

Archaeological Assessment of the Proposed
Subdivision of

Lot 30 DP 348513

Cove Road, Mangawhai Heads

25 September 2016

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Quality Information

Document: Archaeological Assessment of the Proposed Subdivision of Lot 30 DP 348513. Cove Road, Mangawhai Heads

Ref: 2016-115

Date: 25 September 2016

Prepared by: Jonathan Carpenter

Revision History

Revision	Revision Date	Details	Authorized Name
Client draft	25 September 2016	Reviewed by R. Gibb	J. Carpenter

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File ref.:

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Glossary

Classic	The later period of New Zealand settlement
Fire scoop	Fireplace used for various reasons (cooking, warming, etc.)
Hangi	An earth oven for cooking food
Midden	The remains of food refuse usually consisting of shells, and bone, but can also contain artefacts
Pa	A site fortified with earthworks and palisade defences
Pit	Rectangular excavated pit used to store crops by Maori
Radiocarbon	Method of absolute dating using known rates of decay of a carbon isotope
Terrace	A platform cut into the hill slope used for habitation
Wahi tapu	Sites of spiritual significance to Maori

1.0 Introduction

M. Rowbotham of Traverse Developments Ltd commissioned Geometria Ltd to undertake an archaeological assessment for a proposed subdivision of Lot 30 DP 348513 at Cove Road, Mangawhai Heads, on behalf of The Rise Ltd. Two archaeological sites are recorded in the immediate vicinity of the proposed The Rise subdivision, R08/151 a midden in the neighbouring Bream Tail subdivision to the north, and R08/163, a historic house site on the subdivision on the western side of Cove Road adjacent to the subject property.

Under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZA; previously the Historic Places Act 1993), all archaeological sites are protected from any modification, damage or destruction except by the authority of Heritage New Zealand Pouhere Taonga (HNZPT; previously the Historic Places Trust).

This assessment uses archaeological techniques to assess archaeological values and does not seek to locate or identify wahi tapu or other places of cultural or spiritual significance to Maori. Such assessments may only be made by Tangata Whenua, who may be approached independently of this report for advice.

1.1 The Heritage New Zealand Pouhere Taonga Act 2014

Under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA; previously the Historic Places Act 1993) all archaeological sites are protected from any modification, damage or destruction except by the authority of the Historic Places Trust.. Section 6 of the HNZPTA defines an archaeological site as:

" 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)"

To be protected under the HNZPTA an archaeological site must have physical remains that pre-date 1900 and that can be investigated by scientific archaeological techniques. Sites from 1900 or post-1900 can be declared archaeological under section 43(1) of the Act.

If a development is likely to impact on an archaeological site, an authority to modify or destroy this site can be sought from the local Heritage New Zealand Pouhere Taonga office under section 44 of the Act. Where damage or destruction of archaeological sites is to occur Heritage New Zealand usually requires mitigation. Penalties for modifying a site without an authority include fines of up to \$300,000 for destruction of a site.

Most archaeological evidence consists of sub-surface remains and is often not visible on the ground. Indications of an archaeological site are often very subtle and hard to distinguish on the ground surface. Sub-surface excavations on a suspected

archaeological site can only take place with an authority issued under Section 56 of the HNZPTA issued by the Heritage New Zealand.

1.2 The Resource Management Act 1991.

Archaeological sites and other historic heritage may also be considered under the Resource Management Act 1991 (RMA). The RMA establishes (under Part 2) in the Act's purpose (Section 5) the matters of national importance (Section 6), and other matters (Section 7) and all decisions by a Council are subject to these provisions. Sections 6e and 6f identify historic heritage (which includes archaeological sites) and Maori heritage as matters of national importance.

Councils have a responsibility to recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga (Section 6e). Councils also have the statutory responsibility to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development within the context of sustainable management (Section 6f). Responsibilities for managing adverse effects on heritage arise as part of policy and plan preparation and the resource consent processes.

2.0 Location

The subject property Lot 30 DP 348513 is located east of Cove Road and north of Mangawhai Heads Road (Figure 1), between the Mangawhai Heads suburban area and the Brynderwyn Range. The property is 19.065 ha in size and roughly rectangular, and comprises rolling land mostly under pasture with a small fringe of regenerating native bush on the northern boundary. The land rises from 24m at its lowest point at the south west corner to 64m above sea level at the central high point of the property.

The underlying geology conforms to the Pakiri Formation of the Waitemata Group comprising "alternating thick-bedded, volcanic-rich, graded sandstone and siltstone". The low lying south western corner of the property is underlain by alluvium of the Tauranga Group comprising "partly consolidated mud, sand, gravel and peat or lignite of alluvial, colluvial, lacustrine, swamp and estuarine origins". Borelogs from 12 boreholes undertaken as part of the geotechnical assessment confirm this and show 50-250mm of topsoil overlying light brown slightly or moderately clayey silt with orange-brown mottling. One borehole in the low-lying south west corner contained tephra under the topsoil from 70-400mm with brown slightly clayey silt deposits containing wood fragments consistent with buried forest or "gumlands" (Wiley Geotechnical 2016a: 2; Borelogs attachment).

3.0 Proposed Development

The proposal for Lot 30 DP 348513 involves subdividing the property into 37 rural-residential lots, serviced by a loop road accessed from Cove Road. Net site areas for the residential lots range from 4000m² to 9304m², with the road reserve being 2.2979ha. The proposal requires 13,000m³ of earthworks over an area of 1.32ha for roading and stormwater management. The subdivision will be undertaken in three stages from west to east across the subject property.

A scheme plan and copies of the preliminary geotechnical (Wiley Geotechnical 2016a) and storm water (Wiley Geotechnical 2016b) assessments have been provided, along

with a cultural impact assessment prepared by Environs Ltd for Te Uri O Hau (Worthington 2016).

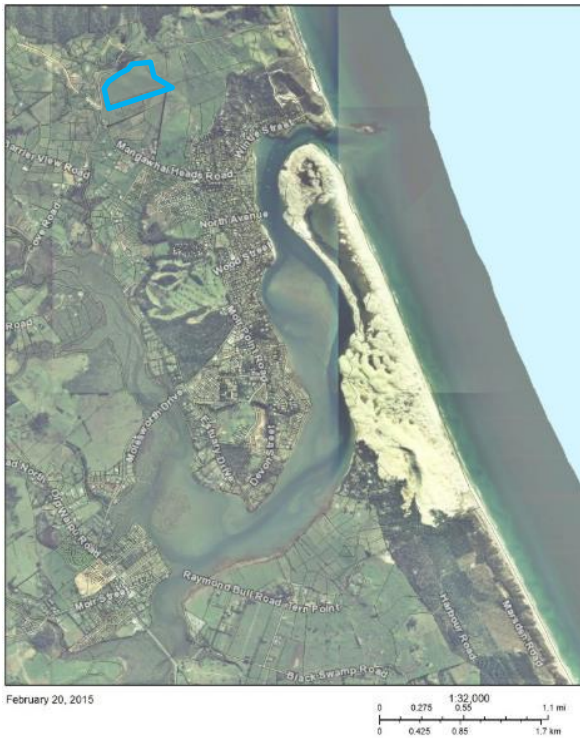


Figure 1: Location of proposed project (in blue; map from NRC GIS).



Figure 2: Proposed subdivision of Lot 30 DP 348513.

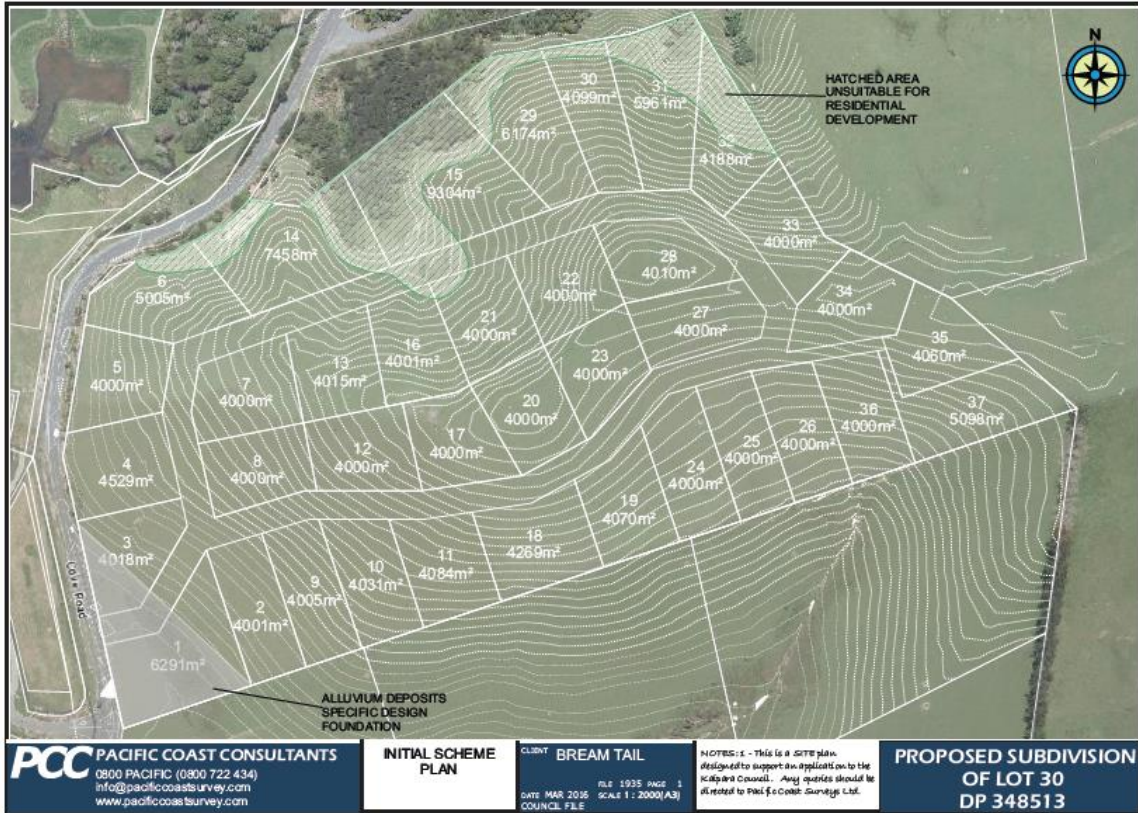


Figure 3: Areas requiring specific foundation design or unsuitable for building.

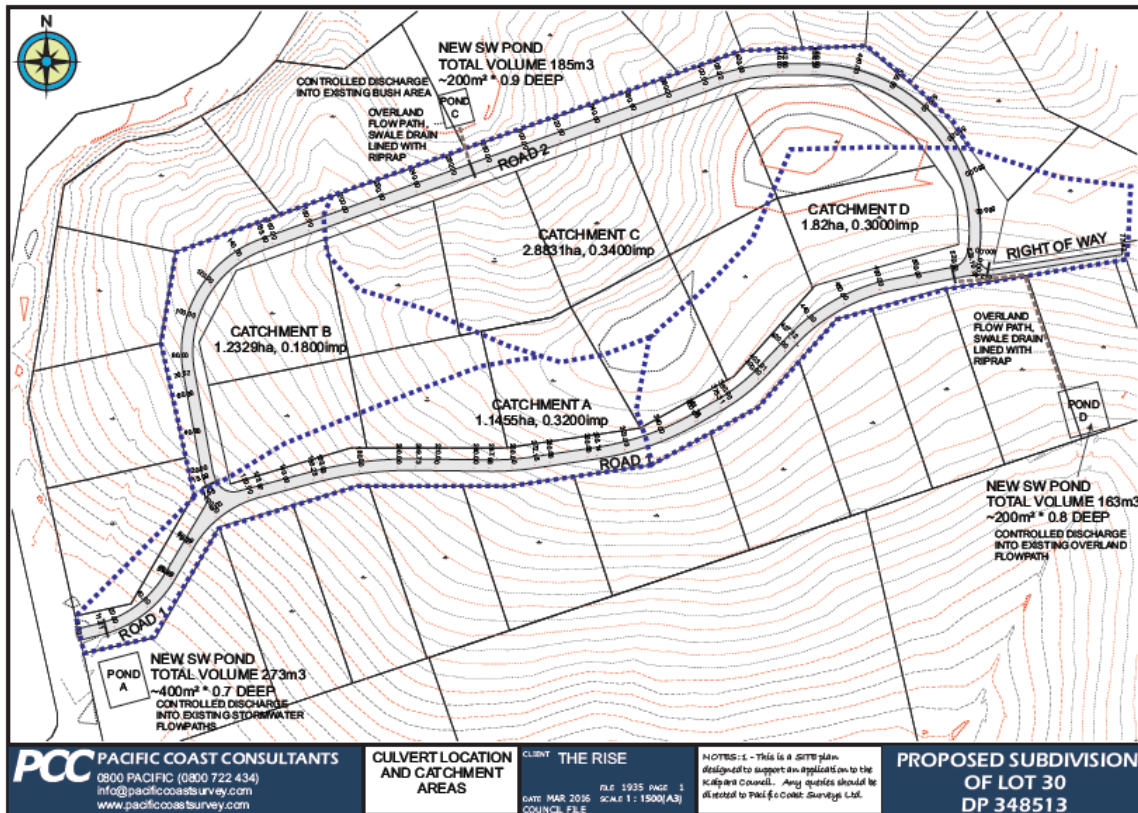


Figure 4: Preliminary stormwater layout.

4.0 Methodology

The methods used to assess the presence and state of archaeological remains in the project area included both a desktop review and field survey. The desktop survey involved an investigation of written records relating to the history of the project area. These included regional archaeological publications and unpublished reports, New Zealand Archaeological Association Site Record Files (NZAA SRF) downloaded via the ArchSite website, and land plans held at Land Information New Zealand.

5.0 Background

5.1 Archaeological Sites in the Vicinity

There are two archaeological sites recorded in the vicinity of the proposed subdivision, pit/terrace site R08/151 to the north and R08/163, a historic house site to the west.

R08/151 is a knoll with a 22 x 6 m wide level platform on the southern end, with an eroding midden visible over 10m and consisting of cockle and pipi shell. The site was recorded by D. Harlow in 2005 for the Bream Tail Farm subdivision and was to be left undeveloped.

The site is described as being located in pasture and trees and is shown on the western side of Lot 31 (now Lot 31 DP 348513) of the subdivision immediately adjacent to Cove Road. As such, the site will not be affected by The Rise Subdivision.

R08/163 is the site of a turn of the century cottage. R. Hastie told archaeologist D. Prince that he recalled a standing chimney in the area when he was a child, and fossicking rubbish pits in the area with his brother. No sign of the site could be located during the archaeological assessment of the Sanctuary Subdivision, in 2003. The site was recorded immediately east of the old woolshed, which is now in the approximate line of the access road into The Sanctuary subdivision, 150m up the road from the subdivision entrance crossing to Cove Road and 115m west of The Rise subdivision. It will not be affected.

The next nearest sites are at least 250m away from the proposed subdivision.

5.2 Archaeological Context

The impression gained from a review of archaeological site recording and investigation in Mangawhai is that there were relatively few sites recorded in the area prior to 2000, given its location on the east coast of the upper North Island, the large harbour with its fish and shellfish resources, and hinterland including extensive cultivable soils, and the range of other resources available within the area.

The coastal strip and central and northern portions of Mangawhai Heads were developed in the mid-20th century, prior to any legal protection and management requirements for archaeological sites, and subsequently without archaeological survey. Therefore it is likely that archaeological sites were once present but have been largely destroyed across the Mangawhai Heads area. In the last fifteen years where archaeological assessment has preceded development undertaken in the wider Mangawhai area, archaeological sites have been recorded, such as for the Bream Tail Farm, Sanctuary and Estuary Drive subdivisions and the Mangawhai Ecocare wastewater project.

However the requirement for archaeological assessment in the area has been the exception rather than the norm because of the lack of previously identified sites to trigger the requirement for an archaeological assessment. The absence of recorded sites around the edge of the harbour and across Mangawhai Heads was thus seen to reflect the history of subdivision and development in the area, rather than a real absence of sites.

In the 1970s the first sites were recorded by students of the University of Auckland for the Lands and Survey Department on the Mangawhai sand spit on the other side of the harbour, where numerous midden occur as caps on sand dunes or deflated surface scatters (Pearce 1975). Investigation and radiocarbon dating of these and other remnant organic features on the dunes have suggested that forest clearance on a buried hillside beneath the more recent shifting sands began before the Kaharoa eruption of Taupo in approximately 1314AD, and subsequent erosion lead to the development of the sand dunes (Enright and Anderson 1988). At about the same time, Bellingham and Houba (1976) recorded a number of sites on the coastline between Mangawhai Heads and Bream Tail, during their survey of the eastern end of the Brynderwyn Range for the then Historic Places Trust and Alex Harvey Industries (later Carter Holt Harvey) who had purchased a large part of the eastern Brynderwyns for plantation forestry.

Very little further work occurred through the 1980s and 1990s. Several sites were recorded on the south side of the harbour on the gum lands around Black Swamp Road (Johnson 1997) and a cluster of sites was been recorded several kilometres to the south west of the subject property on the fertile volcanic soils around Tara Road (Slocombe 2001). However as coastal development surged in the early 2000s and the 2004 amendments to the Resource Management Act of 1991 came into effect, new large scale surveys resulted in an increasing number of sites being recorded.

R. Foster recorded two shell midden on a 24ha subdivision on the western side of the north end of Molesworth Drive to the south east of the subject property in 2000, one of which was subsequently destroyed during a pine harvest on the property and the other being left intact in the course of residential development. The destroyed site, R08/122 was a very small cockle and pipi shell midden. Harlow also recorded a pa site R08/176 at this end of Mangawhai Heads on the basis of historic reports at the end of Olsen Ave. In 2003 a number of sites were recorded in the vicinity of the project area for the Bream Tail Farm subdivision (Harlow 2005) and the Sanctuary Subdivision (Prince 2003).

A number of sites were recorded around Mangawhai during an archaeological assessment undertaken for the Mangawhai 'Ecocare' waste water scheme by D. Harlow in 2006, including the first sites recorded on the Mangawhai Heads peninsula where several small midden were recorded on the harbour edge at Lincoln Road. Unfortunately only limited monitoring and no excavation was undertaken as part of the Ecocare project and much of the work occurred without archaeological oversight or reporting, in breach of the archaeological conditions of the authority for the project, and as a result of wider issues with the project (D. Harlow to J. Carpenter pers. comm., 18 February 2015).

In 2015 following vegetation clearance on Sections 68-71 Molesworth Suburbs Block III immediately south of Jordan St to Estuary Drive/Moirs Point, a number of extensive archaeological sites were recorded. Further survey and investigation revealed more than 40 discrete archaeological features on the surface, recorded as five separate sites

(Carpenter 2015 A-E) including shell midden over thousands of square metres and a large and largely intact, and previously unrecorded pa site.

Foster (2000: 5) noted that due to the lack of surveys or excavations around the Mangawhai harbour up until approximately the year 2000, it was difficult to place the results of his albeit limited investigation of the midden at the north end of Mangawhai Heads into any kind of local context. In her preliminary remarks on the archaeology of Mangawhai for an assessment of effects for the Ecocare wastewater scheme, Harlow noted that at the time of writing in 2006 resource consent for 875 new lots had been granted in Mangawhai with proposals to create another 1100 lots pending (in effect tripling the number of existing lots in the area). However it was not clear if any archaeological assessments had been undertaken for most of this new development (Harlow 2006: 21).

Now, in 2016 known archaeological sites are present across a range of environmental zones including on the older weathered Pleistocene dune landscape and coastal fringes of Mangawhai Heads, the steep clay country and open coastline to the north of the harbour mouth, and the inland areas where the light and fertile volcanic soils were amenable to Maori horticultural activities. The Holocene dunes of the sand spit also contain numerous recorded sites and evidence of forest clearance on the sand spit dates to before the Kaharoa eruption of Lake Taupo, suggesting a relatively early occupation. Fewer sites are recorded on the peat swamps and gum lands to the south and west of the harbour and within which zone The Rise subdivision is located, and these areas might be considered more marginal for occupation but would have been used intermittently.

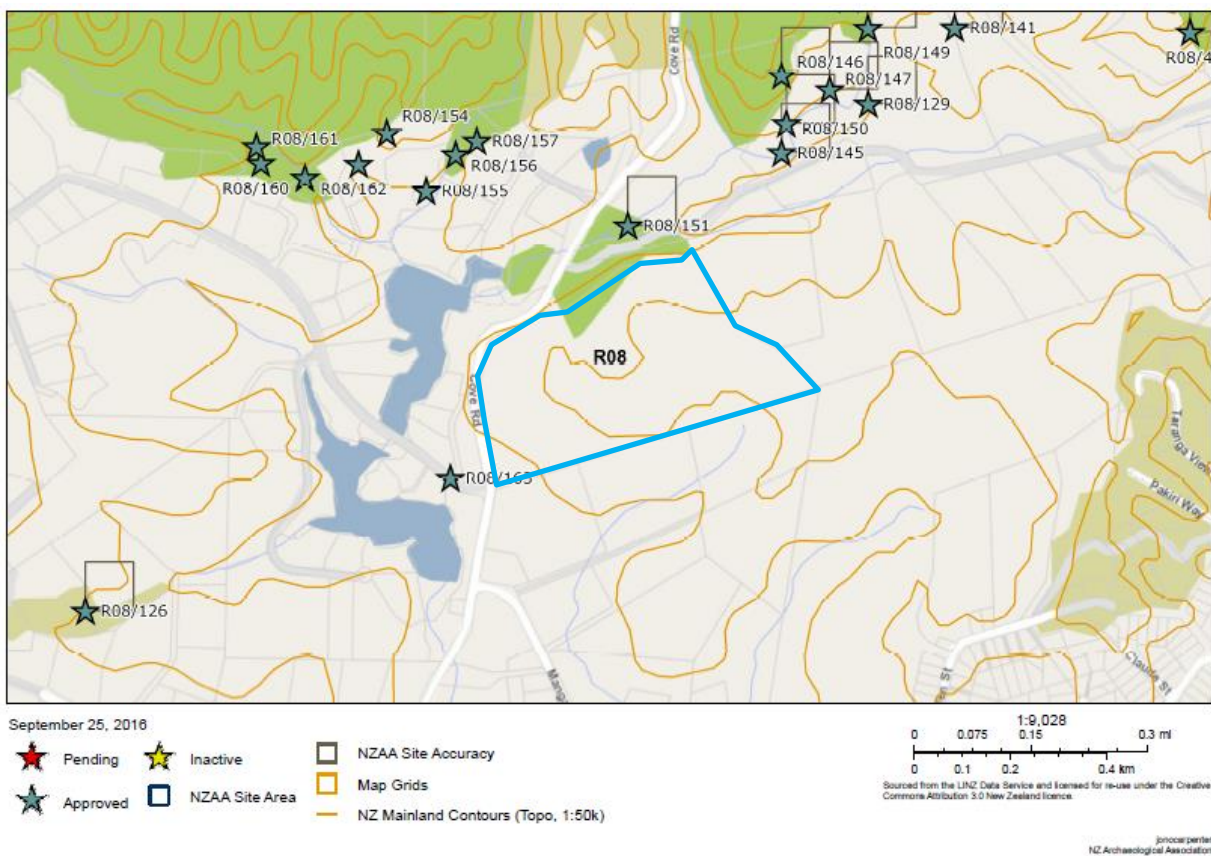


Figure 5: Archaeological sites in the vicinity of project area (in blue; ArchSite GIS).

Table 1: Recorded Archaeological sites on or within 100m of project area.

Metric Site #	Imperial Site #	Easting (NZTM)	Northing (NZTM)	Site Type
R08/56	--	1741807	6006554	PlatformMidden
R08/163	--	1741438	6006029	Historic house site

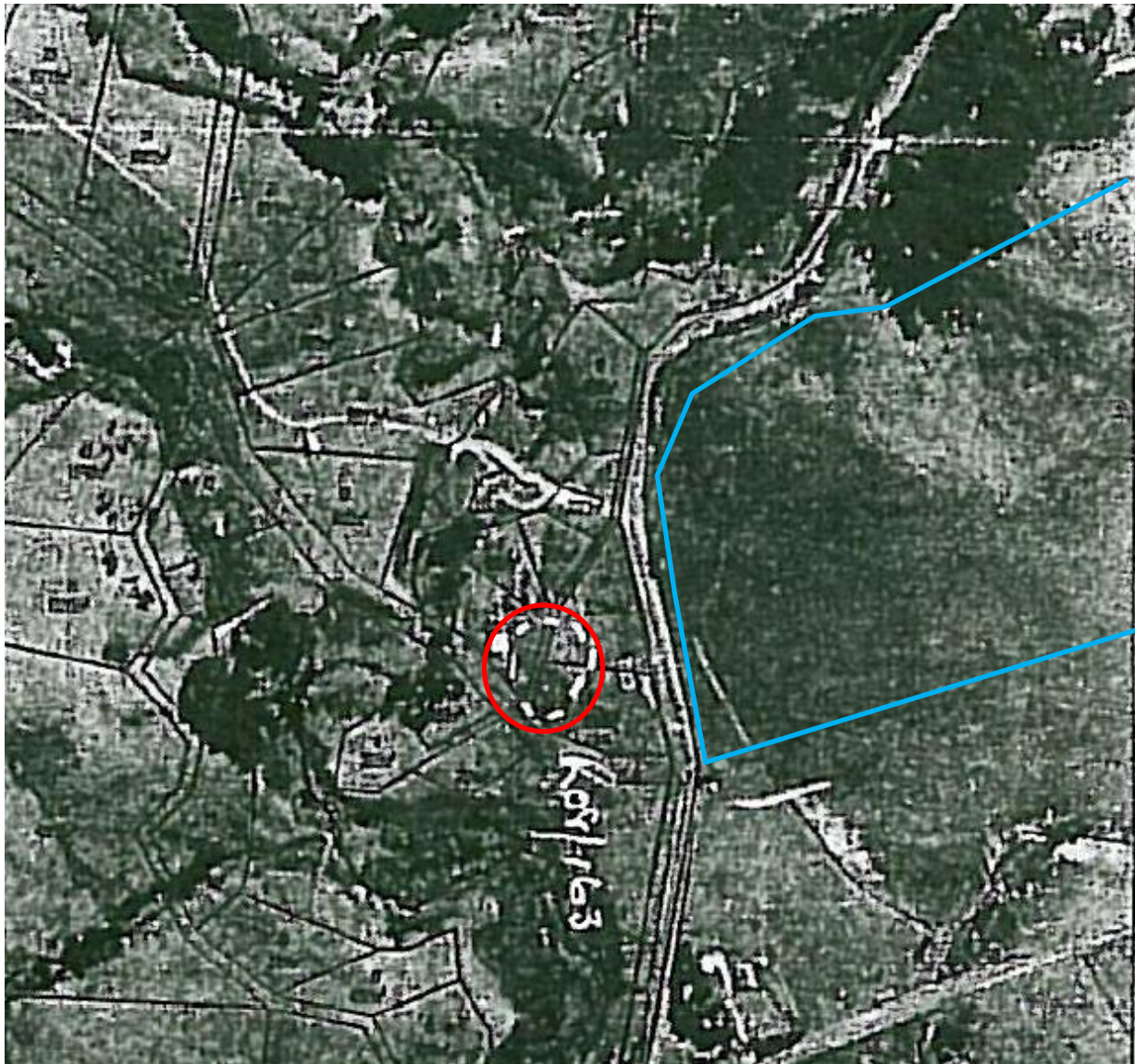


Figure 6: Approximate location of R08/163 historic house site (circled red) and proposed subdivision.

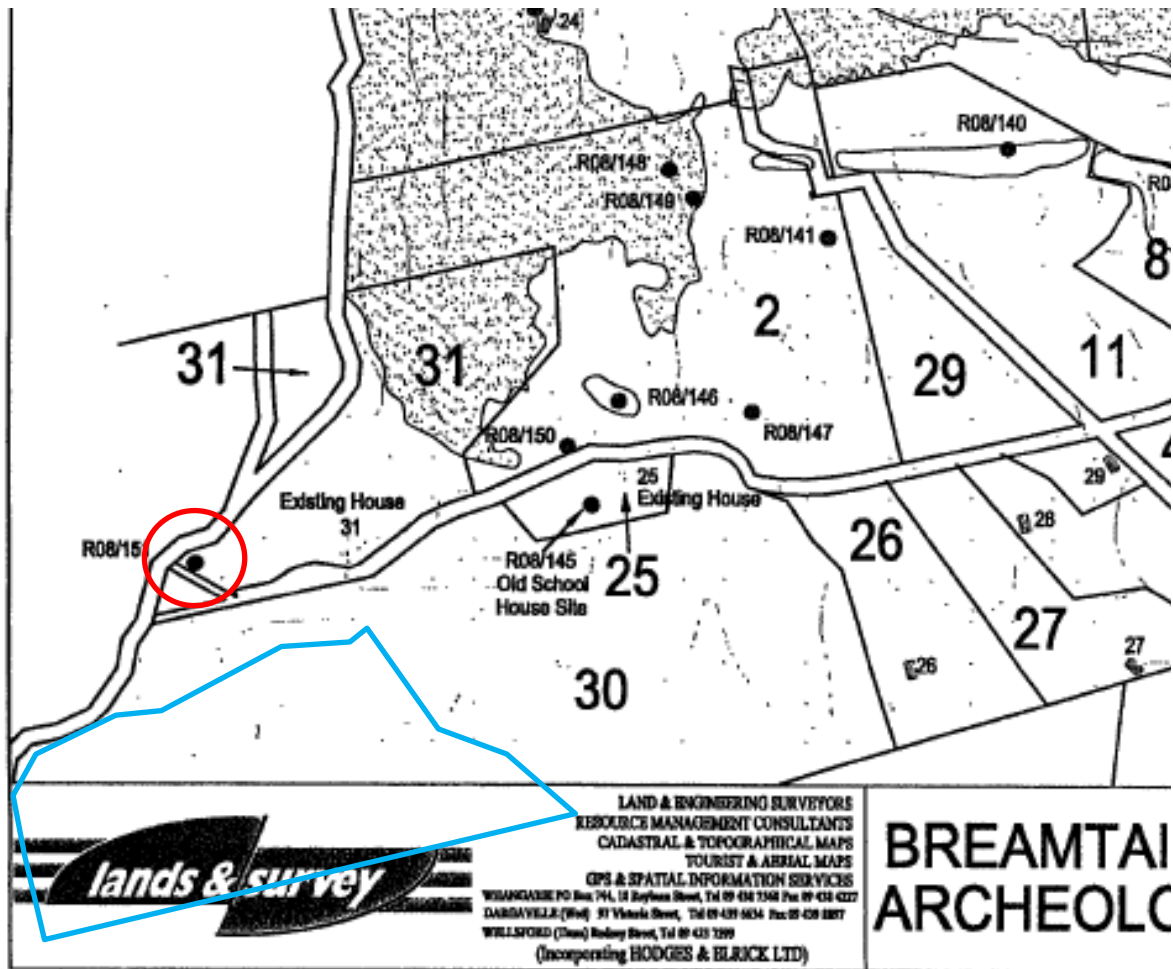


Figure 7: Location of R08/151 (platform and midden) and proposed subdivision.

5.3 Historic Background

5.3.1 Traditional Maori History

The traditional history of the Mangawhai area, its abandonment following the decisive battle of Te Ika a Ranganui near Kaiwaka in 1825, and its subsequent purchase by the Crown in 1854 are comprehensively outlined in the Kaipara Report of the Waitangi Tribunal (Wai 674, 2006). Te Uri O Hau has undertaken wananga subsequently and has provided additional detail to this narrative.

The Ngai Tahu tupuna that lived in Mangawhai did not come from the moe karaka waka, they came from the Tainui waka and came overland through Mangakahia and into the Kaipara in the late 1500's. After the battle of Te Ika a Ranganui, Ngai Tahu Tupuna alongside their Tainui whanaunga Te Tahinga from the southern side of the Oruawharo River and Ngati Kura whanaunga from the Hukatere Peninsula fled to the Waikato to stay with their Ngati Tahinga whanaunga (S. Worthington to J. Carpenter 13 March 2015).

Te Uri O Hau, who have mana whenua over Mangawhai and westwards to the Kaipara are of Ngati Whatua descent, tracing their ancestry and name to Haumoewharangi of

Ngati Whatua. S. Percy Smith (1896) suggested Hau had lived some eight generations previous, or around 1650AD. A Ngapuhi claim to the area based on raupatu or conquest after their victory at Te Ika a Ranganui was not sustained by the Waitangi Tribunal as they did not occupy the area after Ngati Whatua decamped to points south and east following the battle. John Smith 2001: Volume 10 Chapter 1 18(A1) states that Mangawhai was also one of the places that canoes left from on their return voyages to Hawaiki. Ngatiwai and their whanaunga Ngati Manuhiri also have an interest in the coastal area from Mangawhai to Pakiri and around Cape Rodney dating to a more recent arrival.

Mangawhai itself takes its name from the Ngati Whatua chief Te Whai, who lived at Pakiri before being expelled by a Ngapuhi war party and retiring to Manga-Te-Whai, the place of Te Whai where the streams meet. This history is related by local historian Mabbet in her history of the then Rodney District, but she was unable to provide a timeframe for the arrival of Te Whai at Mangawhai (Mabbet 1977: 130). That Te Whai had his pa at Moir's Point was related to the author of this report when he moved onto an adjacent property in 1986-87 as a child. This information was also independently provided by B. Ross, the historian from the Mangawhai Museum and S. Worthington of Te Uri o Hau. The strategic value of Moir's Point is obvious, providing views up and down the harbour and ready access to the fish and shellfish resources of the harbour, the inland waterways and wetlands to the north west, west and south and the well-travelled portage to the Kaipara, and the open coast on the other side of the Mangawhai sand spit.

In 1825, a Ngapuhi taua or war party set off on a final reckoning as utu for their defeat at the hands of Ngati Whatua in 1807 at the battle of Moremorenui at Maunganui Bluff. They stopped to gather their forces at Mangawhai, decimating the local Ngati Whatua people then at their inland horticultural settlement on the rich volcanic soils at the Tara, before meeting the main Ngati Whatua force just east of Kaiwaka.

"Hongi Hika came home with his war party and began to think of his old enemy the Ngati Whatua, at Kaipara (the place of the fern root, marattia salicina) and to avenge the death of Pokaia, so he went overland to Kaipara with a war party, and as soon as the Ngati Whatua heard that Hongi Hika was on his way towards them to kill them, and they determined to make peace, and the younger brother of Parore (mangrove fish or bream) called Hihiri o Tote (defiant act of Tote, the cracking noise) made that peace, he went to the Ngati Whatua, and Matohi (cut into parts) the head chief of that tribe gave him a mere-pounamu, which he took to and gave to Hongi Hika, and Hongi and his war party returned home, and Te Whare-umu (the cook house) saw that Hongi Hika and his troop had come back home without achieving anything was very angry as men had not been killed, and he collected a war party of one hundred twice told and went by the east coast in canoes to Mangawhai (branch of a creek of the skate fish) and dragged his canoes over the portage to the Kaipara waters. Hongi Hika saw what Te Whareumu had done, and he also collected a troop of men and followed the war party of Te Whareumu and overtook him at Mangawhai, and Te Whareumu and Ngati Whatua fought a battle at Ika Ranganui (the fish of Ranganui) at Kaipara, and Te Whareumu was beaten by the Ngati Whatua, Hongi Hika seeing this, at once attacked the Ngati Whatua, and gained a victory, and the Ngati Whatua fled." (White 2001: 204).

S. Percy Smith (1910) provides another account from both Ngati Whatua and Ngapuhi informants. It is worth quoting in detail for its description of events around Mangawhai and the physical and cultural landscape of the Mangawhai-Kaiwaka area in 1825:

“Te Whare-umu was very wrath at the failure of [a previous] expedition, and blamed Te Hihī-otote for depriving him of an opportunity of avenging his relative Koriwhai. Not being satisfied to wait for Hongi-Hika, he gathered together his own immediate hapu, together with some others, and started on in advance, this time avoiding the Roroa territories. He proceeded by sea from the Bay of Islands to Manga-whai, the little harbour six miles to the south of Bream-tail Point. His force numbered 170 men, and the point of attack intended was the middle Kaipara districts of Otamatea, etc., where dwelt Te Uri-o-Hau division of Ngati-Whatua.

Hongi-Hika started from the Bay with a force of 300 warriors (some accounts say 400) in February, 1825, and followed up the advance guard, under Te Whare-umu, to Mangawhai, where he overtook him. In this taua were many divisions of Nga-Puhi, but I have only been able to obtain the names of a few of the chiefs. These were Hongi Hika as commander-in-chief, his son Hare Hongi, Te Whare-umu, Te Ahu, Te Puhi, Taiwhanga, Kaiteke (the chief tohunga) Moka, Te Morenga, and Te Tirarau (of the Parawhau).

With these Nga-Puhi people of the central and eastern districts of the Bay of Islands, was a contingent from Hokianga, under Patu-one, Nene, Moetara, Poutu, and others from the coast south of the Bay.

...

The country lying immediately to the west of Mangawhai consists of rolling undulating downs, bounded to the north and south by wooded ranges, but the country between these forests, at the time I write of, was open and covered with stunted fern and manuka. The soil is sterile, with a little richer land in the valleys, such as at Hakoru. Formerly this country was covered by fine kauri forests, as the natives tell us, and as is proved by the enormous quantities of kauri gum, or kapia, which have been dug out of it. The Maori, having no tools in former days to clear a path with, always accomplished this by setting fire to the country, and the result is that these fires, continued for ages, have destroyed, first the forests, then the vegetable humus which goes to form a soil, and hence the extent of sterile country north of Auckland. Eight miles or so to the west of Mangawhai the open country comes down by gentle slopes to the head waters of the Kaiwaka, one of the branches of the noble Otamatea, the most beautiful of all the beautiful rivers—or rather inlets, for the waters are salt—of the Kaipara harbour. There is a little freshwater stream named Waimako, running down from a wood, and at a mile from its junction with the Kaiwaka is Te Ika-a-ranga-nui, an undulating picturesque country, with a somewhat better soil than that to the east, and which is now covered with European farms. It was here the great battle was fought.

This open undulating country that has been described was used as a toanga waka, or portage, by Ngati Whatua, when they used to drag their canoes across from Kaipara to the east coast, at Mangawhai, and some of the Urio-Hau had been engaged in this work when the news of the near approach of Nga-Puhi drove them to arms

...

My old friend D. C. Wilson, of Whangarei, supplied me in 1898 with the following notes on the battle, which are interesting as coming from the opposite side to mine:—"The following was told me by an old toa, or brave, named Hoera, who was in the fight. The Nga-Puhi war party consisted of 800 picked men, or, as Hoera put it, E wha rau topu. They were drawn principally from the Bay of Islands, the coast between the Bay and Whangarei, and largely from Whangarei itself. The principal toa from Whangarei was a celebrated runner and jumper called Te Ihi and I have heard more about him than about Hongi-Hika himself. His home was at Limestone Island, Whangarei.*

"Arrived at Mangawhai, a party of the Nga-Puhi dragged the canoes across towards Kaiwaka, but when within two miles of that river they were met by a superior force of Ngati-Whatua, defeated, and the canoes burnt. I saw the burnt fragments myself 40 years ago, and this point appeared to be the centre of the battle. While the Ngati-Whatua were burning the canoes, Hongi Hika with the main body came up. Hongi-Hika had a coat of mail with helmet and all complete. His men had three hundred muskets amongst them. Even then, owing to the superior numbers and bravery of the Ngati-Whatua he was nearly beaten, although the latter had very few guns. After a time Hongi's side won, and terrible slaughter ensued. The pursuit extended right down to the Kaiwaka Creek, and some were killed there. Te Ihi distinguished himself on this occasion. He made a practice of overtaking and laming fugitives, leaving the slower runners to finish them, and he is said to have jumped the Kaiwaka Creek where it was about 30ft. wide! When I first saw the battle-field, 43 years ago, it was overgrown with high tea-tree, varying from 10ft. to 12ft. on the ranges to 20ft. in the gullies, but Hoera said when the battle was fought it was all under short fern about a foot high. Te Ikaa-ranganui was one of the most sanguinary battles ever fought in this country. Where the fragments of the canoes lay the ground was, in my time, littered with fragments of skulls and bones, the remains of the feast. A numerous tribe who inhabited the well-known Tara estate, about half-way between Mangawhai and Kaiwaka, were practically exterminated, and the Kaipara people fled in all directions." (Smith 1910: 333-352).

5.2.2 European Purchase and Settlement

European settlement in the Mangawhai area began before the signing of the Treaty of Waitangi in 1840 although there is little evidence, historical or physical for this. William Mayhew, a settler of Te Wahapu in the Bay of Islands claimed 20,000 acres at Mangawhai in February 1841 (Figure 8). Mayhew had purchased the land from Henry Greensmith who had himself purchased it from James Reddy Clendon. Clendon had bought the land from Pomare, Ewite and others of Nga Puhi on 1 November 1839, presumably on the basis of the Ngapuhi victory at Te Ika-a-Ranganui in 1825, for £167 4s.

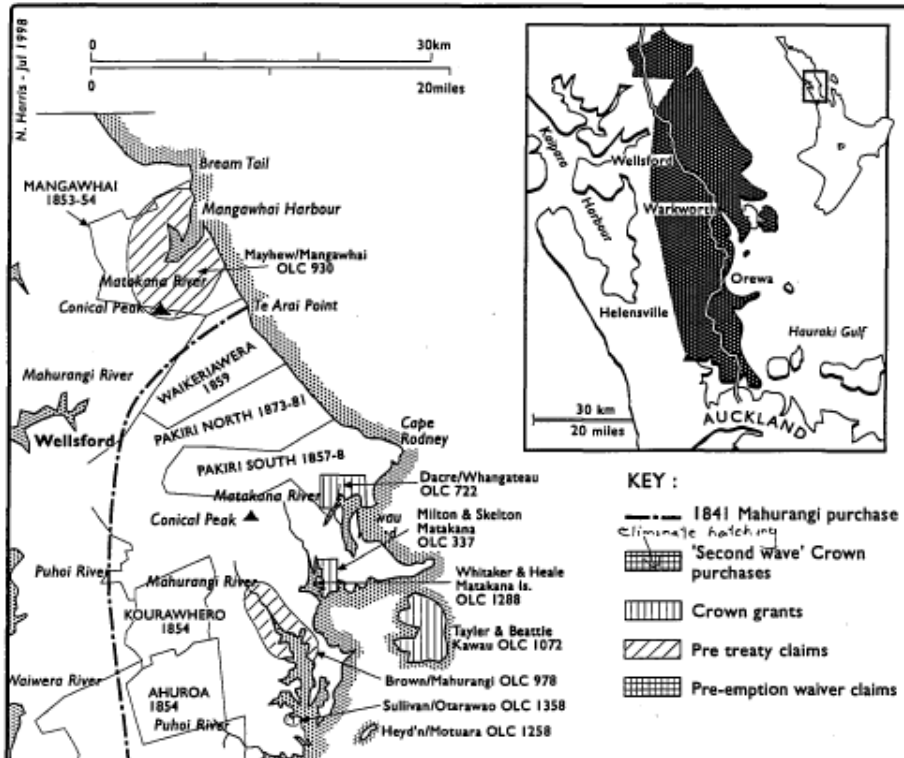


Figure 8: 1839 (Mayhew) and 1854 (Crown) purchases at Mangawhai (detail from Figure 1, Rigby (1998: 3).

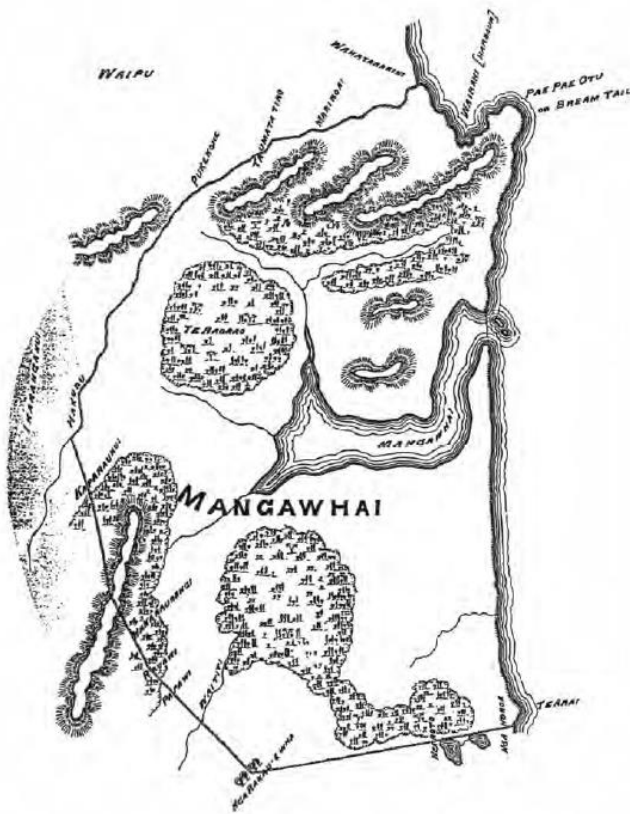


Figure 9: Crown Mangawhai Block Purchase of 1854 (Turton 1877).

Mayhew testified before the Land Claims Commission on 26 September 1842, with the other parties Maori and Pakeha testifying later. There was no survey and no description of boundaries but the various payments were agreed upon. The Commissioners Richmond and Godfery in reporting on the claim suggested that Pomare had no right to sell the land and that the actual payment had not occurred until after Governor George Gipps's proclamation forbidding such purchases on 14 January 1840. No grant was allowed but in recognition of Mayhew's outlay, a separate grant was made to him. There was some attempt by a subsequent claimant James Williamson in the course of the Bell Commission of the mid-1850s but by 1880 the claim had lapsed and Commissioner Heaphy declared it abandoned (Berghan 2006; Rigby 1998).

Negotiations for the purchase of the so-called Mangawhai Block (Figure 9) by the Crown began in late 1853, Land Commissioner John Grant Johnson began negotiations with Chief Tirarau who had fought with Ngapuhi at Te Ika a Ranganui in 1825, and continued with Ngati Whatua interests at Pakiri. Tirarau's interests in the block were ultimately settled with a payment of £200.

The deed to Mangawhai dated 3 March 1854 contained no formal survey and only descriptive boundaries, no Maori reserves, and no total acreage. The land was sold for £1060, however, a provision that 10% of any future sale by the Crown would be expended for the benefit of Maori was included (Turton, 1877). This provision continued until 1874, when £419 13s. 2d was distributed to the last Maori owners of the Mangawhai Block (Turton 1883: 8; Wai 674, 2006).

The wording of the Mangawhai deed describes the land involved as follows:

“The boundaries of the land are these: commencing at Te Arai, thence along the sea coast to the mouth of Mangawai thence to Paepaeotu, thence to Kohekohe thence to Wairahi, Wakatarariki, Waipu, the Boundaries. Uritete thence inland to Poherangi, Pukehinau, Pohuenui, Pukeramarama thence in a southerly direction to the Raka, Puketotara, Rotomoeho, thence along the ridge to the source of Taotaoroa, the source of Te Haronga, the source of Waionepu, thence to Taumatatuhi, the source of Kaupare, thence to Kohiraunui thence along the ridge to Kapewhiti to Uriowhetau Waka Tararihi, thence to Mairiroai Taumatatirotiro Pukekohe thence to te Hakuru, and in the course of that stream to Kaparaunui thence to the sea, Wakaurangi, Rauawe, Papawi, Waitete, Ngarakauewha and by the side of the lake to te Arai, where it ends. “

The names of 63 owners were listed in the original deed, 23 of whom were chiefs, with the principals of the sale being Arama Karaka of Ngai Tahu and Eramiha Paikea of Te Uri o Hau.

All the general country land in the Mangawhai Block was open to settlement by the Waste Land Board in April 1855, excluding land designated for towns, suburbs, rural land and special occupation (Daily Southern Cross 1 May 1855).

5.2.2 The Wharfe Family and Allotment 255 Parish of Mangawhai

Lot 30 DP 348513 was originally part of the Wharfe family farm at Bream Tail. The Wharfe family were “Albertlanders”, Richard and Mariah Wharfe having landed at Te Hana from the Mathilda Wattenbach in 1862, along with eight children. They lived first at Te

Hana or North Albertland, before moving to Tara. Son John married Ann Dey, and produced eleven children, one of whom, Alfred John, purchased land at Mangawhai.

Alfred John began with purchases of Allotments 54, 55 and 56 of Block II of the Mangawhai Crown Purchase, immediately north of the subject property, in 1894. These he bought from Robert Haswell, who received the original Crown Grants to those lots in 1864. This area of gently rolling gumlands became known to the family as "The Gap" and in the early years, Alfred travelled between his parent's farm at Tara and Bream Tail while he established his holdings.

Government Surveyor John Hannah had surveyed the original 640 acre Block 1 of the Mangawhai Crown Purchase in 1891, at the northern end of the block, and apparently liked the land so much he bought it himself. Alfred Wharfe extended his holdings northwards, buying the block from Hannah in 1906.

Lot 30 DP 348513 was originally part of the Crown Molesworth Kauri Gum Reserve, gazetted in 1889. Allotment 255 Parish of Mangawhai of 127 acres was later freeholded by the Crown. It was purchased by Alfred Wharfe in 1917 and added to the family holdings at Bream Tail Farm, being referred to within the family as "The New Selection". Lot 30 DP 348513 comprises the western portion of what was Allotment 255.

The easy ground was cleared, ploughed and dug for gum while large areas of the high ground remained in bush, with the valuable larger trees logged. The farm remained in the Wharfe family until 1976 when it was sold to Industrial Steel and Plant (Harlow 2003: 8-9; 11).



Figure 10: Detail from Index Map of Otamatea Country showing Molesworth Kauri Gum Reserve circled red and the subject property circled blue (1906; APL NZ Map 3700).

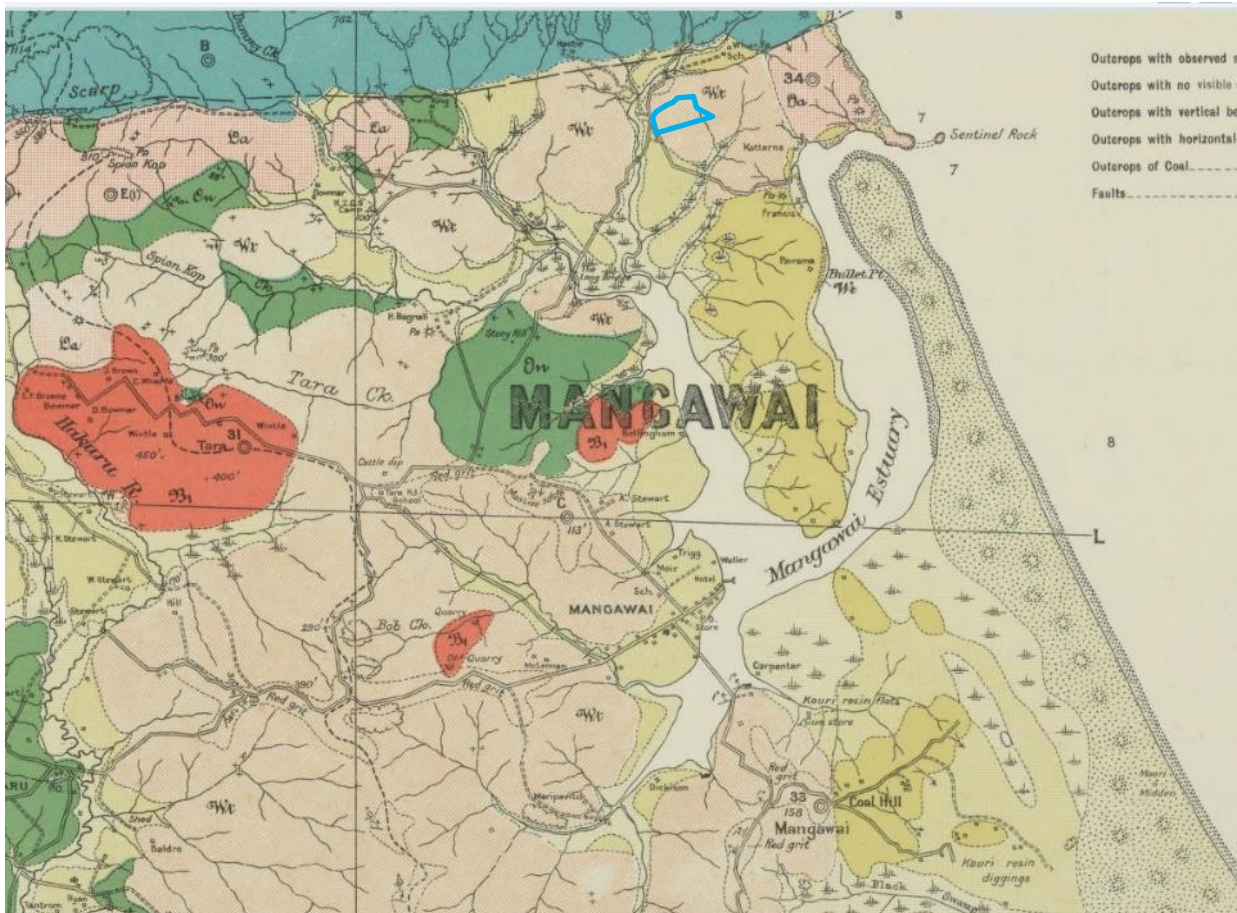


Figure 11: Detail from H.T. Ferrar's 1928 geological survey of Mangawhai (ATL), showing no features near the proposed subdivision.

5.4 Other Heritage Listings

The Kaipara District Plan schedules of Sites of Significance to Maori and Heritage Buildings, Sites and Objects, and the Heritage New Zealand List of Historic Places were consulted to determine whether there were any scheduled or registered historic places on the subject property.

There are no heritage resources per the Kaipara District Plan or the Heritage New Zealand List on or in the vicinity of the proposed subdivision, the nearest being several historic buildings in Mangawhai Village and the scheduled Area of Significance to Maori, SM004, the statutory acknowledgement Mangawhai Harbour Coastal Area.

The Cultural Impact Assessment (Worthington 2016) does not identify any specific wahi tapu or other sites of cultural significance on Lot 30 DP 348513 but does request that cultural monitoring of earthworks be undertaken on the northern and north western sides of the property (Worthington 2016: 26).

6.0 Results

Lot 30 DP 348513 was visited by J. Carpenter and R. Gibb over 2.5 hours on 25 September 2016. The property comprises a rolling central ridgeline rising west to east from Cove Road, with descending spurs on the northern side dropping down into the stream valley on the northern boundary. The southern side of the ridge slopes gently down to a stream

on a neighbouring property to the south. The property was in short grazed grass with a large low lying area of waterlogged ground with rushes in the south west corner, and several smaller patches of rushes across the balance of the western and northern side of the property including on higher ground. Surface visibility was uniformly good.

The entire lot was walked over, paying particular attention to the northern spurs running downslope to the stream on the northern boundary, from the central ridgeline. Stock trampled areas, fence lines, trough sites and erosion scars were inspected, including several anomalies which may have been pits or terraces observed on aerial imagery.

The entire property was very wet underfoot and the soils very soft, with the standing water in the low lying, south western part of the property adjacent to Cove Road. Even on the higher ground, areas of rushes suggest numerous small seepages and regularly waterlogged areas across the property.

Some probing and test-pitting was undertaken on features which were thought could have been terraces or pits but on examination turned out to be natural slumping and/or old stock trough locations. In probed areas, probes were able to be pushed with little effort to the depth of the handle (1.2m), attesting to the soft soil. Spade testing and examination of eroded areas suggested the typical formation consisted of up to 25cm of dark brown topsoil associated with pastoral farming over light brown to orange or white clay.

No archaeological sites or features were observed on the property. Given the location and local soil conditions archaeological sites are considered unlikely.



Figure 12: Southern side of property, looking west.



Figure 13: South east side of property, looking east.



Figure 14: South west corner of property, looking west to Cove Road.



Figure 15: North east side of property, looking north.



Figure 16: Northern side of property, looking west.



Figure 17: North western side of property.



Figure 18: Typical soil profile of eroded sections.

7.0 Significance Assessment

No significance assessment has been undertaken as there are no archaeological sites or features to assess.

8.0 Assessment of Effects

No archaeological sites or features were observed during the archaeological survey. Harlow (2003: 40) also inspected this property when it was part of the Bream Tail Farm subdivision (then part of proposed Lot 30) and likewise observed no archaeological features and recommended that monitoring was not required.

There are unlikely to be any archaeological effects from the proposed subdivision.

9.0 Recommendations

- 1) Archaeological sites and features are unlikely to be modified by the proposed subdivision.
- 2) An archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is not required.
- 3) An accidental archaeological discovery protocol should be in place in order to manage any accidental discoveries in the course of the subdivision development.
- 4) If archaeological remains or buried cultural deposits are encountered elsewhere in the project area during works in the absence of the archaeologist, such as layers of shell midden, oven stones, artefacts, or bones etc., The Rise Ltd or its agents should cease work in the immediate vicinity and the Heritage New Zealand Pouhere Taonga and Geometria Ltd should be contacted for advice on how to proceed.

10.0 Summary

The Rise Ltd propose undertaking a 37 lot rural-residential subdivision at Lot 30 DP 348513 at Cove Road, Mangawhai Heads. An archaeological survey and assessment was undertaken over the proposed subdivision. No archaeological sites or features were observed and the archaeological potential of the area is considered low. No archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required although a standard accidental discovery protocol should be in place in the course of undertaken development work on the property in order to manage accidental finds. If there are accidental finds, work should cease and Heritage New Zealand and Geometria Ltd be contacted for advice on how to proceed.

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Appendix A – Archaeological Site Record Forms



Site Record Form

NZAA SITE NUMBER: R08/151

SITE TYPE: Pit/Terrace

SITE NAME(s):

DATE RECORDED:

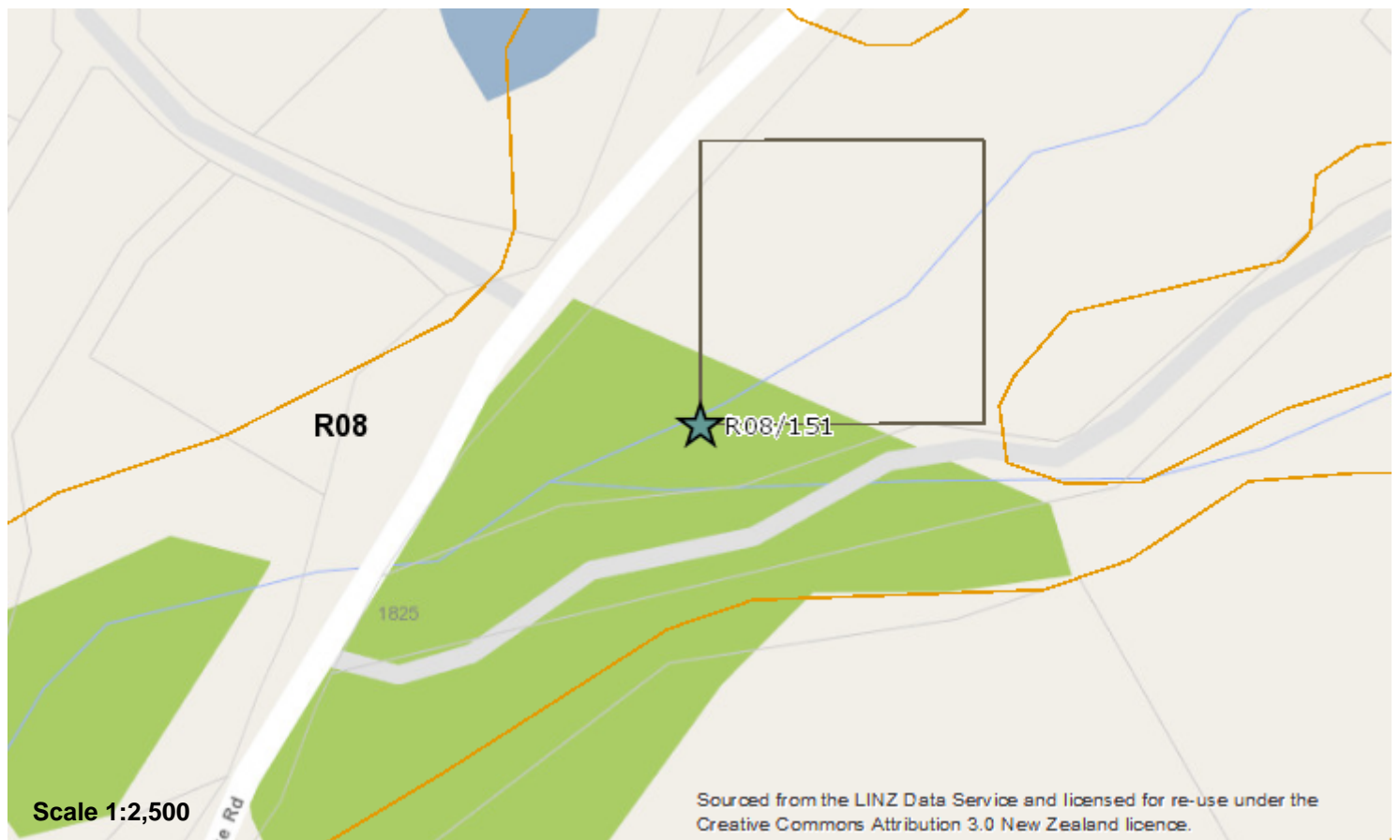
SITE COORDINATES (NZTM) Easting: 1741807

Northing: 6006554

Source: CINZAS

IMPERIAL SITE NUMBER:

METRIC SITE NUMBER: R08/151



Finding aids to the location of the site

Brief description

PLATFORM/MIDDEN

Recorded features

Platform

Other sites associated with this site

SITE RECORD HISTORY	NZAA SITE NUMBER: R08/151
<p>Site description</p> <p>Condition of the site</p> <p>Statement of condition</p> <p>Current land use:</p> <p>Threats:</p>	

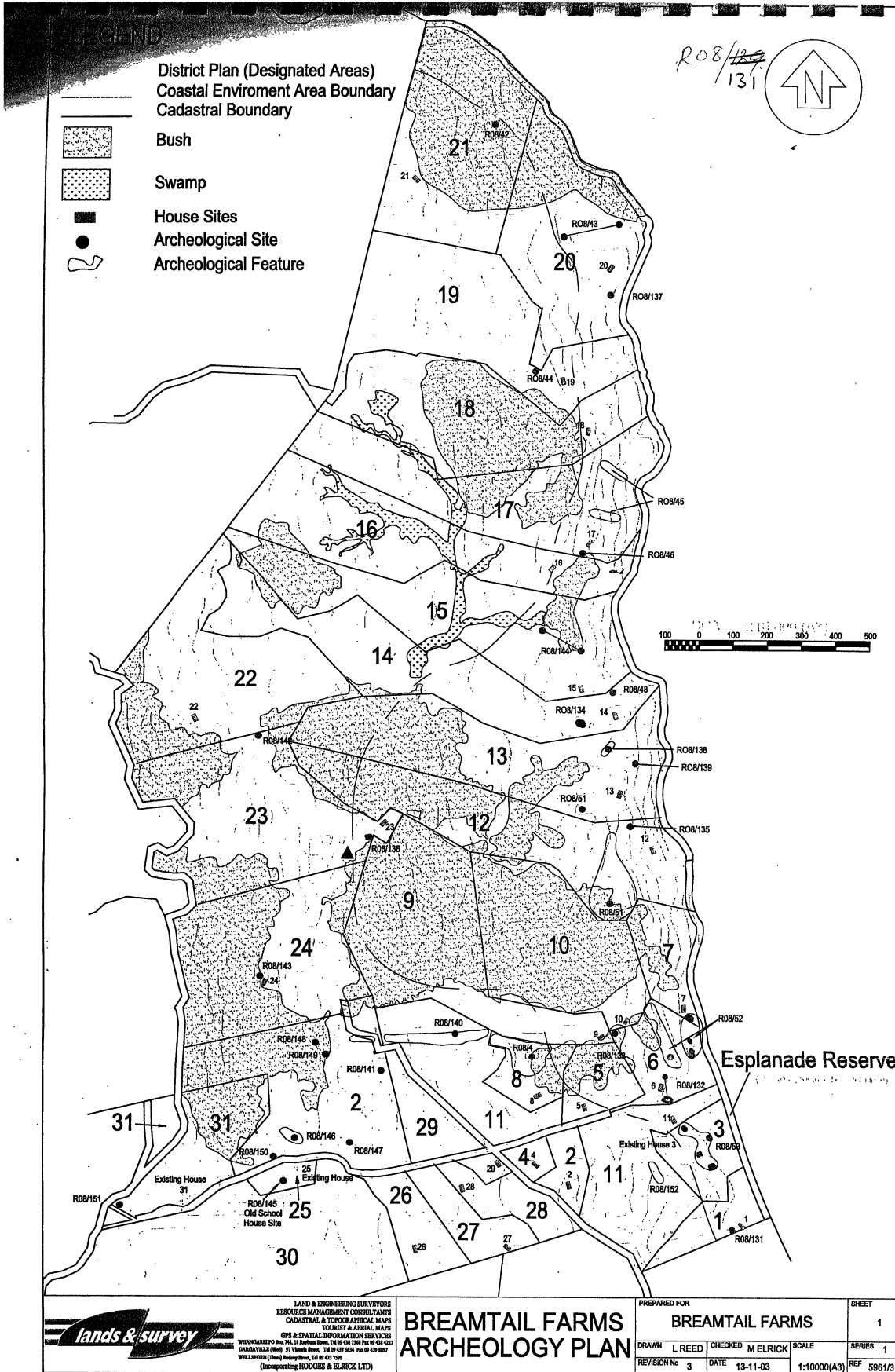
SITE RECORD INVENTORY

NZAA SITE NUMBER: R08/151

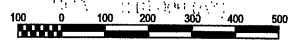
Supporting documentation held in ArchSite

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (METRIC) Metric map number sheet R08 Metric map name Mangawhai NZMS 260 map 1998.		NZAA METRIC SITE NUMBER R08/151 DATE VISITED Sept, 2003 SITE TYPE Platform, midden SITE NAME: MAORI OTHER	
Grid Reference	Easting 2652432	Northing	6568302
1. Aids to relocation of site (attach sketch map)		Mangawhai Heads – Bream Tail	
Property north of Mangawhai Heads and to the east of Cove Rd. Take main farm entrance and immediately head north of track into trees. Cross stream to a small low knoll with a still waterway to its west and a running waterway to the east. A higher knoll is west of the still waterway and is hard against the main road.			
2. State of site and possible future damage.			
Site is eroding out of bare ground due to a slip. Will continue.			
3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)			
Site is on the knoll which has a flattened area on its southern end with shell midden, cockle and pipi, eroding from the slope over a 10 metre area. A saddle separates either end of the knoll which is 22x6m. The knoll is in pasture with some tree cover and will remain as pastureland.			
4. Owner Current –Bream Tail Farm Ltd		Tenant/manager: R & J Thompson	
Address c/- Evan Williams, Barrister PO Box 105054, Auckland		Address	
5. Nature of information (hearsay, brief or extended visit)		Archaeological survey prior to proposed subdivision	
Photographs (reference numbers and where held)			
Aerial photographs (reference numbers and clarity of site)			
6. Reported by Dianne Harlow		Filekeeper	
Address c/- 548 Manukau Rd, Epsom Auckland		Date <i>23/8/05</i>	
7. New Zealand Historic Places Trust (for office use)			
Type of Site	HA	Present condition and future danger of destruction	AI
Local environment		Local Body	MB
Land classification	AI		





RO8/131
 131



Esplanade Reserve



Site Record Form

NZAA SITE NUMBER: R08/163

SITE TYPE: Historic - domestic

SITE NAME(s):

DATE RECORDED:

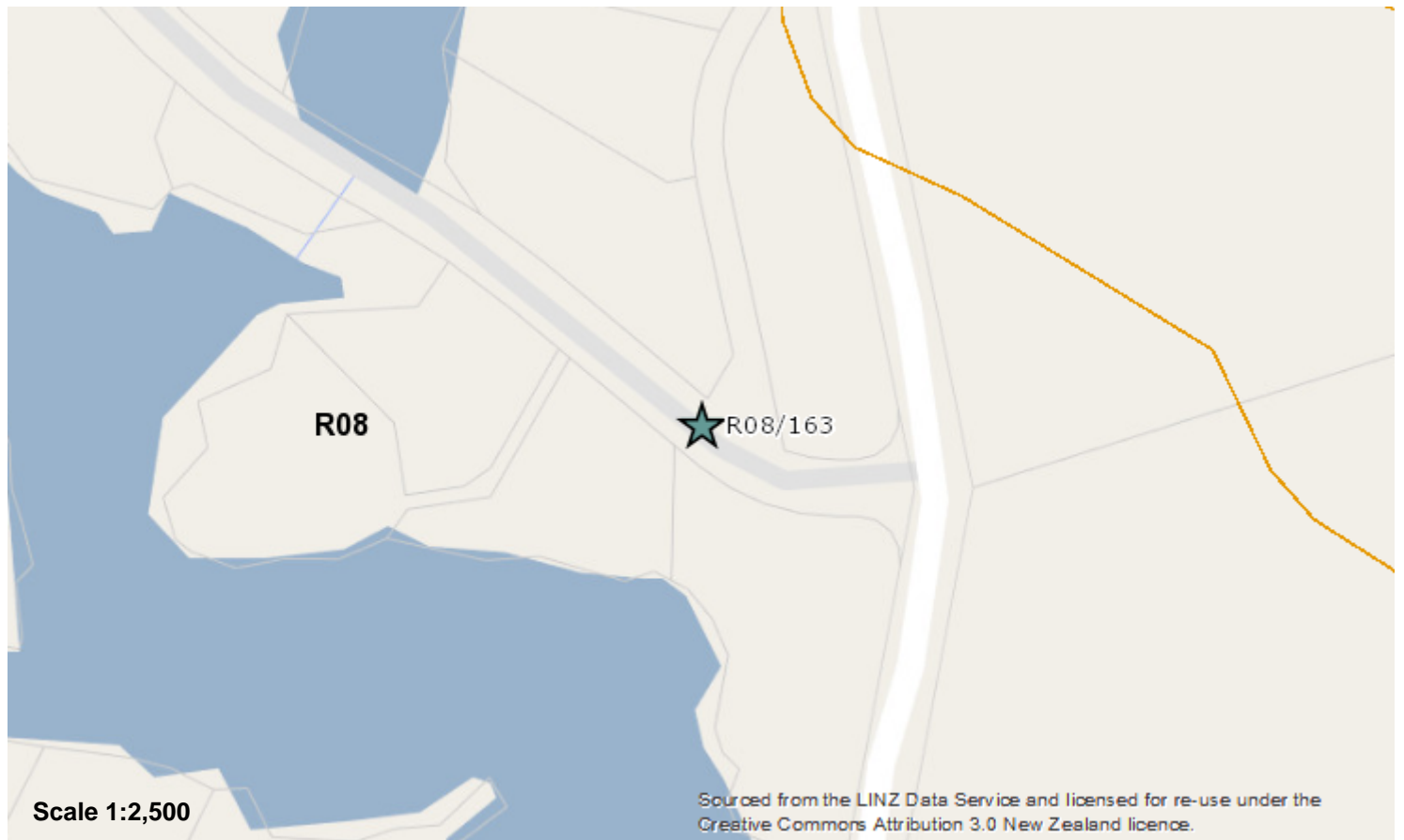
SITE COORDINATES (NZTM) Easting: 1741438

Northing: 6006029

Source: Handheld GPS

IMPERIAL SITE NUMBER:

METRIC SITE NUMBER: R08/163



Finding aids to the location of the site

Located in the paddock behind the existing wool shed. Cove Road, Mangawhai.

Brief description

Site of historic house.

Recorded features

House floor/ site

Other sites associated with this site

SITE RECORD HISTORY	NZAA SITE NUMBER: R08/163
<p>Site description</p> <p>Condition of the site</p> <p>Statement of condition</p> <p>Current land use:</p> <p>Threats:</p>	

SITE RECORD INVENTORY

NZAA SITE NUMBER: R08/163

Supporting documentation held in ArchSite

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION
SITE RECORD FORM (NZMS 260)

Map number R08
 Map name Mangawhai
 Map edition 1998

NZAA METRIC SITE NUMBER R08/163
 DATE VISITED December 2003
 SITE TYPE Historic house site
 SITE NAME: MAORI
 OTHER

Grid Reference

Easting

2	6	5	2	0	6	0
---	---	---	---	---	---	---

Northing

6	5	6	7	7	7	6
---	---	---	---	---	---	---

1. Aids to relocation attach a sketch map): *Duck Trust Estate, Cove Rd, Mangawhai. Site is located in the paddock behind the existing woolshed, adjacent to Cove Rd and south of the main farm access (refer to attached location map).*

2. State of site and possible future damage: *Unknown.*

3. Description of site (supply full details, history, local environment, references, sketches, etc. If extra sheets are attached include a summary here):

GPS Co-ordinates +/- 5m (Garmin e-trex)

No remains of the house believed to have been built around the turn of the century and whose brick chimney Rob Hastie (current landowner) recalls standing as a child. Mr Hastie also re-countered how he and his brother fossicked rubbish deposits in the vicinity as children.

Last occupants named Smith – background research failed to identify earlier occupiers.

Assessment report produced by Prince (2003) for Boffa Miskell.

4. Owner: Duck Farm Trust
 Address:

Manager:

5. Nature of information (hearsay, brief or extended visit, etc): *Brief visit*
 Photographs (reference numbers):
 Aerial photographs (reference numbers and clarity of site):

6. Reported by: Don Prince
 Address 19 Harley Rd, Takapuna
 AUCKLAND

Filekeeper
 Date

[Signature]
 4/3/09

7. Keywords:

8. New Zealand Register of Archaeological Sites (for office use)
 NZHPT Site Field Code

Latitude S

Longitude E

Type of site

Local Environment today

Land Classification

Present condition and future danger of destruction

Security code

Local body

