PLAN CHANGE REQUEST AT RODNEY STREET AND MONOWAI ROAD, WELLSFORD: ARCHAEOLOGICAL ASSESSMENT

Prepared for Wellsford Welding Club Ltd

October 2021

By

Ellen Cameron (MSc)
Aaron Apfel (BA Hons)

Clough & ASSOCIATES LTD

321 Forest Hill Rd,
Waiatarua, Auckland 0612
Telephone: (09) 8141946
Mobile s 9(2)(a)
www.clough.co.nz

Contents

INTRODUCTION

Project Background

The Wellsford Welding Club Ltd are applying for a Plan Change to rezone properties at Rodney Street and Monowai Road, Wellsford (Figure 1). The addresses and legal descriptions of the properties in the Plan Change Area are PT Allot SE 118 PSH of Oruawharo (338 Rodney Street) covering 24.75HA, PT Allot 117 PSH of Oruawharo (State Highway 1 Wellsford) covering 11.87HA, Pt Lot 4 DP 9919 (Monowai Street Wellsford) covering 6.72HA, Pt Lot 2 DP 26722 (Monowai Street Wellsford) covering 5.75HA and PT SEC 25 BLK XVI Otamatea Survey District DP 9682 (Monowai Street Wellsford) covering 2.09HA. The proposed Plan Change consists of rezoning from future urban and countryside living to residential living, medium density living and lifestyle living (Figure 2).

An archaeological assessment was commissioned by Barkers & Associates on behalf of the Wellsford Welding Club Ltd to establish whether future development enabled by the proposed Plan Change is likely to impact on archaeological values. This report has been prepared as part of the required assessment of effects accompanying a plan change application under the Resource Management Act 1991 (RMA) and to identify any requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Recommendations are made in accordance with statutory requirements.

Methodology

The New Zealand Archaeological Association's (NZAA) site record database (ArchSite), Auckland Council's Cultural Heritage Inventory (CHI), Auckland Unitary Plan Operative in Part (AUP OP) schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero were searched to determine whether any archaeological or other historic heritage sites had been recorded on or in the immediate vicinity of the properties. Literature and archaeological reports relevant to the area were consulted (see Bibliography). Early survey plans and aerial photographs were checked for information relating to past use of the properties.

A visual inspection of the properties was conducted on 18 October 2021. The ground surface was examined for evidence of former occupation (in the form of shell midden, depressions, terracing or other unusual formations within the landscape relating to Māori settlement, or indications of 19th century European settlement remains). Exposed and disturbed soils were examined where encountered for evidence of earlier modification, and an understanding of the local stratigraphy. Subsurface testing with a probe was carried out at regular intervals across the Plan Change Area and spade test pits were located along the streams to determine whether buried archaeological deposits could be identified or establish the nature of possible archaeological features. Photographs were taken to record the area and its immediate surrounds.

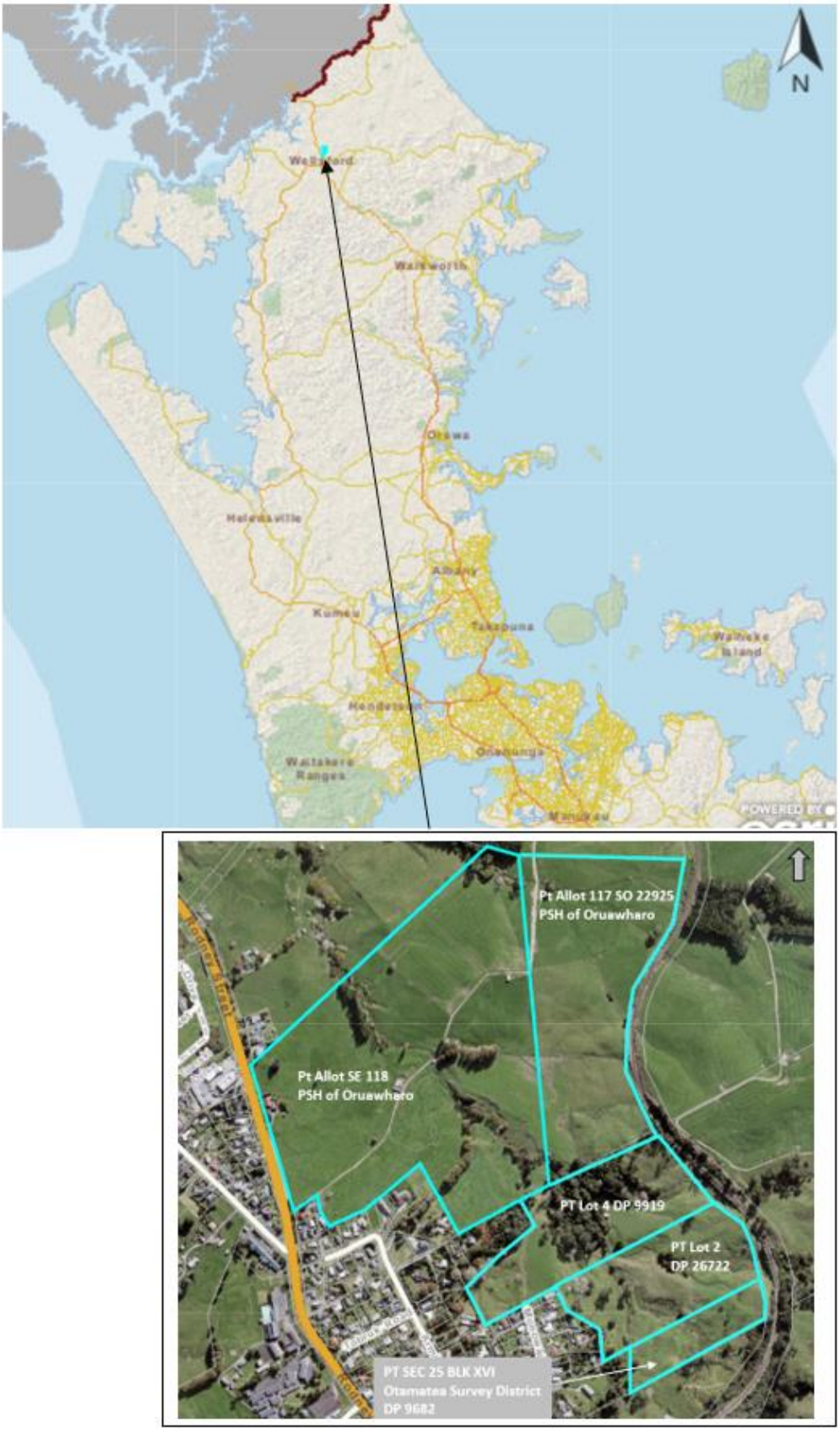


Figure 1. Upper map showing the location of the Plan Change Area in the Auckland Region and lower inset showing the details of the properties (source: Auckland Council Geomaps)

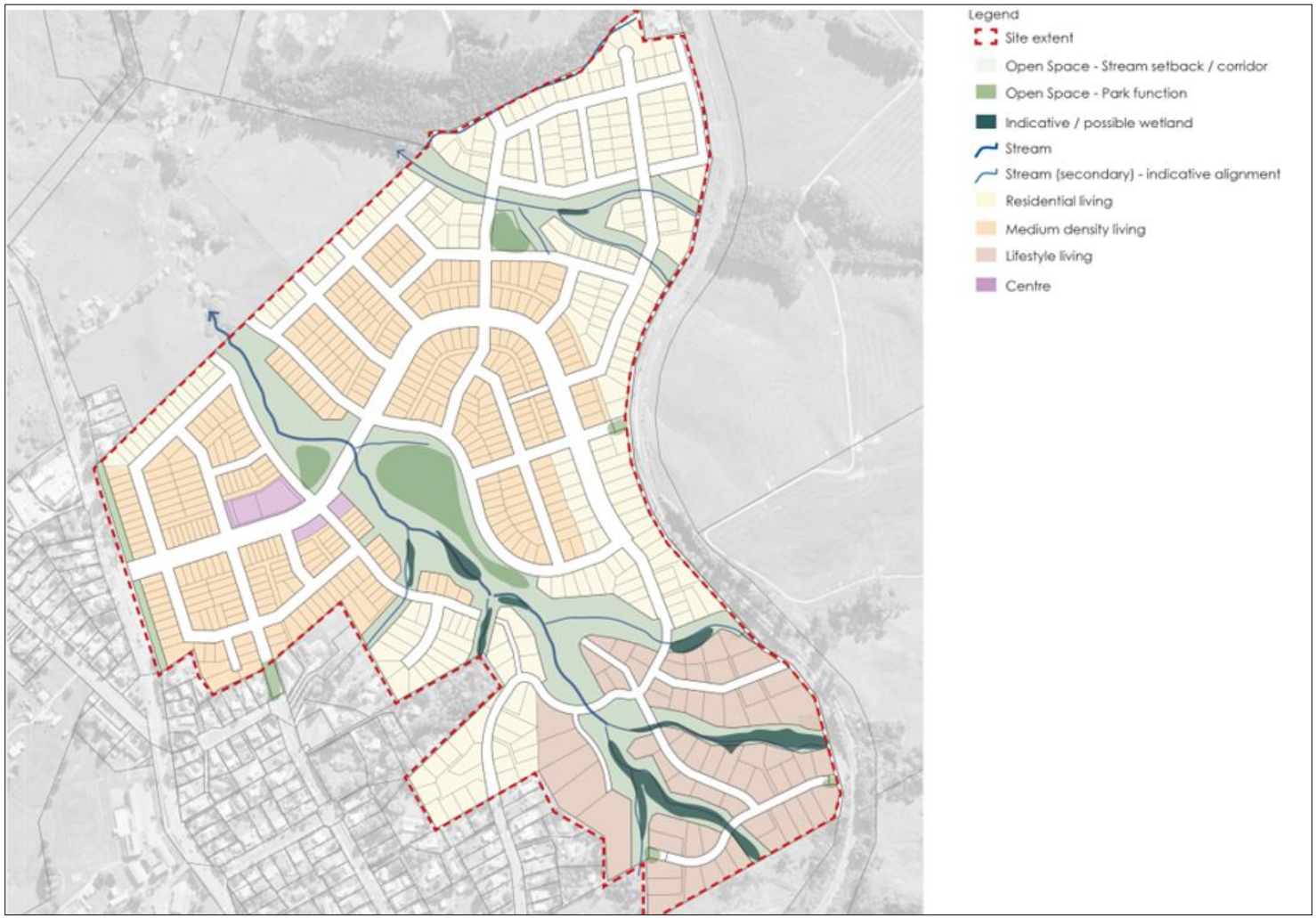


Figure 2. Concept Masterplan for the proposed Plan Change (source: Barkers & Associates)

HISTORICAL BACKGROUND

Māori Settlement

The traditional Māori settlement pattern in the Kaipara and Mahurangi districts involved seasonal movements between kainga (villages). The east and west coastal areas provided abundant marine resources, whilst the inland forest supplied Māori with hunting and resource gathering opportunities. Rivers such as the Mahurangi supplied plentiful fresh water, and sandy soils near coastal areas were highly suited to kumara cultivation (Murdoch 1992; Dave Pearson Architects 2003: 11).

At various periods, there was competition between tribes for important resources such as winter food sources and this led to a protracted conflict between the Te Kawerau and Hauraki tribes in the 1700s.

Further warfare occurred in the 1820s and 1830s when raiding Ngāpuhi from the north, armed with muskets, launched a series of attacks throughout the tribal territories of Ngāti Whātua. Māori of the Kaipara and Mahurangi, armed only with traditional hand combat weapons such as mere and taiaha, were swiftly defeated. Most fled the invasion, leaving the region virtually deserted for several years (Murdoch 1992). By the late 1830s small numbers of Ngāti Whātua and Te Kawerau/ Ngāti Rongo Māori began to return to their traditional occupation areas in the Kaipara and Mahurangi (Murdoch 1992).

European Settlement

Missionaries and sawyers began appearing in the Kaipara and Mahurangi districts by the early 1830s, and with the arrival of Europeans Māori came under increasing pressure to relinquish land (Mackintosh 2005: 5). Although several Ngāti Whātua chiefs signed the Treaty of Waitangi in 1840, including Te Roha from Te Uri-O-Hau, large tracts of land were lost through Crown purchases, pre-1840 claims and Native Land Court proceedings (NZMCH 2006: 199).

Further pressure was placed on Māori land after the decision by Governor Hobson to relocate the colonial capital southwards from the Bay of Islands shortly after the signing of the Treaty of Waitangi. Hobson ordered his Surveyor General Felton Mathew to investigate every inlet from the Bay of Islands to the Firth of Thames, including the Mahurangi River, which was surveyed in June 1840. In Mathew's report of the Mahurangi he noted that:

> '...it would be highly desirable that the Government should obtain possession of this harbour and a considerable portion of the surrounding country. A settlement once formed here, would I have no doubt, rapidly attain a very flourishing condition. Several Europeans lay claim, I believe, to this portion of the country, but their titles, I am informed, are of no value. And even among the native chiefs a dispute exists to the right of ownership. The government should therefore have no difficulty in taking possession of it. I did not see the slightest trace of native inhabitants during the time I was in the place' (Locker 2001: 61-2).

When the Tamaki isthmus was chosen as the site of the new capital, land in the Mahurangi became even more essential to the Crown, as it was now one of the main gateways to Auckland (Rigby 1998: 11). On 13 April 1841, the Crown acquired its first large tract of land in the area, known as the Mahurangi Purchase. This included the Mahurangi and

Omaha Block (Deed No. 192) comprising 100,000 acres, 'more or less', with boundaries stretching from Takapuna in the south to Te Arai Point in the north (Locker 2001: 64). In 1853 the Puhoi (or Te Hemara) Reserve was granted to Ngāti Rongo, the boundaries of which ran 'from the south shore of the Pukapuka to Waiwera, and inland to the western boundary of the [Mahurangi] Purchase' (Locker 2001: 80). In 1866 the title to this reserve was granted to Ngāti Rongo at a Native Land Court hearing. The Puhoi Reserve was eventually surveyed into 10 blocks, with Te Hemara retaining the titles to Maungatauhoro (70 acres), Orokaraka (8 acres) and Puhoi (2537 acres) (Mackintosh 2005: 6).

Following the final settlement of claims against the Mahurangi Purchase in 1853, surveying and land sales in the district continued. Ngāti Whātua were among the signatories of several large land purchases by the Crown, including: the Ahuroa–Kourawhero Block (Deed 201) on 22 June 1854 for £1200; the Wainui Block (Deed 200) on 22 June 1854 for a first instalment of £600, with a final payment of £200 made on 22 January 1855; the Komokoriki No. 1 Block (Deed 203) on 29 September 1862 for £3,500 and the Komokoriki No. 2 Block (Deed 204) on 4 November 1862 for £39-10 (Locker 2001: 81). Across the western boundary of the Mahurangi Purchase line, the Oruawharo Block No. 1 and Block No. 2 were sold to the Crown in 1860 (Turton 1877: 212-213). The above discussed blocks are shown in Figure 3.

Wellsford

Wellsford was founded by non-conformist settlers known as the 'Albertlanders', who had arrived under a Special Settlement Scheme within the provisions of the Waste Land Act of 1858. The Oruawharo Block had been set aside for the Albertland Settlement movement, and by September 1862 the arrival of the *Matilda Wattenbach* had brought the first settlers (Mabbett 1977: 197-198). Wellsford was established in two stages, known as 'Old Wellsford' and 'New Wellsford'. 'Old' Wellsford stretched between the mouth of the Whakapirau Stream and the eastern boundary line of the Oruawharo Block. Most settlers in this area arrived together on the vessel *Hanover*. It was not until 1885, when the Old Pakiri Block to the east of the Oruawharo Purchase line was sold to the Crown, that settlement spread further inland, and 'New' Wellsford was developed (Mabbett 1977: 372).

Industry in early Wellsford was driven by the timber trade. In 1864 Nicholson's timber mill was opened on the south bank of the Oruawharo River, allowing for cut timber or logs to be floated down the Whakapirau Stream to be milled (Mabbett 1968: 177). Kauri gum, used for the manufacture of linoleum and varnish, was also an important local resource to early settlers. Temporary gumdiggers' camps were scattered across the district in the 1870s, with notable diggings at Pakiri, Te Arai, Kaipara Flats and Port Albert (Locker 2001: 226). South of Wellsford, the Wayby Kauri Gum Reserve set aside 500 acres for diggers. The present site of Wellsford at this time was known simply as 'the gum ridge' (Mabbett 1968: 177).

By 1900 the timber and gum trades had begun to recede. Settlers turned to farming on their cleared land as the primary source of income. Home dairying was widely developed in the district, and by 1902-3 the establishment of the Wayby Co-operative Dairy Co. provided the area with a creamery factory. Butter and cheese were also produced, with butter sent to Auckland by steamer (Mabbett 1977: 322). The arrival of the North Railway to 'New' Wellsford in 1909 cemented viable industry in the town, and as settlers continued to move further inland away from the Whakapirau, modern Wellsford became more clearly defined (Mabbett 1977: 372).

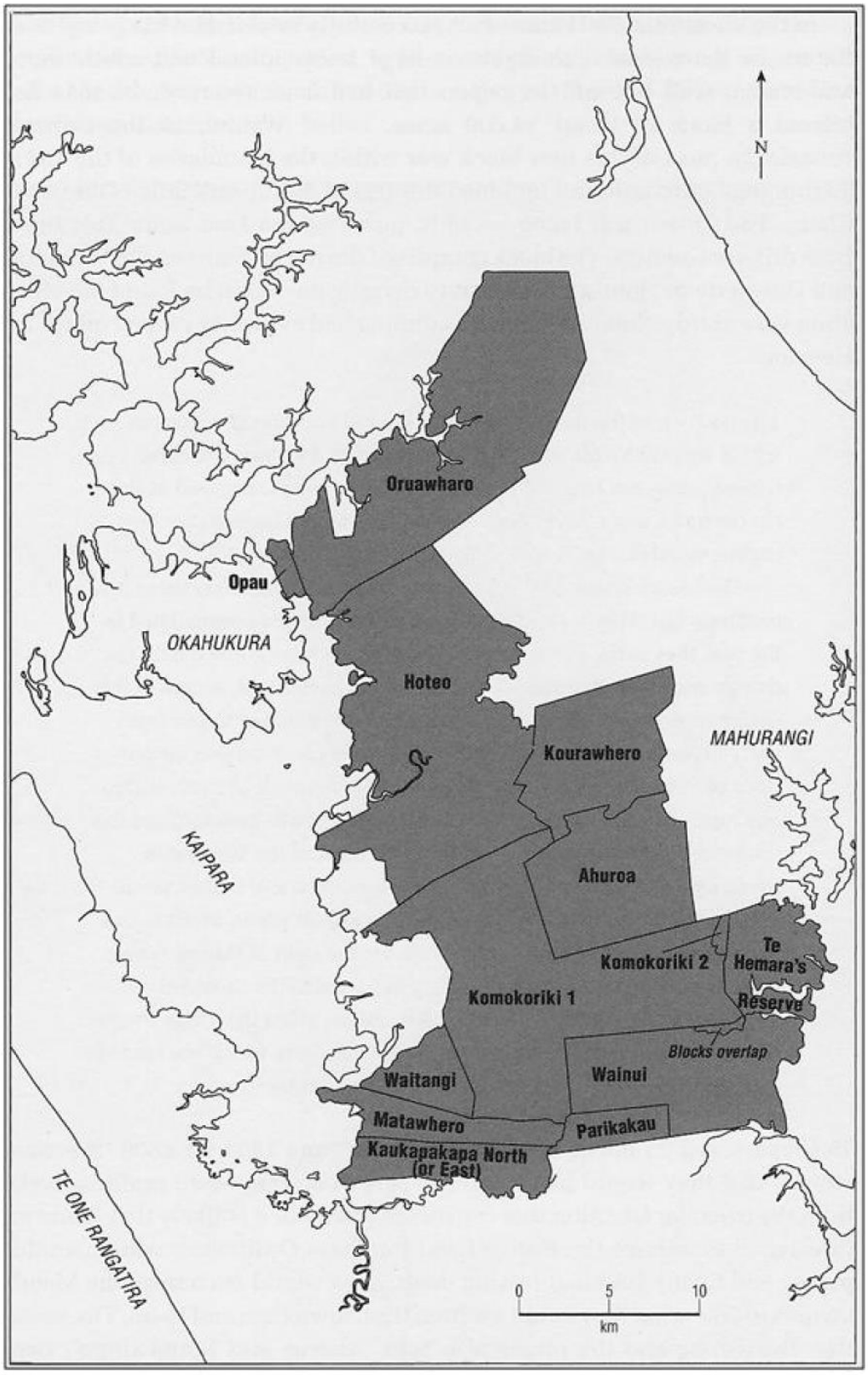


Figure 3. Plan showing the Crown purchases in the Mahurangi and Kaipara, including the Oruawharo Block in the north (source: Goldsmith 2003: 36)

HISTORICAL SURVEY

Information from Early Maps and Plans

As can be seen in the plan in Figure 4, the north-western part of the Plan Change Area (Allotment 118 SE) was part of the Oruawharo Block. As can also be seen in the plan the name 'B. Ramsbottom' is annotated on this allotment. No definite information on this person was able to be gathered during the research for this assessment. However, it is likely that he was Benjamin Ramsbottom, one of three brothers, the other two being Walter and Joseph, who lived in Wellsford during this period (Geni Website). Block 118 (SW) just to the west of the Plan Change Area also has the name Ramsbottom annotated, with the initials J.A, most likely being Benjamin's brother Joseph or possibly his father, James. The north-eastern part of the Plan Change Area (part of Allotment 117) can also be seen on the plan in Figure 4, although there is no name annotated on the plan.

A plan dated 1879 in Figure 5 shows that the western boundary of the Plan Change Area was alongside the main road north at this time. Two plans dated 1914 in Figure 6 show the southern part of the Plan Change Area which is situated in Allotment 25 of the Otamatea Survey District and both plans bear the signature of William Armitage with the annotation 'Farmer' on AK DP 9682. The names annotated on the lots are L.F. Armitage and P.L. Armitage. The name William Armitage of Wellsford appears in several newspaper articles dated to the late 1880s and 1890s[1]. As well, a William Armitage is noted as having been part of the original Albertland settlement in 1863 and that he ran the co-op store (Albertland Museum Website). It could not be ascertained during research for this assessment if this was the same individual whose signature was present on the 1914 plans in Figure 6, but it is considered likely. Plans dating from the 1934 and 1936 in Figure 7 show an early subdivision of land to the west of the southern part of the Plan Change Area (along the main north road) into small residential lots with the land within the Plan Change Area remaining largely intact. Subdivision of the land to the west of the southern part of the Plan Change Area continued on during the 1940s, 1950s and into the 1970s, with plans[2] (not shown) indicating these subdivisions. One of these plans dating from 1947 (AK DP 34748) has the owner annotated as Lewis F. Armitage, showing that the land in the area remained in the family well into the middle years of the 20th century. It is also noted that one of the streets to the west of the Plan Change Area bears the name of the Armitage family. Another plan also dated 1947 (Figure 8) shows the north-western part of the Plan Change Area with the name H.W. Watson. It is noted that Grace Fielden Watson married Benjamin Thomas Ramsbottom and it is possible that H.W. Watson was related to the Ramsbottom family through Grace (Geni Website).

In general, the old plans that were reviewed show that the land in the Plan Change Area was granted to settlers in the 19th century. It is likely that the land was in use for agriculture, although no clear evidence of the usage of the land or presence of buildings such as homesteads could be identified during the background research for this assessment.

---

[1] Newspaper articles mentioning William Armitage of Wellsford – *New Zealand Herald* 29 October 1884, *New Zealand Herald* 14 September 1888 and *Auckland Star* 20 June 1893.

[2] Plans showing subdivision of the land to the west of the southern part of the Plan Change Area – AK DP 34748 (1947), AK DP 37943 (1950), AK DP 83752 (1977) and AK DP 91257 (1979).

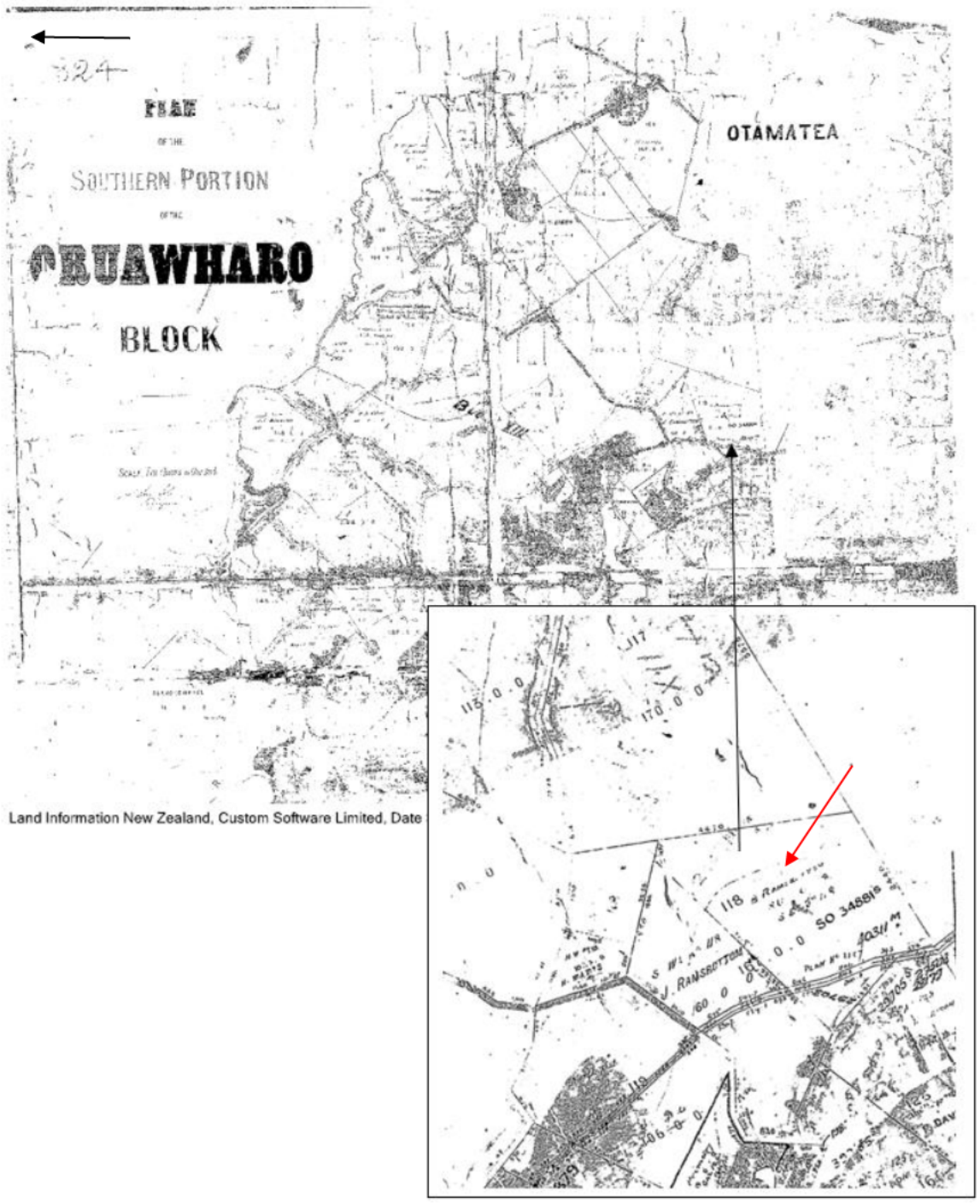


Figure 4. Plan AK SO 824 (not dated) with Allotment 118 SE which makes up the north-western part of the Plan Change Area shown in detail in lower inset with the name 'B Ramsbottom' annotated (source: Quickmap)

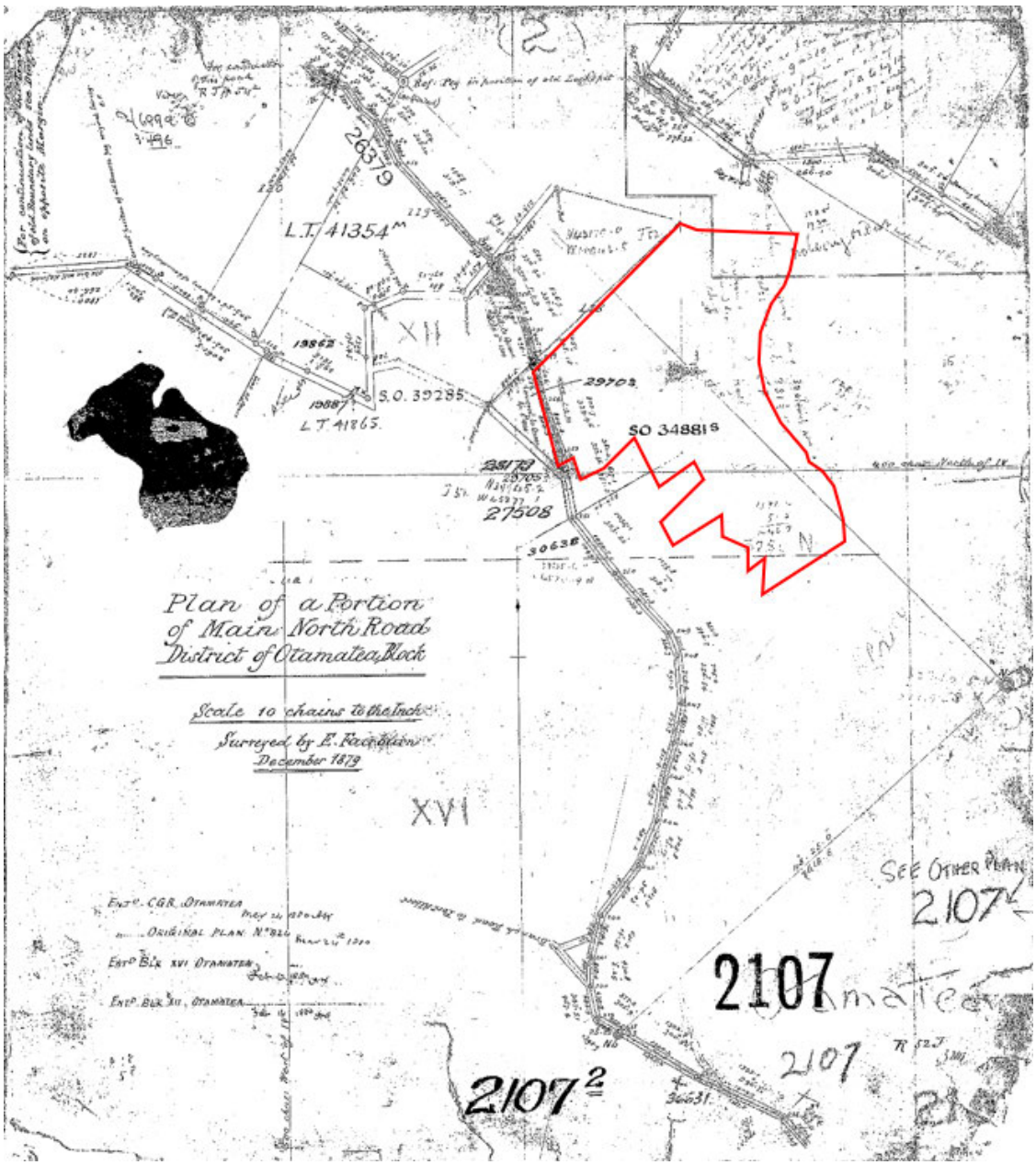
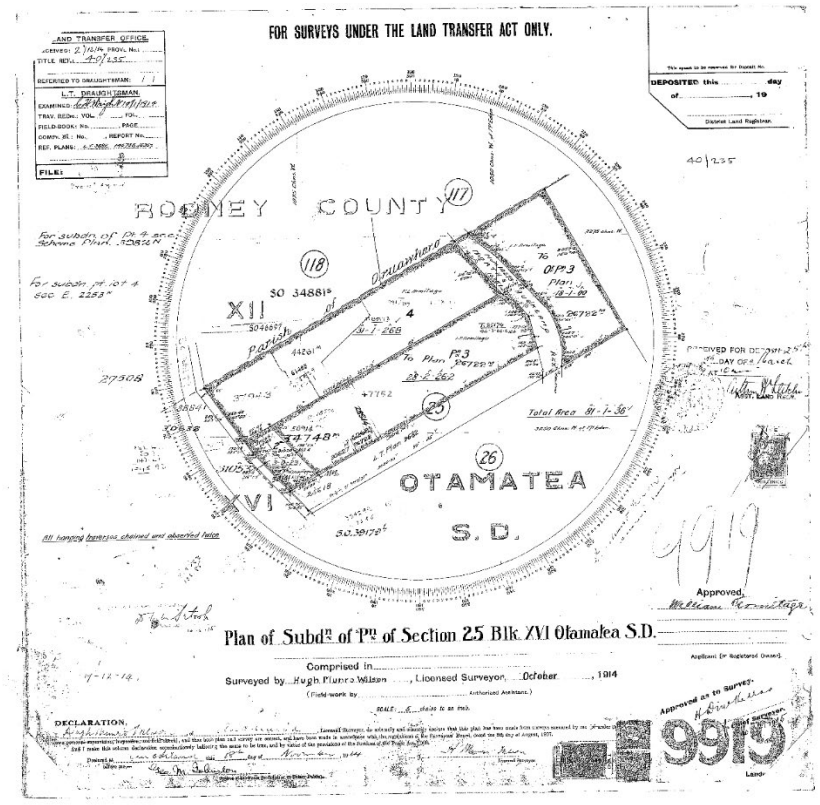
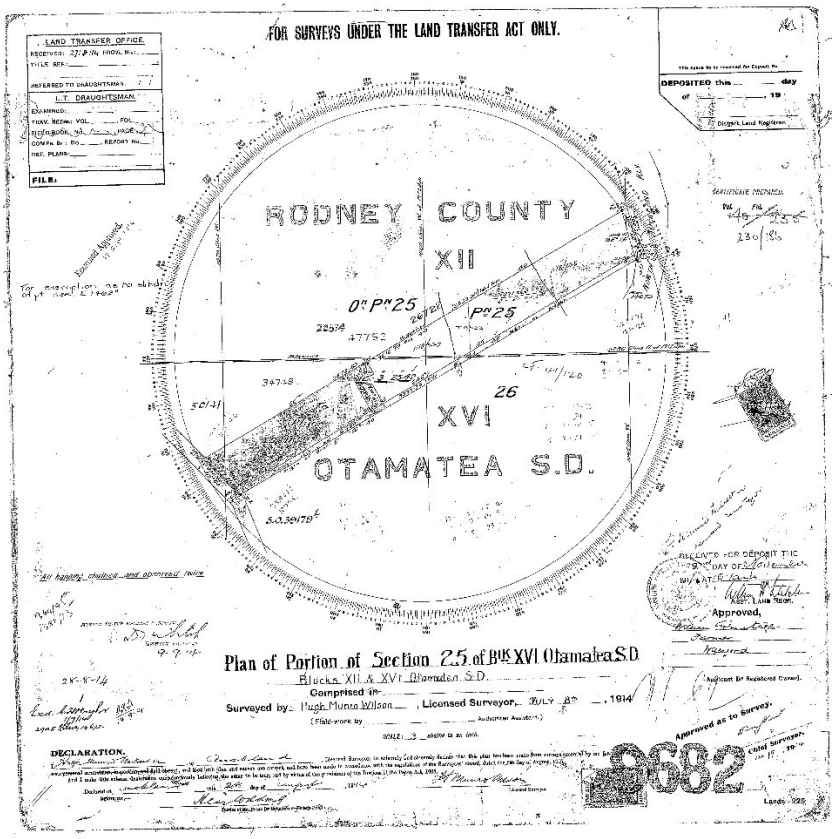


Figure 5. AK SO 2107 plan dated 1879 showing the alignment of the 'Main North Road' with the Plan Change Area outlined in red (source: Quickmap)



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified November 2002, Plan is not current as at 07/09/2021



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified November 2002, Plan is probably current as at 13/10/2021

Figure 6. AK DP 9919 plan dated 1914 (upper) and AK DP 9682 also dated 1914 (lower) showing the southernmost part of the Plan Change Area (source: Quickmap)

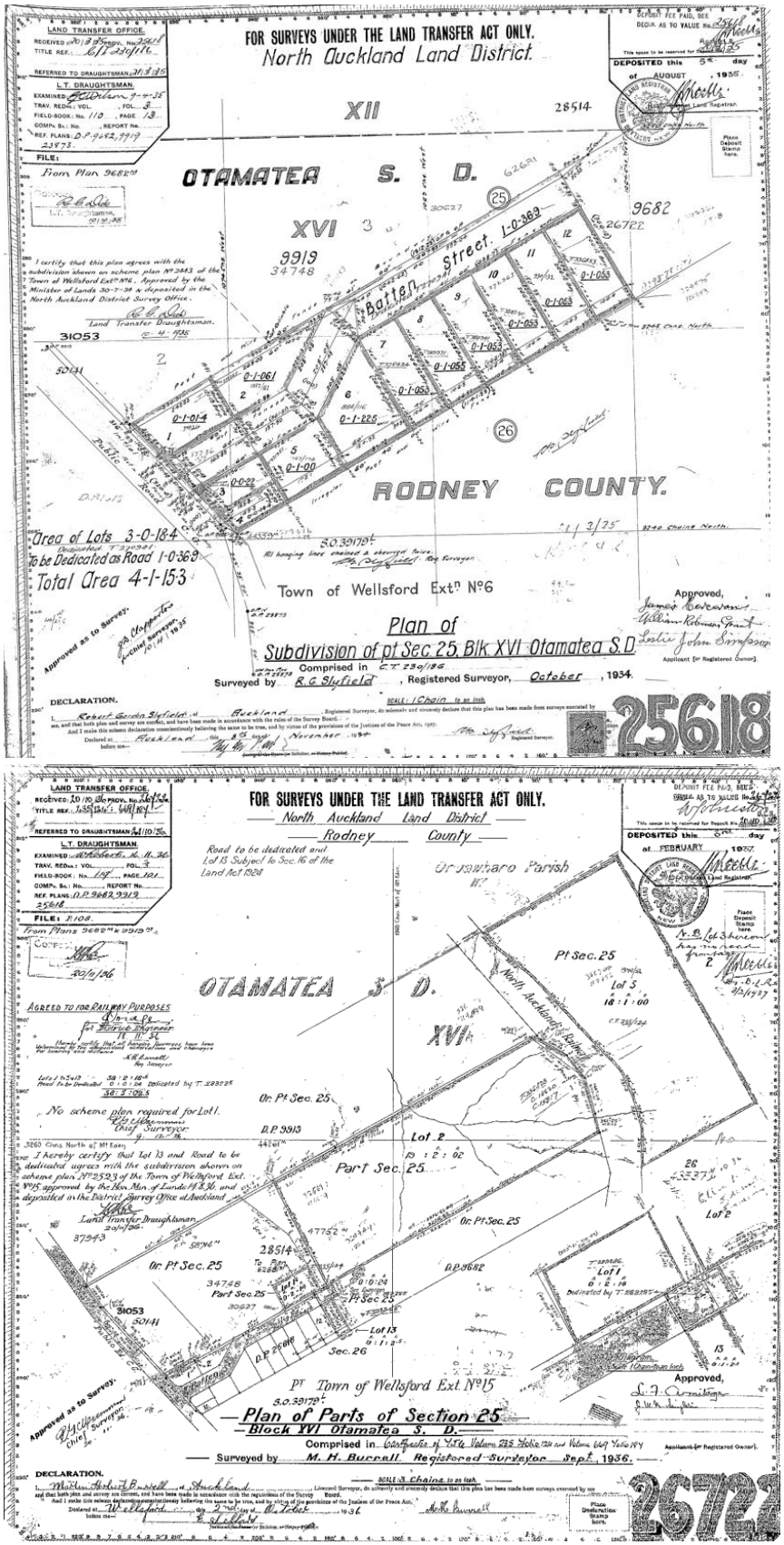
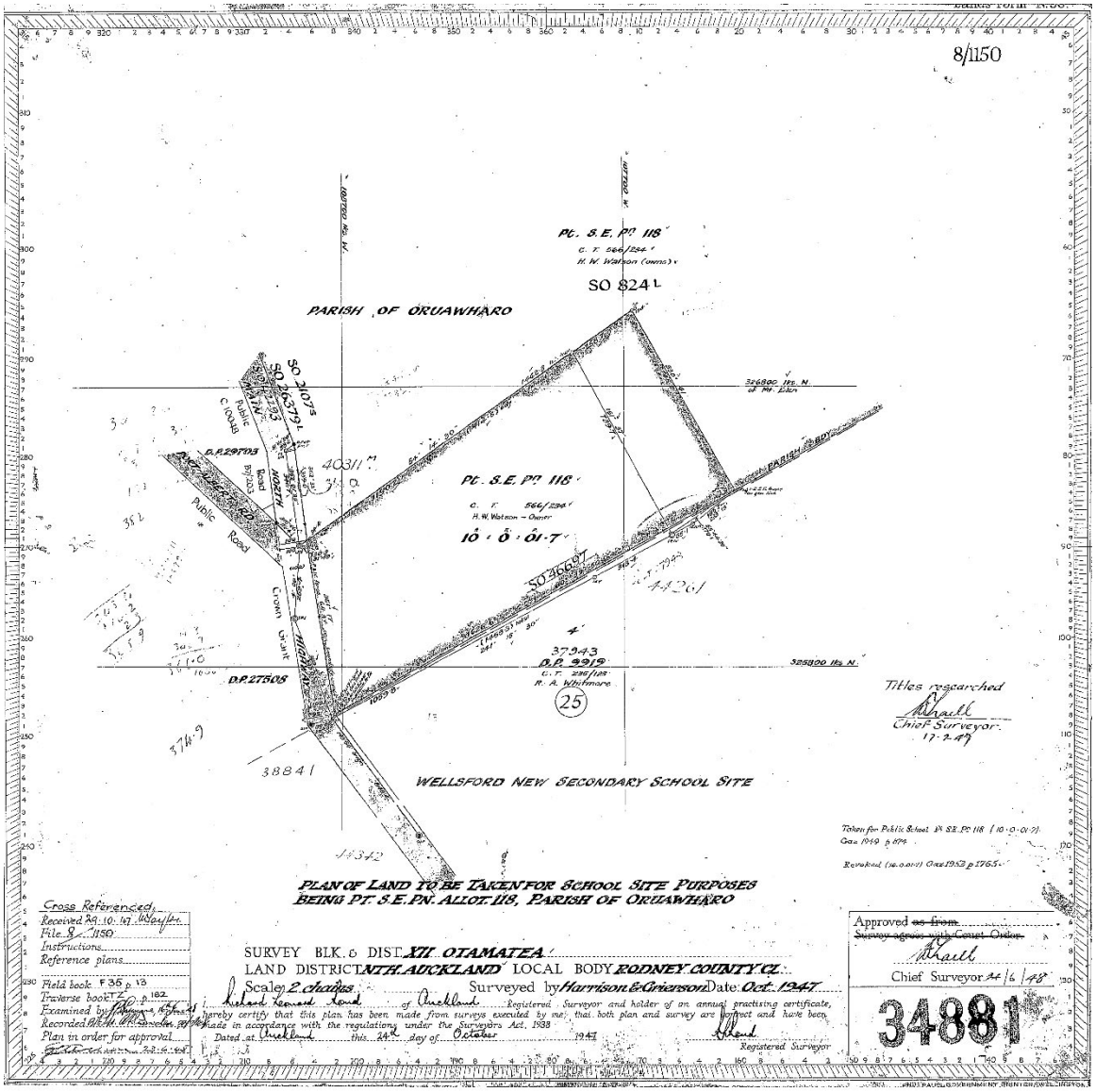


Figure 7. AK DP 25618 dated 1934 (upper plan) and AK DP 26722 dated 1936 showing subdivision in parts of Section 25 in the southern part of the Plan Change Area (source: Quickmap)



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified November 2002, Plan is probably current as at 07/09/2021

Figure 8. AK SO 34881 plan dated 1947 showing a subdivision of Pt S.E. Allot 118 (source: Quickmap)

Information from Early Aerials

The aerial photographs in Figure 9 show the Plan Change Area in 1961 and 2021. As can be seen in both aerial photographs, there have been few changes in the Plan Change Area over this time period, with the land remaining for the most part in pasture with some wooded areas, especially along the main stream that runs through the central part of the Plan Change Area from north to south and the branches of the stream in the south.

Figure 9. Upper aerial photograph dated 1961 (Crown 1338 A 2) and lower aerial photograph dated 2021 showing that there has been little change in the Plan Change Area in the last 60 years (upper aerial sourced from: http://retrolens.nz and licensed by LINZ CC-BY 3.0 and lower from GoogleEarth)

ARCHAEOLOGICAL BACKGROUND

There are no recorded archaeological sites within the Plan Change Area or in the vicinity, with the majority of sites located along the east and west coasts and sections of navigable waterways, as can be seen in the map in Figure 10. The nearest recorded site is a pa (Q09/1245) to the west that was marked on a 1928 Geological Survey Map (Harris, Hannah and Ferrar 1928) and reviewed on aerial photographs but has not been visited. It is noted on the NZAA site record that the general area around the pa has also not been visited. It should be noted that the area around the Plan Change Area has also not been surveyed previously and that the lack of recorded archaeological sites may reflected this.

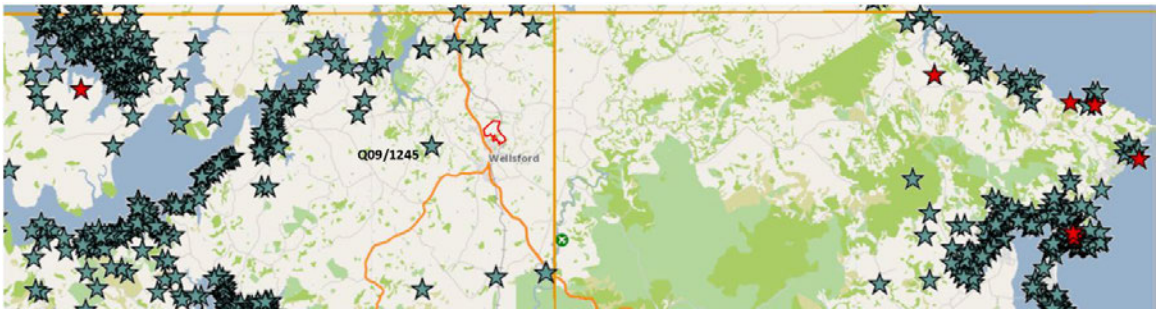


Figure 10. Map showing the Plan Change Area (outlined in red) and the general distribution of recorded archaeological sites in the broader area with the pa site (Q09/1245) identified (note that blue stars indicate approved sites and the status of red star sites is pending (source: NZAA ArchSite)

Other Historic Heritage Places

There are no recorded historic heritage places in the Plan Change Area. Two historic heritage places have been recorded in the vicinity (within c.400m) on the CHI. These are both historic buildings. CHI: 16574 is a corner bay villa of timber (weatherboard) with a corrugated iron roof, but no further information is provided on the CHI record. The second historic heritage place is the Church of Christ Hall. It was originally the Church of Christ Chapel built in 1906 and was moved to its current site in 1934. It is included in schedule 14.1 of the AUP (ID: 00528). A brief summary of these two places and the archaeological site described above is provided in Table 1 and the locations of the two historic heritage places is shown in Figure 11.

Table 1. Summary description of the recorded historic heritage places in the vicinity of the Plan Change Area (within c. 400m)

CHI No.	NZAA Ref	AUP Ref	Site Type	Description	NZTM Easting	NZTM Northing
16574	n/a	n/a	Historic Structure	Corner Bay Villa- construction date not established.	1736904	5982837
16567	n/a	00528 Cat B	Historic Structure Ecclesiastical	Church of Christ Hall- relocated building – originally Church of Christ Chapel	1736787	5982770

CHI No.	NZAA Ref	AUP Ref	Site Type	Description	NZTM Easting	NZTM Northing
22798	Q09/1245	n/a	Pa	Site indicated on a 1928 geological map- it has not been visited.	1734525	5982917

Figure 11. Aerial plan showing the location of the two historic heritage places recorded on the CHI in relation to the Plan Change Area (source: Auckland Council Geomaps). CHI: 16567 is scheduled on the AUP OP

PHYSICAL ENVIRONMENT

Topography, Vegetation and Land use

The Plan Change Area is characterised by an undulating landscape with rolling hills sloping down to a stream gulley that runs through the central section with several branches in the south. The land is mostly grass covered with trees visible along the stream and its branches. These features can be seen in the aerial photographs shown in Figure 12 and Figure 13.

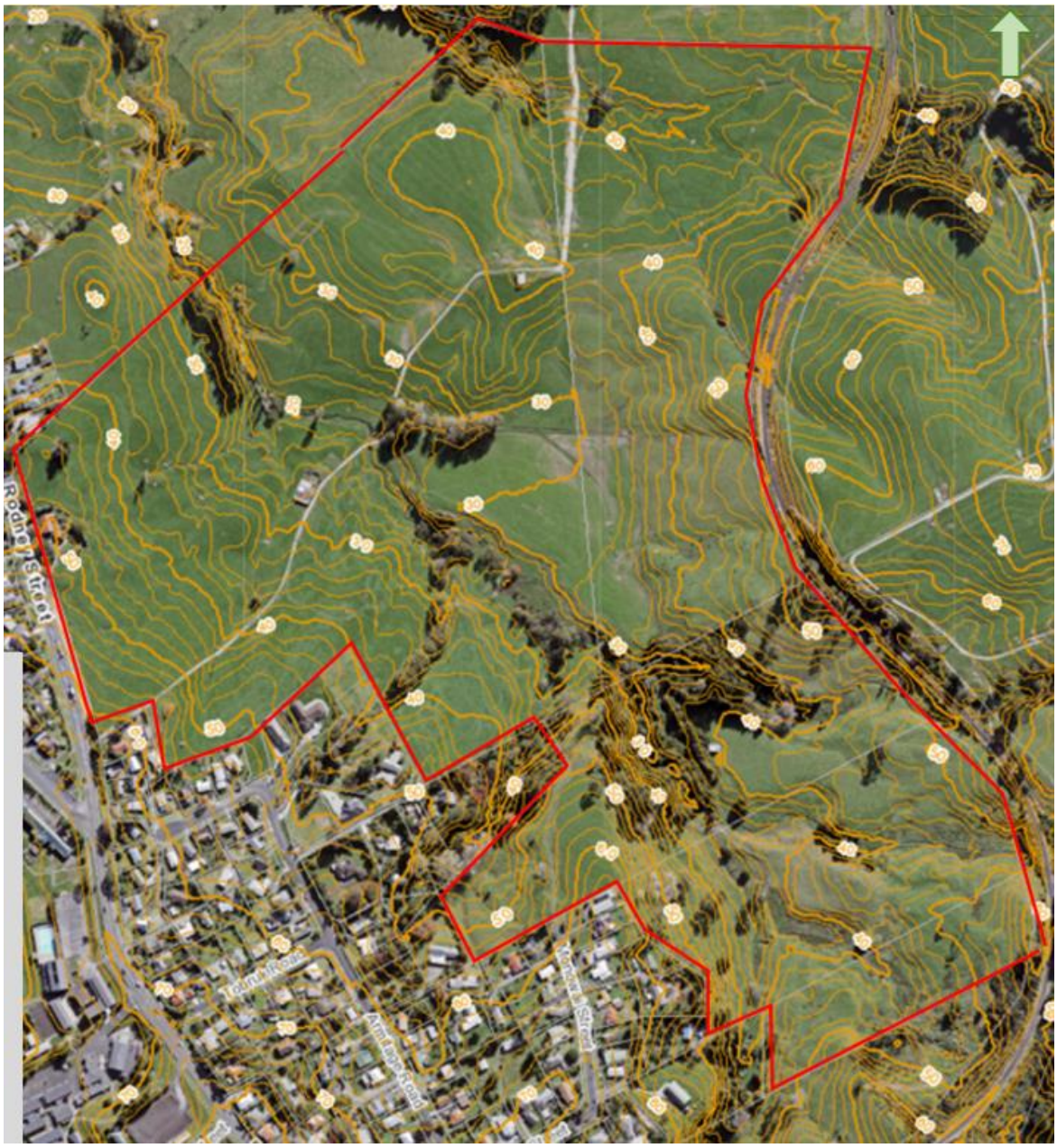


Figure 12. Aerial photograph with contours showing the Plan Change Area outlined in red (source: Auckland Council Geomaps)

Figure 13. Arial plan showing the streams running through the Plan Change Area, which is outlined in red (source: Auckland Council Geomaps)

FIELD ASSESSMENT

Field Survey Results

A visual inspection of the Wellsford Welding Club property was undertaken on 18 October 2021 by Aaron Apfel. The ground surface was examined for evidence of former occupation or land use (in the form of shell midden, depressions, terracing or other unusual formations within the landscape relating to Māori settlement; or indications of 19th century European settlement or industrial remains). Subsurface testing with a probe was conducted on a regular basis in approximately 10m intervals in conjunction with test pitting, in order to understand the local stratigraphy. Test pits approximately 20cm by 20cm were placed in the vicinity of the waterways. Photographs were taken to record the landscape and any features of interest, in conjunction with field notes.

The Plan Change Area consists of a relatively large amount of land with a varied terrain, with a large central stream running in a northwest-southeast orientation through the central section (Figure 13). Another stream is located adjacent to the northeast border running in an approximately east-west orientation. Both of these streams have numerous branches leading into other parts of the property. Additionally, these streams are connected to various overland flow paths. A significant amount of rainfall had occurred around the time of survey and, as a result, the majority of these overland flow paths contained water (Figure 14 and Figure 15).

The terrain on the southern side of the property is relatively hilly with slopes that are typically gentle but occasionally steep. These slopes tend to be most significant in the areas immediately surrounding the central stream, its branches and overland flow paths as the slopes lead into the stream. Additionally, there are numerous relatively flat areas amongst the gentle slopes. The southwest side of the property contains a relatively large and long hill that has a steep slope leading down eastwards towards the central stream. The remainder of the entire west side of the property also contains a relatively significant hillside that slopes down east/northeast typically towards the central stream. (See photographs in Figure 16–Figure 19).

The central east side of the property contains a large amount of flat terrain at a high elevation above the central stream and its branches. The central and northern portions of the property contain relatively flat terrain with occasional rolling slopes. These slopes are again more significant in the areas immediately surrounding the central stream, its branches and overland flow paths as the slopes lead into the stream. The central-east and north-east borders of the property typically contain steep hillsides sloping down to the west. The steepest terrain observed on the property was in the central-southern portion in the area immediately surrounding the central stream, within an area currently covered in dense vegetation. Additionally, considerable areas of erosion caused by the stream were also observed. A significant amount of tree cover is present on the property. However, this is almost exclusive to areas surrounding the streams. The largest area of trees is located on the central-southern portion of the property where dense forest surrounds the central stream. In addition to trees, the presence of various wetland shrubs was also noted along the streams. The rest of the property consists of paddocks that were being grazed by cattle at the time of the survey. (See photographs in Figure 20 and Figure 21).

Impacts to the ground surface from stock movements were observed throughout the property. The only structures present on the property are three relatively large sheds/cattle

enclosures, one of which is rounded in shape and made of corrugated iron on the central north side of property, and the other two of timber/plywood on the central southeast and central west sides of the property. Some tree clearance appears to have taken place adjacent to the western boundary, as a large pile of cut trees/wood was present. (See photographs in Figure 22 and Figure 23).

Figure 14. Top left: central stream surrounded with dense vegetation, standing on central south side of property facing northwest. Bottom left: branch from central stream on south side of property, facing northeast. Top right: branch from central stream on central east side of property, facing northwest. Bottom right: central stream on far south end of property near to where profile 2 (described below) was taken, facing north

Figure 15. Stream on northeast side of property, facing northwest

Figure 16. Left photograph: standing on south side of property facing north towards central stream showing relatively flat areas. Note slope on southwest side of property in left background. Right photograph: standing on south side of property facing southeast showing gentle slopes

Figure 17. Left photograph: standing adjacent to stream-branch of central stream adjacent to profile 3 (described below), facing north showing steep terrain. Right photograph: standing on south side of property adjacent to southern border, facing northeast showing gently rolling slopes

Figure 18. Left photograph: taken standing on top of hill on southwest side of property facing north/northeast towards central stream. Right photograph: standing on central northwest side of property facing southwest towards west boundary of property

Figure 19. Left photograph: standing on slope on southwest side of property, facing south. Right photograph: standing on slope on southwest side of property facing east/northeast towards central stream

Figure 20. Photograph: standing on central east side of property adjacent to shed, facing northwest towards central stream and dense vegetation.

Figure 21. Top: standing at approximate centre of property near central stream, facing east/northeast. Note slopes to the northeast sloping down westwards. Bottom left: standing on central east side of property adjacent to east border facing northwest. Note slopes leading westwards Bottom right: standing on central east side of property facing northwest

Figure 22. Top: standing on west side of central stream on central-south side of property, facing down slope towards stream. Bottom left: standing on east side of central stream on central-south side of property, facing down slope towards stream. Bottom right: significant erosion and large rocks in central stream on central-south side of property, facing north

Figure 23. Top: large rounded corrugated iron shed located on central north side of property, facing east. Bottom left: shed located on central south-east side of property adjacent to central stream, facing south. Bottom right: shed located on central west side of property, facing southwest

Eight stratigraphic profiles were undertaken, six from test pits and two from areas exposed through erosion. Figure 24 is an aerial photograph showing permanent streams and overland flow paths and the location of each test pit and exposed soil profile that was recorded during the survey. Table 2 provides the NZTM coordinates. The majority of test pits were placed on the south side of the property adjacent to the central stream, its branches and overland flow paths. This is because this area appeared particularly promising in terms of terrain, which contained numerous flat areas adjacent to the stream in addition to slopes and hills that provided a good view of the surrounding area.

Profile 1 (Figure 25) was obtained from a test pit placed on the south/southwest side of the property at the top of a hill above the central stream. This pit was 15cm deep and the stratigraphy was as follows:

- Layer 1: 11cm of a moderately loose, medium brown soil with minor root disturbance.
- Layer 2: 3cm of a moderately compact, light brown/orange clay slightly mottled with medium brown soil (layer 1), presumably caused by stock trampling.
- Layer 3: 1cm+ of a compact, light brown/orange clay.

Profile 2 (Figure 26) was obtained from a test pit on placed on the south side of the property adjacent to a stream-branch of the central stream. This pit was 17cm deep and the stratigraphy was as follows:

- Layer 1: 10cm of a moderately loose, medium brown soil.

- Layer 2: 6cm of a moderately compact, light brown/orange clay significantly mottled with medium brown soil (layer 1), presumably caused by stock trampling.
- Layer 3: 1cm+ of a compact, light brown/orange clay.

Profile 3 (Figure 27) was obtained via further exposing exposed erosion on the south side of the property adjacent to a stream-branch of the central stream. This portion of exposed erosion was 30cm deep and the stratigraphy was as follows:

- Layer 1: 10cm of a moderately loose, medium brown soil.
- Layer 2: 8cm of a moderately compact, light brown/orange clay significantly mottled with medium brown soil (layer 1), presumably caused by stock trampling.
- Layer 3: 12cm of a compact, light brown/orange clay. A large deposit of layer 2 exists at a depth of 18cm up to the base of the test pit (30cm), presumably formed from particularly deep stock trampling.

Profile 4 (Figure 28) was obtained from a test pit placed on the south side of the property on top of a hill adjacent to a branch of the central stream. This pit was 20cm deep and the stratigraphy was as follows:

- Layer 1: 18cm of a moderately loose, medium brown soil.
- Layer 2: 2cm+ of a compact, light brown/orange clay.

Profile 5 (Figure 29) was obtained via further exposing erosion exposed soils on the east side of the property near the base of a relatively steep slope of a hill, within close proximity to the central stream. This portion of exposed erosion was 52cm deep and the stratigraphy was as follows:

- Layer 1: 10cm of a moderately loose, medium brown soil.
- Layer 2: 10cm of a moderately compact, light brown/orange clay significantly mottled with medium brown soil (layer 1), presumably caused by stock trampling.
- Layer 3: 32cm+ of a compact, light brown/orange clay.

Profile 6 (Figure 30) was obtained by placing a test pit on the east side of the central stream on the central portion of the property. This pit was 15cm deep and the stratigraphy was as follows:

- Layer 1: 5cm of a moderately loose, medium brown soil.
- Layer 2: 5cm of a moderately compact, light brown/orange clay significantly mottled with medium brown soil (layer 1), presumably caused by stock trampling.
- Layer 3: 5cm+ of a compact, light brown/orange clay.

Profile 7 (Figure 31) was obtained by placing a test pit on the west side of the central stream on the central portion of the property. This pit was 15cm deep and the stratigraphy was as follows:

- Layer 1: 3cm of a moderately loose, medium brown soil.
- Layer 2: 11cm of a moderately loose, medium brown soil slightly mottled with clay (layer 3), presumably caused by stock trampling.

- Layer 3: 1cm+ of a compact, light brown/orange clay.

Profile 8 (Figure 32) was obtained by placing a test pit on the south side of the northeast stream on the northeast side of the property. This pit was 16cm deep and the stratigraphy was as follows:

- Layer 1: 14cm of a moderately loose, medium brown soil.
- Layer 2: 2cm+ of a compact, light brown/orange clay.

Both the ground surface and subsurface of the majority of the property appears to be relatively undisturbed. However, the stratigraphy from almost every profile showed evidence of significant stock trampling where clay had mixed with topsoil. Only two areas where a profile was obtained did not appear to display this stock trampling disturbance. These were Profile 4 from the south side of the property on top of a hill adjacent to one of the branches of the central stream, and Profile 8 from the northeast side of the property adjacent to the northeast stream.

No archaeological features or deposits were identified during the survey.

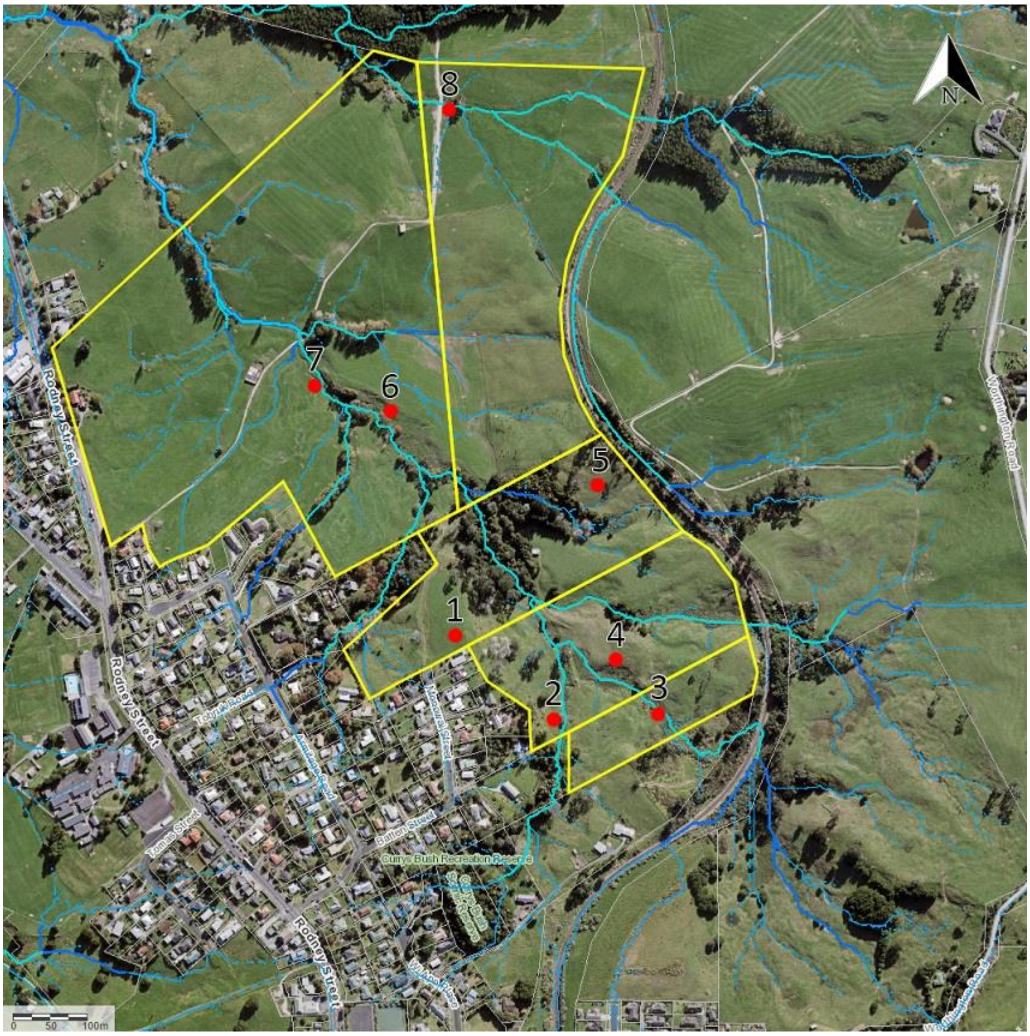


Figure 24. Aerial plan showing permanent streams (turquoise lines) and overland flow paths (blue lines) with the locations of test pits and exposed profiles recorded during the survey indicated by red dots (source: Auckland Council Geomaps)

Table 2. Coordinates of recorded profiles from test pits and exposed soil recorded during the survey

Profile Number	Profile Type	NZTM Coordinates ±3m
1	Test pit	1737050 5983166
2	Test pit	1737180 5983057
3	Exposed erosion	1737319 5983065
4	Test pit	1737259 5983134
5	Exposed erosion	1737237 5983376
6	Test pit	1736953 5983479
7	Test pit	1736850 5983518
8	Test pit	1737035 5983897

Figure 25. Left: stratigraphy of Profile 1. Right: location of Profile 1 facing north

Figure 26. Left: stratigraphy of Profile 2. Right: location of Profile 2, facing north

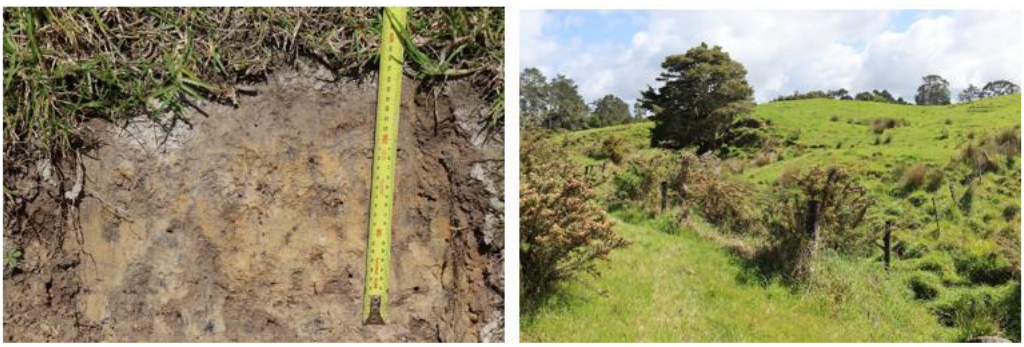


Figure 27. Left: stratigraphy of Profile 3. Right: standing at Profile 3 and facing northwest

Figure 28. Left: stratigraphy of Profile 4. Right: location of Profile 4 facing southwest

Figure 29. Left: stratigraphy of Profile 5. Right: Profile 5, facing north. Note another patch of erosion further up the hill

Figure 30. Left: stratigraphy of Profile 6. Right: location of Profile 6, facing south

Figure 31. Left: stratigraphy of Profile 7. Right: location of Profile 7, facing north

Figure 32. Left: stratigraphy of Profile 8. Right: location of Profile 8, facing northwest

DISCUSSION AND CONCLUSIONS

Summary of Results

No archaeological sites have previously been recorded in the Plan Change Area and none were identified during the survey for this assessment. Recorded archaeological sites associated with Māori settlement and occupation in the general area (apart from isolated find spots) are usually located near major waterways or along the coast. Historical research including a review of early survey plans has shown that the land containing the Plan Change Area was granted to European settlers from the mid-1850s and therefore had some potential to contain archaeological remains associated with early European settlement. However, no evidence was found during the research for this assessment that the Plan Change Area was used for anything but agricultural purposes from the mid-19th century onwards and there was no indication of a former homestead.

Māori Cultural Values

It should be noted that archaeological survey techniques (based on visual inspection and minor sub-surface testing) cannot necessarily identify all sub-surface archaeological features, or detect wahi tapu and other sites of traditional significance to Māori, especially where these have no physical remains.

Survey Limitations

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

Archaeological Value and Significance

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

The Plan Change Area has no known archaeological value or significance as no archaeological sites have been identified within its boundaries and it is considered unlikely that any unidentified subsurface archaeological remains are present.

Effects of Plan Change Proposal

Future development resulting from the proposed Plan Change will have no known effects on archaeological values as no archaeological sites have previously been recorded within the boundaries of the Plan Change Area and none were identified during the survey for this assessment. The inland location of the Plan Change Area and lack of recorded archaeological sites in close proximity mean that it is unlikely to contain unidentified archaeological sites associated with Māori occupation. It is noted that land was granted to early European settlers in the mid-19th century but there is no indication that the Plan Change Area was used for anything other than general agricultural purposes during the 19th century or that it contained a historic homestead.

Resource Management Act 1991 Requirements

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

All persons exercising functions and powers under the RMA are required under Section 6 to recognise and provide for these matters of national importance when 'managing the use, development and protection of natural and physical resources'. There is a duty to avoid, remedy, or mitigate any adverse effects on the environment arising from an activity (S17), including historic heritage.

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

Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other heritage sites. The plans are prepared under the provisions of the RMA. The Auckland Unitary Plan Operative in Part 2016 (AUP OP) is relevant to the proposed activity.

There are no scheduled historic heritage sites located within the proposed Plan Change Area. This assessment has established that future development resulting from the proposed Plan Change would have no effect on any known archaeological remains, and has little potential to affect unidentified subsurface remains.

However, if suspected archaeological remains are exposed during future development works, the Accidental Discovery Rule (E12.6.1) set out in the AUP OP must be complied with. Under the Accidental Discovery Rule works must cease within 20m of the discovery and the Council, Heritage NZ, Mana Whenua and (in the case of human remains) NZ Police must be informed. The Rule would no longer apply in respect to archaeological sites if an Authority from Heritage NZ was in place.

Heritage New Zealand Pouhere Taonga Act 2014 Requirements

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

> **'Section 42 Archaeological sites not to be modified or destroyed**
>
> (1) Unless an authority is granted under section 48, 56(1)(b), or 62 in respect of an archaeological site, no person may modify or destroy, or cause to be modified or destroyed, the whole or any part of that site if that person knows, or ought reasonably to have suspected, that the site is an archaeological site.
>
> (2) Subsection (1) applies whether or not an archaeological site is a recorded archaeological site or is entered on— (a) the New Zealand Heritage List/Rārangi Kōrero under subpart 1 of Part 4; or (b) the Landmarks list made under subpart 2 of Part 4.
>
> (3) Despite subsection (1), an authority is not required to permit work on a building that is an archaeological site unless the work will result in the demolition of the whole of the building.'

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

> '**archaeological site** means, subject to section 42(3)[3], –
>
> (a) any place in New Zealand, including any building or structure (or part of a building or structure) that –
>
> (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
>
> (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
>
> (b) includes a site for which a declaration is made under section 43(1)[4].'

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

---

[3] Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished.

[4] Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide 'significant evidence relating to the historical and cultural heritage of New Zealand' can be declared by Heritage NZ to be an archaeological site.

An archaeological authority will not be required for future development associated with the proposed Plan Change as no known sites will be affected, and it is unlikely that any undetected sites are present. However, should any sites be exposed during future development the provisions of the HNZPTA must be complied with.

Conclusions

No previously recorded archaeological sites are located in the Plan Change Area and no unrecorded archaeological sites were identified during the survey for this assessment. It is considered unlikely that any unidentified archaeological sites associated with Māori settlement will be present based on the inland location and lack of navigable waterways in the Plan Change Area. It is noted that land was granted to early European settlers in the mid-19th century; however, there is no indication that the Plan Change Area was used for anything other than general agricultural purposes during the 19th century.

If any unrecorded archaeological sites are exposed during future development activities resulting from the proposed Plan Change, the effects are considered likely to be minor and can be appropriately managed under the AUP OP Accidental Discovery Rule (E12.6.1) and mitigated under the archaeological provisions of the HNZPTA.

RECOMMENDATIONS

- Based on this assessment there should be no constraints on the proposed Plan Change on archaeological grounds, as the Plan Change Area does not contain any known archaeological sites and it is considered unlikely that any undetected archaeological sites are present.
- No conditions relating to archaeological protection are recommended as the very limited potential for undetected archaeological sites within the Plan Change Area is already provided for under the Accidental Discovery Rule (section E.12.6.1 of the AUP OP).
- If archaeological remains should be exposed during future development resulting from the Plan Change, any adverse effects can be mitigated under the archaeological provisions of the HNZPTA.
- Since archaeological survey cannot always detect sites of traditional significance to Māori, such as wahi tapu, the tangata whenua should be consulted regarding the possible existence of such sites within the proposed Plan Change Area.

BIBLIOGRAPHY

Dave Pearson Architects. 2005. Wilsons' Cement Works, Warkworth: A Conservation Plan. Prepared for Rodney District Council.

Dave Pearson Architects. 2003. Schischka Cottage, Puhoi, Auckland: A Conservation Plan. Prepared for Auckland Regional Council.

Heritage NZ. 2019. Writing Archaeological Assessments. Archaeological Guidelines Series No. 2.

Goldsmith, P. 2003. *The Rise and Fall of Te Hemara Tauhia*. Reed Publishing, Auckland.

Keys, H.J. 1954. *Mahurangi – The Story of Warkworth, New Zealand*. Cameo Press, Warkworth.

Locker, R.H. 2001. *Jade River: A History of the Mahurangi*. Friends of the Mahurangi Incorporated, Warkworth.

Mabbett, H. 1977. *The Rock and the Sky: The Story of Rodney County*. Wilson & Horton for the Rodney City Council, Auckland.

Mabbett, H. 1968. *Wellsford - Tidal Creek to Gum Ridge*. Lower North Weekly News, Wellsford.

Mackintosh, L. 2005. Wenderholm Regional Park: Our History. Auckland Regional Council Heritage Department, Auckland.

Murdoch, G. 1992. Tawharanui Regional Park: Management Plan. Auckland Regional Council, Regional Parks Service.

NZMCH 2006. New Zealand Ministry for Culture and Heritage. *Māori Peoples of New Zealand, Nga Iwi o Aotearoa*. Te Ara – The Encyclopedia of New Zealand. David Bateman Ltd & Ministry for Culture and Heritage, Auckland.

Rigby, B. 1998. The Crown, Māori, and Mahurangi 1840-1881: a historical report commissioned by the Waitangi Tribunal. New Zealand.

Turton, H. 1877. *Māori Deeds of Land Purchases in the North Island of New Zealand*: Volume One. George Didsbury, Wellington.

Internet Sources:

Albertland Museum Website accessed at: https://albertlandmuseum.co.nz/

Auckland Council Cultural Heritage Inventory, accessed at http://maps.aucklandcouncil.govt.nz and https://chi.org.nz.

Harris, G. J. Hannah and H. Ferrar. 1928. Geological Map of Otamatea Survey District. New Zealand Department of Lands and Survey. Online version accessed at: https://ndhadeliver.natlib.govt nz/delivery/deliveryManagerServlet?dps_pid=IE1281158

Geni Website accessed at: https://www.geni.com/people/Benjamin-Ramsbottom/6000000046120437324

New Zealand Archaeological Association ArchSite Database, accessed at http://www.archsite.org nz.

New Zealand Heritage List, accessed at http://www historic.org.nz.