

RESULTS, CONTINUED

Figure 47.
Unusual
platforms and
quarry face,
looking north-
west



Figure 48.
Unusual
platforms and
quarry face,
looking west



Continued on next page

RESULTS, CONTINUED

Figure 49.
Vicinity of the
gully that was
filled in and used
as car park from
the 1950s



Figure 50. From
the central area,
looking towards
the east along
Wakakura
Crescent



Continued on next page

RESULTS, CONTINUED

Area One, *continued*

The western part of Area One has a more even slope down to the south from Ngataringa Road, as this area does not appear to have been quarried like the rest of the site (Figure 51).

At the top of the slope the concrete pads for two of the former naval blocks and areas of tar-sealed car park in between partly remain (Figure 51, Figure 53). The former Wakakura Crescent road curves north to exit at Ngataringa Road. To the south of the road it drops down a moderate slope to a flat area, which is the position of two more former Navy housing blocks (Figure 52).

Figure 51.
Wakakura
Crescent road;
two Navy blocks
were positioned
above the road
and two more on
the platform
below the road
(out of frame)



Continued on next page

RESULTS, CONTINUED

Figure 52. Flat platform of the lower Navy blocks, looking southwest



Figure 53. Area of car park between the two upper Navy housing blocks, looking east



Continued on next page

Area Two

Area Two is a residential duplex that is accessed from Lake Road, but has an address of 7-37 Ngataringa Road. It is within a PAUP pre-1944 building demolition control overlay; however, it is not pre-1944 in date so does not trigger this rule. Based on the research it was designed in 1951-1952 by Group Architects as part of the much larger Navy housing development at Wakakura Crescent constructed in 1957-1958 (see Historical Background, above). How closely this building reflects their design is unknown at this stage, as the development as a whole was altered subsequently by Government Architects. According to Gatley (2010:149) two single-story units for site caretakers were designed and it therefore seems likely that this duplex was for the caretakers.

Exterior Description

The single-storey duplex (two houses sharing a common wall) has a simple rectangular plan and is accessed from Lake Road, immediately to the east (Figure 54). It is a light-frame construction, clad in more than one material to provide contrast, comprising wood (thin vertical panelling), asbestos-cement sheets (or fibrolite), and stucco over concrete block. Concrete block has been used for the base and external unit partition walls. It has a corrugated steel gabled roof, with PVC guttering (Figure 55).

The duplex is orientated with the principal elevation towards the north (rather than towards the road), with generous glazing and two separate entrances (Figure 56). However, the north side of the building was not clearly visible from the street. The west and east elevations are similar in design, with a single angled gable window (Figure 55, Figure 57, Figure 63). The south elevation has two external staircases that provide access to the backdoors for the units (Figure 59–Figure 62). To adapt to the site topography the north side is single-storey and the south side has been made level with a concrete block base. The landscaping is simple, with a recently constructed concrete drive/car park area to the west, new timber fence to the south, and a large Norfolk pine on the western boundary.

Alterations

Overall, the building appears to retain the original plan form and some original features survive externally. However, it is unknown how intact the design is internally, as according to Gatley (2010: 153) the complex was refurbished in the 1980s. It appears the roof and guttering may have been replaced. There are three original wooden doors on the south side, original gable window on the west and some original windows on the south elevation. Other windows on the south, east and at least some of the north elevations have been replaced with aluminium windows.

Continued on next page

Area Two, continued

Architectural Features

There are a number of design features and detailing that are indicative of Group Architecture of the time. For example the gabled roof, with angled gable windows on both side elevations.⁵⁹ A string of houses in the early 1950s were given gabled roofs by Group Architects and they built their reputation on these (Gatley 2010: 58). Barret House, Parnell (1952-54) was among the last of the main group of gabled houses and had a short gable (like Lake Road), rather than the characteristic wide gable of many early Group houses (Gatley 2010: 69). The duplex also has overhanging eaves with exposed beams on the north and south side,⁶⁰ rather than shallow boxed eaves. On the east side (view from Lake Road entrance) the soffit lining for the eaves are thin wooden panels,⁶¹ but on the west it is flush (Figure 58). The materials are simple, which is in line with Group Architects' interest in low-cost housing.

Setting/Context

Lake Road is a wide busy street – the main vehicular transport route along Devonport peninsula. The housing is mixed along this stretch of the road and there is no predominant pre-1944 character. Nearby buildings of note (not recorded or scheduled) include the brick bungalow immediately to the north of the duplex at 31 Lake Road. This was built in the 1920s for the Duder Brickworks manager and showcases many different kinds of bricks, with stamped bricks incorporated into the fence (Figure 64). 50 Lake Road (opposite on the Corner of Hanlon Crescent) is a brick cottage reportedly built for the Tiller and King Brickworks manager (SRF Appendix 1), presumably sometime during its operation (c.1852-1887). If so, this appears to be the only visible/standing structure associated with this Brickworks (Figure 65).

Condition

From the street the building appears to be in very good condition.

Survey Limitations

Observations are based on what was visible from the street/walkway only. No detailed external or internal inspection was carried out.

Continued on next page

⁵⁹ Similar to the southwest elevation of Adair House, North Shore (1951) in this regard.

⁶⁰ Similar to Tremmain House, Takapuna 1958-59 in this regard.

⁶¹ Hackshaw's second house, St Heliers 1970 had this feature.

RESULTS, CONTINUED

Figure 54. North (principal) elevation, western end out of view



Figure 55. East elevation, showing short gabled roof and gable window (replaced)



Continued on next page

RESULTS, CONTINUED

Figure 56.
Corner of east
and north
elevations,
showing
overhanging eaves
with exposed
wooden beams. It
is unknown if
this architectural
feature continues
inside



Figure 57. East
elevation



Continued on next page

RESULTS, CONTINUED

Figure 58. Detail of eaves and soffit lining on east side



Figure 59. Southern elevation, two external staircases provides access to the backdoors of the units



Continued on next page

RESULTS, CONTINUED

Figure 60. South elevation – original windows to the left and replacement to the right



Figure 61. South elevation – original doors



Continued on next page

RESULTS, CONTINUED

Figure 62. South elevation – original door and replacement windows



Figure 63. West elevation - with original gable end window



Continued on next page

RESULTS, CONTINUED

Figure 64. 1920s bungalow at 31 Lake Road built for the Duder Brickworks manger and showcasing various Duder bricks. Note stamped Duder bricks are visible under the wooden fence (left side of the picture)



Figure 65. Brick cottage possibly 19th century in date and built for the Tiller and King Brickworks manager, at 50 Lake Road



Continued on next page

RESULTS, CONTINUED

Area Three

Area Three includes the coastal escarpment (Mary Barrett Glade) which is within the project area, but would not be affected by the proposed works. Archaeological remains relating to both pre-European Maori occupation of Ngataranga Bay and later European industrial and military use of the area are evident within this area. The pre-European Maori sites comprise previously recorded coastal shell midden deposits eroding from the exposed banks within Mary Barrett Glade. Also within Mary Barrett Glade 19th and 20th century industrial use of the area is evident through the remains of the Brickworks. Later remains associated with both the army and the Navy use of the area are evident through the existing landforms within Ngataranga Reserve and rubbish deposits along the foreshore and banks of Mary Barrett Glade.

Details of the shell midden deposits (all recorded as R11/2181) and historic remains (see Figure 66) are discussed below.

Figure 66.
Location of the
shell midden
deposits
relocated in 2015
(all recorded as
R11/2181) and
other heritage
features



Continued on next page

RESULTS, CONTINUED

Area Three, *continued*

Shell Midden Deposits

Four shell midden deposits have previously been recorded along the track and coastal edge of Mary Barrett Glade to the west of the recorded extent of the Duder Brickworks. All of these deposits have been recorded within the NZAA site record as R11/2181. Each of these locations was revisited as part of the current assessment.

Middens 1 and 2 (E1759650 N5923780) are located at the far western end of the Glade (Figure 67, Figure 68). Shell comprising predominantly cockle with some scallop was evident scattered across the path and along a small cobbled semi-private path along the edge of the foreshore bank. The shell deposits could not be confirmed as being from an archaeological context and may have been deposited to create surface grip along the pathways.

Figure 67. Patch of cockle shell evident on pathway, looking west



Continued on next page

RESULTS, CONTINUED

Figure 68. Cockle shell visible eroding down slope from pathway, looking northwest



Area Three, *continued*

Midden 3 is located along the exposed foreshore bank on the eastern side of a large pohutukawa (E1759759 N5923804). The visible extent of the site comprises a small patch of eroding shell midden evident over a distance of c.20cm (Figure 69). The midden deposit comprises cockle shell in a 10cm thick patch. The deposits previously located among the roots of the pohutukawa were not visible and may be obscured by organic deposits and vegetation.

Midden 4 was not relocated. A scatter of shell including cockle, scallop and oyster was evident along the pathway in this location; however no intact deposit was able to be identified (Figure 70). The deposit may be obscured by vegetation.

Continued on next page

RESULTS, CONTINUED

Figure 69.
Midden 3 visible
in foreshore
bank, looking
north



Figure 70.
Scatter of shell
along pathway in
area identified as
Midden 4,
looking north-
east



Continued on next page

RESULTS, CONTINUED

Area Three, *continued*

The Brickworks *Stone Revetment*

A scoria stone revetment is visible slightly to the south of the jetty remains, and runs along the coastal edge to the north for c.40m as a single stretch, with additional remnant sections continuing to the northeast. The wall varies from c.2m to almost 3m in height and remains in fair to- good condition (Figure 71).

Figure 71.
Revetment faced
in scoria stone to
stabilise the
scarp along the
coastal edge,
facing northwest



Continued on next page

RESULTS, CONTINUED

Area Three, *continued*

Brick Stack (Early Kiln?)

A brick stack is located beneath a mature pohutukawa which has fallen over the stack (Figure 72). The stack and the tree appear to be stabilising each other. A small number of the bricks appear to be mortared (Figure 73). All of the bricks are of an early date and are wire cut. None of the bricks within the stack are frog-marked.

There is a large amount of Brickworks demolition material particularly to the northeast of the stack, including frog-marked 'R & R Duder' bricks (Figure 74), a remnant piece of tram track, slag, bottles, etc. (Figure 75).

Figure 72. Stack of bricks thought to possibly be an early kiln, looking north



Continued on next page

RESULTS, CONTINUED

Figure 73. Note the apparently mortared bricks (arrowed)



Figure 74. R & R Duder frog-marked brick located to the northeast of the brick stack



Continued on next page

RESULTS, CONTINUED

Figure 75. Brick rubble and tram track (arrowed) located to the northeast of brick stack



Area Three, *continued*

Jetty

The remains of the Brickworks jetty comprise five wooden piles (Figure 76). The piles running parallel to the foreshore bank are positioned c.2.5m apart, while those running perpendicular to the foreshore bank are positioned c.3m apart. No other remains associated with the jetty structure were identified. The remnant piles are in good condition.

Continued on next page

Figure 76. Jetty piles viewed from the foreshore bank, looking south



**Area Three,
continued**

Demolition Material and Rubbish Deposits

A large amount of demolition material from the Brickworks is evident eroding down the bank, along the foreshore and in the gully that marks the western end of the site (Figure 77–Figure 79). The material comprises large amounts of bricks (predominantly early wire cut bricks and some later Duder frog-marked bricks) and early concrete footings. There are also large numbers of Duder pipe fragments (Figure 80), a few kiln spacers and later glass bottles and domestic pottery fragments. The bulk of the Brickworks demolition material extends for approximately 80m along the foreshore from E1759864 N5923842 to E1759910 N5923920.

Other materials including car parts and rusting metal storage containers (Figure 78, Figure 79) relate to either the army or Navy use of the site.

Continued on next page

RESULTS, CONTINUED

Figure 77.
Concentration of
demolition debris
from the
Brickworks and
later dumped
items on the
foreshore,
looking east



Figure 78. Early
20th century car
parts identified
in foreshore



Continued on next page

RESULTS, CONTINUED

Figure 79.
Rusted metal
storage
containers
related to
army/navy use of
the property



Figure 80. One of
the many
Duder's pipe
fragments
present along the
track; this one
has been reused
in the path



Continued on next page

DISCUSSION AND CONCLUSIONS

Summary of Results

There have been three main phases of development within the project area, comprising the Duder Brickworks (c.1875-1936); NZ Defence Force Camp Duder (c.1942-1946); and Navy accommodation (c.1953-2003). Since the closure of the Duder Brickworks, the site has been cleared of standing structures and recontoured in three main phases during the 1940s, 1950s and 2003. Material from the Brickworks was reused offsite, dumped over the coastal escarpment and possibly used to infill part of a gully.

Today, the project area broadly comprises three distinct areas. First is the area (Area One, Figure 37) of proposed works in open space south of Ngataranga Road, formerly occupied by the Duder Brickworks, followed by Camp Duder and Navy housing. There are no visible archaeological remains associated with the Duder Brickworks in this area. However, the possibility of subsurface remains, such as foundations, flues, drains, deposits, etc. cannot be discounted and resistivity survey by Packington-Hall in 1992 may indicate that such features still survive in places.

The second area (Area Two) is occupied by a residential duplex building facing onto Lake Road, to be demolished as part of the proposed development. This is the only remaining 1950s residential block that was part of the former Wakakura Crescent Navy housing, demolished in 2003. The development was originally designed by Group Architects, one of their first big commissions and attempts at medium density development. However, the scheme was considerably revised by the Government and District Architects. The duplex is likely to have been the caretaker's house and appears to retain a number of original features, some characteristic of Group Architects early work.

The third area (Area Three) is the coastal escarpment, comprising the Mary Barrett Glade, walkway and coastal edge. The only confirmed in situ remains of the scheduled Duder Brickworks site are located here, but these are outside the proposed development area. This includes the possible remains of a brick kiln on the walkway, a scoria stone revetment along the coastal edge, wooden piles from a wharf in the intertidal zone and a strip of reclaimed land, once a service road to the wharf from the Brickworks. There is also demolition debris from the Brickworks and dumped items of various ages. A number of midden deposits in poor condition are located along the Mary Barrett Glade walkway (R11/2181).

No new sites were located as a result of the survey; however, the likely extent of the former Brickworks has been refined based on further research. The PAUP extent of place for the scheduled Duder Brickworks (ID 831) covers the whole project area, but it is more likely that the clay quarry occupied the central part of Area One, with the main Brickworks structures confined to the eastern section of Area One. Area Three may have been the location for some early brickmaking and later served as the access point to the wharf.

Continued on next page

DISCUSSION AND CONCLUSIONS, CONTINUED

Maori Cultural Values This is an assessment of effects on archaeological values and does not include an assessment of effects on Maori cultural values. Such assessments should only be made by the tangata whenua. Maori cultural concerns may encompass a wider range of values than those associated with archaeological sites.

The historical association of the general area with the tangata whenua is evident from the recorded sites, traditional histories and known Maori place names. The land is owned by Ngati Whatua.

There are no PAUP Sites or Places of Value/Significance to Mana Whenua within the project area and the Brickworks site is not identified to be of Maori interest in the PAUP schedule (Appendix 9.1). While there is a midden site within the property, this is not within the area affected by development. Therefore the authors have not been involved in any consultation with iwi and are not aware of any Cultural Impact Assessment at this stage.

Survey Limitations It should be noted that archaeological survey techniques (in this instance based on visual inspection) cannot necessarily identify all subsurface archaeological features, or detect wahi tapu and other sites of traditional significance to Maori, especially where these have no physical remains. Parts of the Mary Barrett Glade track were heavily vegetated which restricted visibility in some areas. Subsurface testing and a detailed inspection of the 1950s duplex have not been carried out.

Historic Heritage Value and Significance The Auckland Council District Plan Operative North Shore Section 2002 and Proposed Auckland Unitary Plan (2013) identify a number of criteria for evaluating the significance of historic heritage places. In addition Heritage NZ has provided guidelines setting out criteria that are specific to archaeological sites (condition, rarity, contextual value, information potential, amenity value and cultural associations) (Heritage NZ 2006a: 9-10).

The archaeological value of sites relates mainly to their information potential, that is, the extent to which they can provide evidence relating to local, regional and national history through the use of archaeological investigation techniques, and the research questions to which the site could contribute. The surviving extent, complexity and condition of sites are the main factors in their ability to provide information through archaeological investigation. For example, generally pa are more complex sites and have higher information potential than small midden (unless of early date). Archaeological sites may also have other values, including landscape, amenity, educational and cultural values.

Continued on next page

DISCUSSION AND CONCLUSIONS, CONTINUED

Historic Heritage Value and Significance, *continued*

The Duder Brickworks has been evaluated according to the relevant statutory criteria and has been scheduled for protection on the District Plan (ID 1795) and PAUP (ID 831) as a Category B place of historic heritage significance. Known heritage values are identified as A (historical) and D (Knowledge). There are additional controls for archaeology and no Mana Whenua values are identified in the PAUP schedule (Appendix 9.1). Table 2 has been used to evaluate the value and significance of the archaeological site under the Heritage NZ criteria. Overall, the Duder Brickworks is considered to have moderate to high archaeological value based on the criteria discussed.

The 1950s duplex has not undergone a full assessment (Table 3). The Navy housing scheme is one of the first major commissions The Group Architects had and their first medium-density housing design, with many plans illustrating The Group's early architectural philosophy. No other publicly funded housing developments are known at this stage in Auckland. It is also likely that the first office for The Group was within the project area, between 1951 and 1952, strengthening their association with the site.

Based on initial research, the duplex is likely to have been the only single storey building (for caretakers) in the development. It may have been more faithful to The Group design, with a number of intact architectural features externally. However, further research is needed on the intactness of the building (internal inspection), integrity of the design by The Group Architects, and comparative analysis with the PAUP schedule of Historic Heritage Places and other naval housing in the area. Overall, the duplex is considered to have no archaeological value, but may have moderate to high historic heritage value (dependent on further research and investigation). The land it occupies is likely to be of limited archaeological value based on documentary evidence, which indicates it was likely to be an ancillary area to the Brickworks, with a road in the vicinity of the existing footpath to the south.

Within the project area, but outside of the proposed area of works are a number of middens located along the Mary Barrett Glade walkway (R11/2181). These have already been evaluated under the Heritage NZ criteria by Opus in 2010 (pages 26-27). Overall, the site was considered to have limited archaeological value based on the assessment report and given their very poor condition our findings would support this.

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DISCUSSION AND CONCLUSIONS, CONTINUED

Historic Heritage Value and Significance, *continued*

The Heritage Landscape

The Duder Brickworks is part of a significant heritage landscape, locally and regionally, as a representative of the heavy clay industry in the 19th and 20th century. Furthermore, many of the bricks were used to build Devonport town centre, residential houses and major projects such as the pump house and chimney at Lake Pupuke, Takapuna and the Mt Victoria reservoir, Devonport. Pipes manufactured at the brickworks were also used extensively for drains throughout Auckland.

The residential duplex is associated with The Group Architects, who were pioneering a New Zealand approach to architectural design, and is possibly an early example of their work. It reflects a changing 1950s residential landscape, where large numbers of houses were built for naval staff in Devonport, Bayswater and Belmont. Many areas of this housing survive today, although there has not been systematic research and historic heritage evaluation of the significance of the Navy housing stock. The duplex forms part of this wider regional landscape, although its immediate local context as part of the development at Wakakura Crescent has been eroded significantly through demolition.

The middens are similar to other middens recorded locally around Duders Point and are very common regionally. They are likely to be associated with pre-European Maori settlement around Duders Point and the wider context of settlement/resource exploitation evident along most of the North Shore bays.

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DISCUSSION AND CONCLUSIONS, CONTINUED

Table 2. Assessment of the archaeological values of R. & R. Duder Brickworks (R11/1795) based on Heritage NZ criteria (Heritage NZ 2006: 9-10)

| Value | Assessment |
|-----------------------|--|
| Condition | The main area where the Brickworks were located has been highly modified and there are no standing structures in this area, following two phases of later development and at least three phases of demolition/site clearance and earthworks. The only visible feature in this area is the former quarry face and although resistivity testing may indicate the survival of some subsurface remains it is uncertain how intact/significant these are. Overall, the condition of the site in this area is very poor. The ancillary area of the Brickworks within the Mary Barrett Glade has more integrity and there are in situ features including the service road/reclaimed platform, wharf piles, scoria revetment and brick structure (possibly a brick kiln). The condition of the site in this area is moderate to good. |
| Rarity | There were a number of brickworks locally (c.13 on the North Shore) and regionally (c.60 in Auckland) in the 19th to early 20th century. This means at the time of operation the Brickworks would not have been uncommon; however today the survival of features and structures are relatively rare. Good examples survive at Limeburners Bay, the Whau (Pollen Brickworks), Te Atatu and in New Lynn. |
| Contextual value | The Duder Brickworks has value as part of a group of brickwork sites, locally and regionally. It is representative of the heavy clay industry in the 19th and 20th century in Auckland. Furthermore, many of the bricks were used to build buildings in Devonport town centre; the chimneys of residential houses; and major projects such as the pump house and chimney at Lake Pupuke, Takapuna and the Mt Victoria reservoir, Devonport. Pipes from the brickworks were also used extensively for drainage, particularly in Devonport. |
| Information potential | No archaeological excavation has been carried out to investigate the Brickworks or ground truth Packington-Hall's resistivity results. Due to the poor survival of archaeological remains in the main area, information potential is limited here. However, if foundations, flues, drains, deposits etc. were to survive subsurface this would help to confirm the extent of the original Brickworks site and possibly yield more information on its phasing/development, operation and technological process. The better survival of in situ remains and large quantities of demolition material from the Brickworks in the escarpment area means that more information would be recoverable here. As noted in the Opus report (2010), the history of the site spans the change in technological process from manual brick-making to mechanisation, including the introduction of steam and later electrical power which could be investigated further. |
| Amenity value | Apart from the quarry face, there is nothing visible archaeologically in the main area of the Brickworks from an amenity perspective. If archaeological investigation was to be carried and remains were uncovered, there may be opportunity for display of remains in situ and portable objects in the Devonport Museum. The better survival of in situ remains in the coastal escarpment, combined with the existing public walkway, means that the potential visual, amenity and educational value is high in this area. There is opportunity to enhance these values through signage, interpretation and upgrade of the remaining walkway. |
| Cultural associations | The Brickworks site is associated with early European industry. It is not identified in the PAUP schedule as being of Maori interest or significance. However, there is evidence of midden remains on the coastal escarpment which predate the Brickworks. |

Continued on next page

DISCUSSION AND CONCLUSIONS, CONTINUED

Table 3. Preliminary assessment of the historic heritage significance of 1950s Navy duplex based on the criteria in the Proposed Auckland Unitary Plan (Chapter B: 4.1)

| Criterion | Comment | Significance evaluation |
|--|--|--------------------------------|
| a) historical: The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within New Zealand, the region or locality | Part of a changing 1950s residential landscape, where large numbers of houses were built for Navy staff in Devonport, Bayswater and Belmont. Many areas of this housing survives today locally. Further research and evaluation is needed to compare with the existing Navy housing stock and what is already represented on the PAUP schedule of significant historic heritage places. | Moderate – regional |
| 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 | The building is not known to have a special association with the local community or to be held in high esteem | Little – local |
| 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 | To be determined by mana whenua | Not assessed |
| d) knowledge: The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality | Unlikely to provide significant knowledge through scientific research. | Little – local |
| e) technology: The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials | Unlikely to demonstrate any great technological achievement. | Little – local |
| f) physical attributes: The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder; | Associated with the Group Architects, and possibly a very early example of their work. Their first medium-density housing design, with many plans illustrating The Group's early architectural philosophy. No other publicly funded housing developments are known at this stage in Auckland. However, designs are known to have been altered - requires further research and detailed inspection. | Moderate/ high – regional |
| g) aesthetic: The place is notable or distinctive for its aesthetic, visual, or landmark qualities | Unlikely to be considered notable/distinctive as many buildings like this occur locally. It is not on a corner plot or visually prominent. | Little – local |
| h) context: The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting | Part of a wider regional landscape in terms of Navy housing, although its immediate local context as part of the development at Wakakura Crescent has been eroded significantly through demolition. The first office for The Group was within the project area, in 1951 and 1952. | Little/ Moderate – regional |

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DISCUSSION AND CONCLUSIONS, CONTINUED

Effects of Proposal

The proposed development is located on the slope south of Ngataringa Road (Areas One and Two in Figure 37). No works are proposed within the coastal escarpment/Mary Barrett Glade walkway.

A number of buildings including a hospital and rest home are envisaged, which would extend into the eastern part of Area One where the Duder brickworks were once located. Site access would be via the existing eastern entrance from the south side of Ngataringa Road. The 1950s Navy duplex fronting onto Lake Road would also be demolished to construct eight new apartments. Associated earthworks are likely to involve recontouring and excavation for building platforms, foundations, services and roads, and the development will also involve landscaping and tree planting.

It is difficult to assess the effects of future development on any archaeological remains associated with the scheduled Duder Brickworks. While the general location of the original brickworks can be established (Figure 38), it is not known what if any remains of the brickworks survive in situ within Area One. As discussed above, the site has had two later phases of development and was cleared in the 1940s, 1950s and in 2013. Although resistivity survey carried out by Packington-Hall (1992) has suggested subsurface remains are present, this has not been confirmed by ground-truthing, and it is unclear whether the anomalies he detected relate to the brickworks or later uses. The survival of subsurface remains is therefore unconfirmed.

Exploratory archaeological investigations are proposed to better understand the extent, condition and significance of any sub-surface features.

If significant remains associated with the scheduled site are uncovered during the exploratory investigation then the likely effects of the development on historic heritage may be more than minor, and will require appropriate mitigation if consent is granted. Given the scope of the development proposed, mitigation should focus on detailed archaeological investigation and recording of all features on the site before the works commence, to recover information relating to the history of the brickworks. Other forms of mitigation such as interpretation panels on the site boundary for residents and the general public, and the preservation and public presentation of any significant artefacts should also be considered.

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DISCUSSION AND CONCLUSIONS, CONTINUED

Effects of Proposal, *continued*

No works are proposed within the reserve, but if vegetation control and planting are proposed there is the potential to impact on archaeological values, as part of the scheduled Brickworks site survives in the Mary Barnett Glade and extends into the coastal marine area. It is therefore necessary to consider effects in this broader context and the impact on the site as a whole. There are significant opportunities to mitigate potential adverse effects on the scheduled site by upgrading the rest of the Mary Glade Barrett walkway and signage, as well as further recording, display and interpretation of the site.

Overall, as there is a scheduled Historic Heritage Place within the development area it would be prudent to expect that subsurface archaeological remains may be exposed during development. However, the extent, depth and significance of such remains is not certain. This could have a bearing on development of the site design and construction methods; options for avoidance, remedy and mitigation; and, future maintenance/operation of the retirement village. An application to Heritage NZ for a Section 56 exploratory investigation to determine the location and extent of archaeological remains within the development area is therefore recommended at this early stage in the project. Please note that a Resource Consent will also be required under the PAUP for archaeological investigation within the scheduled site (discussed further below).

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DISCUSSION AND CONCLUSIONS, CONTINUED

Resource Management Act 1991 Requirements

Section 6 of the RMA recognises as matters of national importance: ‘the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga’ (S6(e)); and ‘the protection of historic heritage from inappropriate subdivision, use, and development’ (S6(f)).

All persons exercising functions and powers under the RMA are required under Section 6 to recognise and provide for these matters of national importance when ‘managing the use, development and protection of natural and physical resources’. Archaeological and other historic heritage sites are resources that should be sustainably managed by ‘Avoiding, remedying, or mitigating any adverse effects of activities on the environment’ (Section 5(2)(c)).

Historic heritage is defined (S2) as ‘those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological’. Historic heritage includes: ‘(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Maori, including wahi tapu; (iv) surroundings associated with the natural and physical resources’.

Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other heritage sites. The plans are prepared under the rules of the RMA. The Auckland Council District Plan Operative North Shore Section 2002 and Proposed Auckland Unitary Plan (2013) are relevant to the proposed activity.

The R. & R. Duder Brickworks and Jetty is scheduled in the District Plan (ID 1795) and PAUP (ID 831) as a Category B place of historic heritage significance. The proposed works take place within the defined ‘extent of place’ of the Brickworks; however, it is noted the schedule says the extent of place is yet to be defined. The total or substantial demolition or destruction of a Category B historic heritage place requires resource consent as a non-complying activity. Similarly, earthworks exceeding 1,000m² and 1,000m³ within a scheduled Historic Heritage Place is also a non-complying activity.

Based on existing information on the site there are possible subsurface remains at the eastern end of the property and if development extends into this area, as envisaged, there is the potential for adverse effects on historic heritage that would be *more than minor*. However, this would depend on the surviving extent and condition of the archaeological remains.

Continued on next page

DISCUSSION AND CONCLUSIONS, CONTINUED

**Resource
Management
Act 1991
Requirements,
*continued***

On this basis, an archaeological investigation is proposed on the site, and approval from the council is awaited (an archaeological authority has already been granted by Heritage NZ – 2016/431). The purpose would be to determine if significant subsurface remains associated with the Duder Brickworks survive within the proposed area of works. It will then be possible to determine the true extent of the scheduled site, inform the proposed development and determine likely effects. It may be that little/nothing has been left intact, in which case it is likely that adverse effects will be less than minor.

As set out in the due diligence report, under the PAUP Pre-1944 Building Demolition Control overlay, the total demolition (more than 30 per cent by volume) or removal of any building, excluding accessory buildings, constructed prior to 1944 is a restricted discretionary activity. We confirm that the duplex building fronting Lake Road was not constructed prior to 1944 and does not trigger this rule. However, it has been identified to be of potential historic heritage value, as the only surviving building from the first mass housing scheme by Group Architects.

Within the project area, but outside of the proposed area of works are a number of middens located along the Mary Barrett Glade walkway (R11/2181) and Brickworks remains that will not be affected. If resource consent is granted, it is possible conditions could be included for further recording/mapping and public information relating to the Brickworks and (if appropriate) earlier Maori occupation within this area.

Continued on next page

DISCUSSION AND CONCLUSIONS, CONTINUED

Heritage New Zealand Pouhere Taonga Act 2014 Requirements

In addition to any requirements under the RMA, the HNZPTA protects all archaeological sites whether recorded or not, and they may not be damaged or destroyed unless an Authority to modify an archaeological site has been issued by Heritage NZ (Section 42).

An archaeological site is defined by the HNZPTA Section 6 as follows:

‘archaeological site means, subject to section 42(3), –

(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).⁶²

Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Maori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapu and are subject to the recommendations of the Maori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

Under Section 65 of the Act, Heritage NZ has the power to list significant historic places and areas, wahi tupuna, wahi tapu and wahi tapu areas on the New Zealand Heritage List. There are no listed places on the property.

As the proposed development will affect site R11/1795, an Authority must be obtained from Heritage NZ before any work can be carried out that may affect the site. The conditions of the authority are likely to include the archaeological recording/investigation of any remains affected, if it is granted.

Continued on next page

⁶² Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished. Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide ‘significant evidence relating to the historical and cultural heritage of New Zealand’ can be declared by Heritage NZ to be an archaeological site.

DISCUSSION AND CONCLUSIONS, CONTINUED

**Heritage New
Zealand
Pouhere
Taonga Act
2014
Requirements,
*continued***

An Authority for exploratory investigation of the Brickworks site has been applied for under S56 of the Act to confirm the extent of the site within the development area, and has been granted by Heritage NZ (no. 2016/431).

The investigation will be carried out provided that resource consent is also granted.

Key Findings

The Duder Brickworks is scheduled in the District Plan (ID 1795) and PAUP (ID 831) as a Category B place of historic heritage significance. It is also a recorded archaeological site R11/1795. The proposed works take place within the defined 'extent of place' of the Brickworks; however, the condition, significance and extent of the site within the proposed area of works is uncertain.

There are no standing structures or other visible archaeological features within the proposed area of works, aside from the quarry face. Research shows that subsurface remains are most likely to be located at the eastern end of the project area. If this is the case, the proposed development has the potential to substantially destroy the scheduled site (with some features left in the Mary Barrett Glade) and adverse effects would be more than minor.

However, no subsurface investigation has been carried out to confirm the presence of in situ remains within the development area and there have been several documented phases of development and demolition on the site. An exploratory archaeological investigation is therefore proposed to determine the presence and extent of any surviving remains. An archaeological Authority under the HNZPTA has been granted (2016/431).

The results of the exploratory investigation would inform the proposed development of the site and if necessary, options to avoid, remedy or mitigate potential adverse effects on the scheduled Brickworks site. It would establish if significant in situ remains are present or if they have already been destroyed. If features are largely intact mitigation should focus on detailed archaeological investigations of the site before works commence to recover information relating the history of the site, and the provision of information to the public.

Continued on next page

DISCUSSION AND CONCLUSIONS, CONTINUED

Key Findings,
continued

The middens located along the Mary Barrett Glade walkway (R11/2181) and other features associated with the Brickworks site in this area will not be affected by the proposed development, but it should be noted that any vegetation control, planting or path upgrade in this area would have some potential to affect remains and would need to be assessed. Opportunities for enhancement of this area could be considered by way of mitigation, including allowing continued public access, with site interpretation, improved signage, and further upgrading of the track, in addition to investigation and recording of any remains that might be affected within the main development area.

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APPENDIX 1: SITE RECORD FORMS

| | | | | | |
|--|----------------|-----------------------------|---|--|--|
| CHI Places Number | 10282 | NZAA Site Number | R11_1795 | | |
| NZMS 260 map number | R11 | Date of visit | 02/11/2001 | | |
| NZMS 260 map name | Auckland | Type of site or area | BRICKWORKS JETTY | | |
| NZMS 260 map edition | Edition 1 1981 | Name | Duders' brickworks and jetty site R.and R. Duder The Pottery Brick and Tile Works | | |
| Grid references | | | | | |
| NZMG Easting: | 2670300 | NZMG Northing | 6485600 | | |
| GPS Easting | | GPS Northing | | | |
| NZTM Easting | 1759862 | NZTM Northing | 5923905 | | |
| Grid Reference Source | | GIS Calculated | | | |
| 1. Aids to relocation of site (attach a sketch map): | | | | | |
| <i>In this section just enter the key location details, from closest to furthest from the site e.g. Home Bay; Motutapu Island; Hauraki Gulf; Auckland City. Enter the specific details about how to get to the site at the beginning of the DESCRIPTION field.</i> | | | | | |
| 7-37 Ngataranga Road Devonport R11 5.1 Wakakura Crescent Bayswater Ngataranga Bay Devonport North Shore Waitemata Harbour | | | | | |
| NZAA Record Status identify how comprehensive record is (e.g. Brief or Detailed) and whether any location maps or site sketch plans are attached. | | | | | |
| Intensive field survey Detailed report Intensive filed survey, detailed written account Photographs | | | | | |
| 2. State of site and possible future damage: | | | | | |
| Well protected by established and well maintained grass cover, some erosion of shoreline back. Little likelihood of substantial damage from human activity. Under naval housing in Wakakura Crescent. Remains exist. NZAA Condition: partly damaged, continuing minor damage (1996) | | | | | |
| 3. Description of site (<i>supply full details, history, local environment, references, sketches, etc. If extra sheets are attached include a summary here</i>) | | | | | |
| See SE 1834, A.J. Packington-Hall, 'Intensive Survey of the Historic R. and R. Duder Brickworks in Devonport, Auckland.' Brickworks. Pottery, brick and tile works at the top end of Bay. Clay dug on site. Opened July 1890. Operated until 1935. Circular kilns are known to have existed at Duders in Devonport. Duder Brothers factory manufactured common and ornamental bricks, pipes of all kinds, flower pots, yard sinks and special bricks. Two coal fired kilns with a capacity of 20,000 bricks operated. On the other side of Lake Road, on the southern side of Hanlon Crescent, a brickworks operated by the Tiller family was in production by 1852. | | | | | |
| Additional Notes: | | | | | |

Continued on next page

APPENDIX 1: SITE RECORD FORMS, CONTINUED

Field checked (00/05/1996) by Don Prince as part of ARC Historic Sites project. No major alteration to state or condition of site. In reserve

| Additional information by Rod Clough, Don Prince and Ken Phillips (31/05/1996): The significance statement for this site was assessed during the ARC Environment 'Historic Sites Project'.

| Additional information by Brent Druskovich (00/11/2001): Various, wharf piles and debris obvious in tide, tidal retaining wall mostly in good condition. Other parts of the site have been affected by dumping, destruction at time of disuse and erosion. Stormwater drains have been built through parts of the site. Current land use: Private property (NZ Navy) and public walkway - "Mary Barnett Glade". Threats: Development of reserve walkways and plantings impacting on remains, cleanups in the reserve removing archaeological evidence, stormwater drains and maintenance. Sale of Navy property resulting in development. Natural erosion on banks and tidal action. No surface remains were observed within the fenced off Navy grounds and accommodation blocks are built over the location of brickwork buildings (refer SRF map). It seems likely that most of the subsurface evidence may have been destroyed in their building. Cultural material from the brickworks occupation is significant all along the esplanade reserve and in the water's edge adjoining it. This esplanade is named the Mary Barrett Glade, after Mary Barrett who has created a path, had various cleanups, and planted trees along it. In doing so it is likely that some archaeological evidence has been disturbed. Vegetation is thick in parts and some of the evidence reported by Packington-Hall was not readily obvious. However, it is apparent that there is in fact more archaeological remains than what shows up on Packington-Hall's map. Various metallic objects, ceramics and bricks are found on the slopes and in the tidal area for most of the length of the esplanade. The following G.P.S. co-ordinates were taken :
A. Eastern end of Scoria Wall: E2670385; N6485614 ± 10 m
B. Wharf E2670351; N6485566 ± 15 m
C. Next to old plough, approximate western extent of evidence, E2670242; N6485576 ± 13 m
D. In vicinity of previous brickwork main buildings, E2670385; N6485614 ± 10 m
Could be further mapped and assessed, believe there is more than what Packington-Hall has recorded thus far.

| Additional information by Graeme Murdoch (2009): The Duder brother's Brickworks is one of the three largest remaining historic brickworks sites in the Auckland region. The works operated 1898-1920 and produced bricks, a range of ceramic pipes, flower pots and sinks. The site is extensive and includes the remains of the large coal fired kilns and a wide range of other associated sites and debris, and a jetty site. A large proportion of the site is archaeologically intact and is in a public reserve.

| Additional information from NZHPT (02/06/2010). An authority (2010/374) has been granted to the New Zealand Defence Force to carry out earthworks for upgrading pathways and fencing in the vicinity of R11/1795 and R11/2181. The authority was granted on conditions of archaeological monitoring, investigation, reports, analysis, sampling and tangata whenua involvement as appropriate.

| | | | |
|--|--|-----------------------------------|---|
| 4. Owner | Royal New Zealand Navy | Tenant/Manager | |
| Owner Address | HMNZ Dockyard, Devonport, Auckland | Tenant/Manager Address | |
| 5. Nature of information (heresay, brief or extended visit, etc.) | book NZAA SRF | | |
| Aerial photographs (reference numbers, and clarity of site) | | | |
| Photographs (reference numbers, and where they are held) | ARC CHI | | |
| 6. Reported by | A. (Tony) J. Packington-Hall Brent Druskovich Graeme Murdoch NZHPT | Date recorded | 15/09/1993 02/11/2001 2009 02/06/2010 |
| Filekeeper | | Date (NZAA SRF Entry Date) | 1996 |

Continued on next page

APPENDIX 1: SITE RECORD FORMS, CONTINUED

| | | | | | |
|--|--|---|--------------------------------------|--|--|
| CHI Places Number | 14144 | NZAA Site Number | R11_2181 | | |
| NZMS 260 map number | R11 | Date of visit | 27/03/2010 | | |
| NZMS 260 map name | Auckland | Type of site or area | MIDDEN | | |
| NZMS 260 map edition | Edition 1 1981 | Name | | | |
| Grid references | | | | | |
| NZMG Easting: | | NZMG Northing | | | |
| GPS Easting | | GPS Northing | | | |
| NZTM Easting | 1759827 | NZTM Northing | 5923867 | | |
| Grid Reference Source | | NZMS 260 Map Sheet | | | |
| 1. Aids to relocation of site (attach a sketch map): | | | | | |
| <i>In this section just enter the key location details, from closest to furthest from the site e.g. Home Bay; Motutapu Island; Hauraki Gulf; Auckland City. Enter the specific details about how to get to the site at the beginning of the DESCRIPTION field.</i> | | | | | |
| Mary Barrett Glade Ngataranga Bay North Shore City | | | | | |
| NZAA Record Status identify how comprehensive record is (e.g. Brief or Detailed) and whether any location maps or site sketch plans are attached. | | | | | |
| Brief, Site location map, sketch plan | | | | | |
| 2. State of site and possible future damage: | | | | | |
| Midden is eroding out of tree roots Partly damaged, continuing minor damage | | | | | |
| 3. Description of site (<i>supply full details, history, local environment, references, sketches, etc. If extra sheets are attached include a summary here</i>) | | | | | |
| Site consists of two small areas of eroding midden (of fragmentary cockle and pipi) in the coastal margin, either side of small creek or outlet. The area is steeply sloping and heavily vegetated. Midden 1 (See fig) 8-12mm deep GR E 2670283 N 6485559, Midden 2 (See Fig) E 2670268 N 6485573 | | | | | |
| Additional Notes: | | | | | |
| Additional information from NZHPT (02/06/2010). An authority (2010/374) has been granted to the New Zealand Defence Force to carry out earthworks for upgrading pathways and fencing in the vicinity of R11/1795 and R11/2181. The authority was granted on conditions of archaeological monitoring, investigation, reports, analysis, sampling and tangata whenua involvement as appropriate. Additional information by Mica Plowman and Nick Cable (27/03/2010): Four, small, discrete shell midden lenses were identified along the upper and lower walkways at the western end of the coastal escarpment and near the western extent of brick rubble associated with the Duder Brickworks. In general, these lenses contained diffuse fragmented shell, little more than 1m across and 50-150mm thick, and were either directly exposed in the walkway cuttings or in the face of the coastal escarpment. Dispersed, fragmentary amounts of shell were also visible along the floor of the lower coastal walkway in the vicinity of the primary exposures. These midden deposits comprised predominantly of cockle (Austrovenus stutchburyi) and pipi (Paphies australis) with lesser amounts of cat's eyes (Turbo smaragdus) and mudsnails (Amphibola crenata) and generally resemble the descriptions of shell middens recorded elsewhere around Duder's Point. | | | | | |
| 4. Owner | ? | Tenant/Manager | | | |
| Owner Address | | Tenant/Manager Address | | | |
| 5. Nature of information (heresay, brief or extended visit, etc.) | | Brief visit; DOSLI Deposited plan 20927 19 Sep 1927 | | | |
| Aerial photographs (reference numbers, and clarity of site) | | White Aviation airphoto 30495 21 Oct 1959 | | | |
| Photographs (reference numbers, and where they are held) | | See D. Gardner | | | |
| 6. Reported by | D. Gardner NZHPT Mica Plowman and Nick Cable | Date recorded | 02/11/2001 02/06/2010 27/03/2010 | | |

Continued on next page

APPENDIX 1: SITE RECORD FORMS, CONTINUED

| | | | | | |
|--|-------------------------|----------------------|--------------------------|--|--|
| CHI Places Number | 12212 | NZAA Site Number | R11_1944 | | |
| NZMS 260 map number | R11 | Date of visit | 26 Mar 2003 | | |
| NZMS 260 map name | Auckland | Type of site or area | BRICKWORKS | | |
| NZMS 260 map edition | Edition 2 Revision 1998 | Name | Tiller & King Brickworks | | |
| Grid references | | | | | |
| NZMG Easting: | 2670470 | NZMG Northing | 6485689 | | |
| GPS Easting | 2670470 | GPS Northing | 6485689 | | |
| NZTM Easting | 1760027 | NZTM Northing | 5923997 | | |
| Grid Reference Source | | GPS | | | |
| 1. Aids to relocation of site (attach a sketch map): | | | | | |
| <i>In this section just enter the key location details, from closest to furthest from the site e.g. Home Bay; Motutapu Island; Hauraki Gulf; Auckland City. Enter the specific details about how to get to the site at the beginning of the DESCRIPTION field.</i> | | | | | |
| Hanlon Cr. Lake Road Devonport North Shore Auckland City | | | | | |
| NZAA Record Status identify how comprehensive record is (e.g. Brief or Detailed) and whether any location maps or site sketch plans are attached. | | | | | |
| detailed site location map | | | | | |
| 2. State of site and possible future damage: | | | | | |
| NZAA Condition: No information on condition, little future damage Any remains of the Tiller & King brickworks/kiln underlies present Hanlon Cr. and therefore state and extent uncertain, but possible future damage to any remaining archaeological evidence may result from future roadworks. | | | | | |
| 3. Description of site (<i>supply full details, history, local environment, references, sketches, etc. If extra sheets are attached include a summary here</i>) | | | | | |
| <p>Brickworks (ie. kiln) said to have been located at S end present Hanlon Cr., Devonport, North Shore City, Auckland, immediately E. of junction Hanlon Cr./Lake Rd. (Refer attached Site Location Map). Additional information by Brent Druskovich (March 2003): Much has occurred at the vicinity of this site including a new garage being built at 38 Lake Road, a wastewater system built through the reserve, bark being laid through much of the garden area of the reserve and it appears likely that a clean-up has occurred on the slope behind 38 Lake Road as the scatter of fragmented brick reported by Packington-Hall in 1997 is almost nonexistent, with the exception of four or five loose bricks, all of which appear to be of relatively recent manufacture. These bricks were observed amongst modern rubbish including spark plugs. The G.P.S. reading was taken where the foundations of the kiln are said to remain. It seems likely that most of the evidence relating to this site will have been destroyed. History:</p> <ul style="list-style-type: none"> - Possibly Tiller & King brickworks operating as early as 1852. - Definitely operating in 1863: Appendix to Journal of House of Representatives records petition from Tiller & King to have the workers at their Flagstaff/Devonport brickworks exempted from conscription during Waikato War (1863). - Date on which Tiller & King brickworks closed not definitely known, but may have continued in operation until around 1875. (Eaves M., 1990). <p>Archaeological evidence remaining:</p> <ul style="list-style-type: none"> - Some foundations of Tiller & King brickworks kiln said to remain beneath present Hanlon Cr. immediately E of junction Hanlon Cr./Lake Rd. (Titchener P., pers. comm. 1992). - Scatter of fragmentary brick down slope of S side Hanlon Cr. to Seabreeze Rd. Larger fragments of brick (ie. approximating 1/3 to 1/2 of a brick) do not have wire cut marks, but "strike" ridges with remains of edge lips are apparent on one side with a worn matt reddish brown slip being visible on three sides: "strike" ridges, edge lips, and matt slip are characteristic of hand made bricks. (Packington-Hall A.J., 1992). - Small brick cottage on S side Hanlon Cr. near junction Hanlon Cr./Lake Rd. said to be the Tiller & King brickworks Manager's house (Titchener P., pers. comm., 1992). <p>(References also listed in paper file).</p> | | | | | |

APPENDIX 2: DOCUMENTARY EVIDENCE

Source: Crum
archives c.1942
letter to District
Engineer from R.
King; Institute
and Museum
Library,
Auckland; cited
in Packington-
Hall 1992

The District Engineer,
Public Works Department,
AUCKLAND.

Dear Sir,

Re R. & P. Duder Estates
Brickyard and Army Department.

Referring to our telephone conversations and recent interview with Mr. Stack, I would advise that we have now been authorised to accept a rental of £1.15.0. per week in respect of that part of the area at Duder's Brickworks, Lake Road, Devonport, now in the occupation of the Army Department.

According to correspondence, the Army Department entered into occupation on about the 7th May, 1942, so that rental will date as from the time of occupation. Acceptance of the above rental, however, is without prejudice to any claims for compensation in respect of damages to the premises already suffered or any damage thereafter effected to the premises during the Army's occupation.

Our co-owner, Mr. Johnson, has mentioned the following items which possibly constitute claims for compensation under the above heading:

1. The brickworks chimney has been felled.
2. He advises that a lorry was observed removing galvanised iron on or about 23rd May, 1942.
3. On about 27th May he observed a military lorry removing bricks to Takapuna camp. He estimates that there were probably 1000 bricks removed.
4. Certain machinery has been removed from the sheds and left in the open.
5. Three drying sheds, each 120' long have been pulled down and the roofing iron and timber used for building ammunition sheds.
6. He estimates that from 6000 to 7000 super feet of 9' x 1' timber have been used or taken away.

In due course I should be glad to hear from

Yes regarding the foregoing as to whether or not the proposed rental is acceptable

Yours faithfully

Signed R. KING.
Trust Manager

Continued on next page

APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED

Source: Crum
archives, 14 July
1944; 'Inspection
Report to Mr.
Woolams, N.Z.
Insurance Coy.
Auckland,';
Institute and
Museum
Library,
Auckland; cited
in Packington-
Hall 1992

14th July, 1944.

Mr. Woolams,
N.Z. Insurance Co.,
Queen Street,
AUCKLAND...C.I.

Dear Sir,

As requested by you, I recently visited Duder's Brick & Pipe Works at Devonport, and inspected certain of the plant and machinery. Not knowing the condition of this plant before occupation of the Military Forces, I cannot give you definitely a fair estimate of the amount of damage which may have been done, nor could I suggest who may have caused any such damage.

However, as you have suggested, my practical knowledge of this class of work probably makes my estimate as sound as any that could be found.

Regarding Plaster Moulds:-

I have consulted both with the moulder who last used these moulds Mr. Arthur Jones and with a previous manager Mr. George Holmes and I now have a very fair idea of both the numbers and the quality of moulds. Many were practically worn out, many were out of date and the number claimed is not accurate. Replacement cost now of all useful moulds would be about £100 (wages £70, material £30.) I consider therefore that £70 would be a fair value for compensation of part worn moulds.

Brick-machine:-

Suffering normal neglect through lack of use during many years.

Brick-cutting-off table:-

Very rusty, needs cleaning up;- Damage £10.

Tile-cut-off table:-

Could not find this. Value when operating approximately £15.

Pipe-machine:-

Rusty. Parts missing include Pipe dies and balance weights. would cost £150 to bring this machine to good working order.

Continued on next page

APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED

Source: Crum, J archives, 14 July 1944, 'Inspection Report to Mr. Woolams, N.Z. Insurance Coy. Auckland'; Institute and Museum Library, Auckland; cited in Packington-Hall 1992

| RE R. & R. DUDER ESTATE | |
|--|---|
| Field tile table | Removed from Engine house and left exposed to weather now useless |
| Brick cut off table | |
| Brick press | |
| 18 pulleys of various sizes. <i>etc. etc.</i> | |
| 1 small blacksmiths forge | Disappeared |
| 4 dies of pipe machine (4", 6", 9" & 12" | Brass linings and bells cut out, taken away and left in weather useless |
| 6 dies of Field tile machine 2", 3" & 4" | ditto |
| Starting gear for 60H.P. Siemens Alt. Motor | Was in Engine room on wall, all parts except frame disappeared |
| Siemens Motor as above | Various small parts taken away |
| Box of brass fittings, taps odds and ends | disappeared |
| Steel hand drill | Was on wall near door, - disappeared |
| Driving belt 78ft x 12" (endless) | Belt cut and left uncovered in weather practically useless |
| Hand flanging machine | { Was in main shed, various parts missing } |
| Pipe making machine | { ditto .. ditto } |
| | { This part of shed was removed leaving above in open } |
| 3 Off bearing barrows | These were bricked up in square kiln |
| 8 Brick barrows @ 2/4/- | Mostly missing remaining broken, 16, 0, wheels gone etc. Both Iron barrows 5/- 10/- missing. |
| 2 Iron barrows 2/5/- | ditto. |
| Various slices, rakes, and fire bars | |
| 12 Steel runner plates 24ft x 9" x 1" | All these were in the part of main shed that was taken down, a few are visible in various different places. Most, all except say 4, seem to have disappeared. |
| 6 " " " 10 " x 9" x 1" | |
| 2 12 " flat plates 8 " x 3ft x 1" | |
| Timber removed | see last list |
| Sheets galv. iron | removed as in last list |
| Bricks | " " " " " |
| Chimney demolished by Army authorities without consulting owners or permission. Chimney was 100' high and was told by a former Manager who was present when built that it contained good bricks. | |
| Brick making machine | The roofing over these pieces of machinery has been removed while |

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Source: Crum, J. archives, 14 July 1944, 'Inspection Report to Mr. Woolams, N.Z. Insurance Coy. Auckland'; Institute and Museum Library, Auckland; cited in Packington-Hall 1992

Continued on next page

APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED

Source:
Packington-Hall
1992: Appendix

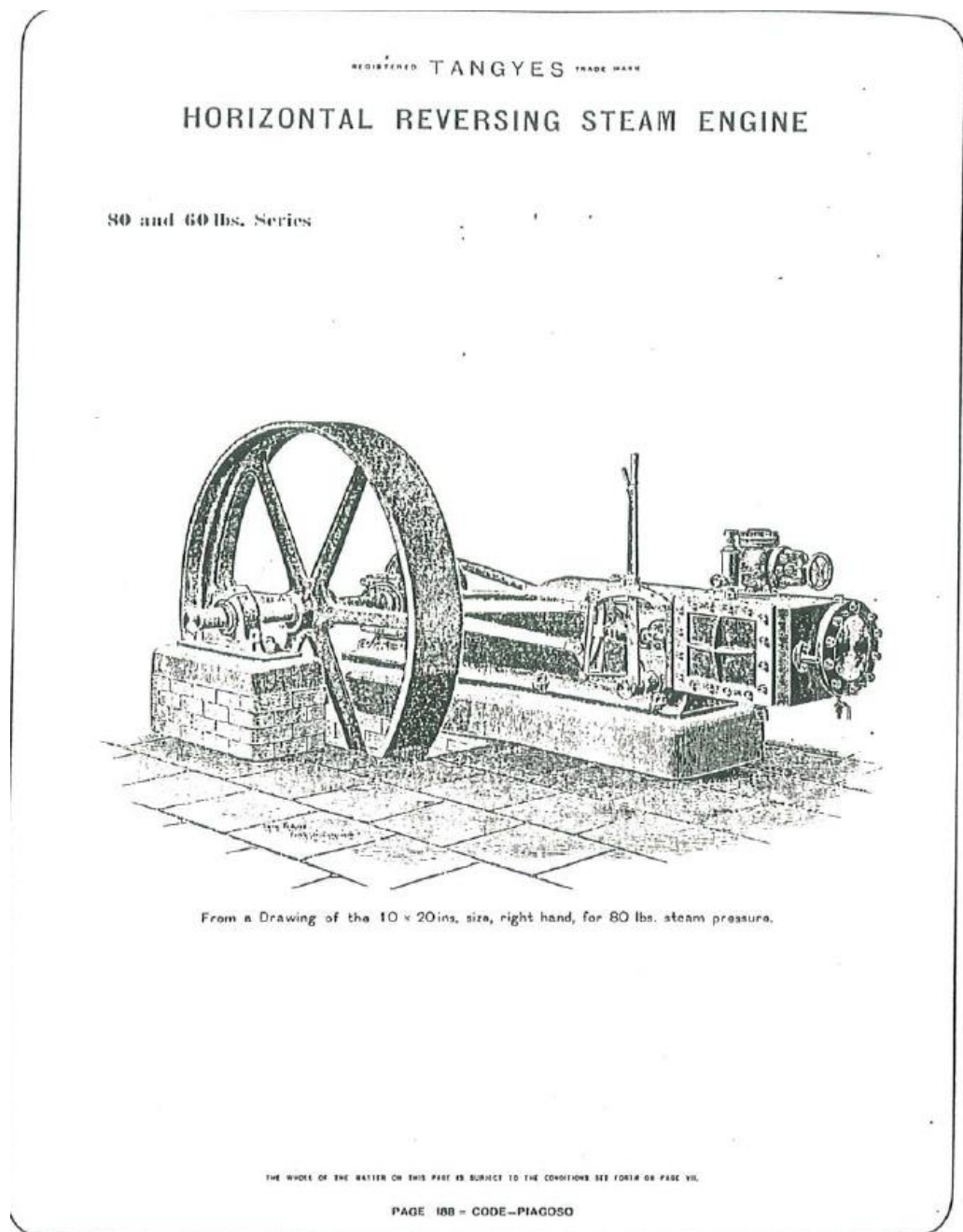


PLATE I: 6hp Tangye steam engine, 1891.
(Tangye 1891, P.188)

Continued on next page

APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED

Source:
Packington-Hall
1992: Appendix



PLATE II: Tangye 60/70 lb per sq. in. boiler, 1891
(Tangye 1891, P. 226)

Continued on next page

APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED

Source:
Packington-Hall
1992: Appendix

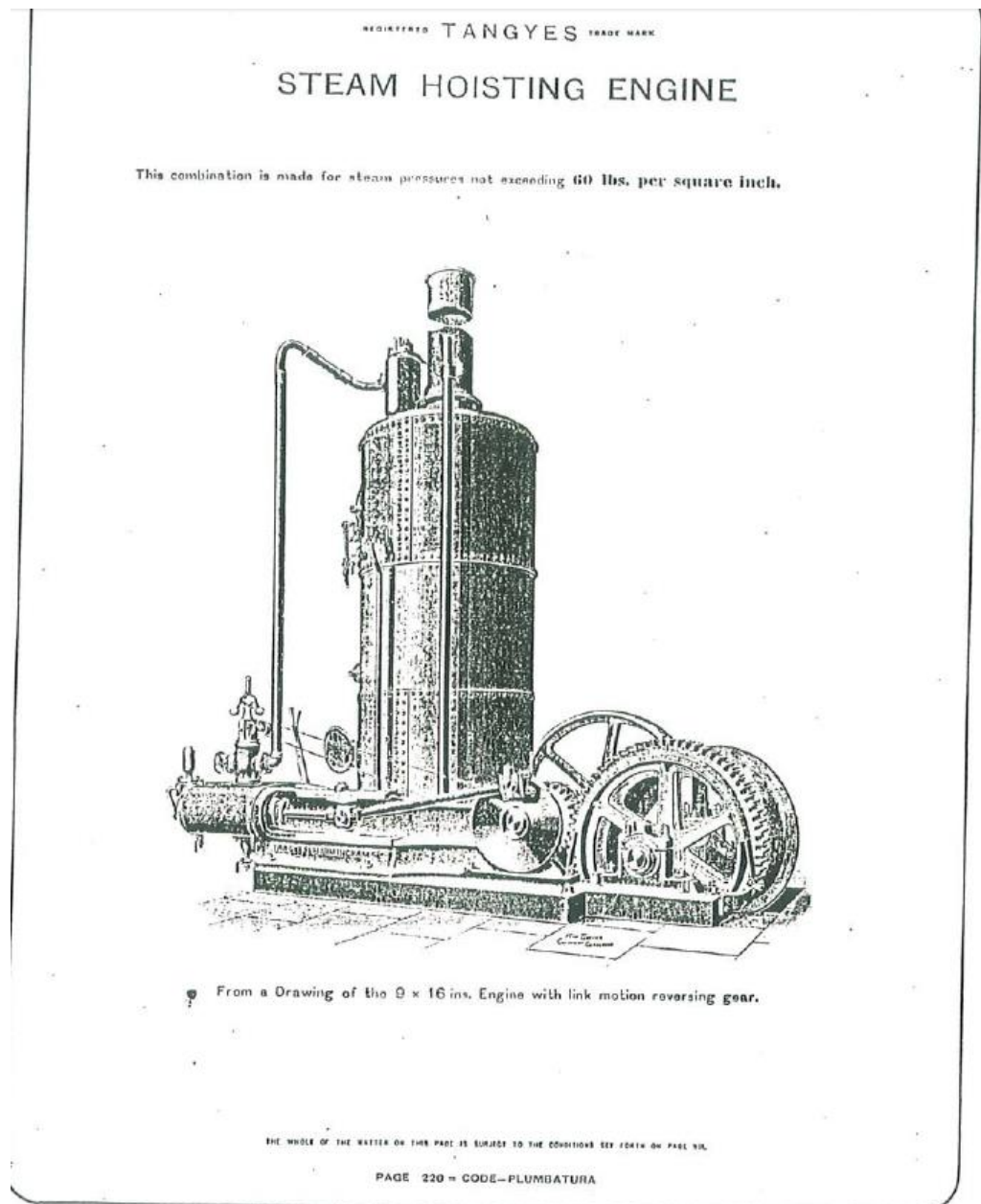


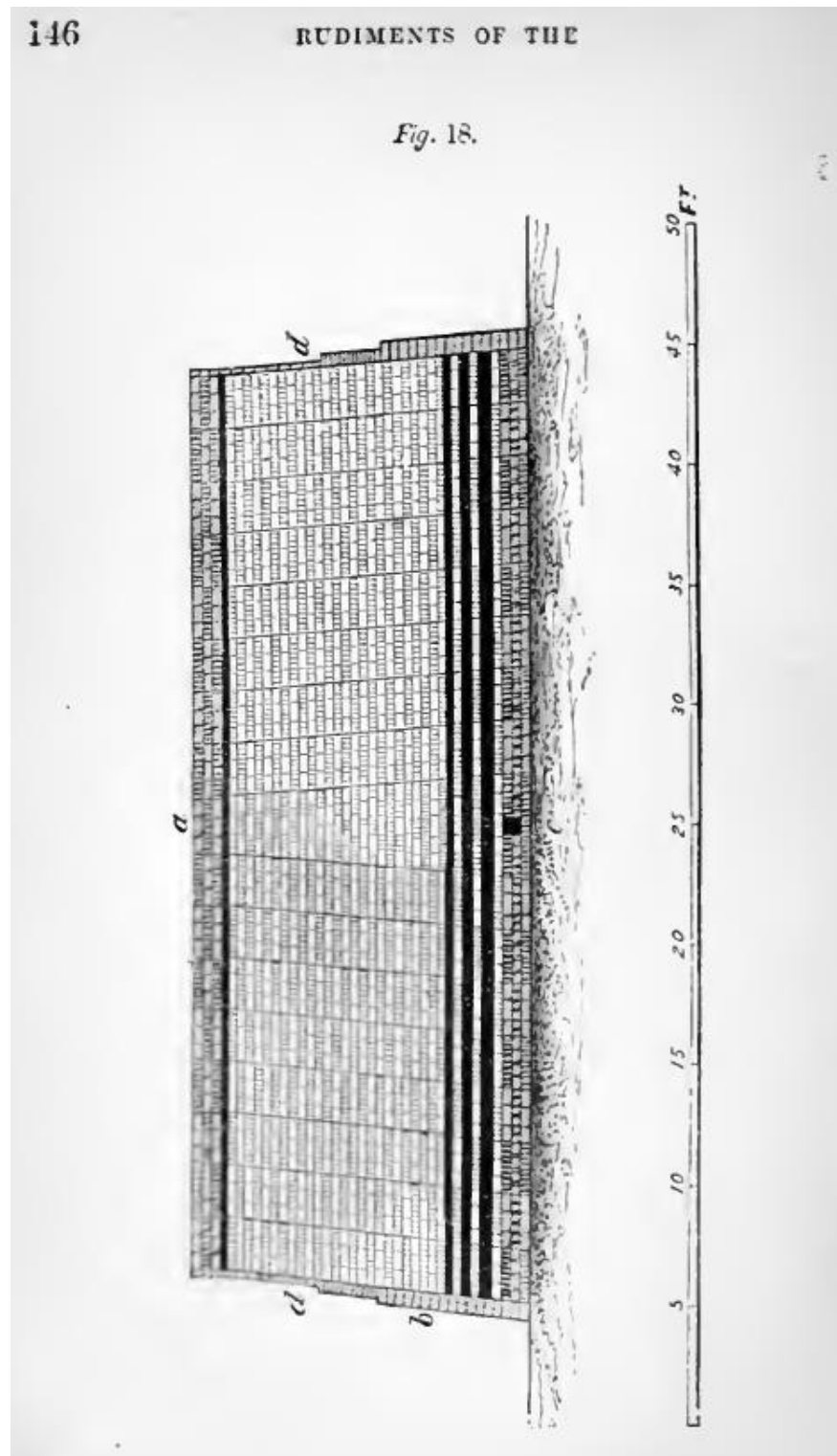
PLATE III: 60 lb. per sq. in. steam pressure combination probably installed at the R. and R. Duder brickworks in 1890. (Tangye 1891, P.220)

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APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED

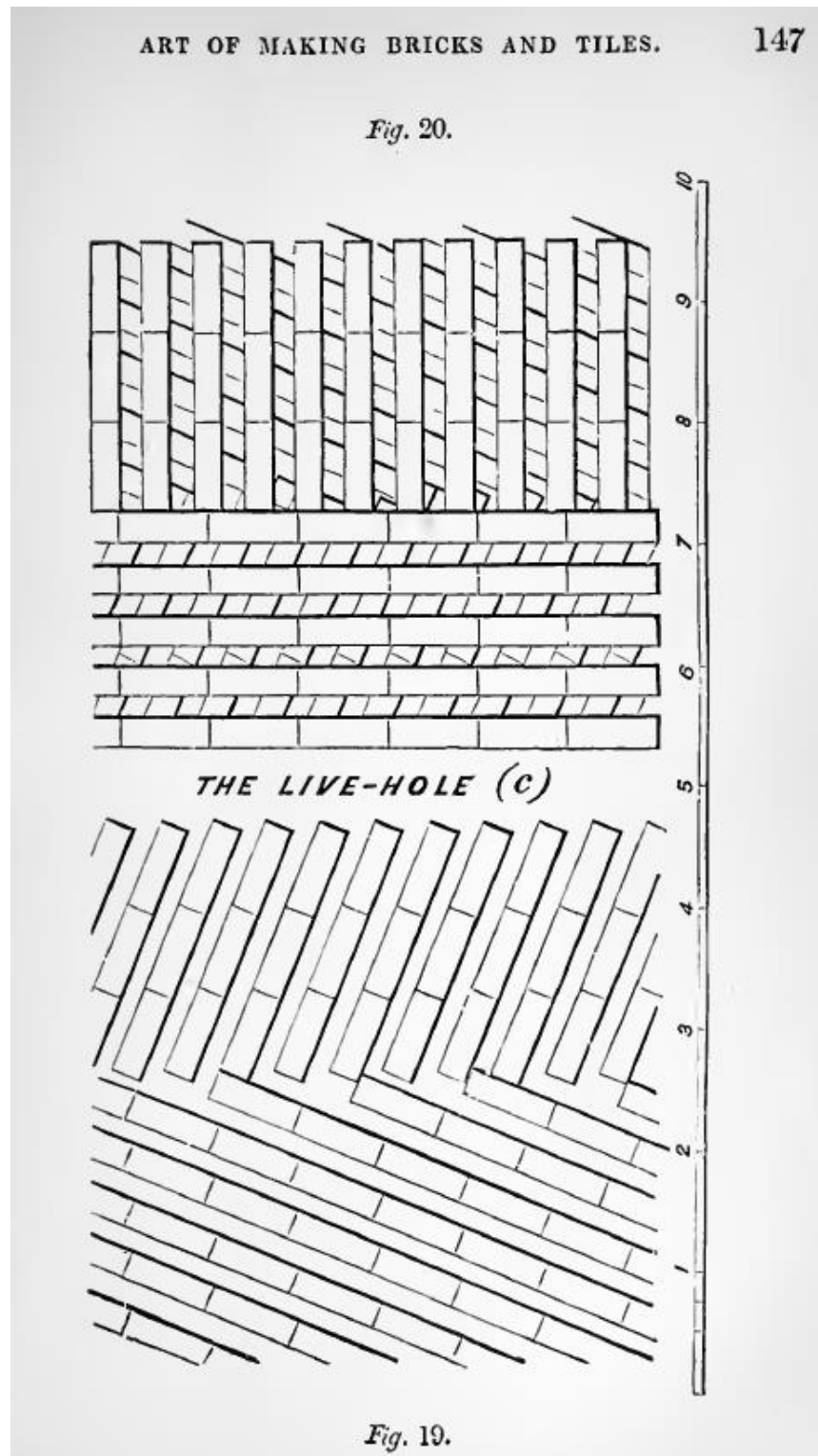
Source: Dobson
1886, figure 18,
p.146



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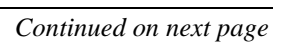
APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED

Source: Dobson
1886, figure 20,
p.147



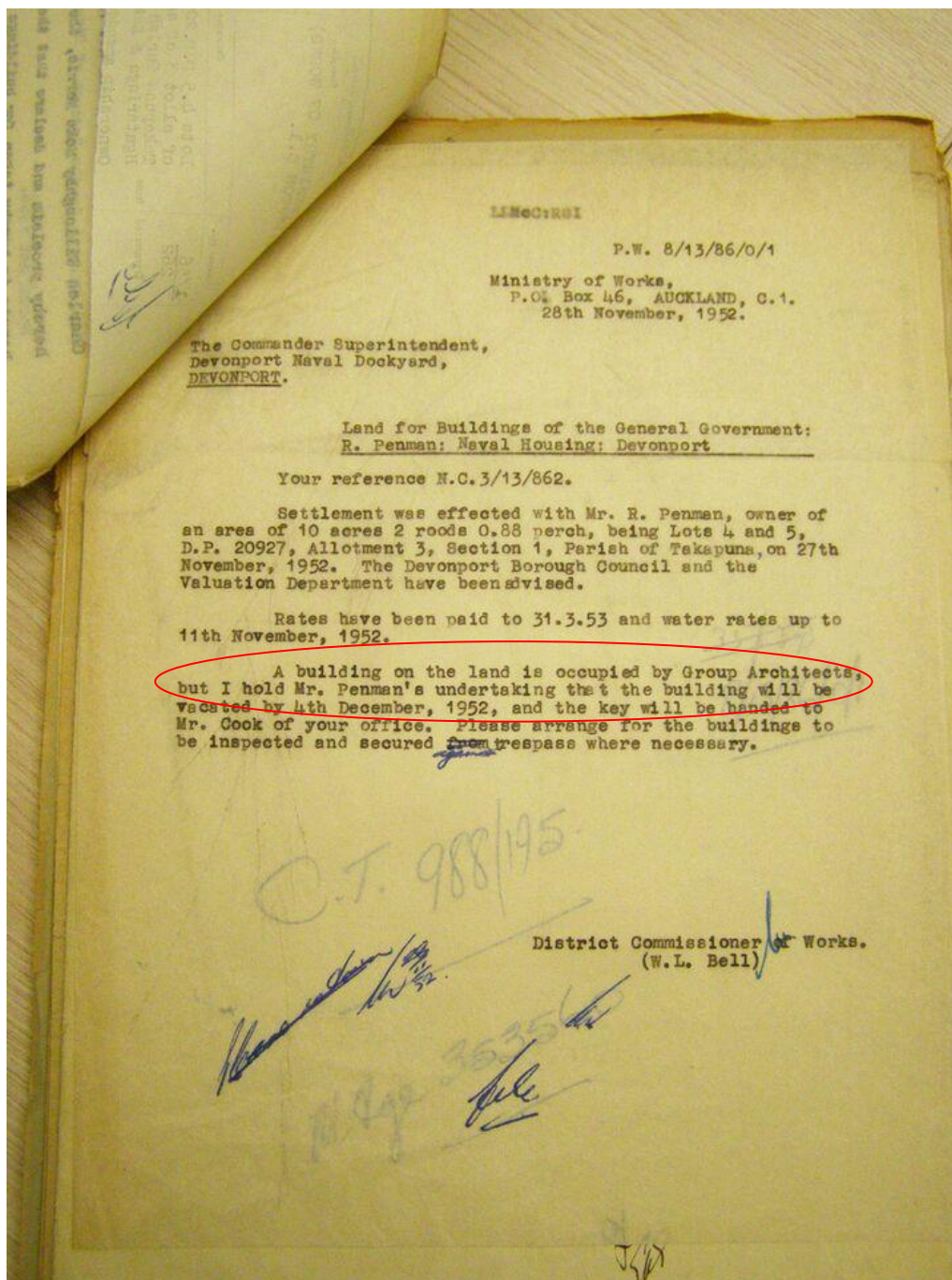
Continued on next page

**Source: Dobson
1886, figure 21,
p.148**



APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED

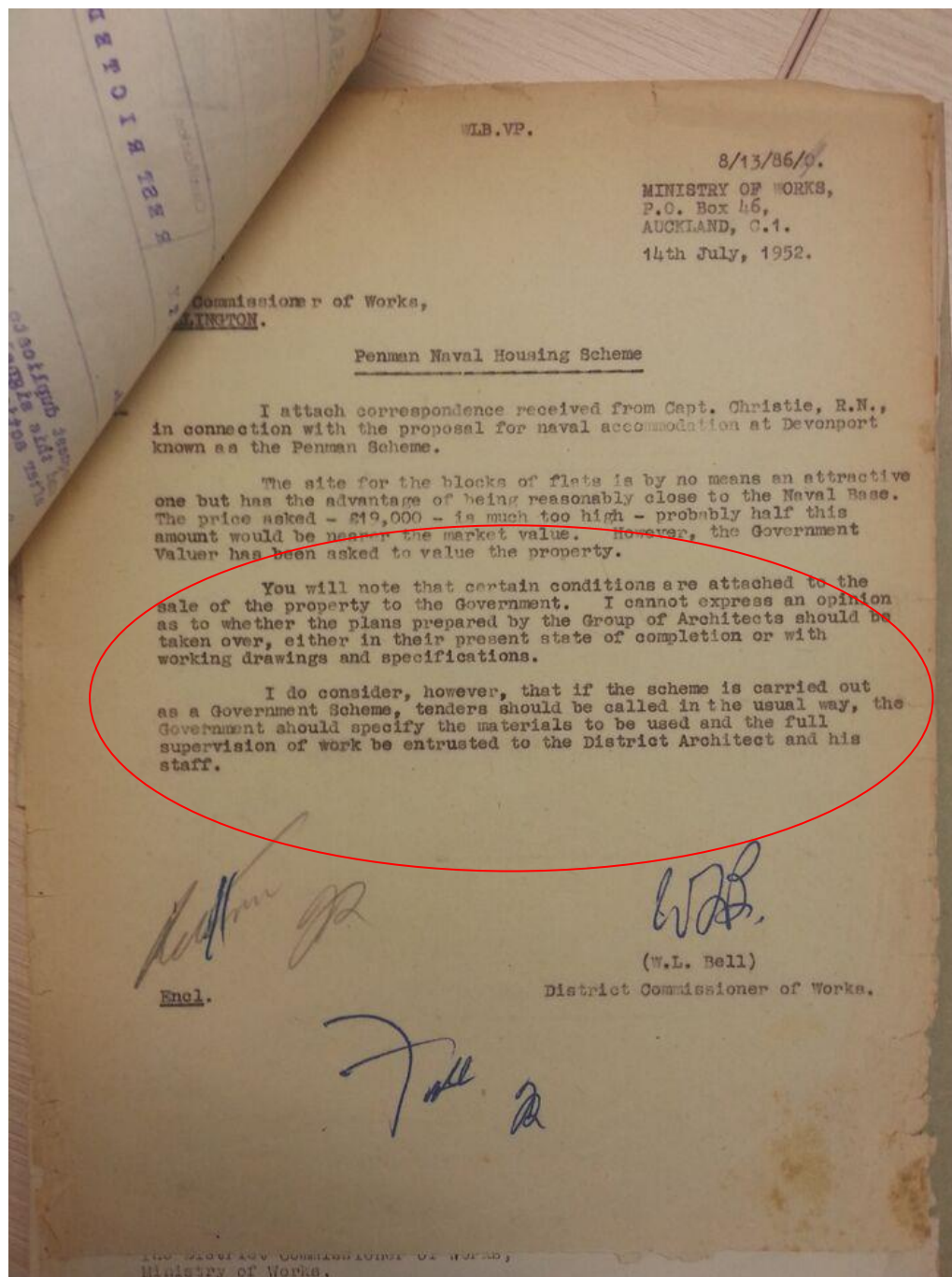
Source: 'Defence - Devonport Naval Base - Housing, Ngataringa Road scheme, legal file (Penman Property)', R22453672; BBAD; 1054; A463; 1040 / a; 8/13/86/0/1; 1; 1952 - 1971, Archives New Zealand, Auckland



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APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED

Source: 'Defence - Devonport Naval Base - Housing, Ngataringa Road scheme, legal file (Penman Property)', R22453672; BBAD; 1054; A463; 1040 / a; 8/13/86/0/1; 1; 1952 - 1971, Archives New Zealand, Auckland



Continued on next page

APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED

Source: 'Defence
- Devonport
Naval Base -
Ngataringa Bay
Housing
(Naval)'(R224536
74; BBAD; 1054;
A463; 1011 / b;
8/13/86/1; 2; 1956
- 1958, Archives
New Zealand,
Auckland

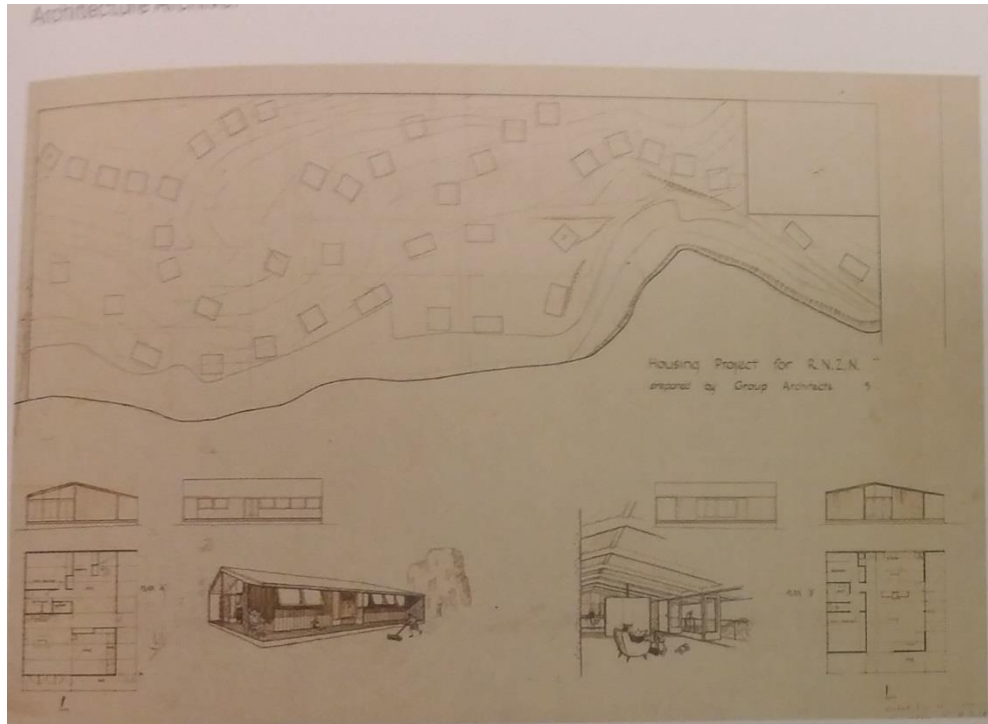


Group Architects' letterheads: Lake Road in 1951 – 52 (source: Gatley2010: 10)

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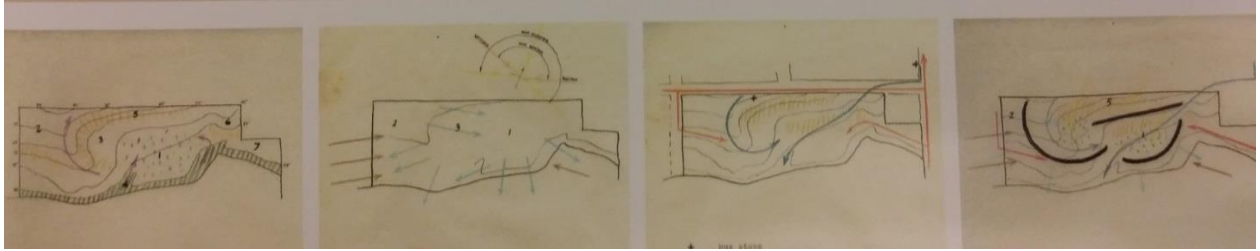
APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED

The Group's first schemes for Naval housing at Devonport, with 41 and 60 houses respectively. GR26, UoA Architecture Library (in Gatley 2010: 149)



Continued on next page

APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED



Four diagrams from a series of eight analysing the Ngataranga Bay site. Ngataranga Bay Navy Housing File, Group 8, UoA Architecture Archive (in Gatley 2010: 149)



The Group's preferred scheme for the Navy, designed in response to their site analysis. GP26, UoA Architecture Archive (in Gatley 2010: 151)

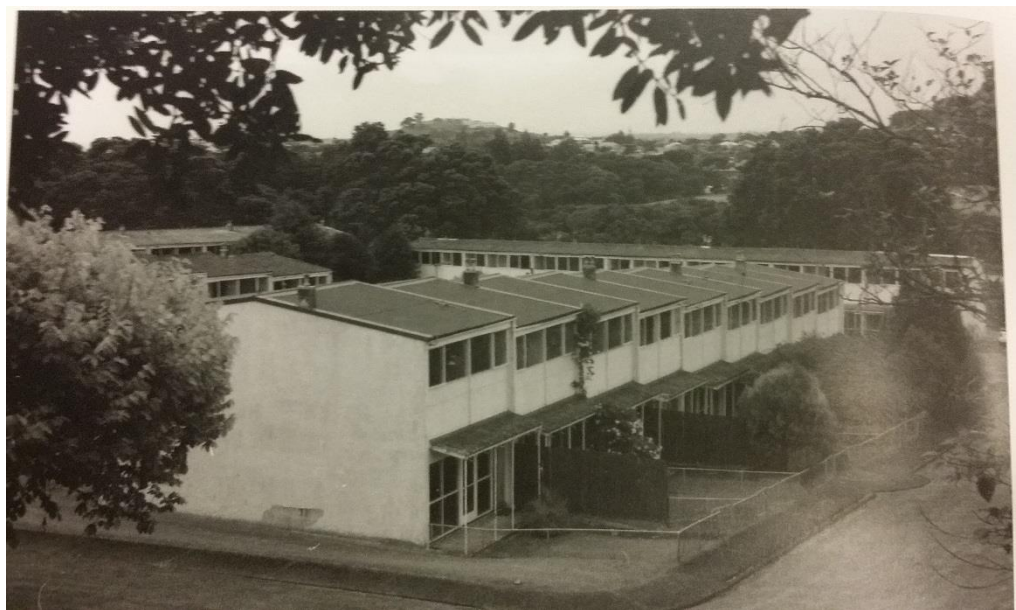
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APPENDIX 2: DOCUMENTARY EVIDENCE, CONTINUED

Naval Housing as built in Ngataringa Bay, shortly before demolition in 2003. M03-0113-8A Royal New Zealand Navy Museum, Devonport (in Gatley 2010: 152)



Naval Housing as built in Ngataringa Bay, shortly before demolition in 2003. M03-0113-22A Royal New Zealand Navy Museum, Devonport (in Gatley 2010: 152)



APPENDIX 3: SUMMARY TIMELINE

The following table is a chronological summary of known changes in ownership, events and changes associated with the property. Information is taken from primary and secondary sources.

| Date | Key event |
|-------------|--|
| c. 1650 | Ngataranga Bay was valued for subsistence, transport and defensive purposes, but not heavily settled by Maori. |
| 1841 | Land sold to the Crown as part of the Mahurangi Block sale. |
| 1845 | Land and surrounding area was purchased by the Hokianga resident and Wesleyan Missionary William White as a part of a Crown Grant. |
| 1847 | Land purchased by Mr Thomas Duder from the Crown grantee, Mr William White - used to graze stock. |
| 1875 - 1880 | Robert and Richard Duder obtained ownership of the land. They leased a few acres to a brickmaker who erected a shed on the site and possibly a wooden tram rail and trolley to convey new clay from the digging area. Clay was packed into wooden moulds, dried and then removed from the moulds and stacked in clamps for firing. Dry bricks were stacked criss-cross with layers of ti-tree dry brush in between layers, for fuel. Fire places at the base were ignited and regularly refuelled. Humphrey Duder (1982) said the clamps were c.4 or 5 inches high, but it is assumed he meant feet. They operated on a small scale of about 600 bricks per day. |
| 1880 | Brick-maker left for the Coromandel gold rush. R. & R. Duder Brickworks was established – a brick-maker named Andrews was employed and the small scale hand manufacture of bricks continued as previously. |
| 1882 | Subdivision of land surrounding project area for suburban housing called 'Victoria Park' |
| 1890 | New facilities were opened at the R. and R. Duder Brickworks. The new Brickworks were equipped with two kilns having a capacity of 20,000 bricks each. One of these was reportedly a "beehive" kiln (down draught type) and approximately 15m in diameter. The other was a square down draught kiln approximately 15m long by 10m wide. Another source says 'two large dome shaped' kilns. A brickworks building approximately 45m long by 10m wide was also constructed and three brick drying sheds each 120ft long. A 6hp Tangye steam engine and boiler provided the motive power for the Brickworks. It may have been an earlier man-powered machine modified for steam motivation. |
| c.1901 | Wharf built for scows to come at high tide with coal and then load bricks for Auckland. A canal was dug out of the Ngataranga Bay mud. |
| 1902 | It was reported the Brickworks had a horizontal brick machine, with a capacity of 5000 bricks per day, and a pipe machine, all driven by a six horsepower Tangye boiler and engine; and there were two kilns (coal fired), each with a capacity of 20,000 bricks |
| c.1924 | Steam powered plant replaced with a Siemens alternating current electric motor. 1924 Photograph of the Duder Brickworks from Lake Road shows the chimney and jetty below, square kiln and drying sheds. A later sketch (c.1924 – 1934) also shows the drying sheds, pipes stacked, kiln with square chimney, electricity wire, wharf and stone revetment. |
| 1926- 1930s | Duder twins died in late 1920s - Brickworks started falling into disrepair |

Continued on next page

APPENDIX 3: SUMMARY TIMELINE, CONTINUED

| | |
|-----------|--|
| 1935 | Brickworks taken over by the Crum Brick and Tile Co. of Avondale and fell into disrepair. Reported that 100ft chimney collapsed in storm between 1934 and 1936 and production stopped. However, it is likely only part of the chimney collapsed. The Brickworks machinery and buildings used in the mid-1930s were those installed in 1890 (apart from the electric motor). |
| 1942 | Site in military use during World War II. |
| 1944 | 'Camp Duder' created – demolished 3 brick drying sheds and remaining part of the chimney. 1,000 bricks taken to Camp Takapuna to construct ammunition stores. The rest of the Brickworks remained intact and the 1890s brick and pipe manufacturing machine were still present. 4 temporary buildings (2 mess rooms and 2 men's quarters) made of concrete, fibrolite and corrugated iron erected on site. |
| 1946 | An aerial photograph taken in 1946 shows at least three buildings remaining on site |
| 1951 | The land including the large section originally occupied by the Brickworks and the smaller lots 2 and 4 (facing Lake Road) were brought by Robert Penman, a Mercantile Broker from Auckland. Documents show part of the property occupied by abandoned Brickworks, several old sheds and kilns (in bad condition, except one). |
| 1952 | The base of the round kiln is visible, with three other buildings surviving shown in a 1952 aerial. |
| 1953 | The General Government acquired the R. and R. Duder Brickworks property by proclamation under the Public Works Act, for Navy accommodation. One kiln in good condition was taken by Penman. |
| 1955? | An aerial photograph dated 1955 shows the preparatory land development prior to the construction of Naval residential units, with no standing structures. The only visible remains are now within the escarpment/coastal area and the manager's cottage on Lake Road. |
| 1957-1958 | Naval housing scheme built – series of two storey terraced houses and one single storey for caretakers, originally designed by Group Architects, but considerably revised by Government Architect Gordon Wilson and Auckland District Architect Graham Dawson. |
| 2003 | Naval housing demolished, except one single storey duplex on Lake Road. |
| 1992 | North Shore District Council sought permission for a public walkway along the escarpment, making use of historic road associated with Brickworks leading from the wharf to Lake Road. |
| 1993 | Loop track called 'Mary Barrett Glade' created by Mrs Mabel Pollack, a local volunteer. |
| 2009 | Concerns were raised by the Department of Conservation that the walkways in the Mary Barrett Glade did not meet national safety standards and the area was subsequently closed. |
| 2010 | Upgrade of track - remedial works only on limited portion of the walkway from the Lake Road entrance to the location of the brick structure/ wharf associated with Duder Brickworks. The earthworks were limited and included minor grading of the existing walkway, vegetation clearance and the installation of a post and rail fence at the western extent of the walkway. |
| 2013 | Transfer of ownership to Ngati Whatua (Wai Rawa Property holdings) as part of a Treaty of Waitangi settlement. |
| 2014 | Wai Rawa Property holdings signed a 150 year lease to Rynman Ltd to build a new retirement village. |
