The Rosebank Peninsula

A landscape thematic study

For the Avondale-Waterview Historical Society

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Endangered Gardens
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1.0 BACKGROUND

1.1 Executive Summary

This report was commissioned in early 2008 by the Avondale-Waterview Historical Society to document within the financial and time frame of two and a half years some eight themes associated with the horticultural and landscape history of the narrow coastal peninsula that has been a home and source of food and employment for many generations of both Māori and Pakeha.

The focus of this report has been the economic, planning and social history that has included travel outside Auckland to document invaluable horticultural and landscape records held in the Manawatu district and Wellington. Some archival material has been examined but much remains to be explored from this source, such as themes dealing with the history of the changing market gardening husbandry and urban industry that replaced it.

Under Section 6.0 are listed several inventories of the names of families identified in both records and archives recovered for the project such as The Auckland Directory for 1911, 1922 and 1950.

At the beginning of the project the Rosebank Peninsula was divided into thirteen blocks of land for ease of research purposes such as filing of records and assisting in the discovery of gaps in the published knowledge of the place. Each of the blocks roughly follows the original subdivision into the 13 'sections' first made in the 1840s.

The writer’s own market gardening relatives, the Dolphin family, cultivated a central part of the peninsula but he had never met his relatives while they lived here. He has been inspired by the stories related to him from Norma.

Field visits, including the walking of all the streets and public reserves, were undertaken in all weathers to try and understand the lay-of-the-land and assist in understanding when, where and how the urban processes drove the market gardens and pip and stone fruit orchardists from the peninsula.

This report documents the contested nature of Auckland’s post 1840 landscape history. It is a unique story with parallels regarding the intensive cultivation of land for food by combinations of owner and leaseholder orchardists and market gardeners at Albany, Birkenhead, Huapai, Titirangi and Tamaki.

Avondale.

“This is an important outdoor and indoor market-gardening area. The average size of holdings is only seven acres, but this is inclusive of glasshouse establishments on very small holdings. The soils, derived from the Waitemata complex, are quite fertile and, with the high water table, heavy cropping programmes and high yields can be maintained without recourse to watering.”

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1.2 The Brief

The following eight themes were chosen to guide the research focus.
1. Maori contact period with Pakeha settlers – 1840s. Squatting licenses.
2. Land laws/lore
3. Trade
4. Science history
5. Environmental history
6. Transport history of produce to markets: Commons/ runs; markets
7. Public land history i.e. Domain and road/right of ways
8. Social history celebrating land use: Shows, fetes, church celebrations ‘Harvest festivals’.

1.3 The Place: A physical description

Walking north down Rosebank Road from the higher elevated Avondale township it looks like any other suburb in Auckland but look closer. There is a density of orchard plants – especially citrus - in many of the roadside gardens, and a diversity of garden hedges and trees and shrubs that is not as common as in other Auckland suburbs. There is Avondale College and the cemetery. Surrounding these places the wide streets contain mature Australian Agonis and rare mixtures of deciduous trees such as ornamental cherries and apples. And there at the eastern end of Eastdale Road is the mangrove covered estuary and strips of higher elevated vegetation away to the east growing on the natural tidal created shell banks – Traherne and Pollen Island.

The tree lined streets wind through the south-western third of the peninsula retain many of the wooden bungalows and ten 1950s brick style homes with the period functional concrete decorated block walls.

From the middle of the peninsula the expansive industrial estates begin with highly maintained ornamental gardens – many covered with the then recession driven ‘For Lease’ signs when I walked through one week-end in 2008 [Figure 22]. It appeared that some of the businesses were being converted into rental accommodation. I could see whole hedges of mixed varieties of Camellias growing around the seemingly abandoned Connell family market garden and home. The roadside here had deep ditches along the road side with old stumps of Lawson’s Cypress, Cupressus lawsoniana.

Moving north into the centre of the peninsula the industrial buildings grow in size and volume with a few old relict Norfolk Island pine trees and one notable long driveway of tall 100 year old native and exotic trees [Cover]. All the industrial parks retain car parks and expansive lawns and trees that were designed in the first wave of occupation in the 1970s.

The heavy traffic dominates the scene on the roads along Patiki Road. But look west or east and one can still read the boundary of the ‘island’ like landform with tall “end of the row” relict shelter trees. Steep hillsides of land-locked landfill, full of some of the unwanted debris of homes and orchards that was scraped off the core of peninsula, spill onto the Kurt Brehmer walkway. The western Whau estuary though has fortunately not suffered from reclamation in the 20th century but about the onramp to the North Western Motorway surrounding land has been reclaimed and heavily landscaped. Further south east the coastline follows that unchanged from the early 1900s but not publicly accessible; yet it was this land that was owned and zoned by Government for a proposed railway line that was never built on the 1940s.
This is a short description of the contemporary blocks of land that comprise the Rosebank peninsula in 2010.

1. **Domain**: Contains the Rosebank Park Domain wedged against a portion of the North West Motorway. Patiki Road joins the motorway, running parallel to the motorway and down the centre of this most northern part of the peninsula with the Domain. Motu-Manawa/Pollen Island with its surrounding maritime reserve lies to the west of peninsula.

2. **Pollen’s Bush**: Land at the top of the peninsula on either side of the dissecting Patiki road and Rosebank Road forming the southern boundary.

3. **Traherne**: Lands occupying the eastern side on Rosebank Road between motorway turning and industrial park road (new). Traherne Island is located immediately to the east in the estuary.

4. **Conifer**: Lands immediate opposite lot 3 and contained on the western side of the Rosebank including two streets in Timothy and Saunders Street and Saunders Reserve. Contains ‘Kurt Brehmer Walkway’ that retains many old trees once providing shelter to the market gardens inland from near here.

5. **Connell**: An oblong block of land north of Copsey [Street] and on the eastern side of Rosebank Road – estuary on western side.

6. **Copsey**: From Copsey to Eastdale Road including Honan Rd, Lidcombe and Malory Place near the Avondale College.

7. **College**: Southern block on eastern side of Rosebank Road including Eastdale Reserve, Holly Street, Colorado Place, Victory Street – Aspen Street, Highbury Street and Great North Road. Includes Avondale College and Avondale Intermediate School – Great North Road is the southern boundary.

8. **Fremlin**: A block west of Rosebank Road including Mead Street and Fremlin Place.

9. **Avondale**: A block of land bounded in north by Fonteyn Street and Riversdale on the south coast (west).

10. **Riversdale**: This block bound by Riversdale Road and Canal Road. Tony Segedin west and Rosebank Road to the east.

11. **Racecourse**: Canal Road in the north to Wingate Street south including Avondale Racecourse, Ash Street (centre) with Rosebank to east.

12. **Beatrix** – This block is bound in the north along Holly Street; south side, Great North Road and east to Saltaire Street.

1.4 **Acknowledgements**

2.0 Chronology – other land legislation.

1840s Subdivision of peninsula into thirteen ‘sections’.

Schedule from Common School Act, 1869 lists Section 1 as ‘Education Reserve’. ²

1877 Whau Highway Board library catalogue records Our farm of Four Acres, by Miss Coulton.³

Education Act, 1877. [Money from leasing goes into general funds.]

1885 Wattle bark being harvested at ‘Riverside’ for Riversdale Tannery.⁴

1906 Government discusses land swap re Section 1.⁵

1926 Town Planning Act, 1926. The 1st in NZ.⁶

1932 Urban Farm Land Rating Act, 1932.

1933 Municipal Corp. Act 1933. Section 308. Council may take/purchase or otherwise provide ... for ... recreation.

Industrial Efficiency Act, 1936.⁷

1936 Factories Amendment Act, 1936 and Shop and Office Amendment Act, 1936. = compulsory 40-44 hr working week.

1937 Physical Welfare and Recreation Act, 1937.⁸

1939 Lower Hutt/Manawatu market garden land use battle waged.⁹

1943 Commercial Gardens Registration Act, 1943.¹⁰

1949 Auckland Harbour Board Rosebank land purchases.¹¹

Apple & Pear Marketing Regulations 1949.


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² The Schedule records three allotments for primary school ownership in the Parish of Titirangi with Allotment 1, the present Rosebank Park Domain. See: Commons School Act, 1869. In, Journals of the Auckland Provincial Council, Session 24, 1868-1869, p.19

³ The full title was ‘Our farm of four acres: how we managed it, the money we made from it, and how we grew into one of six acres.”


⁵ AANS 6095 W5491 Box 146 1/113 Recreation Reserves – North Auckland Land District. Rosebank Park Domain 1904-1936.

⁶ The Statutes of New Zealand, 1926.


⁸ Surveys were required under this Act. Done in 1939. Plans No TP 262. B.9. This plan does not survive in Auckland Council Archives.


1953  Riversdale Avondale Horticultural Trial Area of 4 acres opens, managed by the Department of Agriculture. Closes in 1970s.\textsuperscript{13}

Apple and Pear Marketing Board take over “direct control” of all crops.\textsuperscript{14}

\textit{Town & Country Planning Act, 1953.}

1956  \textit{Health Act, 1956.}\textsuperscript{15}

1961  Auckland City Council District Scheme operative 12 June, 1961.\textsuperscript{16}

1963  \textit{Auckland Regional Authority Act, 1963.}

1972  \textit{Clean Air Act, 1972}\textsuperscript{17}

2010  Death of Kurt O H Brehmer. Community debate over protection of two trees on ex-Connell market garden.

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\textbf{Cover.} Entrance to driveway of ‘Riverside’ 2009 (left) and Peter Robertson (1846-1929) (right) born in Auckland and who lived at ‘Riverside’ at his death, aged 83. Then long retired from his family city grocery business, he titled himself as ‘gardener’.


\textbf{Page 29, Figure 2 and 3.} These two images of both historic land use and vegetation patterns come from two parts of a large ‘Plan of Allotment a & Pn Subn Allot 2 Titirangi Parish and proposed route of Te Atatu- Rosebank Road.’ Scale 10 chain to inch. Source: Recreation Reserves – North Auckland Land District – Rosebank Park Domain. 1904-1936. AANS 6095 ACC W5491 146 1/113. Archives New Zealand, Wellington.

\textbf{Page 30, Figure 4.} The northern end of Rosebank Peninsula with Rosebank Road surrounded by extensive mangroves with ‘Mkt. Gardens’ written across some sections with a few orchards recorded as uniform grids (bottom). Source: Auckland Electoral District Map, May 1946. \textit{AJHRNZ}, 1947, Volume 5.

\textbf{Page 30, Figure 5.} Southern end of Rosebank Peninsula with Avondale and Riversdale Road with orchards recorded as uniform grids. Source: Auckland Electoral District Map, May 1946. \textit{AJHRNZ}, 1947, Volume 5.

\textsuperscript{13} AJHRNZ, H-29, 1953-1965.

\textsuperscript{14} The Commercial Gardener’s Journal, November, 1949.

\textsuperscript{15} Bush, G. Advance in Order. p113.

\textsuperscript{16} The new scheme came into operation on this day under The Town & County Planning Act, 1953. Quoted In, Moorehead, Margaret A. 1967. From fields to factories*: man’s changing role on Rosebank peninsula*, 1952-1967. Research essay (BA (Hons)—Geography) – University of Auckland p24.

\textsuperscript{17} \textit{The Clean Air Act} was a new local body law to license, enforce and prosecute industry but was not used on the Rosebank peninsula according to Bush. See: Bush, G. [1983]. \textit{Advance in Order.} p113.
Page 31, Figure 6. A 1950s aerial image of the northern end of the Rosebank Peninsula that was published in a paper by Chapman, V. J. & Ronaldson, J. W. 1958. The Mangroves and Salt Marsh Flats of the Auckland Isthmus. DSIR Bulletin 125, that records the remnant pockets of bush (parts still survive as at 2010) and rows of shelter trees (pines).

Page 31, Figure 7. A photograph of the shelter trees planted along the edges of the farmland. Source: Chapman, V. J. & Ronaldson, J. W. 1958. The Mangroves and Salt Marsh Flats of the Auckland Isthmus. DSIR Bulletin 125.

Page 32, Figure 8. Part of SO 880A (ca 1884) documenting the live hedges and orchard location on Daniel and Hugh Pollen’s farm, Section 2 and 3. Source: Best, Simon. 1986. The Whau Brickworks and Pottery: archaeological excavation of an early industrial ceramic site (R11/1509), on the Whau Peninsula, Auckland, Department of Conservation, Auckland Conservancy, July.

Page 32, Figure 9. This photograph of the Connell Brothers working in their market gardens off Rosebank Road. Source: Avondale-Waterview Historical Society Collection.

Page 56, Figure 10. Riverside farm (top right). Note hedged boundaries and bush remnants (centre right). 20. Part of “Rosebank Road, Avondale”. 18.09.1962, Negative 58380, Whites Aviation collection, National Library, Wellington.

Page 56, Figure 11 Enlarged aerial image with site location of Pollen family farm.

Page 57, Figure 12. This 1955 aerial image of the Peter Robertson [lower] and Benjamin Robertson [upper] homes with orchard and shelter belts. Source: Avondale-Waterview Historical Society Collection.

Page 57, Figure 13. Villa image believed to be situated on either ex Bell farm (Section 2) or Pollen farm (Section 3) published in: Watts, A.T.J. 1948. “Small Holding of Sub-Tropical Fruits”, in New Zealand Journal of Agriculture. p. 558.

Page 58, Figure 14. Crop production chart published with 1948 issue of NZ J. of Ag “Small Holding of Sub-Tropical Fruits” (See Figure 10 above).

Page 59, Figure 15. This Auckland City plan records building platforms along industrial lands zoned in 1950s with building footprints recorded and motorway route urban over Traherne Island. Source: Electoral Map of Rosebank Peninsula Source: AJHRNZ, 1972, Vol 3. H31-49.

Page 60, Figure 16. An enlarged portion of the cultivated region – shelter (undulating lines) pip and stone fruit orchards (dense dots) - where Hayward Wright had his extensive orchards off Avondale Road (lower left). Source: Auckland Electoral District map, May 1946. AJHRNZ, 1947, Volume 5.

Page 60, Figure 17. An 1937 aerial view of Avondale Road (lower right) leading to Hayward Wrights home and orchards. Source: 20, “Avondale”, 1937, Negative 55939, Whites Aviation collection, National Library, Wellington. Records Hayward Wright’s home and orchards above.

Page 61, Figure 18. Part of the Robert P Moore ca1930 panorama [No. 85] of G. [later Peter] Robertson’s ‘Riverside’ farm. The orchard trees growing in the enclosed paddock (centre – right to
left) appear to be citrus trees and are of some considerable age ca 50/60 years. On the skyline and out of view (far right) is the Pollen farm. Source: Negative F-134204-1/2, Alexander Turnbull Library.

**Page 61, Figure 19.** Robertson’s *Riverside* Farm. 1880s? Source: Gift by a family member of Robertson’s to the Avondale Waterview Historical Society.


**Page 62, Figure 21.** An old abandoned gate post and gate board with Lawson’s Cypress hedge and a ditch and bank topography near the front entrance to the ex-Connell Bros. family farm off Rosebank Road. Taken in Autumn of 2009 by John P. Adam.

**Page 63, Figure 22.** Copsey Avenue with old orchard tree on (centre left) preserved when land subdivided in ca 1970s. Source: John P. Adam, photograph, autumn 2009.

**Page 63, Figure 23.** A 1954 oblique aerial image from the SW corner of peninsula towards the SE with Avondale racecourse (right). Source: 19A. “Avondale”, 18.02.1954, Negative 34773, Whites Aviation collection, National Library, Wellington.

**Page 64, Figure 24.** Aerial scene over the ‘Saunders Reserve’ with ‘Outboard motor-boats commence another season’. Source: *New Zealand Herald*, 25 November, 1929, p13.

**Page 64, Figure 25.** “On the Whitaker farm a 14ft tower has been erected on which a fan resembling a helicopter. Like the orchard heaters, the fan causes a turbulent air-stream, drawing down the warmer air from above and causing it to spread at low velocity at ground level...”. Source: Tidmarsh, Clive, 1947, “Science aids Orchardists in Battle with Frost” in *Fruit and Produce*, p19.

**Page 65, Figure 26.** “The Rented house... where the Capes family lived...”, in 19th century with both Jessie, Jane (seated) and Vincent. Source: *New Zealand Herald*, 26 September 1981, Section 2.

**Page 65, Figure 27.** “An Avondale Flower Garden (Girl under 12)”. Prize winning child’s garden at Avondale in 1903. The competition was run by the Auckland Horticultural Society. Source: *The New Zealand Farmer*, January 1903, xvi.

**Page 66, Figure 28.** “An Avondale Flower Garden” (Girl under 16). Prize winning child’s garden at Avondale in 1903. The competition was run by Auckland Horticultural Society. Source: *The New Zealand Farmer*, January 1903, xvi.

**Page 66, Figure 29.** An aerial image ca 1940s when the hospital was fully functional. Source, anon. 1995. *Avondale College 1945-1995 The First fifty Years*. Picture “The Hospital.” Whites Aviation, p8.


**Page 67, Figure 31.** Old hedges on industrial boundaries off Rosebank Road. Source: John P. Adam, photograph, autumn 2010.
4.0 Introduction

4.1 Landscape history

*Ever changing, ever new, when will the landscape tire the view?*

William Colenso\(^{18}\)

From the disciplines of geography, anthropology, planning history, social history and environmental history a new field called ‘landscape history’ is the subject of discussion that has been adopted for this study, to assist in understanding both the tangible or the physical elements and the non-tangible values (unseen) for heritage or historic places and spaces we have inherited from the past so that they can be newly understood in today’s changing world. Thomas J. Schlereth’s essay ‘Plants Past: The Natural Material Culture of the American Land,’ is a useful example of this new perception. He says,

> In our research, we have not sufficiently probed how urban, suburban, and rural terrains are palimpsests of linguistic, economic, technological, and social history ... How do tree plantings document former landownership patterns, or how can the vegetation in public parks reveal nineteenth-century attitudes toward aesthetics, sanitation, or recreation?\(^{19}\)

This methodology breaks away from seeing places as a series of set ‘historic’ objects. I attempt to show in this report why and where the space or place was the context where many generations of people lived their full lives and secondly how these evolving landscapes were imbedded with a seamless set of linked pieces of a jigsaw created in past ages – by abandoned laws / lores / technology / politics / religion / science and art.

I have adopted in my written and field research both temporal and spatial concepts that have been articulated by planning historian, Daniel Marcucci, those he calls *keystone processes*. He lists five categories of *keystone processes*; Geomorphology, Climate change, Colonization Patterns, Disturbances, and Cultural Processes. Further cultural processes are grouped by Marcucci into five types: Cultural Values, Political, Legal Land control, Settlement Patterns, Transportation Advances and Economic Activity.\(^{20}\)

Marcucci argues that “Landscape history needs to tell how and why the landscape developed” (Marcucci 2000: 67-81). He says that “landscape change can be wholesale or incremental. Wholesale change occurs through wide-acting phenomena such as fire or rapid sub-urbanisation” (Marcucci 2000: 72).

> A history of landscape evolution should focus on what I call *keystone processes*... the ones that are influential in the evolutionary trajectory of the landscape. The alteration or cessation of a keystone process will result in a new trajectory. Other processes may cause localized, usually short-lived change but do not contribute to the overall pattern of change (Marcucci 2000: 72).

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Avondale Flat or Rosebank Peninsula records all of these processes in a considerable short period of time. The trajectories put in place by planners in the 1950s are still running their inevitable course today as the community attempts to preserve, for example, trees planted by the last market gardening family, the Connells. Auckland and New Zealand has not valued its agricultural and industrial heritage to the extent that Australia and the United States have. It must seem odd that of all the grand and not so grand family homes built on the peninsula, none were conserved over the past fifty years. Few historians appear to comprehend what happened between 1950s and 1970s.  

The published aerial images in this report that date from the 1930s establish the very dynamic physical landscape that the place evolved from in the 19th century, with evidence of shifting shell beds forming islands dominating the northern peninsula that disappear and reappear. Māori, including Ngāti Whātua O Orākei, gathered food at all seasons around and across this place. Māori families later lived and worked on the market gardens.  

The Auckland physical environment produced a pattern of vegetation cover that had been manipulated by both Māori (fire) and the first Colonial settlers through the thinning of trees and shrubs (timber gathering and fire) to produce the preferred ‘park-like’ landscape of widely spaced groves of trees i.e. Pohutukawa *Metrosideros excelsa* or Puriri *Vitex lucens*, Karaka *Corynocarpus laevigatus* or Kanuka *Kunzea ericoides*. If the site was coastal and the soils were sandy then the place, due to access and drainage, provided a tree canopy that could be accommodated for recreation – picnics, walking, hunting, etc. - over a longer season than if the soils were clay based. This form of landscape was present across Sections 1, 2, 3 and 4 and probably 9-11.  

### 4.1.1 Process - Wastelands and Reserves  
Marcucci’s ‘Cultural Processes’ include identifying the historic legislation and the definitions of resources managed such as timber and stock i.e. ‘Great Cattle’ and ‘Small Cattle’ defined by the Auckland Province’s *Regulations* for their ‘Depasturing Licenses’ issued from Crown Lands administrator, the Commissioner of Crown Lands [who was local landowner Daniel Pollen in the 1850s], published in great detail in the Auckland newspapers in 1848. Later the term “Waste Lands” was used for the unsold Crown Lands in the 1855 legislation passed by the Auckland Provincial Government and the *Additional Land Regulations* (1855) that were guided by the General Government’s *Reserves Act*, 1854. The *Additional Land Regulations*, 1855, suggests a highly complex management system adopted at this time and documented in the Crown archives mainly held in Archives NZ, Wellington.  

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21 GWA Bush in *Decently and in Order*: 383, does mention the ‘most controversial’ of decisions in September 1955 to establish an industrial belt in “in the market garden area” of Rosebank Peninsula but he gives no reasons for nor the many combatants in the controversy!!


23 The Connell family employed the Te Tai Maori family who lived on the farm. Personal communication, Norma Dolphin, Whangaparoa, 23 August, 2010.


4.1.2 The Hundred of Auckland

Those people who were listed with small numbers of stock depasturing licenses were also probably dwelling on the considerable unsold crown lands/wastelands with annual occupation licenses. Many were from the labouring or Mechanics’ class. They have remained invisible in much of the published historical literature of Auckland. It is highly conceivable that there were some of these people living, for example, on Section 1 and or on the two islands up until about 1867 when radical changes took place with land law individualising leases that had for 27 years been communally managed. In 1852 Henry Hayr, who was a ‘Warden’ of the Hundred of Auckland, applied for a defined ‘Run’ at ‘Whau Creek’. In 1860 Henry Hayr is recorded as owning Section 44 at Mt Albert. Potentially Hayr was dwelling in the north-west sector of the Hundred of Auckland in 1852 to seek a run at that time but could have also sought depasturing rights on the slopes of Mount Albert. The names of the individuals and the number of stock the approved Wardens owned were published regularly in the Gazettes. But there is evidence from those signing petitions through the 1860s that there were many unofficial or perhaps old mechanics that by some other legal right had been given formal access to graze a small number of animals on the strategically designated reserves commons or runs.

The Wardens of the Hundred of Auckland had an office in Newmarket during the 1850s with a territory extending from the ‘Whau Portage’ to the ‘Tamaki Portage’ and the Waitemata to Manukau (east to west). The Hundreds’ tangible political and economic assets were cattle and sheep. The Wardens owned the public slaughterhouse buildings and yards that moved about the district with one constructed in 1861 at John Bycroft’s, near Onehunga. Each year the Government appointed Wardens who in turn approved individual dwellers within the Hundred boundary rights of depasturing licenses for varying numbers of ‘small’ (sheep and goats) and ‘large’ cattle. The Government provided communal ‘reserves’ across the Hundred including Owairaka, Manugakiekie, Auckland Domain, Mangawhau, Mount St. John, Mount Hobson and Mount Wellington where these diverse domestic animals (all branded with owners names) could be grazed in a mixed herd – at times a ranger was employed to graze them during the day along the wide roads that were constructed with width to provide a ‘run’. By 1867 the common reserves such as Mount St John, Maungakiekie/One Tree Hill ceased as a communal grazing space and were leased to one applicant – the “highest bidder”. Petitions survive from Mount Albert/Owairaka, Mount Eden/Maungawhau, Mount Wellington/Maungarei, One Tree Hill/ Maungkiekie and Mount St. John.

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26 NZ Government Gazette, 1855, pp 59-61.
27 These were provided under New South Wales law.
28 New Zealander, 14 February, 1852, p4.
29 Daily Southern Cross, 6 April, 1860, p3
30 This possibility deserves further research with a search of potential names in the Internal Affairs letter books held in National Archives, Wellington.
31 Leasing Mount St John Reserve. Daily Southern Cross, 4 March, 1867, p5.
32 Mr Swanson presented a petition from residents in the neighbourhood of Mount Albert*, complaining they were now debarred from grazing cattle on the Government reserves at Mount Eden, and praying that they might be allowed to run cattle on the payment of fees demanded, which they had always been ready to do. The petition was read. Provincial Council Minutes 3 February, 1870. The Daily Southern Cross, 4 February, 1870, p. 4 c. 5. (*The location given for petitioners was probably a political one as most recorded their place of residence close to Mount Eden.)
33 Daily Southern Cross, 4 March, 1867.
According to Bob Hume the wide roads on the Peninsula were once called the ‘long acre’ and were grazed by cows.\textsuperscript{34} When the Hon. Dr. Daniel Pollen came to live on the peninsula about 1855-56 he was already a politician involved with the Provincial Government’s powerful crown and wasteland administration that had been defining the look and use of the Auckland landscapes under the Hundreds system. Rosebank Road was created by the process of the Provincial Government’s laws to provide income from unsold Crown lands and build government roads that would have lead right up to Dr Pollen’s homestead front door.

5.0 The History of the place
The following themes were chosen from those described in the brief with some combination and expansion as the research findings unfolded.

5.1. Maori contact period with Pakeha settlers – 1840s-1930s.

The writer has argued that when Pakeha arrived in Auckland in 1840 all along the coastlines (such as at Commercial and Official Bay) were the seasonal orchards and garden plants of Maori including flax \textit{Phormium tenax}, peaches \textit{Prunus domestica} and potato cultivations grown by Ngati Whatua.\textsuperscript{35}

The presence of these plants would have suggested to Pakeha the potential fertility of the local soils.

There are some stories about wild peaches growing on the off-shore islands Motu-Manawa/ Pollen Island and Traherne that may have originated from Maori cultivations on the peninsula.\textsuperscript{36}

Other writers who have local horticultural knowledge such as Bob Hume have stated that, “Originally much was scrubland used by the Maori as a hunting ground for the native quail. Early settlers modified the windswept areas by planting shelter, often pines, and many milked cows.”\textsuperscript{37}

Two Māori families, the Te Tai\textsuperscript{38} and Hui\textsuperscript{39} families, were employed by market gardeners including the Connell family who grew kumara.\textsuperscript{40} This happened to be the same plant that Japanese scientist Dr. Yen was collecting from all about New Zealand and then selecting for further growing of trial crops of kumara at the Avondale experimental grounds.\textsuperscript{41}

This is a local newspaper report written in 1955 that includes a section about the local research on kumara.

...A further experiment is that which aims at improving the quality of kumara crops. This has been in progress for several seasons.

\begin{flushright}
\textsuperscript{36} "Pollen Island was a bit of a place to go to... see what you could find, and quite often look for the odd fruit trees that had been self-sown... peach trees we used to keep an eye on, ones that had been self-sown out on the mud flats... ", Oral History Trans. Vol. 2, p29.
\textsuperscript{i}Personal communication Norma Dolphin, Whangaparoa, 23rd and 25th August, 2010. ii. Mrs. Maraea Te Tai was a ‘farmer’ of Motutu, near Kohukohu on the Hokianga and who also lived on the Connell farm. “Mrs M. Te Tai, 325 Rosebank Road.” \textit{Wises Post Office Directory}, Vol. 1, 1956, p.1131
\textsuperscript{38} The street address of Hoki Hui was recorded as 'Rosebank Road'. \textit{Wises Post Office Directory}, 1950. P. 163a. or 684a.
\textsuperscript{40} Plate 2. "Kumara being harvested by mechanical digger on the property of D. Connell... in the early 1950s." Moorehead, Margaret A. 1967. From fields to factories: man’s changing role on Rosebank peninsula, 1952-1967, Research essay (BA [Hons]—Geography) – University of Auckland, p. 54
\textsuperscript{41} Dr. Yen presents paper to New Zealand Archaeological Association Conference in Auckland. \textit{Auckland Star}, 17 May, 1956, p5, CS-6.
\end{flushright}
Crops compared.

In the first instance, 25 varieties of sweet potato – some from the Pacific Islands and America – were planted and the crops compared. Tests have reduced this number to the five best varieties, all but one of them having been developed from the variety originally brought to New Zealand by the Maoris.

The most successful kumara under Auckland conditions has, to date, been the “Owairaka Red,” which was developed from the native variety three years ago by the plant research station. Already the main type of kumara grown round Auckland, tubers from it were sent to America last year.

The horticulture station is aiming to select the best plants for pollination, and to build up a quality strain. Tubers from these plants will eventually be made available to commercial growers to improve the quality of their crops.  

James Ng, the Otago scholar of Chinese New Zealand immigrant history, has published lists of the surnames of Chinese market gardeners and specifically several for the Auckland area in 1901 and specifically at Chinaman’s Hill, Western Springs.

Potentially the development of the Tamaki Heights lands near Panmure that first collapsed as a private housing scheme in 1928-29 may have increased the pressure on the Avondale lands to increase food production in the 1950s and 1960s as the state houses rapidly covered the market gardens and possibly some of these gardeners moved across town? Three Chinese market gardeners who we know leased the unsold lands of the Tamaki Heights Gardens were Jeung Hing, Quong Sing and Quong Lee. In the 1940-1942 period they each leased separate lands with six monthly leases.

In 1948 the New Zealand Herald reported,

A large percentage of the vegetables sold in the city are grown in the Mount Wellington market gardens, most of which are operated by Chinese.

5.2. Land Law/lore - Political, Legal and Governance.

The physical and social resources that the Peninsula shared must be understood in its relationship to the overall land uses across the whole of the Tamaki isthmus where, for example, trees were made available to all local governments for afforestation and amenity purposes from the Auckland Domain Board nurseries from 1861 to 1893. The Provincial Government (1854-1876) likewise created regional policies to share trees and other land resources that made the peninsula part of an interconnected patchwork of farms and market gardens. Public road sides were managed throughout the 1850s to 1870s as runs to depasture cattle. Leasing policies passed into law after the 1870s ceased this system.

The following is a brief chronological summary of the various forms of political and land use governance created over the past 150 years in the Auckland Province that has been applied to the Rosebank Peninsula.

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46 Leases. BBAD 1054/2588c. Archives New Zealand, Auckland.
47 The New Zealand Herald, 23 October, 1948.
48 Blomfield, G. T. (1973) The Evolution of Local Government Administration in Metropolitan Auckland. Auckland University Press and Oxford University Press. 175p. [The Whau Riding was one of seven riding that included Newton, Grafton, Epsom, Onehunga, Parnell and Tamaki.]
1. General Government [1840 – 1848 / 1876 - Present.]
   General government applies New South Wales laws for a period of ten or so years after the Treaty of Waitangi e.g. Squatting Licenses are approved by the Crown under Regulations of the 17th Clause of the Land Sales Imperial Act 5 & 6th Victoria. Chap 36.49

1a. County of Eden 1842 -1930.*
One of the first administrative land designations covering Northern New Zealand.

1b. Parish of Titirangi
The government applied this designation to filing of records of land transactions within Lands and Survey Dept.

1c. Hundred of Auckland [1848 - 1855/1857/1867]
The non-elected Executive Council under Governor George Grey created six “hundreds” (a British land designation). Each Hundred had its own elected Wardens to administer whole range of aspects such as collecting fees to maintain roads, locating places to kill animals for food, collecting fees for grazing (called “depasturing”) animals.

1d. Borough of Auckland [1851] Epsom West Ward

2. Auckland Provincial Government. [1855 - 1875]
   Parliamentary government which was established after 1854, and met in Auckland until 1864, created this authority with all lands coming under its control. Highway Boards were created by acts of Parliament after 1867.

   Whau Highway District (1867-1882)

3. The General Government creates new Eden County Council in 1876 after the abolition of the Provincial Government in 1875-76.

3a. Avondale Road District (1882-1922)

4. Government reforms through 1930s to 1970s legislated the creation of a increasing urban population as Boroughs and City Councils applied land use zoning via Planning Acts.

4a. Avondale Borough Council (1922-1927)
4b. Auckland City Council (1927-1989)

5. Government reforms in the late 1980s legislated the combination of then existing regional Road Boards, Boroughs and City Councils to form:

5a. Auckland City (1989 - 2010)

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49 IA 1. 1844/1635. Return of persons holding squatting licenses. ANZ.W.
5.3 Trade – Farming and Suburban History
The suburban land boom as described by Stone (1973:118) created one of three thrusts of suburban settlement towards the Rosebank. One of the two western thrusts saw “Ribbons of settlement moved towards the Whau Highway District...”

Matthews & Matthews et al (2009) say that, “Estate agents touted the lifestyle benefits of living away from the city and the social prestige a suburban address enamoured.”

This is confirmed in the literature published to promote the sale of the “Rosebank Township and Suburban Property” in July 1882. The real estate values that the 400 acres held were described in these terms. They:

“...give good water frontages... they are well worth the attention of the capitalists speculators, settlers, investors, as they afford magnificent sites for suburban residences, and are bound to increase very largely and very rapidly in value... and [through] the cutting up of this property [Rosebank]

This advertisement from June 1920 is likely to have been published by the Robertson family.

[Advertisement]
To Farmers and Others.
Avondale Flat.
Immediate Possession
6½ Acres, All Level, Good Alluvial Soil
Long frontage of about 15 chains; adjoins salt water; live hedges. Subdivided into about seven paddocks, all grassed, excepting half an acre at waterfront, which would make a splendid pig run or poultry run.
Will carry easy four cows in present state.
This land is very suitable for market garden; best of soil. About half acre mixed orchard; large fowlrun.
GOOD SOUND KAURI HOUSE, 6 Rooms and scullery; all large rooms; also out buildings.
This property is situated only twelve minutes from station, and is a very desirable property.
Would make a splendid cutting-up proposition.
SEE THIS AT ONCE
Property reduced considerably for quick sale.
Government Mortgage.
TERMS VERY EASY.
Apply
OWNER, 2, POLLEN STEET.

5.4 Industrial History – Railway/Harbour Board plans/ Industrialization
5.4.1 The beginning of the “Industrial age”.

“Rosebank industrial area presses for facilities” was the headline in the Avondale Advance and Blockhouse Bay Beacon for September 1961, revealing an almost fatalistic resolve to end the driving power of the peninsula for dozens of generations – the soil.

52 Auckland Star, 19 June, 1920.
The garden of Auckland, Avondale flat – is changing. In 1949 property owners banded together to form an association when the Harbour Board had “designs” on the area. In defence of the rights of property owners the association has been active over the years, and though now industry is replacing gardens, garden lovers need not be disturbed because not an ounce of the valuable soil is being wasted. The topsoil is being sold for garden and parks and will live on ...

The Engineer to the Auckland Harbour Board reported their plans in 1949:

...Upper Harbour Development. – During the year an area of 6,900 acres of the bed of the harbour concerned in this development was vested in the Board. No appreciable progress has, however, been made with detailed planning, as this is awaiting a decision by the Government on the route to be adopted for the railway to serve the port. This is to be reported on by Sir William Halcrow and Mr. J. P. Thomas, and the decision will have a major bearing on the layout of the reclamation and wharves.

For the dawning of the intensification of land use we have to go to comments published by Dan Connell.

... Dan Connell served overseas from 1941-1945, but noticed no change on his return. In 1954, the Auckland City Council re-zoned the area as industrial. From December that year, no more residential building permits were issued.
The district scheme developed in stages over a period of years, but the first sale to industry did not take place until 1957, when Phillips and Impey bought about 15 acres. They did not start building their paints factory immediately, but by the end of 1961 they had a £160,000 investment, the factory occupying about six acres and providing some 65,000 sq. ft of floor space.

But it is from the pen of the professional organisation that both the self employed growers and contracted/tenanted growers by companies, such as ‘Rosebank Estate’ records the gathering storm clouds.

“...At present the market gardeners of Avondale have a big problem on their hands – the notice from the Auckland Harbour Board of its intention to acquire a large number of valuable and closely settled production areas as well as their homes. This is one of the most fertile producing areas in New Zealand and it is indeed most unfortunate that it should be in the path of progress. ...”

The contemporary issue over the retention of the productive lands about cities probably began just before WWII in 1939 and was a ‘battle’ fought by the same body representing the Avondale vegetable and orchard growers, the Commercial Gardeners Council.

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56 Memorandum : The Rosebank Estate Company c/- The Fruit Case Company Limited, Custom Street West, Auckland. 1 June, 1933. 1p. ACC 275. Box 142. 28/576. Auckland City Archives.
“With the war, 1939, the [Commercial Gardeners] Dominion council found itself in the middle of many battles. At this time the Labour Government was implementing its housing policy, and decided to acquire extensive areas in the Hutt Valley and other districts. It issued a proclamation over the major portion of the Lower Hutt market garden area, at the same time expressing its intention of moving the growers concerns to an area in the south Manawatu, which was largely dairying country. Through the combined efforts of the Kuku dairy farmers and Hutt growers aided by the Dominion council, the Government’s action was defeated. At the same time the publicity given to the matter brought the market gardening industry and its problems prominently before the public.58

5.4.2 Urban Farm Land Rating Act, 1932.

The New Zealand Government defined the outer suburban boundaries of the four main "Metropolitan" cities – Auckland, Wellington, Christchurch and Dunedin - and some nine boroughs in 1917.59 By 1928 came the first attempts to pass a new law to manage the substantial lands of the cities for food production (vegetables, fruit and milk); eventually successful in 1932.60

E. F. Rothwell, writing about the Urban Farm Lands Rating Act in The Commercial Gardeners’ Journal just after the war, explained that the:

... Act is made to apply to land lying within the boundaries of any City or Borough and “used exclusively or principally for agricultural, horticultural or pastoral purposes or for the keeping of bees or poultry or other live stock by a person whose income or a substantial part thereof is derived from the use of land for any such purposes.” Another requirement is that the land shall not be fit for subdivision for building purposes or likely to be required for such purposes within five (5) years from the date at which the matter is under consideration.

The Act applies therefore to the land which, though lying within the boundaries of a Borough or City, is not adaptable for urban use and which is in fact being used for one of the rural purposes above mentioned by a person who is substantially deriving his living from such use ...”61

This law, and its resulting changing pattern of land use, was kept in place by continuous political pressure applied by the urban growers who lobbied the government to retain the rating controls. Amendments took place and a new Rating Act came into being in the early 1950s, superseding the 1932 Act. This comment expresses the Commercial Gardeners Organisation’s views in 1952.

Today, however the expansion of urban areas is such that land that which 20 years ago would not have been regarded as being fit for subdivision or required for building purposes, is in fact being so used and, accordingly, the test provided by the Act in its present form is such that a strict application would exclude almost all production land lying within the limits of a borough or city...”62

In October 1955 the mayor of Auckland City, J. H. Luxford, gave a detailed account of some of the urban problems and solutions in a story titled “Rosebank Peninsular for Industry” as post war changes swept the city.

59 The New Zealand Gazette, Supplement. 18 April, 1917.
62 “No Easing of rate burden for producers without... Amendment to Land Rating Act,” CGJ, July, 1952, p6. 7/12.
Council has long been aware that industry has been forced out of the city through the non-availability of land for its purposes. In the provisional Town Planning Scheme under which Council has been operating for the last 25 years due regard to industrial land requirements was made. However, most areas zoned for industry in the city were occupied by houses, which although decadent, were occupied by tenants for whom alternative accommodation would have to be found. This difficulty could not easily be surmounted so that the vacant lands offering in Penrose and Mt. Roskill were quickly taken up for factory sites.

The Auckland Harbour Board has decided to build an upper harbour port at the end of the Rosebank Peninsula. In due course the new port will be served by a railway which connects with the main line at Avondale. It is obvious, therefore, that the future development of the peninsula must be influenced by the board’s works and that logically its must become an important industrial centre. It is fortunate indeed, that the area is sparsely built on, being almost entirely market gardens so that its’ zoning at this stage presents few planning difficulties.

The zoning adopted by Council provides for 350 acres of land for heavy and light industrial purposes, but still leaves a large adjacent residential block from which workers to serve industry in the area may be drawn.

Council feels that Rosebank Peninsula must ultimately become an important economic factor not only from the civic but also from the national point of view. Consequently it is essential that the industrialization of the area be planned carefully and brought to full development in an orderly manner. To achieve this object it may be necessary for Council to purchase the whole area, provide necessary roading and drainage, and dispose of the land as industrial sites. By this means, too, the development costs which will have to be incurred by the city will be recovered and any betterment created will accrue to the ratepayers.

It is realised that the project may be beyond the financial resources of the city alone and Council may have to seek the active support and participation of the Government in the scheme. Joint efforts of Government and Council have already proved successful in the Freeman’s Bay slum clearance and the civic centre schemes. It seems to Council that a similar co-operative effort would serve the national and civic interests well in the industrialisation of Rosebank Peninsula. ..." 63

One national report that was commissioned in 1955, the same year that Mayor Luxford wrote is story above was that of the Royal New Zealand Institute of Horticulture Inc. It was written by a national sub-committee of politicians, geographers, soil scientists, commercial gardeners, horticulturalists and planners. This report was carefully reviewed in the June 1955 issue of the Commercial Gardeners Journal under the headline 'Development of Urban Land Sprawl'. 64

The members of the Sub-Committee were:
Chairman: Mr. A. N. W. Grieg  Director, Horticulture Division, Dept. of Agriculture.
Mrs. A. J. Du Pont
Mr. L. V. Phillips Secretary,  Dominion Council of Commercial Gardeners Ltd.  (Mr Wilson)
Mr D. W. McKenzie Geography Department, Victoria College.  (Mr. N Franklin)
Mr John Cox Director, Town Planning Section, Ministry of Works

The committee clearly understood the root cause of the problem – the depopulation of the centre of New Zealand's cities into the suburbs. This subject has been further analysed in some detail for Auckland by sociologist T. G. McGee in a chapter titled “The Social Ecology of New Zealand Cities”. There RNZIH report captures the mood of the time.

The Royal New Zealand Institute of Horticulture has become increasingly concerned at the development of urban sprawl in New Zealand, the ribbon development of town and the loss of blocks of good horticultural and agricultural land near major cities and large towns.

Large areas in the centre of our cities have low population densities. These are the older areas of the cities where old buildings have been removed or partially used for industry and the population has not been replaced, thus causing a transfer of population to the outskirts. This, combined with an increase in population is causing the spread of towns on to farmlands.

Much has been written on this problem by many authors in journals and in the press. Growers’ and merchants’ organisations have issued statements from time to time deploring continued loss of land. At least two papers dealing with the subject in detail have been published... and it has been discussed in the House of Representatives...

5.4.3 A modern world and changing technologies

During the period of the Labour Governments of the 1930s and 1940s, the Minister of Agriculture the Hon Ben Roberts gave a powerful speech in February 1946 to the Royal New Zealand Institute of Horticulture conference at Timaru. He spoke of the “life of drudgery” that many New Zealanders had endured labouring on the land in New Zealand, and the new machine age that was dawning using both motorised tractors on farms and electricity in the home and farm from the newly built hydro-electric dams along the Waikato and Waitaki Rivers.

Margaret A. Moorehead in her 1967 perceptive research essay, From fields to factories: man’s changing role on Rosebank peninsula*, 1952-1967 discussed the changing technology and the relationship of farms to machinery when she said, “Because of their relatively large size and lack of internal subdivisions, the holdings lent themselves readily to mechanization, and by 1952... cultivating and harvesting methods were mechanized.” The “…presence of horses on several of the properties testified to comparative recentness of this changeover and it was still possible to see the

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occasional conservative Chinese grower employing them... large quantities of irrigation... productivity per acre one of highest in Auckland.  

Bob Hume has written about his first hand experience about the history of the arrival of the Australian made Howard Rotary Hoe in the ‘early 1930s’ with the fourth ‘Howard Junior’ that was ever sold in New Zealand sold to Ted Bright at 278 Rosebank Road.

Other technologies experimented with include this detailed story published in 1947.

How science is coming to the rescue of primary producers in ways undreamed of a few years ago in well demonstrated by experiments in frost protection carried out in an Avondale orchard within recent months.

If the experiments are successful – and officers of the Department of Scientific and Industrial Research responsible for them are pretty confident - another bastion will have been won in man’s age-old battle with nature.

[This idea of mechanizing agriculture is found in the speeches of the first Labour Government re drudgery]

In a recent production of the National Film Unit, we had a glimpse of the struggle of Otago orchardists to keep their trees free of the ravages of frost...

Scientists are trying to make it simpler, and the operations this Winter on Mr. G. Whitakers tree tomato and passion-fruit farm at Avondale certainly show they’re getting somewhere.

No 1 experiment on Mr. Whitaker’s property- he is the largest producer of tree tomatoes and passion fruit in the Auckland area – has been the installation of heaters of low- stack type in which the oil burns with a smokeless flame. These heaters, designed in the Auckland Industrial Laboratories are placed between the rows of passion vines, spaced approximately 30ft apart...

Helicopter Device

These heaters have prevented frost damage to Mr. Whitaker’s vines this season. Admittedly there have been no heavy frosts and only four to date..

So we come to No 2 experiment which may, if all test are satisfactory do away altogether with oil-fired heaters and their attendant burdens.

On the Whitaker farm a 14ft tower has been erected on which a fan resembling a helicopter. Like the orchard heaters, the fan causes a turbulent air-stream, drawing down the warmer air from above and causing it to spread at low velocity at ground level.

Once the electric motor is started the blades whirl round at about 160 revolutions per minute and will disperse frost very roughly three-quarters of an acre...

Horizontal temperatures have been taken in the field and automatically reproduced on a graph on a mechanical recorder in Mr. Whitaker’s home... the next step will be recording of vertical temperatures...

More than twenty years ago an earlier owner of Mr. Whitaker’s property, a brother of Sir Philip Gibbs, was attempting to grow passion fruit there, and the famous author himself, on a visit to Auckland, was greatly impressed with the commercial possibilities of this industry.

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69 Moorehead must have lived on the peninsula as throughout her essay she quotes local knowledge that she alone must have observed from the 1950s onwards. Moorehead, Margaret A. 1967. From fields to factories*: man’s changing role on Rosebank peninsula*, 1952-1967. Research essay (BA (Hons)—Geography) – University of Auckland. p6.

Since the discovery that they contain vitamin C, tree tomatoes rank with citrus fruits in importance in the eyes of dietitians, and their extensive cultivation could be a big thing for the Auckland district... 71

Another series of rapid social changes took place in the Commercial Gardeners Association during the 1940s that is recorded in some detail in a short history of their Dominion organisation.

Many of the growers and their employees... joined the armed forces. The necessity of providing adequate supplies of vegetables and fitting in with the stabilisation programme became a pressing issue. In the common emergency, European and Chinese growers were bought closer together and set a council called the Growers’ National Central Committee, which met frequently in an endeavour to meet the exigencies of the situation. In 1943 the Government set up a division of the Department of Agriculture known as the Services’ Vegetable Production Division, to grow vegetables for the armed forces, in the belief at the time that the private interests could not meet the erratic and pressure demands of the services. To programme its requirements the Government also adopted a contract system. ...

This process is confirmed on Rosebank Peninsula as the wives of the soldier market gardener’s took charge of the family market gardens and managing the production of food with help from retired men, including, for the Dolphin family, a Chinese man called ‘Hong Chong.’

5.5 Science history

The experimental gardens were reported on such as this conventional official government report from 1954.

**Horticultural Trial Area, Avondale, Auckland.**

A number of trials with vegetables are being undertaken on a 4-acre section leased from the Crown.

The main experiments, in a long term vegetable trial conducted under semi-commercial conditions, are designed to evaluate the worth of mature compost manufactured from city garbage compared with partly composted pulverized city garbage, Waikato peat, and Pinus radiata sawdust as soil conditioners and sources of plant nutrients.

The commercial value of 5 kumara varieties, selected from a number of varieties grown in previous years, is being assessed.

Four commonly grown commercial varieties of pole bean are being grown to compare yield and resistance to rust (*Uromyces appendiculatus*).

A number of therapeutants are being tried to control carrot rust fly (*Psila rosea*), and various commercial weedicides are being compared to control weeds in carrots.

Semi-permanent improvements to the area include laying 350 ft. of 1in. water piping, the construction of compost storage bins, and the erection of fencing and a gate. 74

The **New Zealand Commercial Grower** in July, 1961 published as short reported work at “Avondale”.

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71 Tidmarsh, Clive, 1947, “Science aids Orchardists in Battle With Frost”, in *Fruit and Produce, Official organ of the New Zealand Fruit and Produce Merchants Auctioneers Federation*, 1 November, pp.18-20. [Reprint from Auckland Star newspaper]


73 Personal communication Norma Dolphin, Whangaparaoa, 23 August, 2010.

A long-term trial started in 1953 to assess the relative work of mature compost made from city garbage compared with artificial fertilizers in the growing of vegetable crops. The trial terminates in 1961.

Outdoor Vegetables, Variety Trials.- Trial are being carried out with-
Tomatoes – to test the potential of several staked varieties for late cropping commercial use
Pole beans – as a late crop to compare yield and rust-resistance of four varieties.
Cauliflowers – to give detailed information on the length of season that three widely grown varieties may be expected to do well.
Kumara Tubers for Propagation.- Maintenance and selection of stocks of kumara varieties.
Propagation of the Owairaka Red variety for sale and distribution of nucleus stocks to commercial growers and nurserymen.

Soil Sterilants. – A trial to determine the effects of various soil sterilants on soil infected with corky root disease and bacterial wilt of tomatoes when used for growing that crop.  

In June 1955 a journalist from the Avondale Advance and Blockhouse Bay Beacon got inside the new horticultural research station at Avondale and wrote the following detailed report that is a very rare insight into the contemporary world of the scientists employed by the Department of Agriculture in the post war years.

Research Station In Avondale Developing Better Vegetables.
Improved types of vegetables, manures and other garden aids are being sought by expert on a property of four acres in Riverdale Road, Avondale.
This property is the trial area of the Department of Agriculture’s horticultural section and, to many people, it appears to be just another market garden.
Results being obtained here by Government horticultural instructors, however, may well result in vastly improved vegetables for Aucklanders’ in a few years time.
This trial area is quite distinct from the Mt Albert Plant Research Station, which is concerned more with plant diseases and laboratory work.
Emphasis at Avondale is placed on field testing of plants and chemicals.
Conditions for growing are kept as near as possible to those that would be found in a commercial market garden.
Instructors are experimenting with every type of plant, and the main crops at present under test are potatoes, carrots and kumaras.

Testing Area.
Covering about half the testing area, potatoes are being grown to compare with the efficacy of various types of manures – compost, peat, sawdust, and artificial fertilizer.
These are applied to sections of the crop marked off at regular intervals by small white pegs.
Progress of all plants is carefully noted, and when the plants are lifted, the yields will be compared and tabulated...
...A further experiment is that which aims at improving the quality of kumara crops.
This has been in progress for several seasons.
Crops compared.
In the first instance, 25 varieties of sweet potato – some from the Pacific Islands and America – were planted and the crops compared. Tests have reduced this number to the five best varieties, all but one of them having been developed from the variety originally brought to New Zealand by the Maoris. The most successful kumara under Auckland conditions has, to date, been the “Owairaka Red,” which was developed from the native variety three years ago by the plant research station. Already the main type of kumara grown round Auckland, tubers from it were sent to America last year. The horticulture station is aiming to select the best plants for pollination, and to build up a quality strain. Tubers from these plants will eventually be made available to commercial grower’s to improve the quality of their crops.76

The Avondale Experimental Area appears to have closed in the mid 1960s having been functioning since 1953. These were the last official words published in the Annual Reports for 1963 and 1964.

Trials on weed control, varieties, therapeutics, and plant management were carried out on vegetable crops and nursery stocks. Stocks of kumara were [grown] and distributed to nurseryman and growers.”77

“…and plant selection in vegetable crops and nursery stock under Auckland conditions…. ”.78

The use of this land followed a parallel course to using a large block of public land at Albany that became the Albany Domain during the early 1900s. The stories published in the Government-edited NZ Journal of Agriculture made a feature of local orchards in all the New Zealand provinces, such as those written by Watt and Kemp, quoted in this report. The details recorded in these feature stories with both contemporary pictures of plants and historic and contemporary records of income and expenditure show how important the State considered private properties as models for the local growers. These stories also confirm that there was a large support staff of agricultural and horticultural advisors employed by the Department of Agriculture.

5.6 Environmental history.
This theme has been adopted to illustrate how the peninsula retained a snapshot of what environmental pressures were present across the whole of the province.

The 19th century scientific theories, such as Charles Darwin’s theory of evolution and paradigms about climate’s causes and effects on vegetation regeneration called “dessication theory” influenced why plants were chosen to be cultivated (retained or planted) and the types grown. International environmental historians such as Donald Worster,79 Richard Grove,80 and New Zealand environmental historians Dr. James Beattie,81 Dr. Neil Clayton and Dr. Paul Star82 have all written

78 Avondale, AJHRNZ, H-29, 1964, p52.
about these scientific theories and some of the case studies that were adopted within the New Zealand context.

An example of local environmental values was made by arborist, surveyor and architect, James Baber who had immigrated to Auckland in the very early 1840s, and had expressed in his public comments many of these environmental values and the changes he understood had occurred in the local landscape. For example in 1881 on the subject of “Forests and Climate” he wrote to The New Zealand Herald, saying:

Anyone who believed your correspondents on forest denudation and climate effect would have looked for a dry summer, and been disappointed. Sloppy holidays, a wet harvest, and washerwomen wailing over wet cloths do not sustain their theories. The droughts threatened by writers, who argued by examples, localities, and statistics, have not as yet affected us. Some few hundred square miles of bush in the Auckland district have been felled and turned to open fields, but now in 1881 the denudation has not been sufficient to dry the atmosphere ...

The isthmus of Waitemata has more tree foliage now than it had in 1842, when I first saw it. However, it is desirable that some forest lands should be reserved for the public ...

5.6.1 Gloomy conifers
The aesthetic values that influenced people to plant trees, whether exotic conifers or evergreen native trees, changed like the wind with the passing of the 19th century. Journalist Edith Grossman wrote a succinct description of this widespread perception, “What is of more immediate interest is the suggestion lately made of replacing some of the exotic vegetation, the sombre pines and cypresses, (sic) that are of little interest to visitors, by our own characteristic flora.”

Macrocarpa, *Cupressus macrocarpa* and Radiata pine, *Pinus radiata*, were originally valued for their symmetrical pattern and very rapid growth. New Zealand cartoons for the 1900s suggests that visually these trees (that were planted during the 1870s) had grown so close together that the landscape lacked the previous ideal “open” and “park like” character. In other cases of the destruction of conifers was encouraged because the dry pine needles were perceived as a threat to the surrounding native trees and removed. But on the peninsula pine trees and natives trees were cultivated and still feature prominently. How did this happen locally?

5.7 Public land history and planning
5.7.1 The Titirangi Domain cum Rosebank Domain.
The early 20th century saw rapid changes to the land use of Sections 1 and 2, at the far northern end of the peninsula where the future Patiki road would soon be constructed. The Rosebank Domain Board was called the Titirangi Domain Board in the 1900s and a small collection of letters was found in Wellington describing management decisions made across the public lands. From November 1911 comes a document recording the community actions that took place at this time. This is what the Domain Board secretary wrote to “The Under Secretary, Kensington, Wellington”:

... I have the honor by direction of the Titirangi Domain Board to ask if the subsidy of £150 voted last year towards cost of acquiring a road to the above named Domain, will be now

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85 The New Zealand Farmer October, 1904. pp 794-5.
available. Residents of the district have agreed to give the area of land required, about 5 1/2 acres. One of the donors paid about £70 or [£100] for his property only lately, so that the estimated value of the area to be dedicated is about £400 – The cost of improving cross fences, erecting a fence on both sides of the road over 100 chains, erecting 10 new gates, pipe culverts & will more than absorb the proposed subsidy & in addition to which the cost of survey, dedication deeds etc will have to be met by the Board. It is the intention to approach the Avondale Road Board for assistance on forming and metalling the road. A number of people have signified their intention to assist liberally with money, labour and trees & in beautifying and improving the Domain as soon as the Domain Board trust that you will authorize the payment of the £150 subsidy to be made as soon as the land is dedicated as that the work of fencing etc may be provided with without delay. I need scarcely point out that securing the gift of this land for the road is of vital importance to the district and therefore commended the application to your most favourable consideration.

I have the honor to be Sir your Obedient Servant [Fred D Lusk] Clerk.

Aerials photographs from the 1930s suggest that many trees were planted here and along many streets of the Borough.

In 1925 a discussion took place about options of taking a road through the Domain to Te Atatu. This later memorandum confirms that the 1911 proposals were auctioned as it records that the ‘North West and Southern boundaries are planted with a belt of pine which certainly add to the attractiveness of the area, and provide a good shelter from winds. ...” 87 There are other documents detailing a proposal for an airport in 1930 and another from 1936 for a “12 months grazing lease.” 88

This public reserve that can be traced in the public records from 1869 as an education reserve [Figure 1] had its name changed from Titirangi Domain to Rosebank Domain and was close to Sandy Bay or ‘Queen Mary Reserve’ (across the estuary). Its history documents the environmental policy changes that would challenge local community practices. Mr E. M. Murley recorded the history of the reserve revealing that he had in 1945 offered twenty five pound to provide a scow to bring sand for a beach.

Many years ago I found there was a section on our river, partially covered with sand, which could be made into a bathing place otherwise a small beach. Being out of reach of the current, which does not pass over it, but goes by it, it does not bring the mud there....

I made enquiries & went down the river myself & found that there were three sandy places, two in New Lynn & one in Waitemata (near the mouth). I wanted to see something done to improve the one down Queen Mary’s Avenue. ...

The end of Sandy Bay came swiftly in 1967 when the Auckland Harbour Board tightened its controls over the reclamation of its expansive territory, including the Whau estuary as the new environmental age dawned so that when a formal application was submitted in late 1967 to further reclaim the beach it was declined by the impending changes to the law by the 1968 Whau River

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86 Memorandum: From Titirangi Domain Board, Avondale, to Mr. Kensington, Under Secretary, [Lands & Survey] Wellington. 2 November, 1911. 1p. AANS 6095 ACC W549 146 1/113 Recreation Reserve. ANZ, W.
88 AANS 6095 ACC W549 146 1/113 Recreation Reserve.
89 The Schedule records three allotments for primary school ownership in the Parish of Titirangi with Allotment 1 the present Rosebank Park Domain. See: Commons School Act, 1869. In, Journals of the Auckland Provincial Council, Session 24, 1868-1869. 19p.
Survey that ceased any further reclamation. Up until this time the whole of the northern Rosebank Peninsula was zoned for a new large harbourside port.

5.7.2 Planning History

In November 1927 the first Town Planning Committee meeting of Auckland City Council was held with Prof. Cyril Knight representing both his position as Chairman of the Auckland Town Planning Assoc. and the President of Auckland Branch of the Institute of Surveyors. The committee’s first few meetings discussed “Suggestions for Main Headings to Civic Survey” from recommendation from the International Committee of Civic Art, Hague.” In March 1929, just before W. E. Bush the City Engineer (since 1906) resigned, a special planning project by the newly employed technical staff began to map lands under the control of new planning section. Although these activities were initiated by W. E. Bush they were completed by James Tyler, his replacement. One surviving public description of the project stated,

The drawing of a map of the Auckland Isthmus, embracing the area from the Whau to the Tamaki on a scale of five chains to the inch, is a task of magnitude at present in hand by the town-planning department of the City Council. The map is required as a basis for the development of Auckland under the Town Planning Act and its preparation has involved a great deal of original work on the part of the field and office staff of the department, for in the recently amalgamated areas of Tamaki and Avondale, there were few maps available from which the enlargement could be made. There are four sheets in the map, and when these are joined there will be a picture measuring [20ft.] by 10ft., showing in details the roads and streets and their levels, tram, bus, and railway routes, and all sections, their use and the [nature] of the buildings which have been erected on them.

... It is expected the remainder of the year will be required for the completion of the map.”

The results of this project were recorded in Outline Map of City of Auckland Showing Reserves (1930) which recorded a list of some 68 individual numbered parks and reserves. Rosebank Peninsula reserves that were listed included the Rosebank Park Domain, the Cemetery (near Orchard Road), a small coastal block west of Patiki Road, the ‘Riversdale Reserve’ (on Riversdale Road) and lands near Eastdale Road that would eventually become the ‘Eastdale Reserve’ [see below].

5.7.3 Regional Reserves history.

By the end of World War II the focus for new public open space planning moved to the forerunner of the 1960s first created Regional Parks by the Auckland Regional Authority. Auckland City Engineer James Tyler was replaced (retired) by J. Dickson who wrote the following in 1945 including some thoughts about the future of the military hospital that in turn became the Avondale College.

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92 ACC 165/1 ACC Town Planning Committee Minutes [1.11.1927 to 4.12.1935] Auckland City Archives.
93 Plans dating to this time 1929-1931 have been discovered in Auckland City Archives [ACC 003 Item 8. Land Use Map (Rosebank Peninsula) 1929-1939. ACA.] that potentially relate to the data gathered for this ‘Civic Survey’. The Auckland City Council employed there first landscape architect, Swiss born and via Los Angeles, Fred Tschopp, to survey and design plans for two of their parks, Craigavon Park located within the Avondale District and Lake Waiatarua Park near St. Johns. See: Adam & Bradbury, 2004. Fred Tschopp (1905-1980), Landscape Architect. New Zealand’s first modern practitioner 1929-1932. “Ad Astera Per Aspera”. In, Landscape Review. Volume 8: 2. pp. 43-59.
94 Large City Map. Five Chains to the Inch. Basis for Town Planning. The New Zealand Herald, 1 March, 1929, p12 CR
95 Source: Microfiche Plan 7493/5. Metrowater, Hillsborough, Auckland City Council Archives. See also a plan in photographic image in the Lediard Photograph Collection Auckland Institute Museum, DU 436.12.81. Negative C26266, Lediard Collection, Auckland Institute
Assuming a potential population of 272,000, the City will ultimately require no less than nine regional reserves, each of about 30 acres effective area, to serve regional communities of some 30,000 population ... but it would appear that the following areas offer suitable location and size for this purpose, viz.,

**Area adjoining Tech. High School, Avondale** (proposed)
Western Springs Stadium (existing)
Auckland Domain (existing)
Waiatarua Park (existing)
Area at rear of Kohimarama Township (proposed)
Point England area
(included in Housing Department’s proposed Tamaki Development.)
Portion of Hobson Bay might be reclaimed to provide regional reserve.  

### 5.7.4 Industrial Parklands at Rosebank – Modernism in practice.

Elizabeth Moorehouse’s planning study published in 1967 focused on two objects: fields and factories. The latter, the creation of the factories, were documented with clear insight about the new modern architectural and spatial landscape form that landscape historian Marcucci called *keystone processes*. Moorehead’s research reads as written by an insider, a local who studied reports written by the Rosebank Peninsula Industrial and Property Owners Association. She said that the “Larger firms designed lawns and gardens with... playing fields for their staff on land reserved for future expansion...”  

Her intelligence stated that “31% of industries” had “foreign connections.” And the zoning that was designated by the Town Planners scheduled at this time three zones, “Industrial B1 (south) and C1 (North and central). Commercial C (one spot centre)...”  

Moorehouse describes this new functional landscape with a freshness and awareness of the modern and how the built form that she witnessed being constructed was initially less imposing than what we may judge what is found along Rosebank peninsula today.

... the new appearance and modern layout of plants is a striking feature of the area (Plate 10) today, and one which... Building regulations specifying a maximum site coverage of 60 percent, and off-street parking have given an air of spaciousness, and gone a long way in largely preserving the parklike (sic) nature of the peninsula inherited from the market gardeners.

The planning policies she states took on new meaning since the development took place when then new Regional Council was in place. She said that:

...desire of both Auckland Regional Planning authority and Auckland City Council to develop this centre as a modern industrial parkland resulted in a code of ordinances strictly regulating such factors as frontages and the size of subdivision ...  

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96 Report: City Engineer, J. Dickson to Town Clerk, 12 October, 1945, “Areas to be acquired by Council for Recreational Reserves” ACC 107/7, PCM 16 Oct 1945, Item 19, Attachment 4, 27p. ACA.
98 See Fig 12: Zoning at Rosebank Moorehead, Margaret A. 1967.
99 Moorehead, p12.
100 Moorehead, P28.
**Figure 1.** Note the blobs of bush marked on Lot 2. Map illustrating the Primary School Endowment 1906 being proposed for a land swap in the Bay of Plenty. Source: Recreation Reserves – North Auckland Land District – Rosebank Park Domain, 1904-1936. AANS 6095 ACC W5491 146 1/113, Archives New Zealand, Wellington.¹⁰¹

¹⁰¹ This map is believed to be from this same may held in Auckland Public Library. *Map of Eden County shewing original sections and subdivisions thereof*. Wellington: New Zealand Department of Lands & Survey, [?1914]. NZ Maps 4661. 81 x 120cm. Colour. Auckland City Libraries.
Figure 2 and 3. These two images of both historic land use and vegetation patterns come from two parts of a large ‘Plan of Allotment a & Pn Subn Allot 2 Titirangi Parish and proposed route of Te Atatu-Rosebank Road.’ Scale 10 chain to inch. Source: Recreation Reserves – North Auckland Land District – Rosebank Park Domain, 1904-1936, AANS 6095 ACC W5491 146 1/113, Archives New Zealand, Wellington.
Figure 4. The northern end of Rosebank Peninsula with Rosebank Road surrounded by extensive mangroves with ‘Mkt. Gardens’ written across some sections with a few orchards recorded as uniform grids (bottom). Source: Auckland Electoral District Map, May 1946, AJHRNZ, 1947, Vol 5.

Figure 5. Southern end of Rosebank Peninsula with Avondale and Riversdale Road with orchards recorded as uniform grids. Source: Auckland Electoral District Map, May 1946, AJHRNZ, 1947, Vol 5.
Figure 6. An 1950s aerial image of the northern end of the Rosebank Peninsula that was published in a paper by Chapman, V. J. & Ronaldson, J. W. 1958, “The Mangroves and Salt Marsh Flats of the Auckland Isthmus”, DSIR Bulletin 125, that records the remnant pockets of bush (parts still survive 2010) and rows of shelter trees (pines).

Figure 8. Part of SO 880A (ca 1884) documenting the live hedges (green lines) and orchard location on Daniel and Hugh Pollen’s farm, Section 2 and 3. Source: Best, Simon. 1986. The Whau Brickworks and Pottery: archaeological excavation of an early industrial ceramic site (R11/1509), on the Whau Peninsula, Auckland, Department of Conservation, Auckland Conservancy, July.

Figure 9. This photograph of the Connell Brothers working in their market gardens off Rosebank Road. Source: Avondale Waterview Historical Society, Exler Collection.
But she also reveals some examples of the industrial conflicts, such as pollution, that itself changed the final selection of plants grown for food production.

Vegetables grown in 1967 [were the] same as 1950s but more cabbage and kumara and dust outfall from a wood factory rendered cauliflowers unsaleable and a move to root crops... Six market gardeners remaining. More fungicides and insecticides with scattered lots leased by same grower.\(^\text{102}\)

But with all the industrial development in 1972 the community could still read the parks as country?\(^\text{103}\)

6.0 Family and social history celebrating the diverse land uses: Show, Fêtes, Church celebrations ‘Harvest festivals’.

The Rosebank Peninsula was divided into a series of 13 Sections for ease of research purposes. Each of the 13 allotments have been given a name and each has a summary of the original owners and some of the later owners where known.

6.1 The Thirteen Sections

<table>
<thead>
<tr>
<th>Section – originals</th>
<th>Name</th>
<th>First and subsequent owners</th>
<th>Other dwellers and historical details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Rosebank Park Domain</td>
<td></td>
<td>Crown Land since 1840</td>
</tr>
<tr>
<td>2</td>
<td>Patiki Road -Formed ca 1911.</td>
<td>Kelly (1843); Hon Dr. D. Pollen; Bell,</td>
<td>Pollen [brickworks and farm] Mr. Strang (1922-47+)?</td>
</tr>
<tr>
<td>3</td>
<td>Waitemata</td>
<td>McKay (1844); Hon Dr. D. Pollen.</td>
<td>Purchased by Peter Robertson ca 1900</td>
</tr>
<tr>
<td>4</td>
<td>Saunders</td>
<td>Kelly (1843); Hon Dr. D. Pollen.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Copsey</td>
<td>Partridge (1844); Althorp (DP 177 [1870]); G and Peter Robertson ‘Riverside Farm’(1900s-1960s)</td>
<td>NZ Railway and Auckland Harbour Board from ca 1949-1960s.</td>
</tr>
<tr>
<td>6</td>
<td>Honan</td>
<td>Cochrane (1844); Robert Chisholm; Connell Bros</td>
<td>NZ Railway (eastern coastal strip) 1949-1968.</td>
</tr>
<tr>
<td>7</td>
<td>College</td>
<td>Poynton (1844) Buchanan, John; Robert Chisholm (1860s-1870s).</td>
<td>Thomas Ching; Ah Chee; Johnston, Watson. Avondale College</td>
</tr>
<tr>
<td>8</td>
<td>Fremlin</td>
<td>Sullivan (1845)</td>
<td></td>
</tr>
</tbody>
</table>

\(^{102}\) Moorehead, P14.

\(^{103}\) Mrs D. Davey the president of the Avondale Country Womens’ Institute plants a Platanus kashmiri plane tree in the ‘Rosebank Reserve to celebrate the golden jubilee of the movement. Central Leader, 3 June, 1971. P2. Picture of some of the 35 members who attended Central Leader, 3 June, 1971. P2. Picture of some of the 35 members who attended.
### Section – originals

<table>
<thead>
<tr>
<th>Name</th>
<th>First and subsequent owners</th>
<th>Other dwellers and historical details</th>
</tr>
</thead>
<tbody>
<tr>
<td>9 Mead</td>
<td>Walshe (1845); Mallon (DP 177 [1870]); Dolphin; Bright; Hayward Wright.</td>
<td>W. T. Murray (1886-1893); Hayward Wright.</td>
</tr>
<tr>
<td>10 Avondale</td>
<td>Other (1845)</td>
<td></td>
</tr>
<tr>
<td>11 Riversdale</td>
<td>Matthew Whytlaw (1844-1859)</td>
<td>George Taylor (1859-); Dr. Thomas Aicken (1867-1880s) Lots 16-20; Best’s Varnish Works. George James and Eva Rastrick (1919-1943); Charlotte, Kimbell and John Ryder (1943-1967).</td>
</tr>
<tr>
<td>12 Racecourse</td>
<td>Mariner and Bower (1845);</td>
<td>McDonald, Rooney, McKenzie, Taylor, Bollard, -- Burkes Brickyard</td>
</tr>
<tr>
<td>13 Beatrix</td>
<td>Adam[s] (1844)</td>
<td></td>
</tr>
</tbody>
</table>

The following is a selection of families recorded on the earliest Avondale Valuation Roll created in 1913 and 1920.

### 6.2 A selection of names from the Avondale Valuation Roll, 1913. AVB 4/1. ACA

<table>
<thead>
<tr>
<th>Roll No</th>
<th>Name</th>
<th>Trade</th>
<th>Section/Allot</th>
<th>Acerages</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Avondale Road Board</td>
<td></td>
<td>93</td>
<td>71a Island.</td>
</tr>
<tr>
<td>3</td>
<td>Smith, John</td>
<td>Farmer</td>
<td>182</td>
<td>16a 1r 24p Island</td>
</tr>
<tr>
<td>4</td>
<td>Crown/Titirangi Domain Rosebank Park</td>
<td></td>
<td>23a</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Bell, H. J &amp; W. J.</td>
<td>Farmer</td>
<td>Part 2.</td>
<td>65a 2r 12p</td>
</tr>
<tr>
<td>6</td>
<td>Robertson, Peter</td>
<td>Part 3</td>
<td>47 acres</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Robertson, Peter</td>
<td>3 of Part 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Robertson, Peter</td>
<td>57 of 5</td>
<td>17a 3r 7p</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Capes, John</td>
<td>2/4 of 5</td>
<td>15a 3r 7p</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Edwards, Frank</td>
<td>Dairyman</td>
<td>54 of 6.</td>
<td>14a 3r 7p</td>
</tr>
<tr>
<td>25</td>
<td>Copsey, Edward E</td>
<td>Gardener</td>
<td>55 of 6</td>
<td>15a 2r 31p</td>
</tr>
<tr>
<td>60</td>
<td>Ah Chee</td>
<td>Fruiterer</td>
<td>Part 42 [of 7]</td>
<td>2a 0r 20p</td>
</tr>
<tr>
<td>61</td>
<td>Ah Chee</td>
<td>Fruiterer</td>
<td>Part 44 [of 7]</td>
<td>2a 1r 9p</td>
</tr>
<tr>
<td>63</td>
<td>Ah Chee</td>
<td>Fruiterer</td>
<td>Lots 46-50; 61 and 62 of 7</td>
<td>35a 1r 30p</td>
</tr>
<tr>
<td>77</td>
<td>George Cordes</td>
<td>Bamboo Worker</td>
<td></td>
<td></td>
</tr>
<tr>
<td>103</td>
<td>Wright, Hayward R</td>
<td>Nurseryman.</td>
<td>19 of 9/10</td>
<td>10a 3r 14p</td>
</tr>
<tr>
<td>164</td>
<td>Avondale Jockey Club</td>
<td></td>
<td></td>
<td>14a 2r 20p</td>
</tr>
</tbody>
</table>

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104 A line is crossed through ‘Wellington’ and Avondale Road Board is added. This suggests that Avondale Road initially thought that Pollen Island was owned by Hugh Pollen.

105 A line is crossed through ‘Hugh Pollen’ and ‘Crown’ is added. This suggests that Avondale Road Board initially thought that Trahurne Island was owned by Hugh Pollen.

106 Land leased to owner ‘Mrs. Mary Jane Robertson’.
### 6.3 A selection of names from the Avondale Valuation Roll, 1920. AVB 4/2. ACA

<table>
<thead>
<tr>
<th>Roll No</th>
<th>Name</th>
<th>Trade</th>
<th>Lots/Sections</th>
<th>Acerages</th>
</tr>
</thead>
<tbody>
<tr>
<td>1270</td>
<td>Wright, Hayward R</td>
<td>Nurseryman</td>
<td>Lot 19 of 9/10</td>
<td>10a 3r 14p.</td>
</tr>
<tr>
<td>1204</td>
<td>Peter Robertson</td>
<td></td>
<td>Part 1 and Lots 4-10 of 3.</td>
<td>36a 1r 30p</td>
</tr>
<tr>
<td></td>
<td>John Smith</td>
<td></td>
<td>Pt 56 of 5</td>
<td>10a 2r 36p</td>
</tr>
<tr>
<td></td>
<td>Avondale Road/ Borough</td>
<td></td>
<td>Section 93, Island</td>
<td>71 acres</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Section 182, Island</td>
<td>16 a 1r 28p.</td>
</tr>
<tr>
<td></td>
<td>Rosebank Park</td>
<td></td>
<td>Section 1</td>
<td>23 acres</td>
</tr>
</tbody>
</table>

### 6.4 Probate and other family history records for Rosebank Peninsula 1914-1981

<table>
<thead>
<tr>
<th>Family name</th>
<th>Trade</th>
<th>Date of death</th>
<th>Data type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ah Jong</td>
<td>Market gardener</td>
<td></td>
<td>Rates (1933)</td>
</tr>
<tr>
<td>Capes, John and Jane</td>
<td>Market Gardeners, Avondale Flat.</td>
<td>1953</td>
<td>Probate</td>
</tr>
<tr>
<td>Capes, James</td>
<td>Gardener</td>
<td></td>
<td>Probate</td>
</tr>
<tr>
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<tr>
<td>Filleul, Reginald Phillip</td>
<td>Gardener</td>
<td>1918</td>
<td>Probate</td>
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---

107 "Springfield", Avenue Road [in pencil]
108 All these probates were found as a result of a word search on profession at 'Avondale.' They are held at Archives New Zealand, Auckland.
111 Undated clippings of the Diamond Wedding Jane Amelia died at 83.
112 Undated clipping of his 92nd birthday
<table>
<thead>
<tr>
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<th>Date of death</th>
<th>Data type</th>
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<td>Hall, A.R.</td>
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<td>15 acres</td>
<td>Rates (1933)</td>
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<tr>
<td>Kerr, David</td>
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<td>1968</td>
<td>Probate</td>
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<tr>
<td>Kerr, Mary Ellen</td>
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<td></td>
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</tr>
<tr>
<td>Knaggs, Thomas</td>
<td>Retired Fruitgrower</td>
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<td>Hall, Allan M.</td>
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<td>13 acres</td>
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<td>Mills, C.</td>
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<td>2 acres</td>
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<td>Patterson, A. W.</td>
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<td></td>
<td>Rates (1934)</td>
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<td>Pinnington, John</td>
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<td>Siburn,</td>
<td></td>
<td></td>
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<tr>
<td>Sly, Percival Palmer</td>
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<tr>
<td>Soljan, P.</td>
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<td>Strang, J.</td>
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<td>Wright, Percy Guy</td>
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<td>?</td>
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</tbody>
</table>

114 All these probates were found as a result of a word search on profession at 'Avondale.' They are held at Archives New Zealand, Auckland.


118 New Zealand Herald, Section 2, 26 September, 1981. Picture of house and front garden with Jane, Jessie and Vincent Capes.

119 ACC 275, Box 142, File 28/576, Urban Farm Land Rating Act, 1932. 1927-1946. ACA.

120 ACC 275, Box 142, File 28/576, Urban Farm Land Rating Act, 1932. 1927-1946.ACA.

121 ACC 275, Box 142, File 28/576, Urban Farm Land Rating Act, 1932. 1927-1946. ACA.


124 “Rosebank Road, fruit trees and citrus”, Hale, Allan M, 1955, Pioneer Nurserymen of New Zealand, A. H. & A. W. Reed, p64.

125 ACC 275, Box 142, File 28/576, Urban Farm Land Rating Act, 1932, 1927-1946. ACA.
### 6.5 Sample of land based professions recorded in the *Auckland Directory*, 1904, 1911, (All roads) and 1922 (Rosebank and Rose Road) and 1950 (Rosebank Road)

<table>
<thead>
<tr>
<th>Name</th>
<th>Profession</th>
<th>Year(s)</th>
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<tr>
<td>Astley &amp; Son (Elijah)</td>
<td>Tanners</td>
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<td>Pickering, Thomas</td>
<td>Dairyman</td>
<td>1911</td>
</tr>
<tr>
<td>Robertson, Peter</td>
<td>Settler</td>
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</tr>
<tr>
<td>Kerr, David. M</td>
<td>Farmer</td>
<td>1950</td>
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<tr>
<td>Robertson, Benj</td>
<td>Farmer</td>
<td>1950</td>
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<td>Andrews, Thomas</td>
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<td>Bright, Edward G.</td>
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<td>1950</td>
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<td>Campbell, Jas. J.</td>
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<td>Capes, John</td>
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<td>Carr, David. M.</td>
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<td>Connell, Daniel Ronaldson</td>
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<td>Coutanche, Eli</td>
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<td>Copland, Robert</td>
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<tr>
<td>Copsey, Edward</td>
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<td>Etting, Jnr</td>
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<td>Frensham, Benjamin</td>
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<td>Jennings, J. P.</td>
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<td>Johnson, Benj</td>
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<td>Murray, John</td>
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<td>Years</td>
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<td>------------------</td>
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<td>Spain, Fabn E.</td>
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</tbody>
</table>

126 Listed in Wises Directory for 1900, p1466, without any profession listed.
127 Only Mrs. Peter Robertson is recorded at Avondale in the 1931 Auckland Directory, p1441.
128 Allotment 54 of Section 6. 14 acres 3 rood 7p. Owned by A. Babbs. Named crossed out and Frank Eden. AVB 4/1, 1913, ACA.
6.6 The Ten families

The Challenge of the Whau records five pioneer ‘farmers” in Dr Daniel Pollen, John Bollard, Dr. Thomas Aicken, Richard Chisholm and John Buchanan who probably owned between them the largest blocks of land and practiced diverse animal and plant husbandry.¹²⁰ The following ten names chosen are a sample of some of those families who have left a record of their presence. But the first two permanent families were probably John Kelly and two McDonald families, James and Alexander. Their names appear in the Auckland Provincial Government Gazette for 1855 on the ‘Electoral Roll for the ‘Northern Division” ¹³⁰

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Occupation</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td>John Kelly</td>
<td>Whau</td>
<td>settler</td>
<td>freehold</td>
</tr>
<tr>
<td>James McDonald</td>
<td>Wahu</td>
<td>farmer</td>
<td>freehold</td>
</tr>
<tr>
<td>Alexander McDonald</td>
<td>Wahu</td>
<td>farmer</td>
<td>freehold</td>
</tr>
</tbody>
</table>

As John Kelly is recorded as buying both Section 2 and 4 he is likely to have lived at the northern end of the peninsula and probably sold his lands to Daniel Pollen sometimes before 1856, when a Pollen son was born.¹³¹ John Kelly is recorded as living at Mount Eden in 1858.¹³² The McNalds lived on section 12 (close to a creek that has long lost the family name?)

6.6.1 Hon Dr. Daniel Pollen [Section 2, 3 and 4.]

Daniel Pollen, MD (1813-1896) was born in Dublin and educated in the Washington DC, USA “where he graduated MD from a med. School unknown... Moved to NSW and came to NZ in time to witness signing of Treaty of Waitangi…” ¹³³ Pollen practiced medicine in Parnell and was appointed the coroner on 1 August, 1844 in the absence of Dr John Johnson., the Colonial Surgeon. Then followed Waste Lands Commissioner 24 March, 1858. Member of Auckland Provincial Council 1856-1861. Member of Legislative Council 1861-1870, 1873-1896. Govt. Agent, Auckland; Colonial Secretary 1873-1875; Premier of NZ July 1875-February 1876.¹³⁴

The positions the Dr Pollen held above reveal that he would have understood the value of recreation and managing places for healthy living. The Wastelands position would have found him directing policy over the ‘depasturing’ and ‘timber’ licenses that drove the economy in these years. His presence in government in the 1870s would have found him engaged in the early forest conservation debates.¹³⁵

His pottery business made garden edging tiles and urns that he entered into exhibitions throughout the 19th century, such as the Dunedin Exhibition in 1864.¹³⁶ He would have no doubt displayed these locally made garden ornaments in his Rosebank garden.

¹³⁰ The same names with correct spelling of ‘Whau’ appear in The Daily Southern Cross, 7 February, 1854 p4. In the Auckland Provincial Government Accounts for 1854 there are expenses incurred in building a “Whau Road” (Item 11) by contract that ran to “McDonald’s Creek” using ‘Military Labour’ to the total cost of over four hundred pounds. APGG, 1854.
¹³¹ Mrs Pollen a son at Whau. Daily Southern Cross, 1 April, 1856.
¹³² The Daily Southern Cross, 16 February, 1858.
¹³⁴ Wright-St Clair, Rex Earl.
¹³⁵ In 1855 he applied for a run at ‘Aerimu’. APGG, 1855, p136.
¹³⁶ Terra Cotta vases exhibited at Dunedin Exhibition.. Daily Southern Cross, 21 November, 1864. p5.
**The Pollen farm**

DP 880A (1884) is the source (of a now lost plan) for a redrawn map by R. O. Gardner that records seven paddocks and the Pollen homestead bounded on the southern side by an ‘orchard’ [FIGURE 8]. The eastern Whau estuary channels are the widest closest to the Pollen homestead with the ‘government road’ ending opposite the channel.

Pollen’s eldest son, Hugh (1851–1912), also spent his life in the public service and rose to become Under-Secretary of the Colonial Secretary’s Department…” in Wellington.137 He like his father would have valued the breezy location of the family home and the park-like picturesque scenery his father and he maintained on Section Two.138

6.6.2 Robert Chisholm

Robert Chisholm name appears at the time of the sale of his lands in 1882. These are the two newspaper stories about the sale and some of the purchasers recorded a week after the auction.

**ROSEBANK SALE 1882**

Sections 5, 6 and 7 were owned by the late Robert Chisholm. The total area was 160 hectares [400 acres] of both ‘suburban’ [74 lots] (north) and ‘town’ [41 lots] at the south end of the peninsula. The northern end of Section 5 saw parcels of between one to seven lots sold to individual ‘purchasers’ which would create the future pattern of the market gardens with some aggregation of these titles. 

Advertisement. Rosebank Township and Suburban Property, Auctioneer, B. Tonks & Co.139

**Sale of the Rosebank Estate, Whau.**

[Sold as both Town Lots (at southern end of block) and Suburban Lots.]

400 acres of suburban property...every section being disposed. £9,000 pounds.

The township lots. varied from half-an-acre to three quarters of an acre, and one of them was run up to £100... The whole estate was cut up into some 80 sections Sub Lots per acre @ 65 Thomas Ching £18.140

6.6.3 William Tullibardine Murray

A journalist using the nom-de-plume R.A.B wrote perhaps one of the first descriptions of the first major market garden owned by Murray that was titled “The Garden. Market Gardening at Avondale”, published in *The Bee & Poultry Journal*, December, 1891. Mr. Murray’s property was called ‘The Croft’ and he leased or owned some 120 acres of land in the central and southern part of the peninsula. This is a transcription of the visit made to his farm.

When in 1846 the Corn Laws were repealed in Great Britain, the farmers and landowners shook their heads and predicted universal ruin. In 1874 it was the fortune of the writer to hear the secretary of the Agricultural Labourers’ Trade Union declare in public that the farmers had learned so much from the market gardeners in the period lying between the above dates that they could afford to stand another Corn Law repeal. As a fact, high farming or intensive cultivation, as the modern phase is, will, upon examination, be found to be nothing more or less than the application, as far as is wisely practicable, of the methods of

the market gardener upon the larger scale of the farm. At the outset acknowledging that the objects of the farmer and the market gardener are dis-similar and the production of the tow are unlike in quantity, kind, and price, there is a sufficiency of likeness, in the two kinds of business to enable the agriculturist to profit by the lessons he may learn from a study of the operations of market gardening.

Hitherto John Chinaman has had a long innings all to himself in the purveying of vegetables for colonial markets. His plodding industry, the few conservative wrinkles he has brought with him in the way of garden practice from the Flowery Land [China], have stood him in good stead. He will use an abundance of animal manure, he courts the vicinity of water, being a great believer in the benefit of vegetable baptism. He wages incessant welfare with weeds, for when he is not flourishing the waterpot like another Aquarius, he is wielding the hoe. Heavy manuring, clean cultivation, and irrigation – beyond these three things John knows little, and he will club the clods to pieces and lay out his land in lazy beds to the end of the chapter.

But John must look out, for he is threatened with extinction. There has arisen a competitor at Avondale in the person of Mr Murray, whose name and vegetables are in everybody’s mouth, and the day of small things and conservative practice is presumably passing away. Be this as it may, the results following upon the operations carried out by Mr Murray are manifest enough, and his methods, as far as we may follow them, will illustrate certain principles not yet, perhaps, quite thoroughly grasped either by market gardeners or farmers.

Avondale, aforetime known as the Whau, and never so celebrated for the native fertility of the soil as Epsom, Onehunga, and other volcanic districts has a large enough proportion of its area good in site and soil to as extent which should place it beyond the reproach of barrenness by some considerable distance. The contours of the country here is level and rolling, the flats near the river are the best soil in the locality. The Croft, as Mr Murray’s place is called, is one of the seemly swampy alluviums that border the Whau creek. The soil, when looked into, shows itself to be a rather dark and sandy loam overlying clay, which is none too tenacious. ...

To fit the soil thus treated for planting heavy manuring of two kinds has been resorted to. Stable dung is hauled on to the place at the rate of 16 tons weekly at a cost per ton of 6s 6d. The stable manure is applied at the rate of 50 tons to the acre...

Frosts visit Avondale but not so much is wished, for they are credited with keeping off insect pests. Winds are more troublesome, the south-west winds being the most cutting. As a shield against these detrimental blasts trees in belts are being planted, to supplement the existing shelter of acacia hedge [?Hakea, Wattle or Albizzia – Australian small tree species]. The acacia hedge had gaps in it, and the influence of the wind admitted by these was plainly visible during their continuance and after, right across the cropped areas. Altogether there are 35 acres [14 hectares] under vegetables for market. £400 [pounds] a year are spent upon manure alone....

Avondale flats are possibly not to be beaten for carrots and cabbage, especially in winter, though for early vegetables competition with the Epsom people is not advisable. With the ground getting into better discipline every year, earlier work is both possible and evident. ...

Cabbages are the staple vegetable grown, and found most saleable. in winter or after March
at least 15 acres will be planted with cabbages. ...
To an extent the manuring for cabbage is special, an ammonia manure favouring above-ground growth. In a way you can specially manure with different kinds of dung. Market gardeners have learned by experience that well-composed horse manure in conjunction with wood ashes is better for potatoes than green cow manure; that pig-sty manure is not well adapted for cabbage growing; and that the pumpkins, squashes, vegetable marrows, and cucumbers do better on composed night soil than on manure fresh from the stable. We are not able to pick and choose our fertilisers, and are doomed, like Andrew Fairservice, to grieve over manure ‘as fizzenless as chuckle-stances.’...

Cauliflowers, Early London and Walcheren being the favourite sorts, do well, and at the time of my visit 2 ½ acres were under the knife. Eighty dozen a week were cut... Six acres were in peas – Stratagem and Yorkshire Hero. The latter is the more robust, and can be picked three times... Every third row had tomato plants set in it 5ft apart. The rows of peas were about 30in. apart. Six thousand ti-tree stakes were ready upon the ground for the tomatoes...

Carrots (London Red and Altrincham) do well, as do all root crops, but the most profitable carrot grown, found very popular with the Auckland public last year, is the Oxheart, a thick, stumpy carrot, almost turnip shaped. Three kinds of turnip are grown – White Stone Purple Top and Yellow Globe....

...The rest of the area of 120 acres is used to grow horsefeed and for cow pasture. Fifteen horses are kept and more will be soon put on. The offices are all commodious and well built. The stables are particularly clean. The cart-shed for six covered market carts, each of which has its proper bay with shelves at the back for holding the fresh vegetables. The stale returns are thrown under the shelves. The green stuff is given to sheep folded upon certain parts where their presence is helpful by means of the compacting of the light soil, which is equal to a good rolling, while the droppings manure the soil. The hurdles [a fence] are strongly made of saw stuff, and are used to fold Maori pigs as well as sheep. The roots returned from the market are boiled and given to the pigs. As little goes to waste as may be, all goods sent out are tallied and any returned are deducted and the difference accounted for.

The staff of hands kept amounts to twenty five, which is to be increased to thirty-two, now that the market is taken. Each man is kept to the particular work he is found best adapted for. The minimum wage is 5s [$44 as at 2010 values] per day per man. In summer when there is extra watering to do, the dinner-time is extended from 12 till 2 in order to give an hour later in the evening for watering. One 400 gal. tank of water has Coral Queen Guano put into it to make liquid manure, and any crop considered to need it is treated with the liquid manure obtained. Celery is a crop of this kind, and so, to an extent, we have irrigation in the Province of Auckland. [This comment avoids acknowledging the intensive use of irrigation water by Chinese Market gardeners described at this time across New Zealand].

Down at the market itself such progress has been made that Auckland market in place of being a jest, will be a boon to housekeepers. Already it reminds one of large European and American markets where producer and consumer are brought face to face, and trade strangling by intermediate distributors, who prefer to keep up prices and restrict production thereby, is prevented.141 [Some of the carts were probably pulled by men into the city.]
This assessment of the husbandry practices in 1891 was followed by a short news-item about the “Fruit and Flower Show. The Inaugural show of fruit and flowers instituted by Mr. A. Aicken and Mr. W. T. Murray, of Avondale, was held on December 16 in the Greenleaf section of the City Market, which was nicely decorated and made attractive for the occasion. There was no charge for entrance and prizes were announced for each class.”

Mr. Murray’s three blocks of land he owned and leased have been located by Lisa Truttman near Mead Street. NA 29/195 10 acres leased 7 Feb. 1890; NA 30/284 10 acres owned 10 September, 1887 to 6 Feb.1893 and NA 53/68 leased 25 June 1891.

### 6.6.4 Peter Robertson

The Robertson family, Peter and Mary Jane probably bought land off the Pollen family in the early 1900s. This was Section three but it was on Section five that they built their new wooden home called ‘Riverside’ [Figure 12 and 19] close to and north of another 1½ story timber home that Peter’s son Ben Robertson and family lived in during the 1940s-50s.

We know little about Peter’s four children as they all returned from WWI as reported in 1919 under a headline “Fighting Families. Three Brothers Serving. Two Sisters as Nurses,” published in the *Auckland Weekly News* in April 1917.

> Lieutenant Gordon Robertson, engineer naval air service, Sunbeam Motor Works, England; Private Norman Robertson, Australian machine-gun company; Private Benjamin Robertson, NZ reinforcement contingent and their two sisters, “...Miss Nancy Robertson is a nursing sister and Miss Susan Robertson, who has just qualified for the medical profession at Edinburgh University, purposes volunteering for medical service in France.”

Deposited plan [DP] 13939 records the subdivision of Section 4 into ten allotments, 1 to 10, for Peter Robertson Esq. by Surveyor John Dawson in May 1920. On the document it states that the subdivision “is intended for small farms.” The first allotment lay on the site of Daniel Pollen’s home which confirms that Peter Robertson owned this southern part of the Pollen farm that had the orchard recorded on missing DP 808A (Part plan published by both S. Best and R. Gardner) and this means that the orchard was potentially transportable as either cuttings or live plants to the Robertson family homestead of Peter Robertson on Section 5 [allotment 57]. Allotment two appears to have a small inset on the Waitemata Harbourside that was probably a wharf off the end one of the deep channels. Robertson obtained title from Hugh Pollen for Section 3 on 12 January 1903 under NA 46/286.

In August 1907 the western portion of Section two, a 67 acre 3 rod 25 perch block was surveyed for the son of Daniel Pollen, Hugh Pollen, as recorded on DP 4115. This land is potentially the site of the Bell family Stud that was photographed according to the National Library, Wellington in 1924.

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142 “Fruit and Flower Show”, *Auckland Weekly News*, 26 December, 1891, p34. C5
143 Robertson, Peter, Part 3. [47 acres] Avondale Valuation Roll, 1913, AVB 4/1, ACA.
144 Peter Roberson 1270, 36 acres 1rod 30 perches, Part 1 and Lots 4-10 of 3, Avondale Valuation Roll, 1920, AVB 4/2, ACA.
According to Ferguson (1983: 49) ‘a strain’ of the ‘Washington Naval’ Orange, *Citrus x paradise*, was obtained “from a Mr. Robertson of Avondale” that Wright called ‘Robertson’s Navel’.  

A selective inventory of fruit varieties grown at the Hayward Wright, *Avondale Nurseries*.  

<table>
<thead>
<tr>
<th>Fruit</th>
<th>Cultivar</th>
<th>Where propagated</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nectarine</td>
<td>‘Goldmine’</td>
<td>Auckland</td>
<td>1896-1898 [First sold by D. Hay 1898]</td>
</tr>
<tr>
<td></td>
<td>‘Surecrop’</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Wright’s Late’</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td>Peach Prunus spp.</td>
<td>‘Ice-Cream’</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Ideal’</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Kia Ora’</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Million Dollar’</td>
<td>California</td>
<td>1922</td>
</tr>
<tr>
<td></td>
<td>‘Maoriland’</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Mahuta’</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Osprey Improved’</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Paragon’</td>
<td>Rosebank</td>
<td>1903</td>
</tr>
<tr>
<td></td>
<td>‘Phenomenal’</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Salberta’</td>
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<td>1931</td>
</tr>
<tr>
<td></td>
<td>Shipper’</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Up to Date’</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Wright’s Early’</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Wright’s Late’</td>
<td>Rosebank</td>
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<td></td>
<td>‘Wright’s Ruby’</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Wright’s Midseason’</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td>Plums (from Japan) Prunus x domestica</td>
<td>‘Billington’/Billington’s Early</td>
<td>Glen Eden, Auckland</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Doris’</td>
<td>NZ</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Early Golden’</td>
<td>Rosebank</td>
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</tr>
<tr>
<td></td>
<td>‘Elephant Heart’</td>
<td>California</td>
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</tr>
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<td></td>
<td>‘Export’</td>
<td>Rosebank</td>
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</tr>
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<td></td>
<td>‘Federation’</td>
<td>Rosebank</td>
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</tr>
<tr>
<td></td>
<td>‘Hale’</td>
<td>NZ</td>
<td></td>
</tr>
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<td></td>
<td>‘Inkers Gold’</td>
<td>California</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Late Satsuma’</td>
<td>California</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Mariposa’</td>
<td>California</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Purple King’</td>
<td>Rosebank</td>
<td>1921</td>
</tr>
<tr>
<td></td>
<td>‘Wright’s Early’</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Wright’s Gigantic’</td>
<td>Rosebank</td>
<td></td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Fruit</th>
<th>Cultivar</th>
<th>Where propagated</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mandarin</td>
<td>'Clementine'</td>
<td>Rosebank</td>
<td>1939</td>
</tr>
<tr>
<td>Lemon</td>
<td>'Meyer'</td>
<td>Beijing, China</td>
<td>1920s</td>
</tr>
<tr>
<td>Orange Citrusxparadisi</td>
<td>'Best's Seedless Navel'</td>
<td>Rosebank</td>
<td>1911</td>
</tr>
<tr>
<td></td>
<td>Carters Navel'</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>'Robertson's Navel'</td>
<td>Rosebank, Avondale</td>
<td>1938</td>
</tr>
<tr>
<td>Tangelo</td>
<td>'Tineura'</td>
<td>Cook Islands</td>
<td></td>
</tr>
<tr>
<td>Persimmon</td>
<td>'Tura Gaki'</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>'Twenty (Twentieth) Century'</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td>Pepino</td>
<td>Wright strain</td>
<td></td>
<td>1930</td>
</tr>
<tr>
<td>Feijoa Feijoa sellowiana</td>
<td>Choiceana’</td>
<td>Imported</td>
<td>200 plants donated to Mt Albert Borough Council, Alberton Ave. (P51)</td>
</tr>
<tr>
<td></td>
<td>'Coolidgei'</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>'Magnifica'</td>
<td>Rosebank</td>
<td>1930</td>
</tr>
<tr>
<td></td>
<td>'Mammoth'</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>'Superba'</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td></td>
<td>'Triumph'</td>
<td>Rosebank</td>
<td></td>
</tr>
<tr>
<td>Kiwifruit Actinidia chinensis</td>
<td>'Gracie’</td>
<td>Rosebank</td>
<td>1920s</td>
</tr>
<tr>
<td></td>
<td>'Hayward’/’Wright’s Giant’</td>
<td>Rosebank</td>
<td>1924-5</td>
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<tr>
<td>Apple Malus x domestica</td>
<td>‘Albany Beauty’</td>
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</tr>
<tr>
<td></td>
<td>‘Kids Orange’</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Kids Orange’ (red)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Oratia Beauty’</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>‘Willie Sharp’</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pyrus toringo 'Gorgeous Crab'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chinese toon, Cedrela sinensis</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Worcester Berry,</td>
<td>A cross between gooseberry and black current</td>
<td></td>
<td>1930</td>
</tr>
</tbody>
</table>

The small farms would have been possibly bought as a group – the Robertson Family Trust sought rates relief - so its lands along Section 5 probably were owned/leased as individual or combined leases from the original group of ten surveyed into ‘small farms’.  

149 It appears that after Peters death his lands were managed as a family trust See: Peter Robertson Estate, Corner Wairau Avenue and Canal Roads, Avondale. 1940-1941. BBAD 1054. 2567/c 4/17/986. ANZ, A.
Peter was a great storyteller of Auckland’s colonial history and was interviewed in January 1929, some seven months before his death. His interview was headlined “Early Days in Auckland. Pioneer’s Reminiscences. Great Fear of Fire. Children Always Prepared.”

This is Peter’s death notice:

ROBERTSON. On August 1, 1929, at his late residence “Riverside,” Rosebank Road, Avondale. Peter Robertson, dearly beloved husband of Mary Jane Robertson, and eldest son of the late Peter Robertson, late of Auckland: in his eighty-third year. Funeral will leave the above address at 2.30 p.m. to-morrow (Saturday).

6.6.5 Bell family
Family historian Nicola Bell wrote about Henry James Bell in September 2010.

Henry James was born in London to James (a currier) & Elizabeth Bell in 1845. He trained as a currier and emigrated to NZ probably in January 1867 on the ship "Maori". He married a Sarah Ann Absolum in Parnell in 1872 and settled in Whau Creek. His parents emigrated to NZ later (probably on the 'Fernglen" in 1880 and I understand his father also worked with him in the tannery although James having been born in 1814 he would have been around 65 by this stage. Henry and Sarah had 5 sons and 3 daughters between 1873 and 1887. My uncle talked about them drying hides in later years around Panmure basin so whether they worked there at some stage I dont know. Eventually Henry and Sarah, James & Elizabeth and probably some of their now grown children moved to Mangapiko near Pirongia (Alexandra) and farmed in the area. One of the sons owned a general store there with his father in law. I’m not sure why they went farming. Possibly it was to follow one of their sons to the area. James & Elizabeth are buried at Pirongia where they both died in 1901. Henry returned to Avondale after his wife Sarah died in 1905 and married again but was eventually buried with Sarah in Pirongia when he died in 1915. As far as I know nobody in the family continued in the leather industry. Henry painted many oil paintings of landscapes and country scenes in the 1870s (rather English looking) and they are scattered around his many descendants.

The Bell family were photographed in 1924 by Mr Moore and the 1913 Valuation role records that there were on Section 2 H. J and W. J. Bell farming some 65 acres.

We have a single death notice for Henry James Bell in 1915.

Death Notice. Bell. On November 21, at his late residence, Rosebank Road, Avondale, Henry James Bell, late of Te Awamutu, in his 72nd year.

6.6.6 Edward Ernest Copsey
In 1913 Edward Ernest Copsey, gardener, owned 15 acres of Allotment 55 of Section 6 from 1898, title NA 89/218. In 1933 Edward wrote to the Auckland City Council seeking a rates reduction. He
said at this time that his ‘Market Garden (Lot 55 Part 177 of 5/7 Parish of Titirangi of 15 acres 2 roods and 3 perches’ in the 1932-33 season produced a net [profit?] of £58 2s 6p. He also owned 14 acres of land at 169 Dominion Road, Mt Eden. He proceeded to list the production for these two blocks as:

- Potatoes 6,000 bags
- Peas 2,000 bags
- Tomatoes 50 tons
- Cabbage 1600 sacks
- Cucumbers 900 dozen
- Hothouse melons 20 tons
- Marrows 20 tons
- Lettuce 300 cases and numerous odd lines...

6.6.7 Capes family

Family historian, Margaret Wood, wrote an article in September, 1981, about the Capes family that included the following garden history details:

Because of the isolation of life in remote Rosebank, entertainment was devised by the family and the piano was an integral part of their leisure-time scene. … As my husband lovingly tends his garden with all the modern sprays and fertilizers I think back to great-grandfather’s spray mix of bluestone [copper-sulphate] and water that he carried on his back as he sprayed row after row [of potato]. There was a big orchard next to the acres of kumara and tomatoes where the starlings would fly out from the walnut and loquat trees. Many larks nested on the ground and would fly up as we enjoyed a ride home on the sledge pulled by an enormous old draft horse....”

Another family history story about the Capes family was published with the headline “Peace of Mind. Happiness Secret. Old Auckland Couple” in 1938.

6.6.8 Connell family

The Connell family has been the source of much local knowledge that has been recorded by oral historians and other researchers such as MA Hitching who transcribed a detailed series of notes about the origins of the family. This is just one paragraph.

“…Dan Connell served overseas from 1941-1945, but noticed no change on his return. In 1954, the Auckland City Council re-zoned the area as industrial. From December that year, no more residential building permits were issued. The district scheme developed in stages over a period of years, but the first sale to industry did not take place until 1957, when Phillips and Impey bought about 15 acres. They did not start building their paints factory immediately, but by the end of 1961 they had a £160,000 investment, the factory occupying about six acres and providing some 65,000 sq. ft of floor space.
6.6.9  Mr James Strang

The 1940 Wises Directory shows he was on Avondale Road, near the end on the southern side. He purchased his property c.1923, and sold up in 1946 – NA130/282. Present-day Kenley Place goes through the site.

This is part of a lengthy feature article published in the New Zealand Journal of Agriculture in 1947.

The Avondale Flat, about six miles west of the centre of Auckland City, contains an area of about 1300 acres bounded on the north and east by the Waitemata Harbour and on the west by the Whau Estuary ... It is the oldest vegetable-producing area in the Auckland District and is well known for its high production to the acre ... In recent years the locality has become more closely settled and the area under cultivation is contacting steadily...

“At present 39 commercial gardeners are established in the area, with a total of 390 acres in vegetables. A further 162 acres are in pip, stone, and citrus fruit, there being 36 orchards ranging in size from one to ten acres, aggregating 123 acres, and 70 smaller orchards with a total area of 34 acres. In addition there are considerable areas in sub-tropical fruits, as well as nine registered nurseries, raising mainly fruit trees.

A good example of the type of fruit growing in this district is provided by the area owned until recently by Mr. J. Strang ...

**Layout of Orchard**

A feature of the orchard is the excellent shelter. The area is protected on the south-west by more than an acre of native bush and on the south-east by *Pittosporum crassifolium* and wattle; the northern boundary also carries *Pittosporum*, and on the north-west are macrocarpas, which are rather high for this sitation shutting out too much sun, particular in the winter. The subdividing shelters are mainly *Pittosporum* and privet, with a particularly-good row of golden euonymus. The orchard is divided into seven blocks, so that with headlands, hedges and bush only about five acres are under cultivation. However the shelter, in conjunction with the flatness of the land, increases the possibility of frost damage, and in co-operation with the Department of Scientific and Industrial Research, the present occupier is experimenting with the use of firepots and a wind machine.

It is not suggested that the layout of this area is ideal. Much of the planting was carried out a good many years ago, and the grower’s own experience, as well as the results of experimental work, has suggested several modifications ... [p599]

**Chinese Gooseberries.**

Chinese gooseberries are 14ft. apart in the rows and are trained on three wires, 2, 4, and 6ft. from the ground. This planting is rather close for heavy cropping. One block contains five
plants, one block contains five plants, one of which is a male, the remaining 24 plants, in a block some distance away, are all female.

For pollination, sprays of male flowers are placed in water 5ft apart along the rows of females every morning. This appears to be as efficient as where the male is growing in the row, through it is probable that an occasional male graft in the block or females would eliminate this constant attention …” [p561] 

6.6.10 Beatrice Dolphin

Beatrice Lucy (1881-1965) was the second child of the marriage of Joseph Henry and Ada Percy of Petone, Lower Hutt. She married William Henry Jennings ( ? – 1909) in 1905, a market gardener of Taita, Lower Hutt. Joseph ("Perc") was born before his father was killed in a road accident. In 1912 Beatrice remarried another market gardener, John Dolphin (1873-1929), of Epuni. In 1920 they all moved to Avondale with four more children, “namely, Ethel, Beatrice ("Beat"), Ralph ("Bill") and Robert ("Bob").”

The family settled on an 8.8 hectare (22 acre) market garden on central Rosebank Road. In 1929 John died prematurely and this left Beatrice to cultivate her market garden with her five children. “The business traded under the name of ‘B.L Dolphin’ but was changed to ‘B.L. Dolphin and Sons’ in 1954.”

Two of the sons Bill and Bob served overseas during the Second World War. During the war years the family employed additional labour including Hong Chong. In 1947 “the family company was deemed confident enough to invest in its first tractor. In fact this was the first tractor to be used in any of the market gardens that were then flourishing in the Avondale area.”

With the rezoning of the family lands in 1962 to ‘industrial’ the gardens were sold to property developers and the family business wound up. Beatrice was living back in Avondale in a house opposite her farm when she died in 1965. Her son Bob meanwhile had moved to establish a new market garden at Waimauku with his wife Norma Rufford and a growing family and for the following ten years they practiced what was now called commercial (market) gardening, growing mainly kumara for the city markets. The Victoria Street Markets that Beatrice delivered her produce to twice a week has had the nearby road named ‘Lucy Lane’ in honour of Beatrice Lucy Dolphin.

6.7 Summary and conclusions

6.7.1 Rosebank origins

‘Rosebank’ was a Scottish name associated with the poet and writer Sir Walter Scott. Scott, whose family owned a romantic cottage ‘Rosebank’. There was as early as 1865 a ‘Rosebank Nursery’ built on the northern slopes of Mount Victoria near Devonport with an advertisement appearing in July 1866 listing as owners two brothers, Andrew and William Goldie, who offered, "Quicks!" [Gorse,
Ulex urens] from the south.” Another notable landscape gardener like the Goldie brothers, who was based in Auckland throughout the 19th century, was Charles Walter Scott Purdie whose father was the gamekeeper for Sir Walter Scott. Notable public landscapes which Purdie is recorded as designing and planting include the Te Aroha Hot Springs Domain in 1881; Te Koutu Domain, near Cambridge in the 1880s, and the “Sydney Square” in Hamilton East (before it was planted in the Waikato Land war ceremonial oaks in the late 1880s) and was later called “Steele Park.” Purday/Purdie leased the Government Garden in the Auckland Domain in 1868 for 6 months that had recently been Governor Greys’ private vegetable and orchard garden. Plants were given to settlers from this garden and Dr Daniel Pollen as the Auckland Agent for the Government after 1864 would have dealt with the dispersal of plants and general management of the Domain lands. Charles Walter Scott Purdie lived at Northcote – with access to a private deep water wharf - and one could speculate that he and or his brother William Goldie were employed at some time to maintain or advise on the management of Daniel Pollen’s gardens and large orchard.

6.7.2 1840-1860
The first settlers were involved in the ‘Whau potteries’ distributed over a wide area using the clay deposits and ready access to the movement of the raw and processed goods applying the estuary such as on shallow barges on the high tide. The sale of the peninsula into roughly equal areas with ‘Government roads’ dissecting the peninsula were aligned to cross peninsula coastal transport.

The early purchasers, such as the Chisholms and Aickens, practiced as small farming families – Australian wattle trees were planted for the bark processed for its tannin in the local tanneries, while at the southern end of the peninsula the owners soon begin to subdivide lands for denser suburban housing. At the central and northern end the original sections appear to have retained single families with some of the kauri homes surviving on the industrial lands into the 1960s.

6.7.3 1860-1882
The Whau Highway Board records retain some of the library records that detail that one of the books they held was the popular subsistence farming book Our farm of Four Acres ... by Miss Coulton.

The gardens of the group of middle class families that settled at Rosebank were probably designed (as homes were by builders/architects) by the local landscape gardeners employed in the nursery business. Potential designers would have included the three Mason brothers that owned nursery grounds in nearby Ponsonby and at Parnell called the ‘Parnell Nursery.’ To the west the Parr family at Albion, Titirangi sold garden making skills. Families could also order plants from Sydney, such as

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166 **Daily Southern Cross**, 18 July, 1866, P5.
167 Goldie family research completed by writer in the 1980s.
168 Research undertaken in 1980s located the relatives of Purdie. A descendant was Wendy Campbell-Purdie who lived in North Africa and was involved in an afforestation project post WWII. James McNeish has written about Wendy Campbell-Purdie’s career.
170 Minute 22 Sept. 1868, PDB 1/1, Auckland City Archives.
172 “Visit to Mr Parr’s Orchard”, *New Zealand Farmer and Stock & Station Journal* (February), 1903, p11.
the notable John Baptist nursery, that along with Fergusson from Camden advertised there plant and garden design business in the North Island newspapers during the 1860s.\footnote{173}

The dominant business recorded in *Wises Directory* for 1880-1881 for the ‘Whau’ was Tanner and listed were Henry Bell, Robert Simmons, John Lake, Robert Gemmell, Garrett Bros and Benjamin Gittos & Sons.\footnote{174} The Gittos family had their own wattle plantations, and Benjamin Gittos experimented with other barks.

### 6.7.4 1882-1900

The ‘Rosebank’ block owned by Chisholm including Sections 5, 6 and 7, that was located on the eastern central to southern side was subdivided into 70 Suburban and Township allotments (southern end). One of these allotments may have included the timber home of Chisholm. At the northern end the Pollen Sections remained undivided. Enoch Althorpe is recorded as a ‘farmer’ and one fruit grower Humphry Sharp & Junior.\footnote{175}

### 6.7.5 1900-1949

At the turn of century Hugh Pollen subdivided his father’s Section 2 into two allotments. The larger of the two parts containing 65 acres (26 hectares) he sold to the Henry James Bell (1843-1915) family. Section 3 Pollen was sold to grocer/gardener Peter Robertson senior (1865-1929), who built a new home on the centre of old Section 5 down a long tree lined driveway.\footnote{176} He probably leased his other lands that would contain the old Pollen family home at the far northeast end of Rosebank Road and the latter-day Chisholm family home close to his new home that he may have lived in before building his home.\footnote{177} After his death in 1929 his family manages the farmlands as a family trust continuing to lease all the lands as economic blocks of market gardens.\footnote{178} Before his death in May 1920 he had surveyed Section 3 into 10 allotments “for small farms.” Other families in the centre and southern zones sold their lands for residential housing along streets such as Mead Street.

Much of the soil was light, free draining, but fairly infertile. However it was easily worked with horses and also within horse and cart distance of central Auckland. The fertility was built up with horse manure carted regularly from the many stables in town... Produce was carted into town and manure out. ...

The manure was piled in long rows down the gardens and spread as required...\footnote{179}

But the horse power age eventually came to an end during this period and petrol and diesel powered wobbly-looking Australian made tractors with increasingly sophisticated attachments to cultivate and control pests and diseases were adopted, replacing much of drudgery and hard physical labour to grow food for an ever expanding population.

With the election of the first Labour Government in the mid 1930s a number of families owning farm lands sold to the Government for state house subdivision construction through the 1930s to 1950s.\footnote{180}

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\footnote{173}{Letter 106 Isaac [F] Sutton. Meanee Flat, [Storekeeper] Port Napier, January 1864, Baptist Family Papers, ML MSS 162, Box 18(24), Mitchell Library, Australia.}

\footnote{174}{’Whau’ in *Wises Directory*, 1880-1881, p.324}

\footnote{175}{’Whau’ in *Wises Directory*, 1883-1884, p.352}

\footnote{176}{Peter Robertson, Settler. ‘Avondale’ in *Wises Directory*, 1900. p.1466.}

\footnote{177}{Ben Robertson and his family of three daughters lived in this homestead and next door and immediately south of the Peter Robertson home called ‘Riverside.’ Personal communication Norma Dolphin, Whangaparoa, 23 August, 2010.}

\footnote{178}{These can be documented by Donald Hunt’s 1959 paper that produced graphic representations of the winter and summer crops on Figure 5. Source: Hunt, Donald Trevor, 1959, “Market Gardening in Metropolitan Auckland” in *New Zealand Geographer*, Vol. XV, No 2, October, pp. 129-155.}

During WWII the production of food was practiced by a great number of the market gardeners for the war effort that ensured that all available land with husbandry support was cultivated. Then we find “Proposals to industrialise Rosebank peninsula” that “arose out of the Harbour Board’s upper harbour development scheme ...”\(^{181}\) The schemes kept changing. The first appeared in 1949 followed by other versions in 1956.\(^{182}\) They were all from the start linked to a railway line that was to be constructed – and never built - on the eastern side of the peninsula reclaiming large parts of the harbour.

### 6.7.6 1950-1970

This period was driven by further rapid changes in technology to manage the live plants grown for local food and increasing export food demands. Auckland City Council applied experimental urban planning policies \(^{183}\) after “re zoning plans” were announced in 1955 \(^{184}\) when the new *Town and Country Planning Act, 1953* came into being but these policies to “redevelop Rosebank Peninsula for industry and housing” were contested vigorously by organisations such as The New Zealand Fruit and Produce Merchants and Auctioneer’s Federation who was recorded in February 1957 as entering “... a strong protest.”\(^{185}\) These protests are documented as beginning as early as 1949 and to some extent were linked to the existing laws that protected productive food producing urban lands around the four main cities under the *Urban Farm Land Rating Act, 1932* that was absorbed into further reform of rating legislation in 1952 \(^{186}\) But it is the planning and land use research made by several Auckland University students in the 1950s such as Donald Hunt and Margaret A. Moorehouse that have preserved be best insights into the peninsula. I quote from Hunt:

Avondale.

This is an important outdoor and indoor market-gardening area. The average size of holdings is only seven acres, but this is inclusive of glasshouse establishments on very small holdings. The soils, derived from the Waitemata complex, are quite fertile and, with the high water table, heavy cropping programmes and high yields can be maintained without recourse to watering. The outdoor vegetables are grown in an extensive manner, the major types being cabbage, cauliflower, kumara, pumpkin and dwarf tomato. Few salad crops are produced (Fig.5). The cultivating, planting and harvesting operations are highly mechanised.

From a distance, the Avondale flats, which is the major concentration of outdoor growing within the region, have a dishevelled appearance with irregular-shaped, untrimmed trees and hedges marking property boundaries, various pieces of machinery lying out in the weather, and jumbled stacks of vegetable crates. In this, a traditional market gardening area for over fifty years, the ensemble of structures is old, and the neatly-painted houses stand in marked contrast to the often-dilapidated tumbledown implement and manure sheds.

The tomato glasshouse industry, found throughout the area, but with a distinct concentration in Avondale South, accounts for almost one quarter of the tomato glasshouses in metropolitan Auckland, and the tomato crop is put on the New Zealand
market very early. It is characteristic to find that glasshouse growers utilise carrying firms to transport their produce while outdoor growers use their own. ...”.

Geographer Warren Moran in 1978 published a paper about the Auckland Province and the influence of the “contemporary city on the agriculture of its hinterland”. He documents the variety and ongoing political and technological changes of the urban agricultural production at the time when there were such policies as “town supply quotas” being taken up by factory supply farmers. The paper is written after both the orchards and market gardens of Avondale and Rosebank no longer register in the government statistics. Moran’s paper does not document the post war forces that contested and overturned the urban agricultural land use but he does record the legacy of these policies to manage the “fertile” urban soils, stating that by the 1970’s, “land owners have had to be legally restrained from such practices as denuding their land of topsoil for sale in the urban area (Ministry of Works, 1972) and a number of authors have noted visual evidence of dilapidated farm ...” (Moran, 1978: 171). He angrily claims that, “The voice of agriculturalists may be heard almost too loudly at times when the cause of conservation of agricultural land is taken up by vociferous environmental organizations.” (Moran, 1976: 173).

Moran does explain the important background to the Urban Farm Land Rating Act, 1932 that was a major driver of the management of the landscapes surrounding New Zealand cities. Authors such as Auckland City historian G. Bush (1971) makes no reference to this law. Moran said that this “act permitted municipalities to create special rating roll consisting of farm land within their boundaries. Rates on this roll are at the discretion of each municipality. They are usually set a less than 70 per cent of the normal rate ...” There was an amendment to the Act he says in 1965, that permitted counties to postpone a proportion of the rates of properties where “some of the value is attributable to urban potential...”

This complex relationship between “progress” and “conservation” was being played out in Rosebank and about which has had little serious research published. The new factory owners did retain the odd old fruit trees (Figure 22) and named some streets after their prior owners – Copsey - yet there is so far no Pollen/Robertson/Wright – and some of these industrialists planted their grounds themed on the history of the place for their workers pleasure.

The last word goes to Mr C. G. Peters, the first industrialist chairman of the Rosebank Peninsula Industrial and Property Owners’ Association who was the manager of James Stedman Hendersons’ Sweets Ltd., one of the first factories in the area. He prophesied in an interview “that, by the end of 1990, a fully developed industrial complex will have grown up within minutes of the city.”

Some of the many questions that have come to the fore include:

When and why did the Auckland Harbour Board withdraw from the 1949-1956 proposals to build a large wharf over the northern tip of the peninsula?

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Why were there so many ‘gardener’s on the peninsula? Was it a local honour?

Who donated the trees growing on the public reserves including those for the Rosebank Domain ca 1911? Was there any link to memorial trees planted to remember fallen WWI or II soldiers in any parks or street tree planting?

Were there any other memorial trees planted in the Church/School grounds i.e. WWII period as a result of the American troops who were associated with the US Military hospital?

When was Horticulture first taught and by whom at Avondale College? Which families send children here and are any of the people locatable?

6.8 Recommendations
1. Create an Inventory of landscape architect/architects who designed the modernist industrial sites in the 1960s to 1970s be established. Locate and preserve any architectural/landscape plans of these industrial sites such as Samson Paints, Sweets Ltd etc.

2. Create a historical vegetable and fruit plant cultivar chronological data base of plants grown on the peninsula from the potential first Māori cultivations (peach/kumara) to the 1970s.

3. Create a list of streets with their present tree species – to assist to age subdivisions and social history re donations of trees and local period tree fashions.

4. Investigate and publish the history of some of the seven family ‘Estates’ that were bought during the period 1939-1943 by the Labour Government for the Housing Construction Department. See National Archives, Auckland File: BBAD 1054/2395c 4/17/558. E. E. Delahunty. Other families listed who sold lands include: Banton, Ryder, Brown, Parkinson and Copsey.

5. An archaeological review of the total coastal perimeter of the peninsula.

6. Locate the descendants of the Kelly, McDonald, Robertson, Pollen and Bell families.

7. Locate pictorial and plan images of the Avondale Experimental Station and prepare an inventory of staff who worked there and their stories of who in the community were advising the cultivation of the various commercial plants such as the kumara.

8. Establish the heritage significance of the industrial factories to identify if any are worthy of registration as historic places.

9. What was the history and chronology of the contract grown food i.e. “The Fruit Case Limited” (1933) from and to the various fruit and vegetable auction businesses in Auckland City?

10. Were there any webs of plant cultivar exchange and trade into the Northland and Bay of Plenty hinterland from Rosebank associated with the supply of strawberry and kumara cultivars that could explain why there were several Māori families living on the peninsula.

191 There is a picture online.
192 Jean, Margaret and Elizabeth are known to have been the Christian names of three of the daughters of Bejamin Robertson. Personal communication Norman Dolphin, 23 August, 2010.
11. Plant folklore. What were the customs and traditions within the diverse European and Asian ethic families that are recorded as living on the peninsula?

12. Locate Turners & Growers business papers re market/commercial garden contracts 1930-1970s.

6.9 Further Reading

This is a select list of historic and contemporary publications that expand some of the topics discussed in this report.

Aicken, Richard & Looker, Michael [Eds], 2002, *The Oxford Companion to Australian Gardens*. Oxford University Press, 697p. [John P. Adam was a contributor to publication.]


Australian Garden History Society: http://www.gardenhistorysociety.org.au.htm. Many of the topics in the report have been published in the context of Australian culture that parallels the Rosebank peninsula experience.


David Hay, *The Management of the Kitchen Garden arranged for the seasons & climate of New Zealand*, 1867, 45p. [Original copy held at Auckland War Museum library]


Mrs M. Te Tai 325 Rosebank Road, Wises Post Office Directory, Vol 1. 1956, p1131
Figure 10. Riverside farm (top right). Note hedged boundaries and bush remnants (centre right). 20. Part of Rosebank Road, Avondale, 18.09.1962, Detail from Negative 58380, Whites Aviation collection, National Library, Wellington.

Figure 11. Enlarged aerial image with site location of Pollen family farm. Part of 20. Avondale, Rosebank Road, 18.09.1962. Detail from Negative 58385, Whites Aviation, National Library, Wellington.
Figure 12. This 1955 aerial image of the Peter Robertson [lower] and Benjamin Robertson [upper] homes with orchard and shelter belts. Source: Avondale Waterview Historical Society Collection.

Figure 13. Villa image believed to be situated on either ex Bell farm (Section 2) or Pollen farm (Section 3) published in: Watts, A.T.J, 1948, “Small Holding of Sub-Tropical Fruits” in New Zealand Journal of Agriculture, p. 558.
Figure 14. Crop production chart published with 1948 issue of NZ J. of Ag “Small Holding of Sub-Tropical Fruits” (See Figure 10 above).
Figure 15. This Auckland City plan records building platforms along industrial lands zoned in 1950s with building footprints recorded and motorway route urban over Traherne Island. Source: Electoral Map of Rosebank Peninsula Source: AJHRNZ, 1972, Vol 3, H31-49.
Figure 16. An enlarged portion of the cultivated region – shelter (undulating lines) pip and stone fruit orchards (dense dots) - where Hayward Wright had his extensive orchards off Avondale Road (lower left). Source: Auckland Electoral District map, May 1946. AJHRNZ, 1947, Volume 5.

Figure 17. An 1937 aerial view of Avondale Road (lower right) leading to Hayward Wrights home and orchards. Source: 20. Avondale. 1937. Detail from Negative 55939. Whites Aviation collection, National Library, Wellington. Records Hayward Wrights home and orchards above.
Figure 18. Part of the Robert P. Moore ca1930 panorama [No. 85] of G. [later Peter] Robertson’s ‘Riverside’ farm. The orchard trees growing in the enclosed paddock (centre – right to left) appear to be citrus trees and are of some considerable age ca 50/60 years. On the skyline and out of view (far right) is the Pollen farm. Source: Negative F-134204-1/2, Alexander Turnbull Library.

Figure 19. Robertson’s Riverside Farm. 1880s? Source: Gift by a family member of Robertson’s to the Avondale Waterview Historical Society.
Figure 20. “Figure 10. Spring cabbages growing at Avondale.” From: Hunt, Donald Trevor, 1959, “Market Gardening in Metropolitan Auckland” in New Zealand Geographer, Vol. XV, No 2, October, pp. 129-155.

Figure 21. An old abandoned gate post and gate board with Lawson’s Cypress hedge and a ditch and bank topography near the front entrance to the ex Connell Bros. family farm off Rosebank Road. Taken in Autumn of 2009 by John P Adam.
Figure 22. Copsey Avenue with old orchard tree on (centre left) preserved when land subdivided in ca 1970s. Source: John P Adam, photograph, Autumn 2009.

Figure 23. An 1954 oblique aerial image from the SW corner of peninsula towards the SE with Avondale racecourse (right). Source: 19A. Avondale, 18.02.1954. Detail from Negative 34773, Whites Aviation collection, National Library, Wellington.
Figure 24. Aerial scene over the Saunders Reserve with “Outboard motor-boats commence another season”. Source: *New Zealand Herald*, 25 November, 1929, p13.

Figure 25. “On the Whitaker farm a 14ft tower has been erected on which a fan resembling a helicopter. Like the orchard heaters, the fan causes a turbulent air-stream, drawing down the warmer air from above and causing it to spread at low velocity at ground level ...” Source: Tidmarsh, Clive, 1947, “Science aids Orchardists in Battle with Frost” in *Fruit and Produce*, p19.
Figure 26. “The Rented house... where the Capes family lived...”, in the 19th century with both Jessie, Jane (seated) and Vincent. Source: *New Zealand Herald*, 26 September 1981, Section 2.

Figure 27. “An Avondale Flower Garden (Girl under 12)”. Prize winning child’s garden at Avondale in 1903. The competition was run by the Auckland Horticultural Society. Source: *The New Zealand Farmer*, January 1903, xvi.
Figure 28. “An Avondale Flower Garden” (Girl under 16). Prize winning child’s garden at Avondale in 1903. The competition was run by Auckland Horticultural Society. Source: The New Zealand Farmer, January 1903, xvi.

Figure 30. An 1964 aerial image of Avondale College. 19. Avondale College. 27.11.1964. Negative 63128. Whites Aviation collection, National Library, Wellington.

Figure 31. Old hedges on industrial boundaries off Rosebank Road. Source: John P. Adam, photograph, Autumn 2010.
7.0 Bibliography

7.1 Archives and Records


**7.1.1 Archives New Zealand, Auckland**

BBAD 1054, 2567/c 4/17/986, Peter Robertson Estate, Corner Wairau Avenue and Canal Roads, Avondale, 1940-1941.

BBAE 1569, Box 341/ 10363, Bell, Henry James, [Probate] Avondale – Farmer 1915. (R21441973).

BBDA A898 139/a 34/45/- Part 1, 1967-1969, Vegetable Research and Extension Advisory Committee


**7.1.2 Archives New Zealand, Wellington**


**7.1.3 Auckland City Council Archives**

ACC 003 Item 8, Land Use Map [Rosebank Peninsula] 1929-1939.


**7.1.4 National Library, Wellington**


**7.1.5 Avondale Waterview Historical Society archives**


7.1.6 Internet

Timespanner blog (L J Truttman) on William Tullibardine Murray
http://timespanner.blogspot.com/2008/12/william-tullibardine-murray-vs-chinese.html 18/03/2010
http://timespanner.blogspot.com/2008/12/more-on-william-tullibardine-murray.html 18/03/2010

Peter Roberton article, 1917, from Auckland Weekly News (Rootsweb)
freepages.genealogy.rootsweb.ancestry.com/~sooty/awnppapr1917.html

7.2 Books

Hay, David, 1867, The management of the Kitchen garden arranged for the seasons and climate of New Zealand, 45p. [Auckland Museum]

Hale, Allan M, 1955, Pioneer Nurserymen of New Zealand, A. H. & A. W. Reed, 188p, pp64,65.)


Wright-St Clair, Rex Earl, 2003, Medical Practitioners in New Zealand from 1840 to 1930.


Stead, Ken, 1997, One Hundred I’m Bid: A Centennial History of Turners & Growers, Auckland: Kestrel. 240p. [381.413 S79. ACL, in storage]

Percy, Graeme, 2001, Normandy to New Zealand. A Journey of 1,000 years of the Percy Family, Napier, G. Percy, 136p. 2NZ L FAM PER

**The Avondale Historical Journal Stories**


**7.3 Journal articles and reports**


**Thesis**


Moorehead, Margaret A, 1967, From fields to factories: man’s changing role on Rosebank peninsula*, 1952-1967, Research essay (BA (Hons)—Geography) – University of Auckland 54p. [*Northern portion]

**Newspaper records: 19th century records.**

“Whau Races At Mr. Aicken’s Paddock. 500 attended”, *Daily Southern Cross*, 27 December, 1872, p3.


“The Sketcher. Progress of the Suburban Districts”, *Auckland Weekly News*, 1 July 1882, p11, C1-3. [Transcribed from Mr John Buchannan, “...in full swing”].


“Fruit and Flower Show”, *Auckland Weekly News*, 26 December, 1891, p34, C5. [Murray]

“Wattles and Wattle Cultivation”, *Auckland Weekly News*, 30 July, 1892. p32-33. [Records the background to why wattles have become a popular tree in Australia.]

**20th century**

“Visit to Mr Parr’s Orchard”, *New Zealand Farmer and Stock & Station Journal*. [February], 1903, p11.

“Fighting Families. Three Brothers Serving. Two Sisters as Nurses”, *Auckland Weekly News*, 19 April, 1917. [Robertson family.]


Edith Teague, “Green Thumbs ... and Glass Houses,” *8’ Oclock*, 8 November, 1952, [Mr A. Currey and Mr Sherson picking cucumbers]

Descendants to celebrate arrival of pioneer couple. *Auckland Star*, 10 October, 1959. [Dr and Mrs Thomas Aicken Riverside settlers].


Maps
DP 808A (1884). This map as been published in two papers by Gardner and Best. The parts published reveal that this map would be one of the oldest to document the landscape history of the peninsula with bush, roads and boundary fences, building footprints, and the Pollen family ‘orchard’ detailed.

NZ Maps 4559 1882. [Records Mr. Kinlock and Mallon lived opposite Section 4 and 5].


Panoramas
Bell Trotting Stud Farm, Avondale, Auckland 1924, Alexander Turnbull Library, Wellington, ref. F 134202 ½

8.0 Appendices
8.1 Reports sent to society

In summary the findings to date record scattered subsistence agriculture that became commercial (and the private lands were used for public recreation) with increasing industrial control though agricultural and planning legislation.

The research plan has been to divide the Rosebank peninsula into the original subdivision of some 13 allotments and file the research data and photographic images into these blocks.

Meetings have been held with Lisa Truttman and Jack Dragicevich. Newspaper stories, maps and family history images have been exchanged. Meetings have taken place with Norma Dolphin of Whangaparoa. Field work has begun under trying winter conditions.

Published works have been read such as: The Challenge of the Whau: A history of Avondale; Avondale racecourse and school histories; Land Information New Zealand; Auckland War Memorial Museum Library; Auckland City Library Archives – Whau Highway District (WHA); University of Auckland Library: Thesis; Newspaper searches on Papers Past; Twenty seven probates at Archives New Zealand, Auckland, have been located that will be used to understand the businesses that ran the market gardens, orchards and landscape of peninsula.

Two new topics that have come out of field work and research to date are:

1. Inventory of landscape architect/architects who designed the modernist industrial sites in 1960s.

2. List of streets with present tree species – to assist to age subdivisions and social history re donations of trees and local period tree fashions.
Important findings.

Miss Coulton’s book *Our Farm of Four Acres* was listed in Whau Highway Board 1870s library catalogue.

**8.1.2 Report 2: Rosebank Peninsula research in Wellington in August 2008.**

My visit to Wellington in August 2008 focused on the newspaper *Avondale Advance and Blockhouse Bay Beacon* for 1953 to 1962 [Appendix 7.2] where some 20 items were transcribed. A set of *The New Zealand Orchards* [1950-1953]; *Fruit and Produce*: Official organ of the New Zealand Fruit and Produce merchants & Auctioneers Federation [1945-1953] and a few Vegetable Growers magazines held in the National Library Collections [See below] were read for stories about Rosebank and several stories were found.

The newly purchased by the National Library, Wellington, Whites Aviation Photographic Collection was examined and about eighteen aerial oblique and vertical images were located dating from 1938-1989 that recorded the full length of the peninsula.

The Open Photographic Collection was also examined and several images found.

A start was made on the *Appendix to the Journals of the House of Representatives of New Zealand* to locate a selection of the 1950s Avondale Horticultural Experimental Trial Area.

A lengthy description was found of the activities of this important garden in the *Avondale Advance and Blockhouse Bay Beacon*, June, 1955. P3. C2-3.

At the oral presentation I made to the Society earlier in the year [2008] a relative of a Mr. Hunt mentioned that there was a thesis in the University of Auckland library. This was located as, Hunt, Donald Trevor. 1956. Thesis MA (Hons.) Geography. *Market Gardening in the Metropolitan Auckland*. (Masters of Arts) 108p.

Hunt has also published a paper based on his thesis titled: Hunt, Donald Trevor. 1959. Market Gardening in Metropolitan Auckland. In, *New Zealand Geographer*. Vol. XV. No 2. October. Pp. 129-155. [Figure 5. Map of two seasons market gardening crops on the Avondale Flats; Figure 10. A photograph of ‘Spring Cabbages’; Figure 8. Glasshouses Avondale. 635.H94 Auckland Public Library.]

At the same library is the Research Essay, R84-35, written by Margaret A. Moorehouse in 1967 titled “*From fields to Factories*” man’s changing role on Rosebank peninsula 1952-1967. Research Essay (BA (Hons.) 54 leaves.

A number of files at Archives New Zealand, Wellington were also viewed.

The main collection of the post war journals relating to commercial vegetable growing in New Zealand is called: *The New Zealand Commercial Growers Journal* (1945 – 1955) and a full set are held at the Palmerston North Crop and Food Research Library.

In September 2009 a visit was made to the Crop and Food Research library near Massey University, Palmerston North, to examine the only set of horticultural journals called *The New Zealand Commercial Gardener’s Journal*. They cover the period from 1945 onwards and this publication was formally called *The Official Organ of Dominion Council of the Commercial Gardeners’ Federation & Chinese Growers Federation* and included an ‘Indian Federation’ affiliated to the organisation. Thirty four items were photo-copied including local stories dealing with research and food production on the Avondale peninsula.

Throughout the 1950s and 1960s these journals record the formal lobbying undertaken by the Commercial Growers organisation and other like minded organisations, such as the New Zealand Institute of Horticulture, who jointly contested the evolving planning policy of land use around New Zealand surrounding the four main cities, where lands used for agricultural production became industrial landscapes. One of the key reports written in 1955 that was quoted in the NZ Commercial Gardeners Journal was one commissioned by the NZ Institute of Horticulture to address the local Auckland City lands being built over. There appears to be a stand-alone report written by the NZIH that I have to date unsuccessfully tried to locate.

In summary the literature finding to date for Avondale record Pakeha settlers subsistence agriculture that became increasingly commercial (and the private lands were used for public recreation) with increasing industrial control though agricultural and planning legislation.

The wet late winter and spring weather limited planned outdoors field research although photographs were taken on three preliminary street walking investigations.


I visited Dr Ross Ferguson at HortResearch in November 2009 to discuss the history of Hayward Wright’s lands and I exchanged notes re experimental plantings describing the Government run Avondale Station in the 1950s-60s which grew heritage kumara varieties and undertook pioneer composting trials for Auckland City Council.


The discovery from research done in 2008 of a major report written by the RNZIH in 1955 to address the loss of horticultural lands around Auckland and New Zealand cities had produced no stand alone library copies [Mr. Grieg was recorded as the author] so in December [2009] last in the week before the National Library was to close a series of the RNZIH archives was studied and the report was eventually located and photocopied...
8.2 Avondale Advance and Blockhouse Bay Beacon

Avondale Advance and Blockhouse Bay Beacon, 26 November, 1953, p11, C1-2. Looking back over the early days of Avondale Primary School. By DRI

“... Excepting for his flat space immediately around the building the ground was sloping green grass. On the lower slopes the older boys played cricket in summer and football in winter; on the upper, both boys and girls played rounders. We needed no organizing, except by our own leaders, who with rough-and-ready justice, enforced the rules.

“On the hottest days, little groups took refuge under the sweet scented acacias which drooped over the paling fence separating the playground from the headmaster’s garden. Memory recalls the drowsy contentment and sheer happiness of those rest periods shared with just the right companions.

“Another memory of summer mornings is the sweet scent of laurels and the drowsy hum of bees, on the driveway we came in off the rough and dusty metal road, following the long walk to school. Many walked from two to three miles from outlying parts of the district.

In later years, plane trees facing Great North Road made a welcome shade near the school. Some of these are still standing though much reduced in size. Along the Great North Road was a row of great spreading pines and macrocarpas whose needles made a thick aromatic carpet under the cool shade.

“A favourite pastime with the girls was to “play house” there, sweeping a clear space for the floor, and moulding the needles into walls and armchairs, in which some favourite teacher or little one was invited to sit. In the height of summer this game might continue for weeks, no group disturbing the house or another, or trespassing on it.”

Avondale Advance and Blockhouse Bay Beacon, February, 1954, p12, C2-5.

Bissett, John. “Blockhouse Bay- Notes on its early History and Origins”.

“... the Government establishing a blockhouse in the crown of land overlooking the Manukau with a deep cut moat and other military cuttings. Two red coat regiments were given the duties of patrol from the blockhouse, abutting on what is now Gilfillan Street, and around the headland of the Maori lookout on the Bay. Lighter trench work faced eastwards to the age-old group of pahs at the base of what is now Lewis Street. The Manukau was alive with the fever of war among the Maoris, and this is verified by the great war canoe, captured on the Manukau and now outstandingly shown in the Auckland Museum as the principal exhibit of Maori art and craftsmanship...”.

Avondale Advance and Blockhouse Bay Beacon, April, 1954, p3, C2-3.

Biography Mrs C. D. Grey of Chalmers Street.

Avondale Advance and Blockhouse Bay Beacon, April, 1954, p8, C4.

Mrs E. C Shipton of Blockhouse Bay. Landscape artist.

Avondale Advance and Blockhouse Bay Beacon, August, 1954, p6, C3-5.

“With the essay printed below Mrs. D. M. Davy, of Methuen Road, Avondale, recently won a prize in a competition entered by Women’s Institute members from all over New Zealand. He account is called “The Historical Events of the District in Which My Women’s Institute Stands”, should interest many readers:
It was in the year 1841 that Dr. David Pohlen (sic) purchased from the Land Sales Department seven acres of land on the Rosebank Peninsula, that tract of land that lies between the two harbours Waitemata and Manukau, with the Whau Creek joining them together.

“I was told it was his wife who planted the first orange tree, which grew so quickly and was so abundant with fruit that the doctor and his wife took up citrus fruit growing on a large scale. So well known did their orange and lemon groves become that white settlers came from all over New Zealand to settle in this fertile valley. That Avondale was the pioneer of the citrus fruit industry is an undisputed fact. Later on tomatoes and other garden produce were cultivated and commercialized and became a lucrative industry. The settlers grew rich and the wilderness became a garden...

“This all came about because little over a hundred years ago a brave man tore the wilderness apart to make a garden and a lone woman planted an orange tree.”

Avondale Advance and Blockhouse Bay Beacon, June, 1955, p3, C2-3.

Research Station in Avondale Developing Better Vegetables.

“Improved types of vegetables, manures and other garden aids are being sought by expert on a property of four acres in Riverdale Road, Avondale.

“This property is the trial area of the Department of Agriculture’s horticultural section and, to many people, it appears to be just another market garden.

“Results being obtained here by Government horticultural instructors, however, may well result in vastly improved vegetables for Aucklanders in a few years time.

“This trial area is quite distinct from the Mt Albert Plant Research Station, which is concerned more with plant diseases and laboratory work.

“Emphasis at Avondale is placed on field testing of plants and chemicals.

“Conditions for growing are kept as near as possible to those that would be found in a commercial market garden.

“Instructors are experimenting with every type of plant, and the main crops at present under test are potatoes, carrots and kumaras.

Testing Area.

“Covering about half the testing area, potatoes are being grown to compare with the efficacy of various types of manures – compost, peat, sawdust, and artificial fertilizer. These are applied to sections of the crop marked off at regular intervals by small white pegs. Progress of all plants is carefully noted, and when the plants are lifted, the yields will be compared and tabulated...

“...A further experiment is that which aims at improving the quality of kumara crops. This has been in progress for several seasons.

Crops compared.

“In the first instance, 25 varieties of sweet potato – some from the Pacific Islands and America – were planted and the crops compared.

“Tests have reduced this number to the five best varieties, all but one of them having been developed from the variety originally brought to New Zealand by the Maoris.

“The most successful kumara under Auckland conditions has, to date, been the “Owairaka Red,” which was developed from the native variety three years ago by the plant research station.
“Already the main type of kumara grown round Auckland, tubers from it were sent to America last year. The horticulture station is aiming to select the best plants for pollination, and to build up a quality strain. Tubers from these plants will eventually be made available to commercial grower’s to improve the quality of their crops.”

*Avondale Advance and Blockhouse Bay Beacon, September, 1955, p6, C4-5.*

Council Approves Re-Zoning of Rosebank Peninsula.

“…Proposals to industrialise Rosebank peninsula arose out of the Harbour Board’s upper harbour development scheme…”

*Avondale Advance and Blockhouse Bay Beacon, May, 1956, p4, C4-5.*

Ground Floor Plan for Great North Road New Premises at Avondale for the Bank of New Zealand Ltd. Massey, Beatson, Rix-Trott, Carter & Co. Architects Auckland, 13 April 1956. [Records a trellis and “gravel garden”.

*Avondale Advance and Blockhouse Bay Beacon, September, 1956, p1, C1.*

“Brilliant Scholar to Study in England. A foundation pupil of the Avondale College, Mr. John E. Titheridge, MSc., who had a brilliant record, left for England recently where he will undertake research in radio physics for three years … Cavendish Laboratory of Cambridge University …”


“Reside in Avondale House 50 Years Ago.
Built in 1880 “Warley” house situated in Rosebank Road, Avondale, hold many memories of other days for Mr. H. Cruickshank, of White Swan Road. It was 50 years ago last month that his grandfather and family took up residence in the house. It was occupied after being built by a Mr. Price who lived there for several years. Two other families occupied the house before Mr. Cruickshank’s grandfather took possession…. The house was sold to a family known as McMillan in 1917. In 1942 the house was occupied as the United States Naval Headquarters, and behind it was built a naval hospital, which is now the Avondale College and Intermediate School … The house is now the residence of the Principal of the Intermediate school …His grandfather and other relation are buried in the little cemetery in Rosebank Road about a quarter of a mile from the house.”

*Avondale Advance and Blockhouse Bay Beacon, October, 1956, p2, C2-4.*

Picture of Motor Camp at Avondale.

*Avondale Advance and Blockhouse Bay Beacon, December 1956, p7, C1-2.*

**Redevelopment of Rosebank Peninsula an Important Link in 20 year Plan.**

“The redevelopment of the Rosebank Peninsula will play an important part in the 20-year district scheme approved by the city council to provide for the future development of Auckland.

“This area now principally devoted to market gardening has been included in the industrial zones of the major scheme, and the 300 to 400 acres of land, when added to the Harbour Board’s reclamation proposals, will provide a new area of industry of more than 1000 acres …"
“The scheme will also make provision of off-street parking spaces compulsory. But there will be exemptions in the inner city, where the City Council will be responsible… “

Avondale Advance and Blockhouse Bay Beacon, February, 1957, p1, C3-4.

Opposition to housing plan for Rosebank.
“City Council plans to redevelop Rosebank Peninsula for industry and housing have run into serious opposition. The New Zealand Fruit and Produce Merchants and Auctioneer’s Federation has entered a strong protest.
“The federation told the council is was perturbed to learn that the council was going a head with its plans for redevelopment, because it believed that in the best interests of the people of Auckland the peninsula should be retained as a market garden area.
“The locality was virtually the last remaining area of considerable size close to the city that was used for vegetable producing, said the federation’s letter to the council.

OUT OF PRODUCTION
“On the part it was proposed to zone for industry there were now 24 commercial gardens with a total of 278 acres and 45,000 square feet of glasshouses. There were 14 gardens totaling 57 acres and 125,000 square feet of glasshouses on the area marked for housing.
“The development plan would mean that 335 acres of land and 170,000 square feet of glasshouses would go out of production. The federation said that in 1949 it protested strongly against the proposal to acquire market garden land on the peninsula for the Auckland Harbour Board. As the result of an inquiry by the Prime Minister, Mr. Fraser, the land was not taken.

“In 1951 the land was saved again after a protest to the Minister of Works, Mr. Goosman.
“For many years the federation, with other organisations such as the Dominion Council of Commercial Gardeners Ltd., and the New Zealand Fruitgrowers’ Federation, has frequently drawn attention to the serious loss of food producing area adjacent to large centres of population. … [plus seven further paragraphs.]”


Call for action on “that spider”. [quote the bit re numbers of hatchlings ie “alien”.]


Rosebank will remain zoned for industry.

Avondale Advance and Blockhouse Bay Beacon, June, 1958, p1, C1-3.

[Telephone: “…18,000 temporary manual exchange at Avondale is bought into operation…”].

Avondale Advance and Blockhouse Bay Beacon, August, 1958, p1, C1-2; p8, C3.

“Special Plans for Avondale in City’s Scheme. … “In relation to the ROSEBANK PENINSULA the scheme recalls that in 1949 the Auckland Harbour Board gazetted its intention to reclaim a considerable area of land in the upper harbour for industrial, commercial, and other purposes. …

“A plan of the proposed development scheme, showing the general preliminary proposals made by the Auckland Harbour Board and the council in 1955 is attached to the scheme statement…”

Rosebank Peninsula Thematic Landscape Study 2008-2010. By Endangered Gardens
Miss Mabel Howard visits Steele firm at Avondale. 35th year. [Two pictures inside the building.]

“A Tragic Journey” by G. M Fowlds. [Re St Ninians and loss of Rev. David Hamilton B. A.]

[Picture of Avondale Hotel ca 1890s. J. R. Stych. 10 dogs and boys/men. Hotel went ‘dry’.]

“Anglican’s Mark 75th Anniversary of St. Jude's Parish”.

“Taikaka” was name of Avondale College Magazine. Biographical data about Titheridge's.

“Rosebank’s Industrial Area Takes Shape”. [Some small “buffer strips” between residential land and proposed industrial land were eliminated (from modified plan changes)]

“Rosebank industrial area presses for facilities. The garden of Auckland, Avondale flat – is changing. In 1949 property owners banded together to form an association when the Harbour Board had “designs” on the area. In defense of the rights of property owners the association has been active over the years, and though now industry is replacing gardens, garden lovers need not be disturbed because not an ounce of the valuable soil is being wasted. The topsoil is being sold for garden and parks and will live on …”

8.3 New Zealand Commercial Gardeners’ Journal


Presidents Message. Mr E.B.Chisholm.

District Reports. Auckland.

Advert. Waldor Commercial Glasshouse.
“Land Matters. A Letter to the Prime Minister”.

The Annual Conference. Misc. re Urban Lands Rating Act...


Review of Vegetable Research Work Over Past Year. Carrot Rust Fly – Avondale...

“What Crop Research Division (D.S.I.R) Doing for the Vegetable Industry”. 
- Kumaras. An extensive collection of kumara types has been made in New Zealand and, with the assistance of a Rockefeller Foundation grant, in some of the Pacific Islands and South America...

“Conservation of Land problems Discussed by Market Div. Committee”. 
Courts deliberated over each case of land subdivision.