the extent of the sites
- **Archaeological induction** of all contractors (that should be done for the entire development as a precautionary measure).
- **Monitoring of the vegetation removal and replanting by a trained archaeologist**
- **Record and report on any findings.**

13. Acknowledgments

The author would like to thank Cabra and Hannah Edwards for their support.

14. References

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15. Appendix

Site records



Site Record Form

NZAA SITE NUMBER: R11/2023

SITE TYPE: Midden/Oven

SITE NAME(s):

DATE RECORDED:

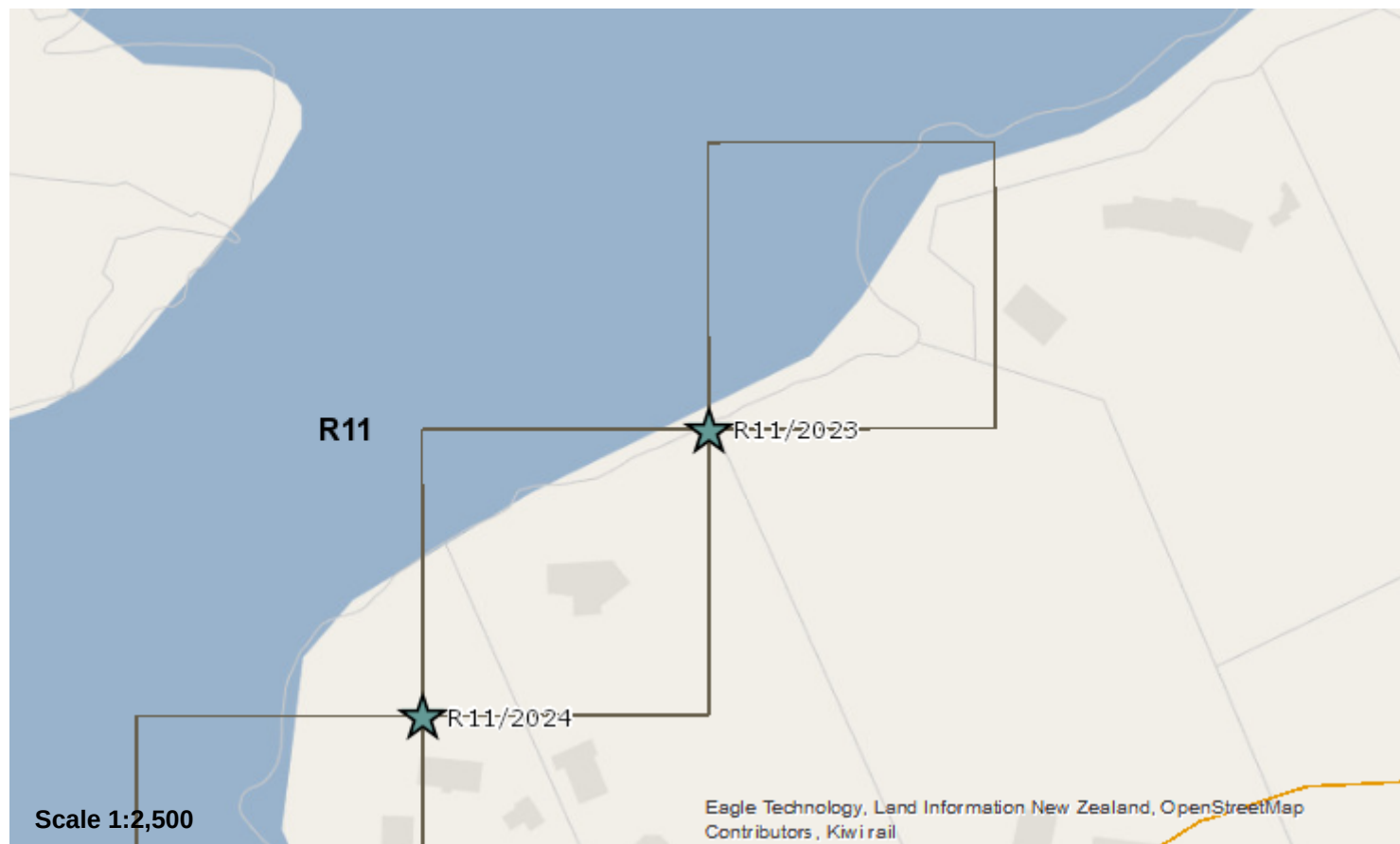
SITE COORDINATES (NZTM) Easting: 1746652

Northing: 5927080

Source: CINZAS

IMPERIAL SITE NUMBER:

METRIC SITE NUMBER: R11/2023



Finding aids to the location of the site

Southern bank of the mouth of the Waiarohia Inlet, Hobsonville. Approximately 5m ASL on the headland cliff top and flat land behind in a bulldozed track cut down the cliffs to the foreshore.

Brief description

Shell midden predominantly of cockle with some oyster, mudsnail and some heat fractured rock and charcoal. Lens is greasy black and 200mm thick. 12m of site exposed in the track scarp. Midden disturbed by machinery. Also seen on the lawn above.

Recorded features

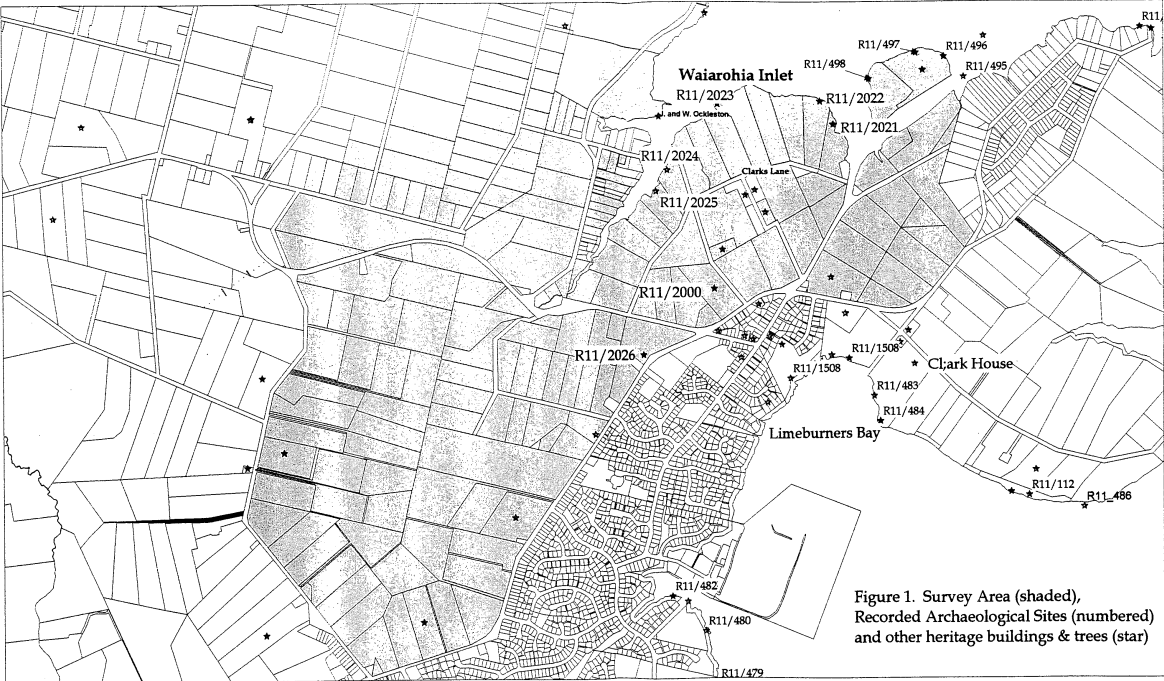
Midden

Other sites associated with this site

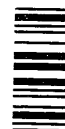
SITE RECORD HISTORY	NZAA SITE NUMBER: R11/2023
Site description Condition of the site Large areas of the site have been significantly destroyed or damaged by the Ockelston State Development, however some areas of the site remain intact (1999). Statement of condition Current land use: Threats:	

SITE RECORD INVENTORY	NZAA SITE NUMBER: R11/2023
-----------------------	----------------------------

Supporting documentation held in ArchSite

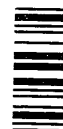


NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (METRIC) Metric map number sheet R11 Metric map name Auckland NZMS 260 map edition		NZAA METRIC SITE NUMBER R11/2023 DATE VISITED 10/4/99 SITE TYPE Midden SITE NAME: MAORI OTHER M42											
Grid Reference Easting 2 6 5 7 1 6 Northing 6 4 8 8 8 9 													
1. Aids to relocation of site (attach sketch map) Waiarohia Inlet, Hobsonville. Site is located on the southern bank at the mouth of the Waiarohia Inlet, exposed ca 5m ASL on the headland cliff top (and in the pasture behind) in a bulldozed track cut along down the cliffs to the foreshore ca 400m north of Clark Lane in the northwestern corner of a new subdivision (refer to attached location map).													
2. State of site and possible future damage Significantly damaged by earthworks related to the current development. However, it appears a significant portion of site remains intact.													
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) A shell midden, consisting of whole and fragmented shell (predominantly cockle with some oyster and mudsnail) heat fractured rock and charcoal contained in a 200mm thick lens of greasy black soil, has been exposed for 12m along the scarp above the track. A surface scatter of shell, the result of machinery disturbance, can be seen spread over an 8m x 15m area in the pasture behind the cutting, probing detected what appeared to be intact midden 100mm below the surface over that area.													
4. Owner Current - Ockelston Estate (G. Laurensen) Address		Tenant/manager G. Laurenceson Address 110 Hobsonville Rd											
5. Nature of information (hearsay, brief or extended visit) Survey Photographs (reference numbers and where held) Aerial photographs (reference numbers and clarity of site)													
6. Reported by Don Prince Address c/- Clough & Associates 209 Carter Rd, Oratia.		Filekeeper S. MACREADY Date 20 AUG 1999											
7. New Zealand Historic Places Trust (for office use) <table border="1" style="border-collapse: collapse; width: 60px;"> <tr><td>A</td><td>A</td></tr> <tr><td>-</td><td>-</td></tr> <tr><td>A</td><td>E</td></tr> </table> Type of site Local environment Land classification <table border="1" style="border-collapse: collapse; width: 60px;"> <tr><td>B</td><td>B</td></tr> <tr><td>M</td><td>L</td></tr> </table> Present condition and future danger of destruction Local body				A	A	-	-	A	E	B	B	M	L
A	A												
-	-												
A	E												
B	B												
M	L												





NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (METRIC) Metric map number sheet R11 Metric map name Auckland NZMS 260 map edition		NZAA METRIC SITE NUMBER R11/2023 DATE VISITED 10/4/99 SITE TYPE Midden SITE NAME: MAORI OTHER M42												
Grid Reference	Easting	2 6 5 7 1 6	Northing	6 4 8 8 8 9										
														
1. Aids to relocation of site (attach sketch map) Waiarohia Inlet, Hobsonville. Site is located on the southern bank at the mouth of the Waiarohia Inlet, exposed ca 5m ASL on the headland cliff top (and in the pasture behind) in a bulldozed track cut along down the cliffs to the foreshore ca 400m north of Clark Lane in the northwestern corner of a new subdivision (refer to attached location map).														
2. State of site and possible future damage Significantly damaged by earthworks related to the current development. However, it appears a significant portion of site remains intact.														
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) A shell midden, consisting of whole and fragmented shell (predominantly cockle with some oyster and mudsnail) heat fractured rock and charcoal contained in a 200mm thick lens of greasy black soil, has been exposed for 12m along the scarp above the track. A surface scatter of shell, the result of machinery disturbance, can be seen spread over an 8m x 15m area in the pasture behind the cutting, probing detected what appeared to be intact midden 100mm below the surface over that area.														
4. Owner Current - Ockelston Estate (G. Laurensen) Address		Tenant/manager G. Laurenceson Address 110 Hobsonville Rd												
5. Nature of information (hearsay, brief or extended visit) Survey Photographs (reference numbers and where held) Aerial photographs (reference numbers and clarity of site)														
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A	A													
-	-													
A	E													
B	B													
M	L													





Site Record Form

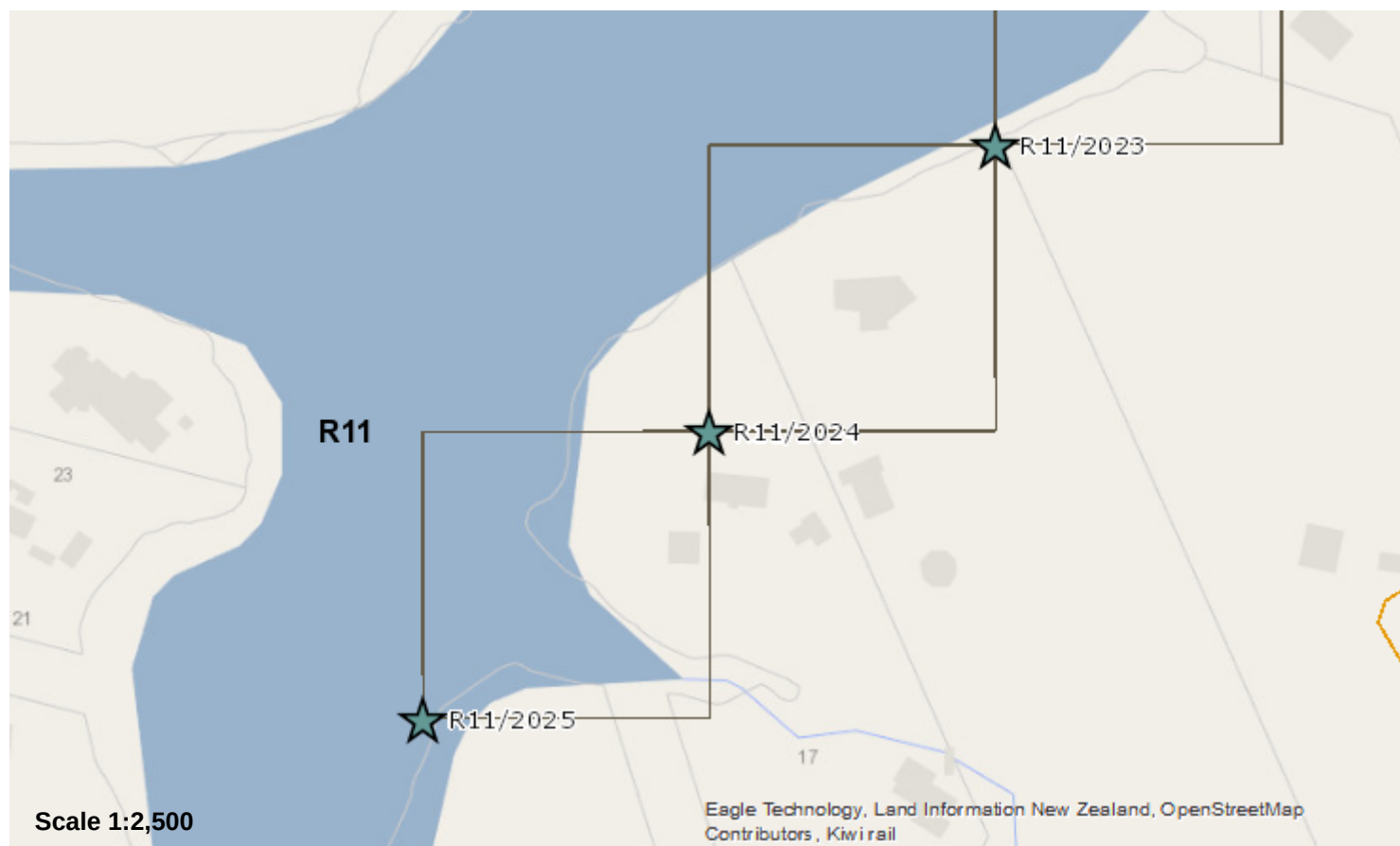
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SITE TYPE: Midden/Oven

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DATE RECORDED:
SITE COORDINATES (NZTM) Easting: 1746552

Northing: 5926980

Source: CINZAS

IMPERIAL SITE NUMBER:
METRIC SITE NUMBER: R11/2024


Finding aids to the location of the site

Located on the southern bank of the Waiarohia Inlet, on a small headland inside the inlets mouth. Exposed in the cutting above a track bulldozed down to the foreshore immediately in front of 8 Clarks Lane, ca 4m ASL.

Brief description

Site consists of whole and fragmented shell (predominantly cockle with some oyster and mudsnail), heat fractured rock and charcoal in a greasy black soil. Single 200mm lens immediately below turf and visible for about 10m of track .

Recorded features

Midden

Other sites associated with this site

SITE RECORD HISTORY	NZAA SITE NUMBER: R11/2024
Site description Condition of the site Statement of condition Current land use: Threats:	

Figure 1. Survey Area (shaded),
Recorded Archaeological Sites (numbered)
and other heritage buildings & trees (star)

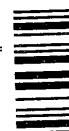
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (METRIC) Metric map number sheet R11 Metric map name Auckland NZMS 260 map edition		NZAA METRIC SITE NUMBER R11/2024 DATE VISITED 10/4/99 SITE TYPE Midden SITE NAME: MAORI OTHER N42											
Grid Reference Easting 2 6 5 7 0 0 Northing 6 4 8 8 7 8 													
1. Aids to relocation of site (attach sketch map) Waiarohia Inlet, Hobsonville. Site is located on the southern bank of the Waiarohia Inlet on a small headland inside the inlets mouth exposed in the cutting above a track bulldozed down to the foreshore immediately in front of 8 Clarks Lane, ca 4m ASL (refer to attached location map).													
2. State of site and possible future damage Damaged by the bulldozing of a track down the foreshore scarp to the muddy beach below. However, it appears a significant portion of site remains intact.													
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) Site consists of a shell midden, whole and fragmented shell (predominantly cockle with some oyster and mudsnail) heat fractured rock and charcoal contained in a greasy black soil. The single 200mm thick lens of midden lies immediately below the turf and is visible for 10m along the track cutting scarp. Probing detected an intact lens over an 8m x 10m area under the lawn behind the scarp.													
4. Owner Current - Hawley Address 8 Clarks Lane, Hobsonville Rd, Hobsonville.		Tenant/manager Address											
5. Nature of information (hearsay, brief or extended visit) Survey Photographs (reference numbers and where held) Aerial photographs (reference numbers and clarity of site)													
6. Reported by Don Prince Address c/- Clough & Associates 209 Carter Rd. Oratia.		Filekeeper S. MACREADY Date 20 AUG 1999											
7. New Zealand Historic Places Trust (for office use) <table border="1" style="border-collapse: collapse; margin-bottom: 10px;"> <tr><td style="padding: 5px;">A</td><td style="padding: 5px;">A</td></tr> <tr><td style="padding: 5px;">-</td><td style="padding: 5px;">-</td></tr> <tr><td style="padding: 5px;">A</td><td style="padding: 5px;">E</td></tr> </table> Type of site Local environment Land classification <table border="1" style="border-collapse: collapse; margin-bottom: 10px;"> <tr><td style="padding: 5px;">B</td><td style="padding: 5px;">B</td></tr> <tr><td style="padding: 5px;">M</td><td style="padding: 5px;">L</td></tr> </table> Present condition and future danger of destruction Local body				A	A	-	-	A	E	B	B	M	L
A	A												
-	-												
A	E												
B	B												
M	L												





Figure 1. Survey Area (shaded),
Recorded Archaeological Sites (numbered)
and other heritage buildings & trees (star)

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (METRIC) Metric map number sheet R11 Metric map name Auckland NZMS 260 map edition		NZAA METRIC SITE NUMBER R11/2024 DATE VISITED 10/4/99 SITE TYPE Midden SITE NAME: MAORI OTHER N42												
Grid Reference	Easting	2 6 5 7 0 0	Northing	6 4 8 8 7 8										
1. Aids to relocation of site (attach sketch map) Waiarohia Inlet, Hobsonville. Site is located on the southern bank of the Waiarohia Inlet on a small headland inside the inlets mouth exposed in the cutting above a track bulldozed down to the foreshore immediately in front of 8 Clarks Lane, ca 4m ASL (refer to attached location map). 2. State of site and possible future damage Damaged by the bulldozing of a track down the foreshore scarp to the muddy beach below. However, it appears a significant portion of site remains intact. 3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) Site consists of a shell midden, whole and fragmented shell (predominantly cockle with some oyster and mudsnail) heat fractured rock and charcoal contained in a greasy black soil. The single 200mm thick lens of midden lies immediately below the turf and is visible for 10m along the track cutting scarp. Probing detected an intact lens over an 8m x 10m area under the lawn behind the scarp.														
4. Owner Current - Hawley Address 8 Clarks Lane, Hobsonville Rd, Hobsonville.		Tenant/manager Address												
5. Nature of information (hearsay, brief or extended visit) Survey Photographs (reference numbers and where held) Aerial photographs (reference numbers and clarity of site)														
6. Reported by Don Prince Address c/- Clough & Associates 209 Carter Rd. Oratia.		Filekeeper S. MACREADY Date 20 AUG 1999												
7. New Zealand Historic Places Trust (for office use)														
<table border="1"> <tr><td>A</td><td>A</td></tr> <tr><td>-</td><td>-</td></tr> <tr><td>A</td><td>E</td></tr> </table> Type of site Local environment Land classification		A	A	-	-	A	E	<table border="1"> <tr><td>B</td><td>B</td></tr> <tr><td>M</td><td>L</td></tr> </table> Present condition and future danger of destruction Local body			B	B	M	L
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Site Record Form

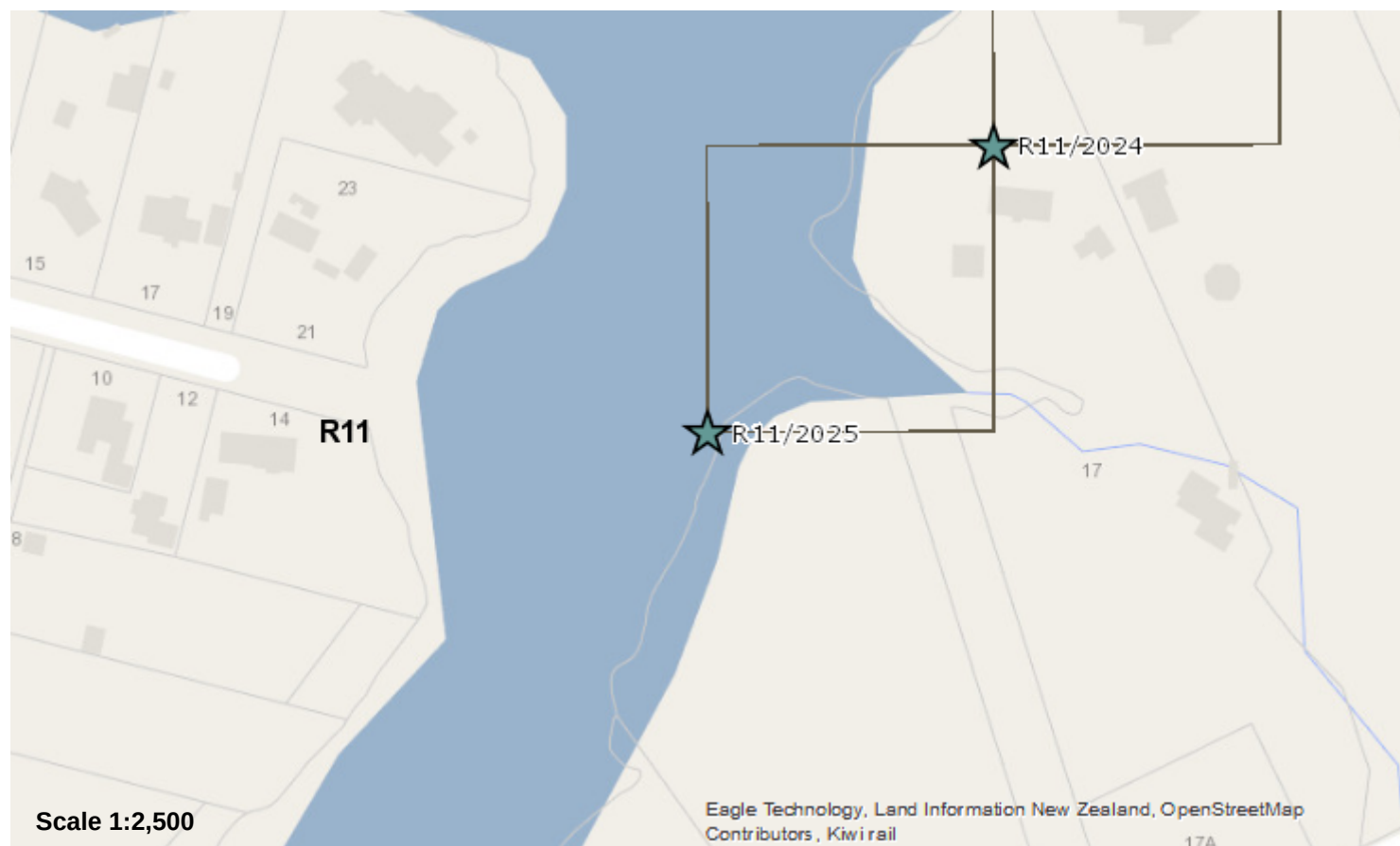
NZAA SITE NUMBER: R11/2025

SITE TYPE: Midden/Oven

SITE NAME(s):
DATE RECORDED:
SITE COORDINATES (NZTM) Easting: 1746453

Northing: 5926880

Source: CINZAS

IMPERIAL SITE NUMBER:
METRIC SITE NUMBER: R11/2025


Finding aids to the location of the site

South bank of Waiarohia Inlet, 8 Clarks Lane, Hobsonville Road Hobsonville. Situated on the west bank of a small arm of the inlet 3m ASL, exposed in a bulldozed cutting.

Brief description

Shell midden containing mainly cockle with some oyster and mudsnail, also heat fractured rock and charcoal, contained in a black soil. Lens is visible for 4m, 1m above the track and as a scatter of surface shell on the track.

Recorded features

Midden

Other sites associated with this site

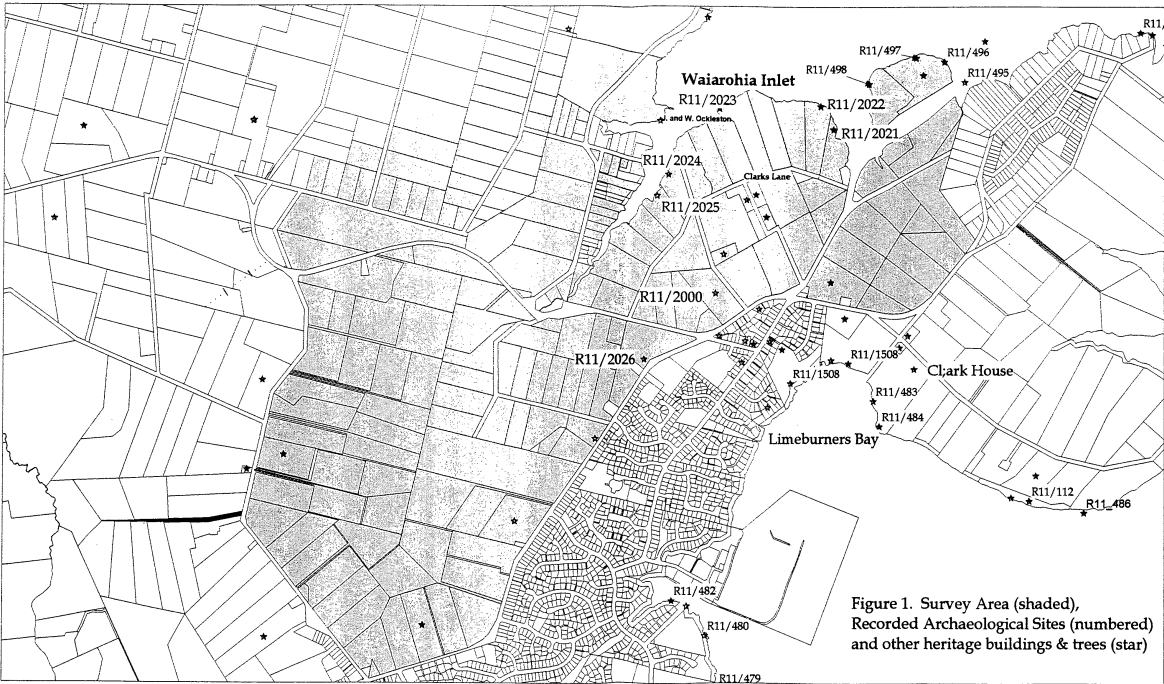
SITE RECORD HISTORY	NZAA SITE NUMBER: R11/2025
Site description	
Condition of the site Most of site has been destroyed by bulldozing of the foreshore cutting. Site not visited in 2007, current condition not known.	
Statement of condition	
Current land use:	
Threats:	

Supporting documentation held in ArchSite



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3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) Site consists of a single lens of shell midden up to 150mm thick, whole and fragmented shell (predominantly cockle with some oyster and mudsnail) heat fractured rock and charcoal, contained in a black soil. The lens is visible for 4m, 1m above the track and as a scatter of surface shell on the track.														
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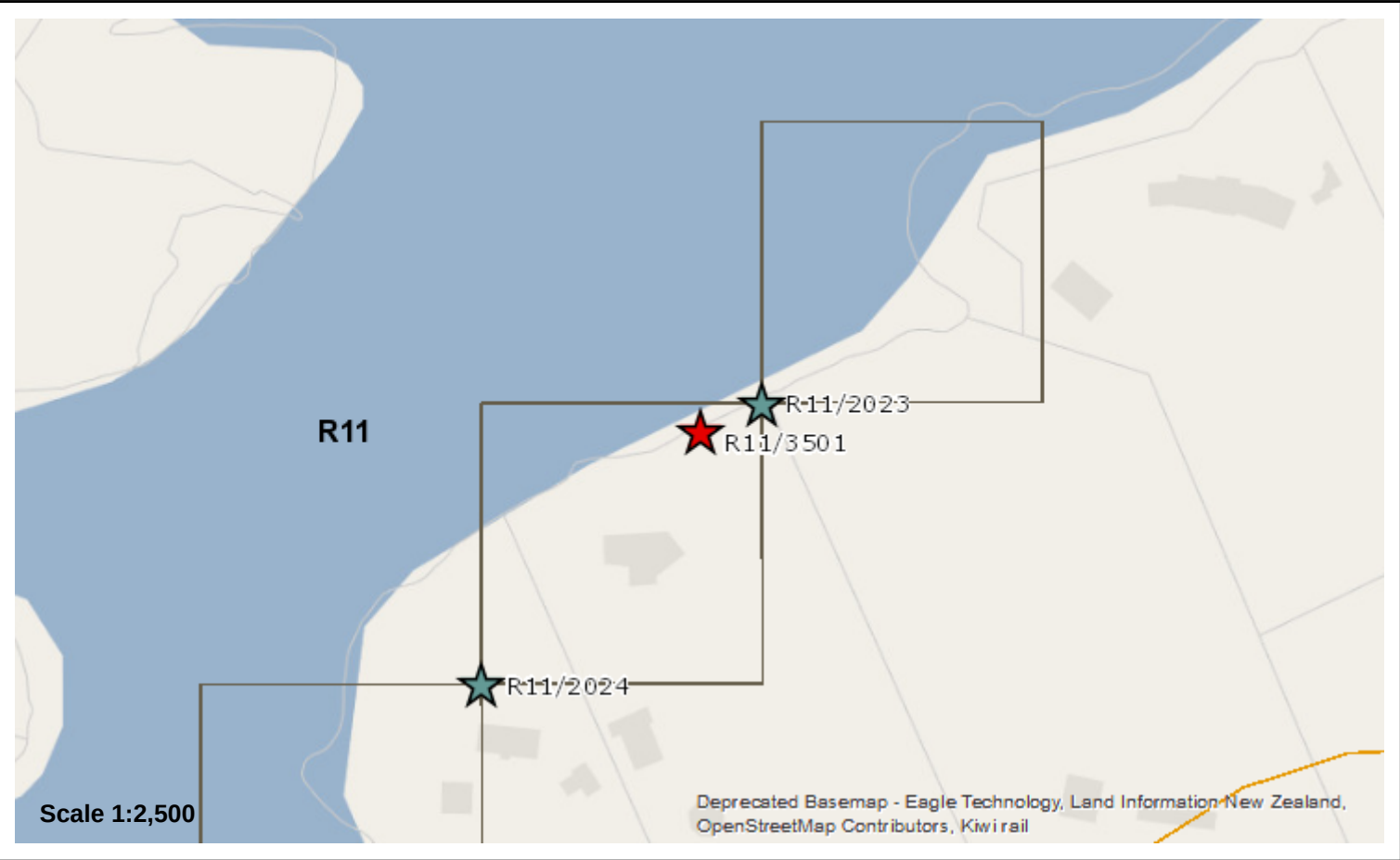


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 Site Record Form	NZAA SITE NUMBER: R11/3501 SITE TYPE: Midden/Oven SITE NAME(s): DATE RECORDED:
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SITE COORDINATES (NZTM) Easting: 1746630	Northing: 5927070	Source: Handheld GPS
IMPERIAL SITE NUMBER:	METRIC SITE NUMBER: R11/3501	



Finding aids to the location of the site At the seaward end of 15 Clarks Lane, Hobsonville, cut by a modern footpath towards the water's edge.
Brief description
Recorded features Midden
Other sites associated with this site

SITE RECORD HISTORY	NZAA SITE NUMBER: R11/3501
Site description Updated 24/05/2024 (Field visit), submitted by hansbader , visited 24/05/2024 by Bader, Hans-Dieter Grid reference (E1746630 / N5927070) Shell midden on the surface at the edge of the coastal bank extending about 35 metres. This is disturbed and cut by a modern footpath leading from the top of the bank to the water's edge. Condition of the site Updated 24/05/2024 (Field visit), submitted by hansbader , visited 24/05/2024 by Bader, Hans-Dieter Disturbed by modern small scale development and planting. Areas of the site still in good condition. Statement of condition Current land use: Threats:	

SITE RECORD INVENTORY	NZAA SITE NUMBER: R11/3501
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Supporting documentation held in ArchSite

Site Extent over 2017 aerial (Bader 2024)







Shell midden (Bader 2023).

