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Archaeological Assessment of the Proposed Private Plan Change

Mangawhai Hills

Tara Road, Mangawhai

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12 June 2023

**Prepared for:**

Mangawhai Hills Ltd

c/o Barker and Associates Ltd

PO Box 1986

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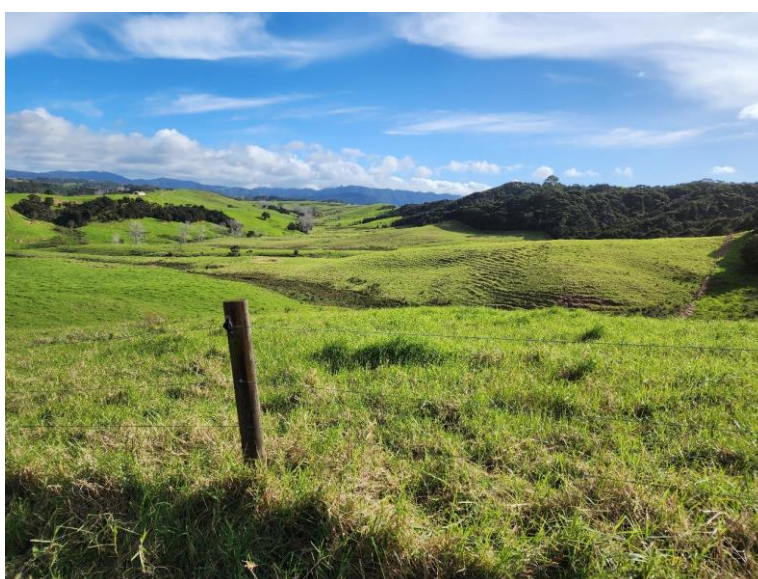
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## Glossary

Classic	The later period of New Zealand settlement
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
Terrace	A platform cut into the hill slope used for habitation
Wahi tapu	Sites of spiritual significance to Maori

## 1.0 Introduction

A. Neale of Barker and Associates Ltd commissioned Geometria Ltd to undertake an archaeological assessment of the proposed Private Plan Change for Mangawhai Hills Ltd, at Tara Road, Mangawhai.

Under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) all archaeological sites are protected from any modification, damage or destruction except by the authority of Heritage New Zealand Pouhere Taonga (HNZPT).

This assessment uses archaeological techniques to assess archaeological values and does not seek to locate or identify wāhi 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.

Likewise, such an assessment by Tangata Whenua does not constitute an archaeological assessment. Permission to undertake ground disturbing activity on and around archaeological sites and features may only be provided by Heritage New Zealand Pouhere Taonga, and may only be monitored or investigated by a qualified archaeologist approved through the archaeological authority process.

### 1.1 The Heritage New Zealand Pouhere Taonga Act 2014

Under the Heritage New Zealand Pouhere Taonga Act 2014 (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 (previously 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 an archaeological site 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 must be obtained from the local Heritage New Zealand Pouhere Taonga office under section 44 of the HNZPTA. 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.

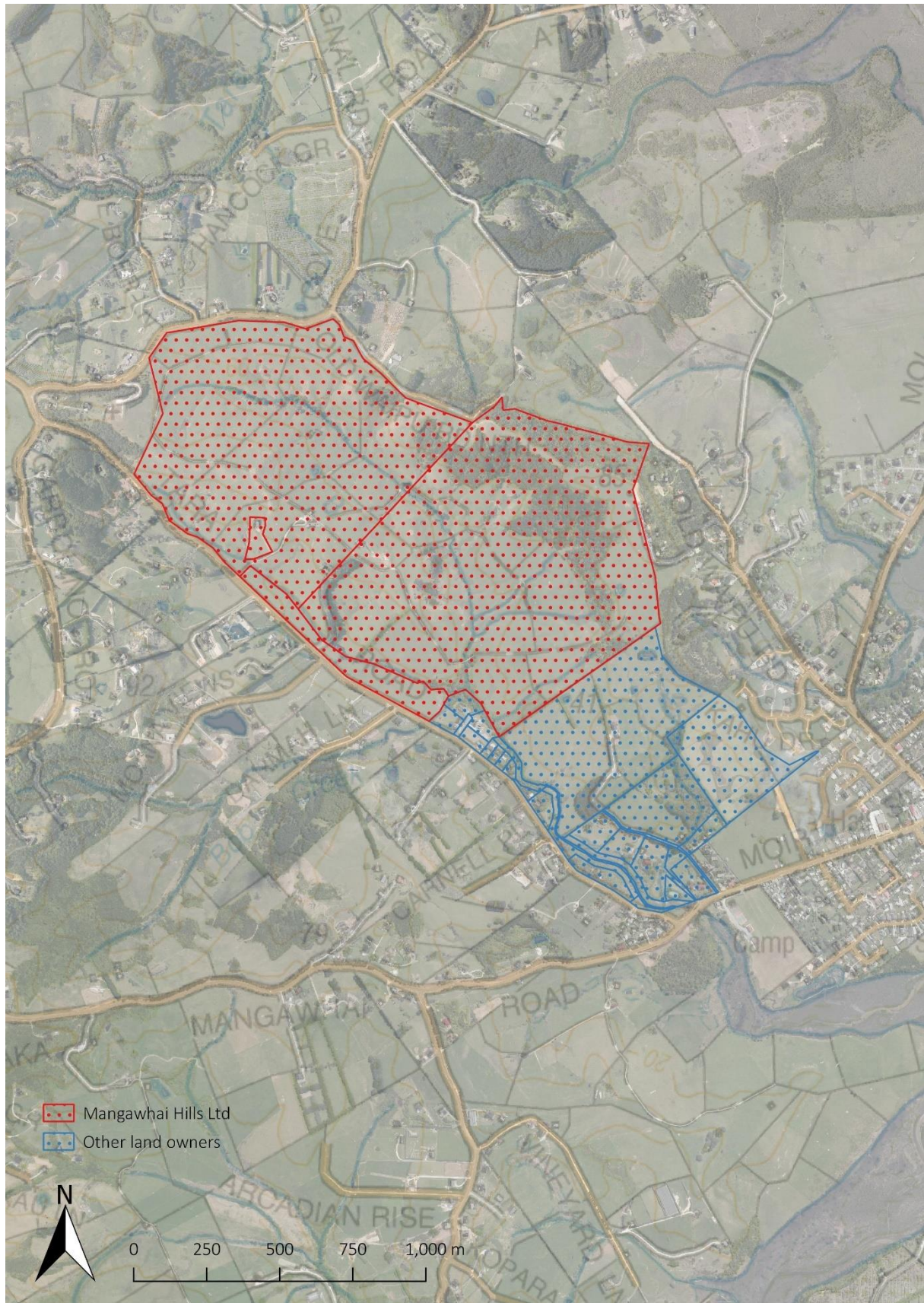


Figure 1: Mangawhai Hills Private Plan Change area.

## 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 RMA's purpose (section 5) the matters of national importance (Section 6), and other matters (section 7) and all decisions by a consent authority 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, wāhi 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.

In assessing a proposed Private Plan Change, Councils must assess and provide for matters of national importance, including historic and Maori heritage.

## 2.0 Location

The Plan Change area lies between Tara Road, Cove Road, Old Waipu Road, and Moir Street in Mangawhai, a kilometre west of Mangawhai Village and abutting the western end of the Mangawhai Central development. The project comprises a rolling to steep ridge and valley system broadly oriented north west to south east, with Bob's Creek adjacent to Tara Road, and an unnamed stream in the centre of the property draining towards the Tara Road/Moir St intersection and adjacent bridge.

From west to east the land rises east of Tara Road from approximately 10m above sea level at the stream near the road, to a central ridgeline at 40-60m above sea level, then drops into the central valley. The ground then rises more steeply to the eastern ridgeline at 60-80m above sea level, before dropping to the western boundary of the Plan Change area. To the north, both ridges rise to meet each other at Cove Road, at a height of approximately 60m, the eastern ridge curving around to the east to meet the central ridge. To the south, the central ridge drops to the confluence of the stream adjacent to Tara Road (Bob's Creek) and the stream running through the central valley, approximately one kilometre north of the Moir Street/Tara Road intersection. The eastern ridge turns into rolling hill country running down to the intersection.

The bulk of the Plan Change area is a dairy farm owned by Mangawhai Hills Ltd and is in pasture, with substantial areas of remnant and regenerating native forest on the steep slopes of the eastern ridgeline, with smaller pockets of bush in some of the steeper gullies of the western ridge. Substantial wetlands are present along the streams. At the southern end of the Plan Change area are a number of privately-held lifestyle and smaller residential properties.

The underlying geology is predominantly interbedded grey quartz feldspar sandstone and grey mudstone, weathering to soft yellowish brown silty clay soils up to 30m deep. An outcrop of hard, glassy fine to medium-grained basalt underlies the high point on the eastern ridgeline, weathering to brown silty clay soils up to 20m deep (Markham, G., and T. Crippen, 1981).

The soils on the property are predominantly Mahurangi fine sandy loams, with the eastern ridge having the hill country variant which has a shallower soil profile on slopes greater than 20°. These old sandstone-derived soils are strongly acidic and leached as a result of once being covered with kauri forest. The iron in the soils has leached, clay is lost and as a result the soils are pale and the low clay content means the soils formed are sandy loams. They have low natural fertility and trace elements.



These soils often appear in a mosaic with podzol or gumland soils on the flat or gently rolling country, and younger soils on the steep land. These soils are wet in winter, prone to pugging and compaction, with long periods of seepage throughout the year. The sandy loams are easy to cultivate but topsoil loss turns the soil to slurry in winter if they are turned over and cultivated in the summer. They are prone to gully and sheet erosion.

There is a small area of Kara silt loam on the level ground abutting Tara Road, a podzolised gumland or pipe clay soil. Here, acidic leaching of nutrients and fine clay particles as a result of water working through Kauri duff results in the creation of a pale clay hardpan underlying strongly leached, acidic soils with poor structure; very wet in winter, concrete-hard in summer and prone to erosion.

### 3.0 Proposed Development

Mangawhai Hills Ltd proposed rezoning 218.3ha of land between Tara Road, Cove Road, Old Waipu Road, and Moir Street, from Rural Zone with Harbour Overlay to a Development Area. The Mangawhai Hills Development Area will provide for large lot residential development in a sustainable manner and framed by indigenous vegetation, wetlands and water systems.

Development will be guided by a Structure Plan (Figure 2) which informs the spatial pattern of land use and subdivision, including detail of indicative primary and secondary road networks, a landscape protection area, identified ecological features for enhancement and protection, indicative landscape and open space areas, and a community hub area. It is envisaged that approximately 106ha will be used for the large residential lots with the balance used for services, community facilities and conservation protection/enhancement. Key elements include:

- Large-lot residential areas on the rolling and easy country.
- Retention of existing native forest and expansion through revegetation/plantings on steep slopes, and wetland restoration and enhancement along the streams.
- Primary and secondary road network connecting Tara Road and Old Waipu Road, and Moir Street and Old Waipu Road.
- Pedestrian track network.
- Open space/amenity areas and community hub.

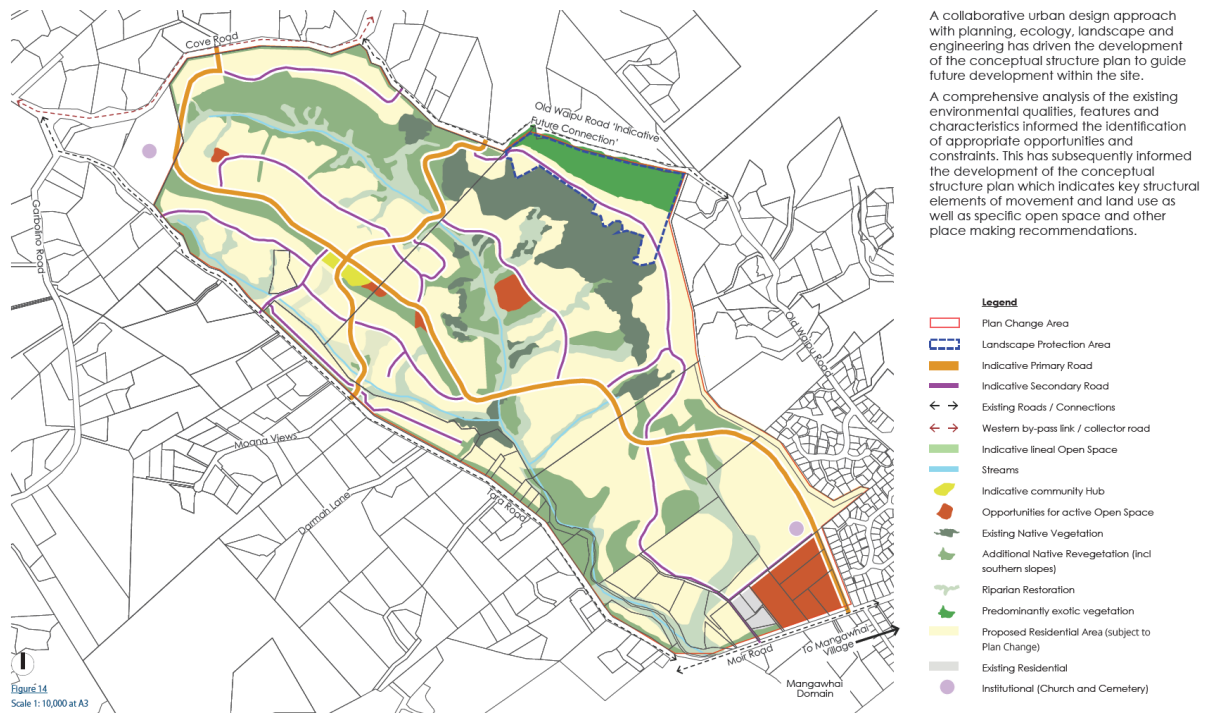


Figure 2: Mangawhai Hills Structure Plan.

## 4.0 Methodology

### 4.1 Research and Field Assessment

The desktop survey involved an investigation of written and visual records relating to the history of the Plan Change area. These included regional archaeological and historical publications and unpublished reports, New Zealand Archaeological Association Site Record Files or NZAA SRF (ArchSite - [www.archsite.org.nz](http://www.archsite.org.nz) - is the online repository of the NZAA SRF), land plans from Land Information New Zealand, and other plans, maps, and imagery held by the Alexander Turnbull, Auckland, and Whangarei Libraries, and aerial imagery from Retrolens and Google Earth. Deeds indexes and Registers were also consulted, along with the Journal of the House of Representatives.

The field assessment involved pedestrian survey over the Mangawhai Hills property, facilitated by ATV over the open ground/pasture areas and farm tracks/races. No probing or test pitting was undertaken.

The other private properties at the southern end of the Plan Change area were viewed from the road, and via aerial imagery, but were not visited.

### 4.2 Significance Assessment

Archaeological significance will be measured using the following criteria:

The first set of criteria assess the potential of the site to provide a better understanding of New Zealand's past using scientific archaeological methods. These categories are focussed on the intra-site level.

*How complete is the site? Are parts of it already damaged or destroyed?*  
A complete, undisturbed site has a high value in this section, a partly destroyed or damaged site has moderate value and a site of which all parts are damaged is of low value.

*How diverse are the features to be expected during an archaeological excavation on the site?* A site with only one or two known or expected feature types is of low value. A site with some variety in the known or expected features is of moderate value and a site like a defended kainga which can be expected to contain a complete feature set for a given historic/prehistoric period is of high value in this category.

*How rare is the site?* Rarity can be described in a local, regional and national context. If the site is not rare at all, it has no significance in this category. If the site is rare in a local context only it is of low significance, if the site is rare in a regional context, it has moderate significance and it is of high significance if the site is rare nationwide.

The second set of criteria puts the site into its broader context: inter-site, archaeological landscape and historic/oral traditions.

*What is the context of the site within the surrounding archaeological sites?* The question here is the part the site plays within the surrounding known archaeological sites. A site which sits amongst similar surrounding sites without any specific features is of low value. A site which occupies a central position within the surrounding sites is of high value.

*What is the context of the site within the landscape?* This question is linked to the one above, but focuses onto the position of the site in the landscape. If it is a dominant site with many features still visible it has high value, but if the position in the landscape is ephemeral with little or no features visible it has a low value. This question is also concerned with the amenity value of a site and its potential for on-site education.

*What is the context of the site within known historic events or people?* This is the question of known cultural association either by tangata whenua or other descendant groups. The closer the site is linked with important historic events or people the higher the significance of the site. This question is also concerned with possible commemorative values of the site.

An overall significance value derives from weighing up the different significance values of each of the six categories. In most cases the significance values across the different categories are similar.

## **5.0 Archaeological and Heritage Sites**

### **5.1 Archaeological Context**

Mangawhai contains a rich archaeological landscape, largely derived from Maori occupation prior to 1825 when the area was temporarily abandoned following the climactic battle between local Te Uri O Hau and Ngati Whaua, and Ngapuhi at Te-Ika-a-Ranginui near Kaiwaka. Maori settlement was focussed on the open shore and harbour coastline, making use of the abundant shellfish and fish resources, but there was also intensive exploitation of the volcanic soils in the Tara area for horticultural purposes. Large pa or defended sites were constructed at Moir's Point, above the harbour entrance at Mangawhai Heads, and at upper Tara and around Bagnall and King Roads. The Mangawhai area was also important as a portage for Maori between the east and west coast, in the pre-contact period.

A few decades after the battle and following the Crown Mangawhai Block purchase of 1854, Mangawhai became a thriving settler community built around ship building, farming and gum digging in the mid-late 19<sup>th</sup> century. However despite this history of occupation there are no archaeological sites recorded in the Plan Change area (Figure 3).

Five hundred metres to the east of the Plan Change area, a large number of midden sites are recorded along the western shore of the Mangawhai harbour at the village, with more than fifteen midden recorded between the Insley Street causeway at the village, and the Molesworth Drive bridge. The

number of midden, along with other sites on the north and eastern sides of the harbour, point to the intensive use of the shellfish resource by Maori in the pre and protohistoric period. While processing and consumption occurred around the coastline, the major centre of occupation appears to have been at Moirs Point on the north side of the harbour, where two large pa and a number of extensive undefended settlements date from the early 16<sup>th</sup> century (Carpenter 2016, 2017 various). There is near continuous shell midden on the coastal strip from Moirs Point northwards to the pa above the Mangawhai Heads Surf Club at the Heads, with most of the individual features recorded from 2015 onwards. The Mangawhai Tavern and the remains of the old wharf at the eastern end of Moir Street, and a shipbuilding yard at the end of Pearson St, all dating from the 1860s-1880s onwards, are also recorded as archaeological sites.

One and a half to two kilometres to the north and north east at Tara Road there are a number of other recorded Maori sites on the level to rolling north-facing slopes. Collectively they are associated with Maori horticulture on the fertile and free-draining boulder loam volcanic soils and sandy loams of the Tara, which have formed from the weathered lava flow from the small Dacite volcano immediately east of the Tara/Brown Road intersection. The recorded sites are at the interface of the two soil types, where orcharding ends and sites have likely survived. An impressive pa site, Q08/53 is located 400m north of these sites, and would have been the major settlement in this area in the late prehistoric period. The historic aerial imagery suggests the bouldery loam soils were covered in stone mounds consistent with Maori horticulture on these soils, and known from other volcanic areas in Auckland, Whangarei and the inland Bay of Islands. Other pa and pit and terrace complexes are recorded further to the east at Bagnall and King Road.

Pa sites and pit and terrace complexes with shell midden are also recorded between Bagnall and King Road, one to two kilometres north of the Plan Change area. Three pa sites overlook a fertile alluvial valley system, with small undefended settlements nearby.

The lack of sites in the Plan Change area is likely to be due to a lack of archaeological survey, rather than an actual absence of sites; in the absence of development proposals triggering a requirement for survey, only large and obvious sites visible from public places have tended to be recorded. In general archaeological site recording in Mangawhai lagged until the early 2000s when the 2004 RMA amendments, development pressure, and the Mangawhai Ecocare wastewater system initiated a period of new site recording in areas affected.

## **5.2 Other Heritage Sites and Listings**

The Kaipara District Plan Schedules of Sites of Significance to Maori and Heritage Buildings, Sites and Objects, and the Heritage New Zealand Pouhere Taonga List of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu areas were consulted to determine whether there were any scheduled or registered historic places on or in the vicinity of the Plan Change area.

There are no Listed or Scheduled places on the Mangawhai Hills property but there is one scheduled place in the District Plan, the H83 the Hallet House, located on Lot 1 DP 521452. The extant house is a Category B historic place and was built in the 1940s for Annie Carter (nee Bull) from materials taken from an earlier house of rimu and another building (M. Jackson to J. Carpenter, pers. comm. 7 June 2023). It is not Listed by Heritage New Zealand.

The Plan Change area is outside the Mangawhai Harbour Coastal Area statutory acknowledgement area scheduled in favour of Te Uri O Hau.

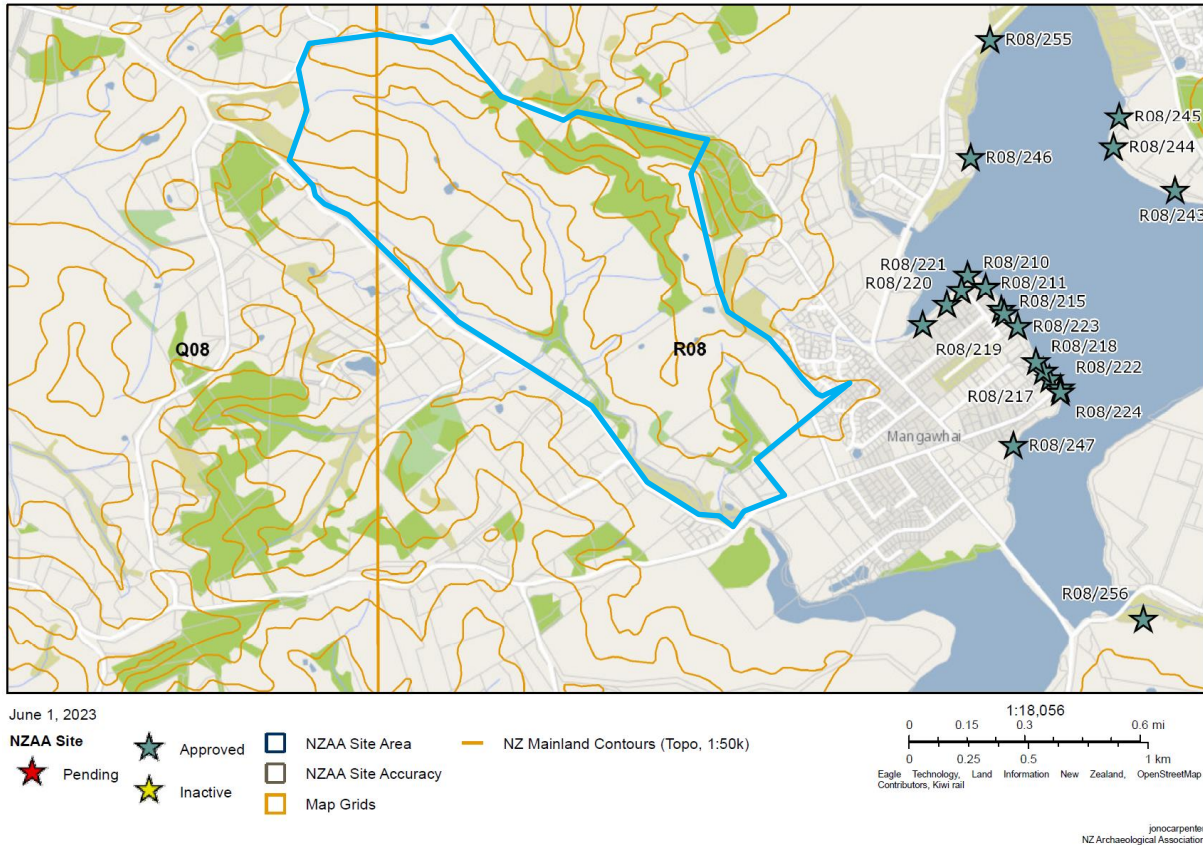


Figure 3: Recorded archaeological sites in the vicinity of the Plan Change area (outlined blue).

## 6.0 Historic Background

The following sections provide historic context to the archaeological and heritage sites described above. The broad history of the Plan Change area is described, with an overview of Maori occupation, followed by the initial settlement of the Mangawhai area by Europeans. The history of the Plan Change area is then discussed.

### 6.1 Maori History

The traditional history of the northern Kaipara (extending to Mangawhai) including the occupation of the area by Ngati Whatua/Te Uri o Hau, the catastrophic battle of Te Ika a Ranganui between them and Nga Puhi at Kaiwaka in 1825, and the subsequent depopulation of the area and later land sales, are canvassed in the Waitangi Tribunal inquiry Wai 674 Kaipara Report (Waitangi Tribunal 2006).

Te Uri O Hau, who have mana whenua over the area are a hapu of Ngati Whatua descent, tracing their ancestry and name to Haumoewharangi of Ngati Whatua (Waitangi Tribunal 2006: 4, Environs Ltd 2016: 9). S. Percy Smith (1896) suggested Hau had lived some eight generations previous, or around 1650AD, but the ancestral canoe of Ngati Whatua arrived much earlier, around 1250AD at Taporapora in the eastern Kaipara. A later 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.

In the late 18<sup>th</sup> and early 19<sup>th</sup> century, two rising federations of tribes, Ngapuhi and Ngati Whatua clashed repeatedly in the Kaipara area, with Ngapuhi the ultimate victor after the close-fought battle known as Te Ika a Ranganui in 1825, to the east of Kaiwaka.

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'. 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 Hawaii. 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 Kai-para 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 Hihi 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 Hihi-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-ranga-nui 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).*

## **6.2 Mangawhai Block Purchase**

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 4). 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 on 1 November 1839, presumably on the basis of the Ngapuhi victory at Te Ika-a-Ranganui in 1825, for £167 4s.

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 5) 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 of 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).

The first Crown land grant in the Mangawhai area was to Jane Skeen (nee Liston), a teacher originally from Edinburgh remitted to start a school. On arrival in New Zealand in 1856 she married Auckland widower and politician/journalist Robert Skeen and was granted Allotment 67 Suburb of Molesworth in 1858, at what is now called Moirs Point. Her students consisted of the children of veterans of the 58th Regiment who were also in receipt of land grants in the area, and of the boat builders and sundry others who had settled on the Mangawhai Harbour in small numbers in preceding years. Jane later taught in Thames and Auckland and became a prominent educationalist according to obituaries published in May 1903, when she died age 75.

By the mid-19th century, Mangawhai Harbour was one of the main access points for the Kaipara where settlers would travel by ship from Auckland to Mangawhai, walk to Kaiwaka, and then travel on the water again across the Kaipara Harbour. By the early 1860s, a dray road existed between Mangawhai and Kaiwaka.

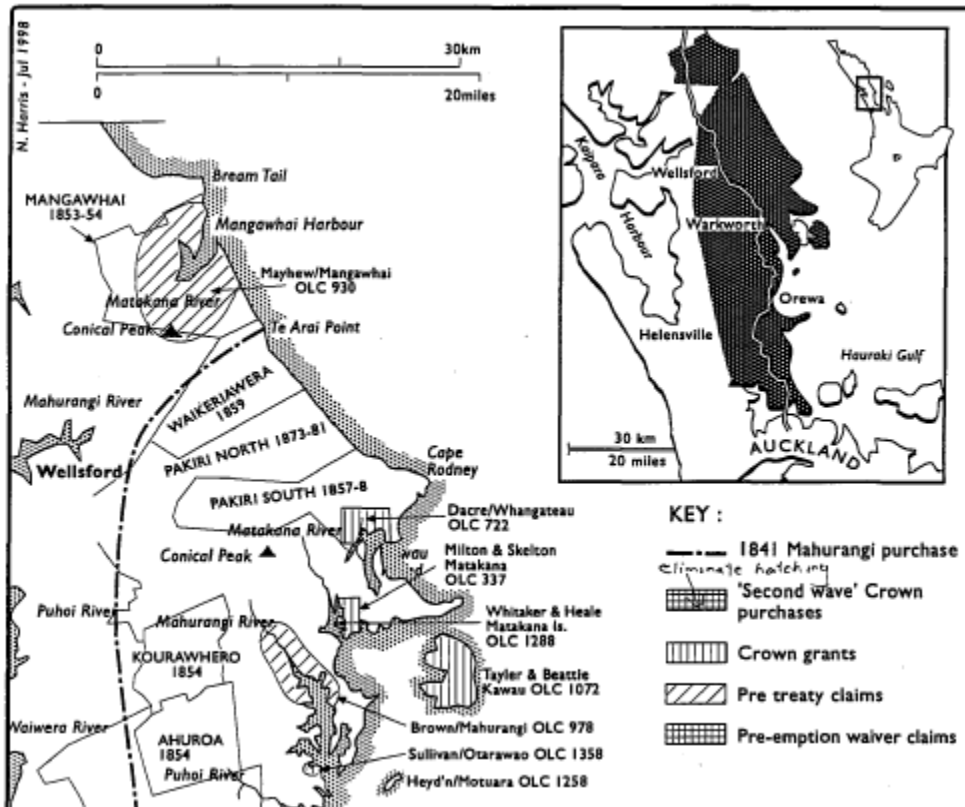


Figure 4: 1839 (Mayhew) and 1854 (Crown) purchases at Mangawhai (detail from Figure 1, Rigby (1998: 3).

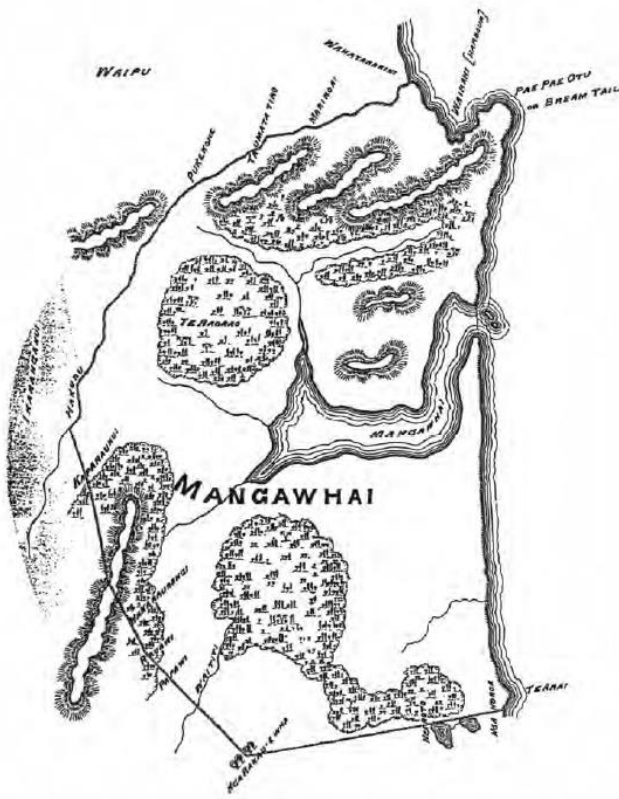


Figure 5: Crown Mangawhai Block Purchase of 1854 (Turton 1877).

### 6.3 Crown Grants and Waste Land

SO 1020-F (1856) and Roll 56 Sheet 8 (1858) shows the wider Mangawhai area, including the Plan Change area. Surrounding lots have been taken up by notable European settlers, chief among them William Moir who acquired the 220 acre Lot 1 which is what is now Mangawhai village North of the Mangawhai-Hakaru Road (now Moir St), along with Lots 7 and 8 on the south west side of Tara Road, with J. H. Harrison owning the 145 acre Lot 9 on the south west side of Tara Road.

From what is now the village north along Molesworth Drive and Old Waipu Road east of the Plan Change Area, G. Wynyard has Lot 2 and Lot 3, with F. Travers, Robert Henry Wynyard and T. Fox being granted the land between what is now Old Waipu Road and the northern reach of the estuary. To the north of the Plan Change area, beyond the Tara-Waipu Cove Road intersection, the land is all part of T. Henry's selection, which would become part of his Tara Estate.

However it appears only one lot has been taken up within the Plan Change area. Lot 106, at the southern end of the Plan Change area, is shown as belonging to Richard Clark on SO 1020-F (1856). The 29 acre lot was granted to Clark on 29 April 1861, and he also received the 100 acre Lot 14 elsewhere in Mangawhai (Deeds Index 1B: 413). Moir's Lot 1 is to the south east and Wynyard's Lot 2 to the north east, with the stream on the western boundary.

Clark only held the land for a few months, before selling both lots to Edwin Ludwick Barnett in July of the same year. Barnett sold Lot 106 in January 1866 to Thomas Henry of the Tara Estate, having sold Lot 14 the year before. Henry would go on to sell the land to Samuel Mooney in 1875; Mooney being another 58<sup>th</sup> man, and the proprietor of the store and tavern at the village. In 1892, Mooney sold the land to Ryan who would own the lot until 1929 at which time it was sold to Carter, Ryan having died and the land having passed through probate. Ryan would go on to take up Lot 247 to the north of Lot 106 and also within the Plan Change area, when it was surveyed out of the Crown land during World War One.

Multiple Clark/Clarkes served with the 58<sup>th</sup> Regiment but Richard did not appear to be one of them. This plan also shows the original alignment of what would become Old Waipu Road, running from the vicinity of what is now the Molesworth Drive/Moir St intersection in a northwesterly direction and uphill towards the eastern ridgeline of the Plan Change area. This road was identified as impractical and would ultimately be closed in 1917 (as shown on SO 19467).

The Plan Change area itself remains un-surveyed and unallocated, suggesting the land was of marginal use in the mid-19<sup>th</sup> century. There is no other information of relevance on the Roll Plan, apart from the outlines of two small pockets of primary forest.

William Moir was born in Aberdeen in 1811 and arrived in New Zealand as a Sergeant Major of the 58th Rutlandshire Regiment in the HMS Slains Castle in April 1845. He fought in the subsequent campaigns of the Northern War at Te Kahika (Near Lake Omapere), Ohaeawai and Ruapekapeka. He retired from the 58th in 1858 when the Regiment returned to the United Kingdom, and took up a position as a Captain in the City Company of the Auckland Volunteers, and subsequently served with the 1st Waikato Militia during the Waikato War in the early 1860s (Raymond 2013).

Moir had married Sarah Gordon in 1847 and they had six children, born between 1848 and 1860: William James, Robert Henry, James John, David, John Roger, and Leslie John, with a seventh, the youngest Jaqueline, dying in infancy in 1863.

In June 1859 Moir received a Crown Grant to 380 acres at Te Arai, south of the Mangawhai Harbour. He established a farm there and named it Kelvin Grove after his childhood home in Scotland. He increased

his landholdings at Mangawhai over the next few years including in Section 1 in the area which would become known as the Village. He built the first hotel there in 1859, at the end of what would become Moir Street on the opposite side of the harbour from Moir's Point. In the early 1870s he served on the Mangawhai Highway Board. His holdings ultimately amounted to 586 acres. He left New Zealand for Canada in 1877, to reunite with his siblings who had emigrated there with his father James in 1835. Moir died there in 1881, with Sarah dying back in New Zealand in 1887. In the meantime their children established themselves at Mangawhai, both in the Village, at Moirs Point, Molesworth and Te Arai.

By 1881 as shown on survey plan SO 1090-E, the northwest portion of Lot 1 originally granted to William Moir, was by then owned by R. Wynyard, with the surveyed line of Moir St being the southern boundary of the subdivided lot which extended to the eastern side of the stream and road bridge, at the extreme southern end of the Plan Change area.

Lot 2 was originally granted to Gladwyn John Wynyard in 1856 (Deeds Index 1b: 128). Gladwyn was the second son of Colonel Robert Henry Wynyard of the 58th Regiment Gladwyn's father Robert Henry Wynyard was granted the 110 acre Lot 4 and 6 to the north, in 1856 (Deeds Register 1B Country of Marsden, Whangarei, Hobson, Rodney and Otamatea: 224). From Wynard the later was transferred to Colonel Henry Balneavis in 1858. At some point the Wynyards allowed the line of Molesworth Drive/Old Waipu Road and the Hakaru Road to be surveyed through their holdings, as shown on SO 1020-E (1881). This plan also shows the annotation Kauri Gum Res. on the Plan Change area; presumably this is a later annotation.

The Wynyards and Balneavis were officers in the 58th Regiment, and had fought in the northern war of 1845-1846 and the Hutt Campaign of 1846, before being garrisoned in Auckland through the 1850s. The 58th had an association with Mangawhai, having built the breakwater at the river mouth. There is no indication that either man occupied their holdings at Mangawhai, although some 58th men did muster out of the regiment and settle the area including Sergeant William Moir at Moirs Point. Wynyards Senior and Junior returned to the UK in 1858 when the Regiment left New Zealand, while Balneavis remained in Auckland. The younger Wynyard served in the Cape Colony but returned to New Zealand and settled in Devonport.

Lot 3 was originally granted to Travers in 1855 (Deeds Index 1B: 848). He then sold it to Birch in 1891, who sold to Stewart in 1911. Captain Travers was based in Nelson and Wellington and was a soldier, explorer, naturalist and politician involved in the establishment of the Colony, and never took up residence on the land prior to on-selling.

William Birch was living in Mangawhai from the 1880s, suffering the burning down of his house and store in 1891. Unluckily, William Birch also suffered the loss of his house by fire in 1903. Likewise Angus Stewart was participating in commercial and civic activities in the same period. From the late 19th century it appears that Angus Stewart consolidated his landholdings between Old Waipu Road and the Mangawhai River.

The 145 acre Lot 9 to the west of the Plan Change area was granted to J. H. Rogers-Harrison, paymaster of the 58<sup>th</sup> Regiment. Harrison was born in Hertfordshire in 1820, joined the Royal Marines in 1839 but bought a discharge in 1842 and joined the 11<sup>th</sup> Regiment of Foot. He travelled to Hobart and then Sydney with the Regiment in 1846 and then transferred to the 58<sup>th</sup>, arriving in New Zealand in 1847. He rose through the ranks through the 1850s, from Sergeant to Ensign in 1853, then Lieutenant and by 1860 was a Captain. In 1861 he was managing the issuance of shares for the new Bank of New Zealand as the Provisional Secretary and selling land and plant in Auckland and Waikato. The Waikato war provided new opportunities for advancement and in 1865 and 1866 he was the acting Quarter-Master General of the Militia and Volunteers, managing general transport and supplies into the redoubts and military outposts of south Auckland and Waikato, paying out allowances to the families of militiamen left in Auckland, and tendering for medicines and the tailoring of 2000 pairs of military trousers. In 1867 he

was buying allotments in Newton and Grey Lynn. In 1869 he was investing in a goldmine near Thames and in 1880 was Vice President of the Ponsonby Regatta. In 1882 he invested in the Waiwera Hot Springs Company. Harrison died in February 1896 at the age of 76 (New Zealand Herald, 20 March 1896). There is no indication he ever took up residence or undertook any activity on his Mangawhai holdings. This land was later purchased by Daniel Bowmar.

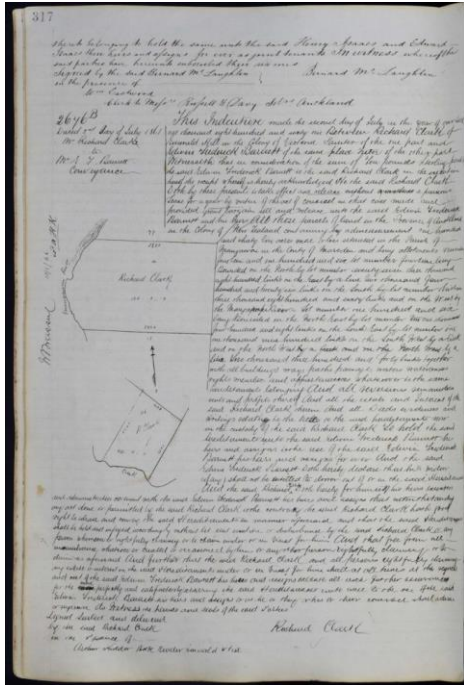


Figure 6: Deed of sale from Richard Clark to Edwin Barnett in 1861 (Deeds Register B2: 317).

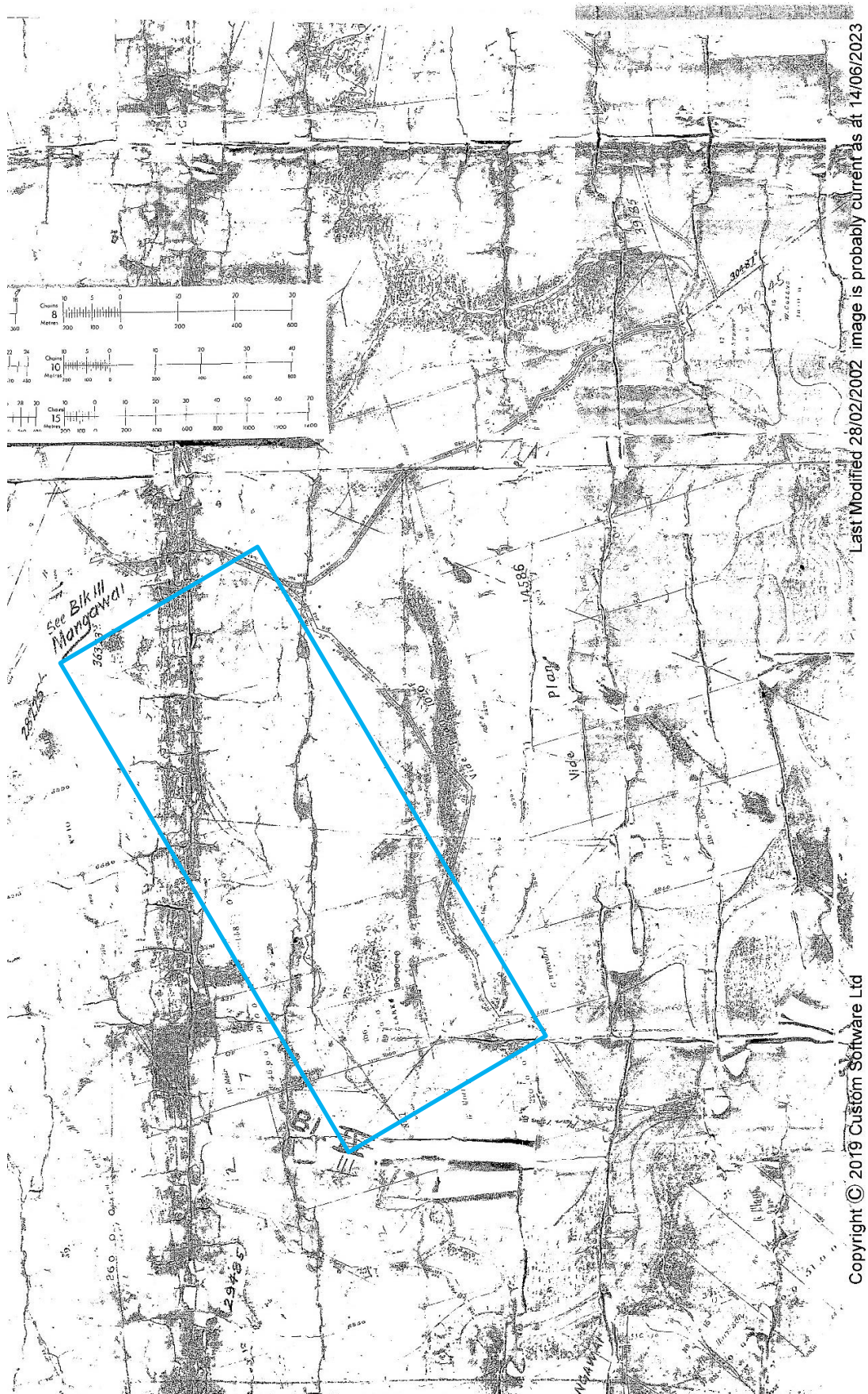


Figure 7: Detail from SO 1020-F (1856) showing Clark owning Lot 106, and the original survey of Old Waipu Road.

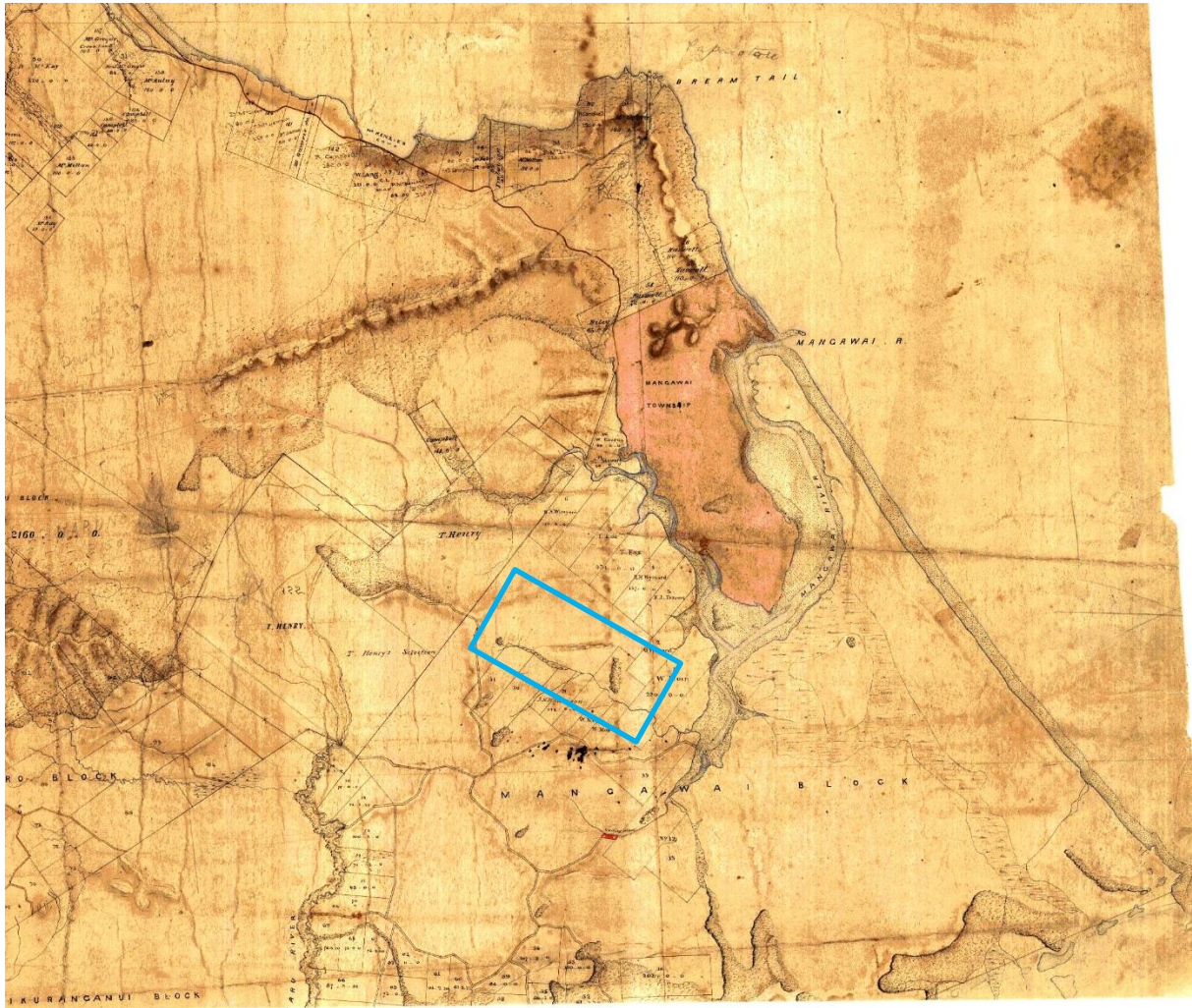


Figure 8: Detail from Roll 56 Sheet 8 (1858) showing the Plan Change area as un-surveyed/Crown waste land (approximate Plan Change area in blue).

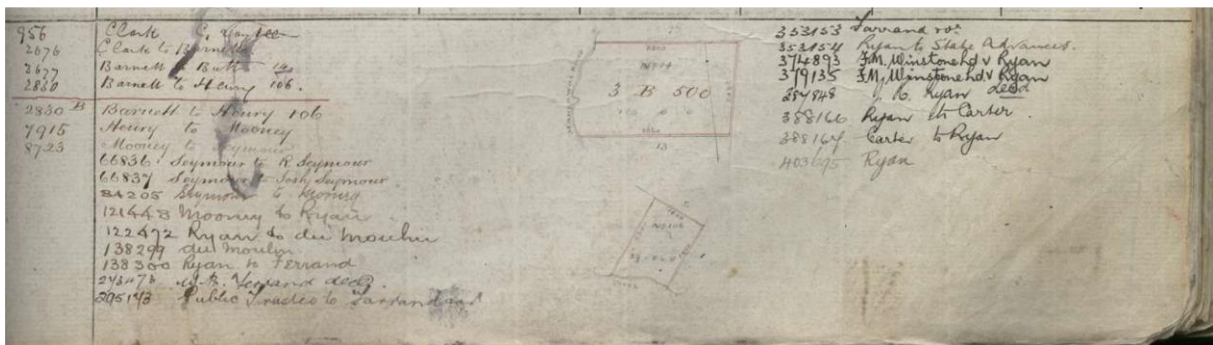


Figure 9: Crown grant of Lot 106 to Richard Clark in 1861, and subsequent transactions (Deeds Index 2B: 418).

## 6.4 The Mangawhai No.3 Kauri Gum Reserve

The bulk of the Plan Change area remained Crown Waste Land until the start of the 20<sup>th</sup> century, when the Kauri Gum Industry Act of 1898 allowed for the kauri gum reserves on suitable Crown land. These gum reserve areas covered around 100,000 hectares and were exclusively for the use of British subjects (including Māori). A licensing system was also introduced and the regulations were partly aimed at restricting “Austrian” diggers, largely Croatians from the Dalmatian coast which at the time was part of the Austro-Hungarian Empire. As a result, Dalmatians shifted their focus, and many made arrangements with private landowners, paying a rental for the right to dig gum.

A government Royal Commission of Inquiry in 1893 and 1898 was the precursor to the Act, the Kauri Gum Industry Report (Appendix to the Journals of the House of Representatives, 1898 Session I, H-12). The Inquiry visited 30 places, held 40 meetings and heard from 193 witnesses across the gumfields and in local centres. The Inquiry noted that by in large and similar to the state of the goldfields, the easiest gum had long been worked out in most places, leading to intense competition for smaller and smaller pieces that required more and more work to find. The price of gum was subsequently as high as it had ever been, and despite the ever-decreasing availability the annual output had more or less been the same for 20 years. Until the Act came into force, a licence fee of 5s a pound had been payable to the Crown for digging on Crown land, to be collected by the local Councils. But almost no Council was doing so, due to the costs of administration (AJHR 1898 Session I, H-12: 1-2).

The Inquiry visited Mangawhai in February 1898 (AJHR 1898 Session I, H-12: 54-57). Charles Hogan, a local with 190 acres freehold stated that there were about 300 Austrians working there that year, the third year they had been in the area and the first year of such a large number. They were largely digging on Crown land, or on absentee land without permission as there were no gum leases let on the Mangawhai side. Hogan complained there were no British diggers apart from a few old squatters on the Crown land; that the Austrians dug without permission inside his fences and accosted him when he had them removed; that they sent most of their money back home rather than spending locally; and that they had no intention to settle but were intent on making their fortune and then leaving. He wanted the Austrians sent home, and if it could not be done peacefully, then a poll tax instituted.

Settler John Sellwood who had almost 100 acres, half freehold and half Crown lease, made similar complaints about encroachment on his land, and noted the Austrians paid no local taxes and bought only from the gumstore keepers, not the settlers. John Billich, an Austrian from Dalmatia explained how he and other came to hear about New Zealand when families back home received good remittances. He noted how his community lived and worked together. Francis Shannon, freeholder 240 acres at Te Arai noted that the road through the gum land was three or four miles long and supported 50-350 diggers, none of whom paid for its upkeep. He didn't think the Austrians were any worse trespassers than British gum diggers, but also wanted a poll tax and a stop to remittances.

William Sarah from the prominent Sarah family at Hakaru was a gum store owner who found the Austrians honest and industrious, and while the amount of gum he was sending out the district had not changed markedly in the nine years he had been in the business, the number of diggers was higher and the amounts they were selling individually were smaller and of poor quantity than in previous years. John Thomas Somerville, freeholder of 30 acres complained about the state the Austrian gum diggers left the land, and taking work from British diggers.

Constable Robert Henry Moir, having lived in the area forty years and being Constable for five, noted he had received complaints from most of the settlers about Austrian gum digging. He also noted the good character, respectfulness and industriousness of the Austrians, but that their presence meant that the settlers were missing out on the opportunity to dig gum to supplement their incomes, as had been the practice for most prior to the last few years. He confirmed the testimony of the other witnesses.



In order to manage the concerns of the British settlers, which were echoes across the gumland of the upper North Island, and in order to maximise the value of the gum in the ground on Crown land, the Act was passed later in the year. The first Crown Kauri Gum Reserve on the south side of the harbour at Black Swamp Road was gazetted in 1899, with the Plan Change area gazetted in 1901.

Plans of Kauri Gum Reserves from the Kauri Gum Industry inquiry of 1914 and the Department of Lands and Survey 1928 show the Plan Change area as part of the 1400 acre Mangawai No.3. Kauri Gum Reserve, gazetted on 9 May 1901 (New Zealand Gazette, 1901: 1020; New Zealand Herald, 25 May 1901). At the same time, the No.2 reserve of 470 acres at King Road, the 630 acre No. 4 reserve between Devich Road and Lawrence Road, and the No. 5 reserve of 87 acres south of the Cames Road and Lawrence Road intersection.

The original Mangawai Kauri Gum Reserve on the south side of the harbour between Black Swamp, Coal Hill and the Tomorata Road had been gazetted in 1898 in the first tranche of reserves. Reserves at the Heads at Molesworth and Moirs Point and at Hakaru were gazetted in 1899, and a major extension to the original reserve between Coal Hill and Te Arai was gazetted in 1907.

In 1914, another Crown Commission of Inquiry was initiated in order to inspect and classify the reserves and identify which still had sufficient gum remaining to be retained as reserves, and which should have their designation uplifted and be used for settlement purposes. By that time, more than a quarter of a million acres of Crown land had been set aside as gum reserve. This was reported in the subsequent Kauri-Gum Reserves in The Auckland Land District report (Appendix to the Journals of the House of Representatives, 1914 Session I, C-12). Along with classifying the reserves, the inquiry noted the damage to the land that gum digging had caused, particularly on the poorly regulated Crown lands which were left full of holes and other diggings, burned over continuously, and thus subject to erosion of soil and costly remediation in order to break the land in for farming.

Remarks were made on the success of several different settlers in breaking in dug-over gumland for farming, including Daniel Bowmar of Mangawai who had successfully converted 300 acres of gum land west of Tara Road into sheep grazing and crops (AJHR 1914 Session I, C-12: 15). Bowmar's land had always been dug on the face, never potholed. He had ploughed over the land twice which had been dug from 1-10 feet deep for gum over the previous five years, but had not retrieved enough gum through ploughing to pay for the work. He then added 1.5 hundredweight of bone dust fertiliser and planted it in various grasses, with only the browntop and danthonia holding, but was also successfully growing potatoes and turnips. He estimated that it cost £10 an acre to break the ground in, but that it was worth £33 an acre once he had done so, or \$1900 an acre to \$6300 an acre in 2023 dollars (AJHR 1914 Session I, C-12: 64-65).

William Pearson, gumdigger of Mangawhai stated that the gum lands near Tara were winter fields and had three men digging on them in the previous winter. The Molesworth and Hakaru fields were also winter fields, as opposed to the Black Swamp-Coal Hill field which was dug in summer; but he had also dug at Molesworth, and on Hastie's farm up to King's boundary. Joseph Francis was also a local gum digger who dug on private land and the gum reserves. He had dug on the reserve behind Bowmar's (possibly the western side of the No. 3 reserve and had made 10s a day (\$95 in 2023) and considered that a fair and average wage for a good digger. Andrew Vuscko had dug on the Mangawai reserves as well as COalhill and Molesworth, and had made £10-20 a month (\$1900-3800) on the former and considered the area a good payer (AJHR 1914 Session I, C-12: 66-69).

The lack of specific testimony with regard to the Mangawai No.3 reserve might be taken to suggest that it had not been recently worked and/or had never been a particularly profitable field. Regardless, the inquiry recommended uplifting 732 acres of the 1390 acre Mangawai No. 3 reserve, with 658 acres to remain gum reserve (AJHR 1914 Session I, C-12: 23). The inquiry visited Mangawhai in May 1914 and

heard from half a dozen witness, voting to uplift the reservation over the part of the Mangawai No. 3 reserve on 22 June 1914 (AJHR 1914 Session I, C-12: 30, 32).

On 25 March 1915, an Order in Council removed 732 acres of the Mangawai No.3 gum reserve (along with thousands of acres of other reserve land elsewhere) following the 1914 inquiry into the gum industry that was held under the Kauri Gum Industry Act 1908. In 1915, J. Ryan, a local settler who owned Lot 106 (Previously owned by Clark) between the gum reserve and Moir Street, had surveyed out the 60 acre Lot 247 which was once part of Clark's grant.

Survey plan SO 19328 (1916) shows the survey of the Plan Change area into Lots 243-246 and 251-256, following the withdrawal of 732 acres of land from the Mangawai No.3 Kauri Gum Reserve. The Plan Change area is described as open fern country with light manuka, with an intervening swamp. Section 251 was subsequently gazetted as a cemetery in 1921, with the Tara Road school between the cemetery and Tara Road intersection. At the northern end, a post and wire fence from Bowmar's on the other side of Tara Road extends across the Crown land to the central swamp, with another fence extending from an adjacent property at the southern end of the Plan Change area. The original line of Old Waipu Road is shown as impracticable.

In May 1923, a land ballot was held for Lots 243, 252, 253, and 254 but there were no applicants (Auckland Star, 16 May 1923). The Mangawhai Hills property was freeholded sometime after this date. In 1927-1928 when the geological survey of the Mangawhai-Waipu area was undertaken, there was no obvious development in the area, aside from a scatter of houses along Moir St around the Tara Road intersection, and the cemetery and school at the Tara Road-Cove Road intersection.

By the time of the first aerial imagery of the area in 1961, a farm has been established on the western side of the Mangawhai Hills property, with multiple homesteads and outbuildings. The two homesteads are the ones currently present on the western side of the property, along with the milking shed and barn on the western ridge above. There is a group of outbuildings on a descending spur running east of the western ridge into the central valley; these buildings have been removed by 1977 based on aerial imagery from that year. A number of tracks, cuttings through high points, stream crossings and scoured out areas are visible in the 1961 aerial but no potential archaeological features are visible.

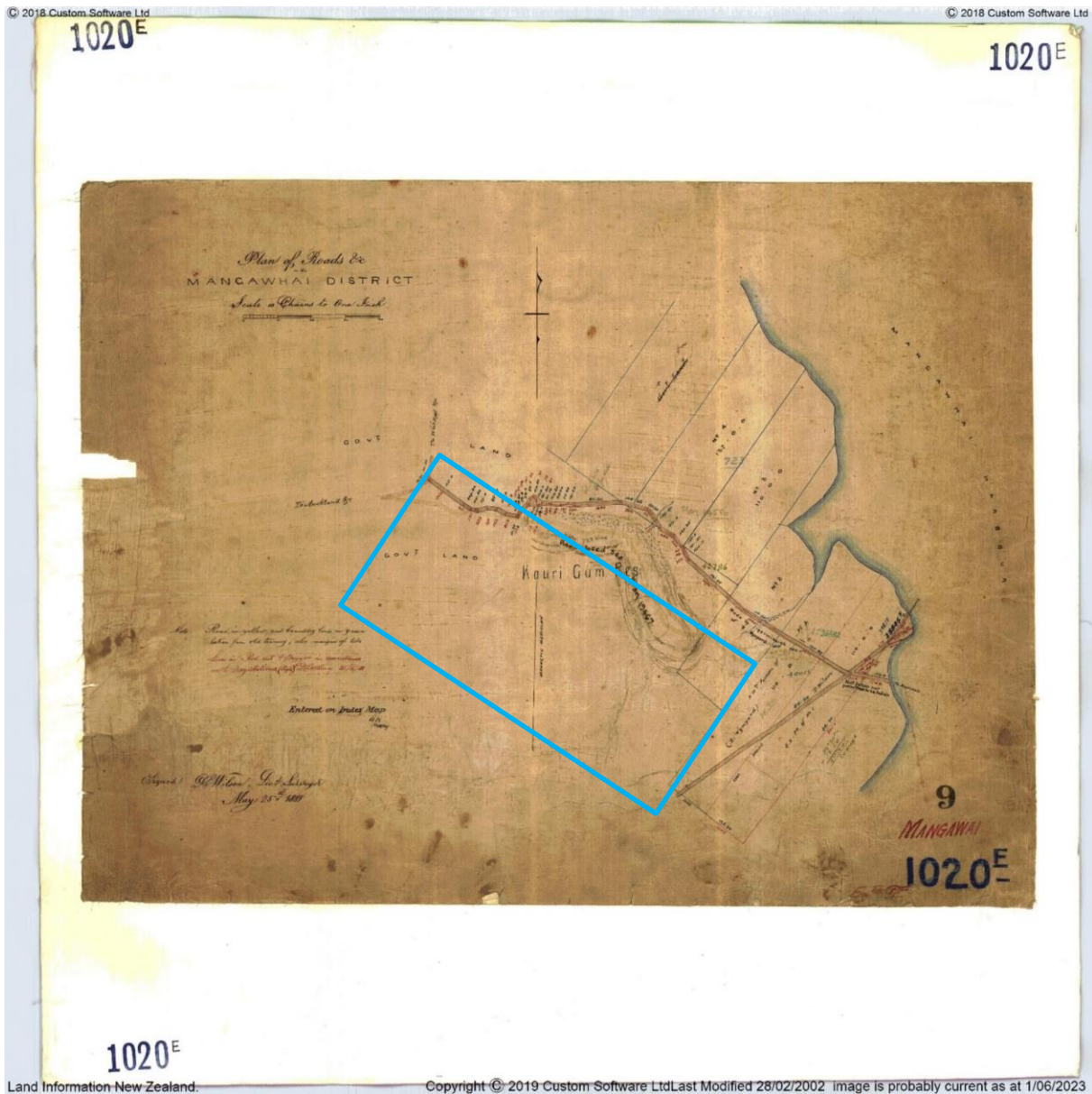


Figure 10: SO 1020-E (1881) showing the Plan Change area as Kauri Gum Reserve (presumably a later annotation).

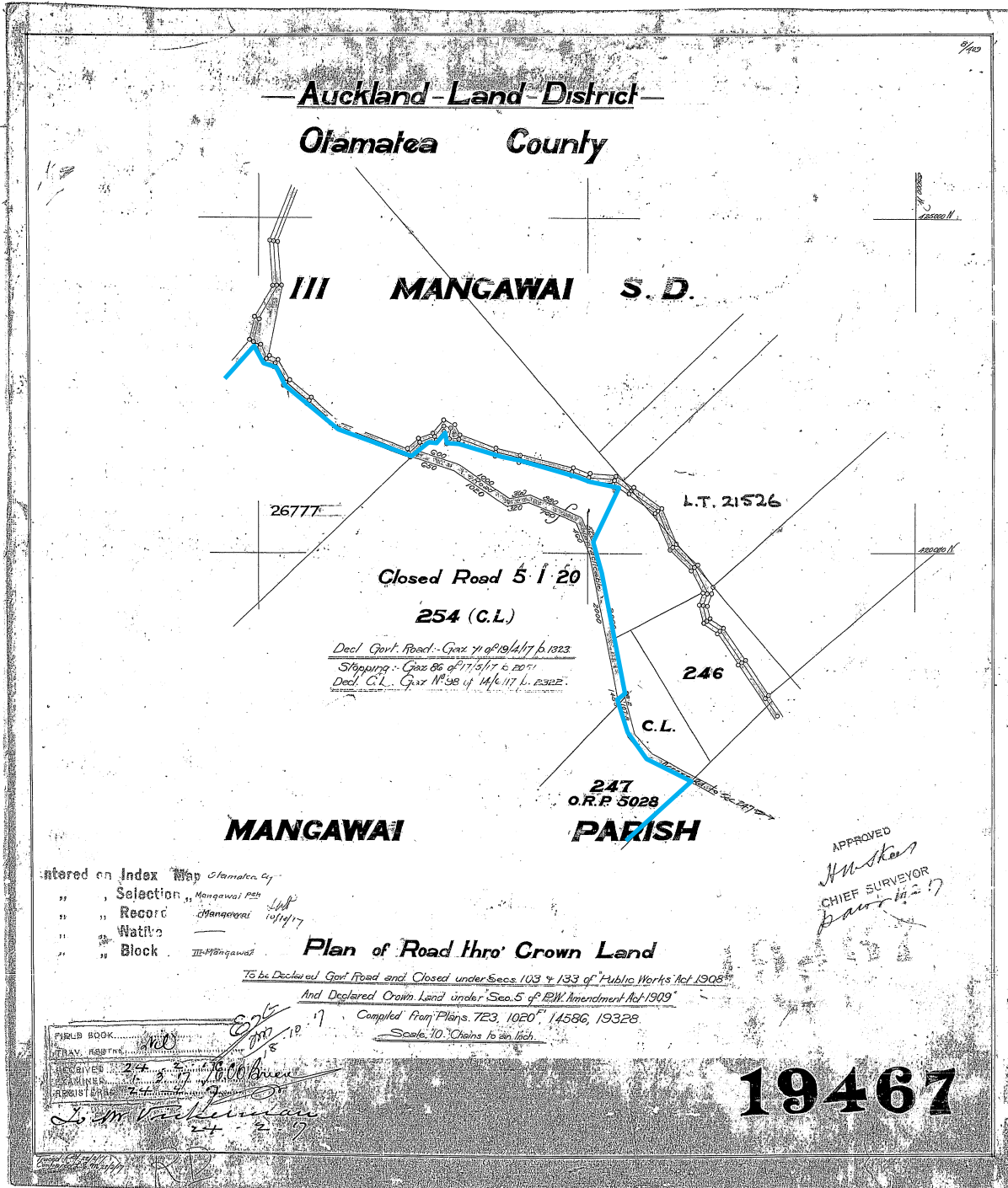


Figure 11: SO 19467 (1909) showing original, impractical line of the old Waipu Road, and the new road survey (eastern boundary of Plan Change area in blue).

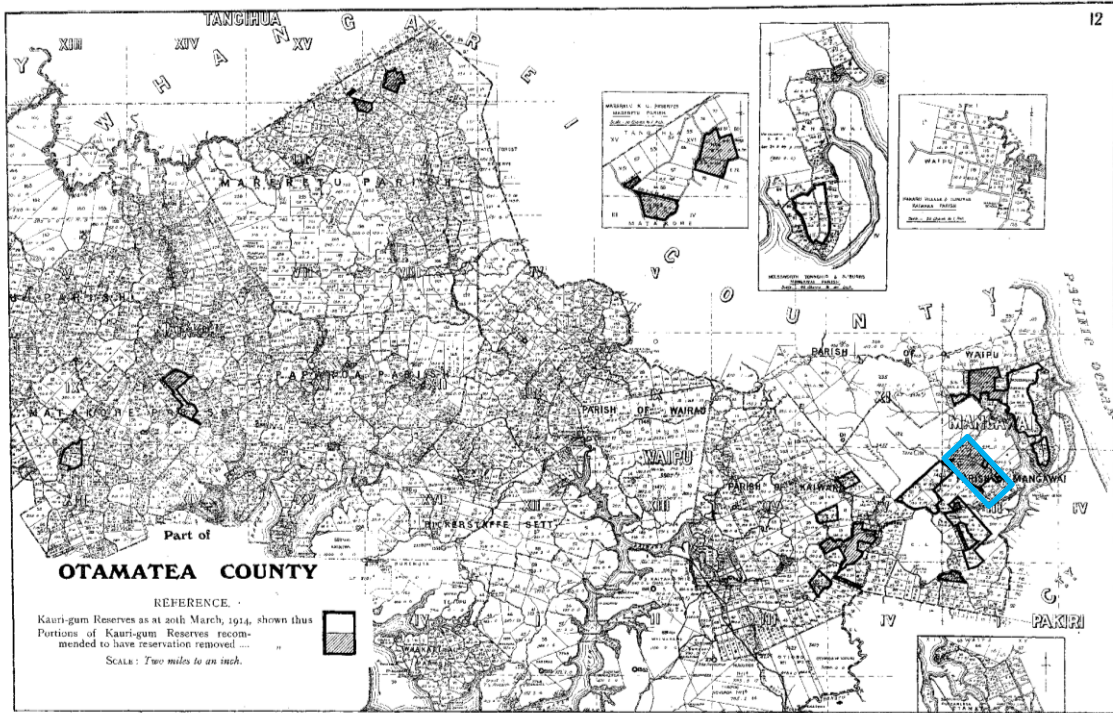


Figure 12: map of Kauri Gum Reserves in Otamatea County. Appendix to the Journal of the House of Representatives (Approximate location of Plan Change area in blue; 1914).

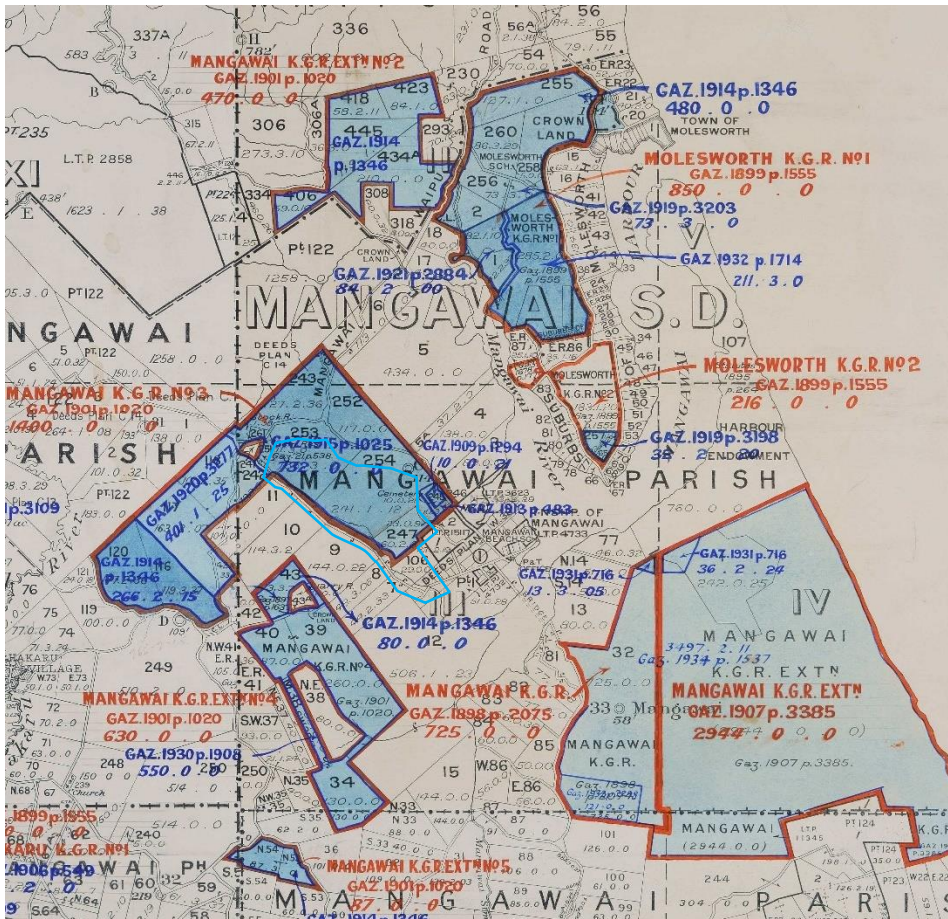


Figure 13: Detail from Kauri Gum Reserves Map - Hakaru 1, 2, 3; Kaiwaka; Mangawhai and extensions; Molesworth and extensions. Lands and Survey Department, 1928 (Plan change area in blue; Archives NZ).

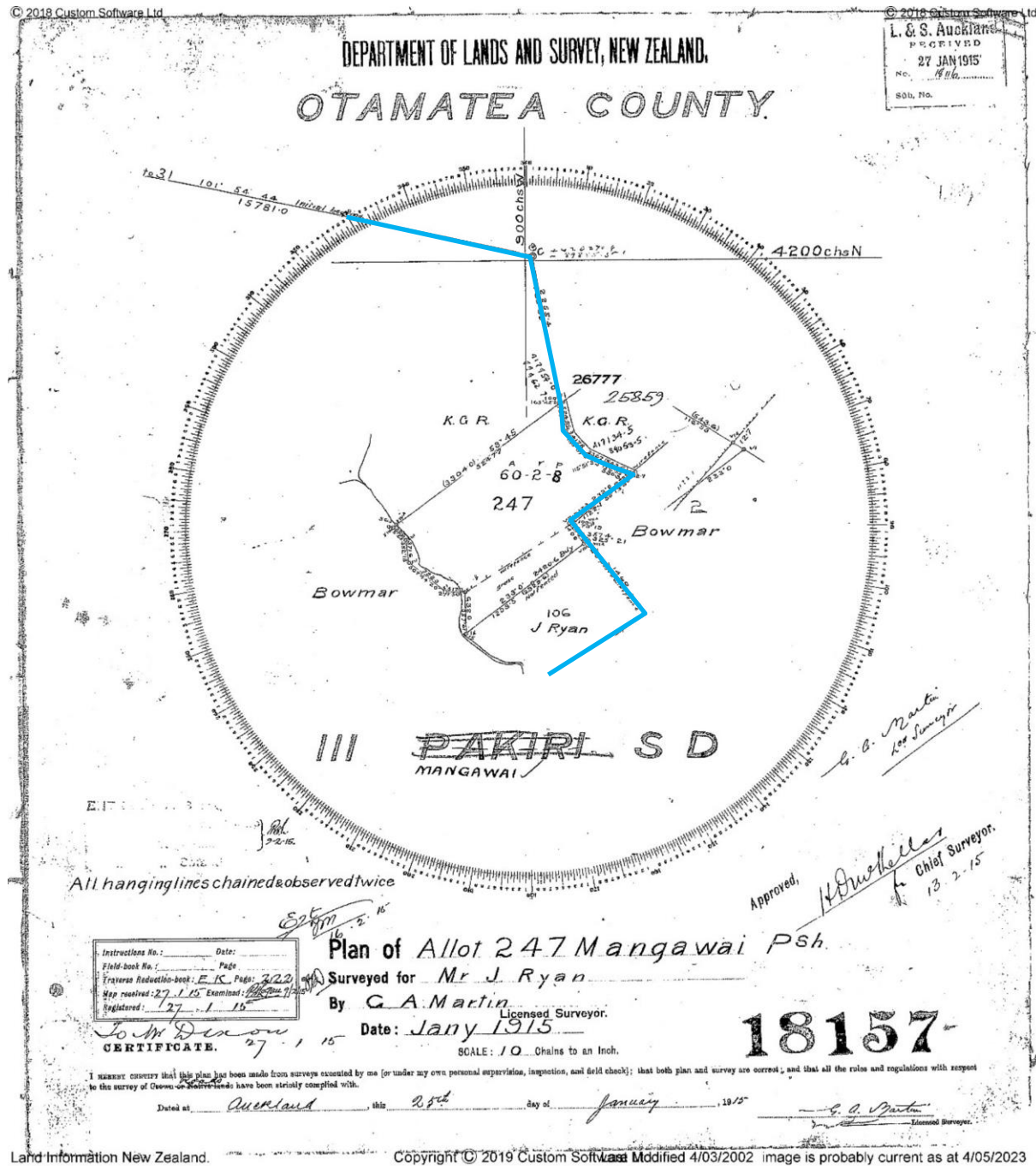


Figure 14: SO 18157 (1915) showing the southern end of the Plan Change area as Kauri Gum Reserve (KGR) adjacent to Bowmar and J. Ryan's holdings including Allotment 247.

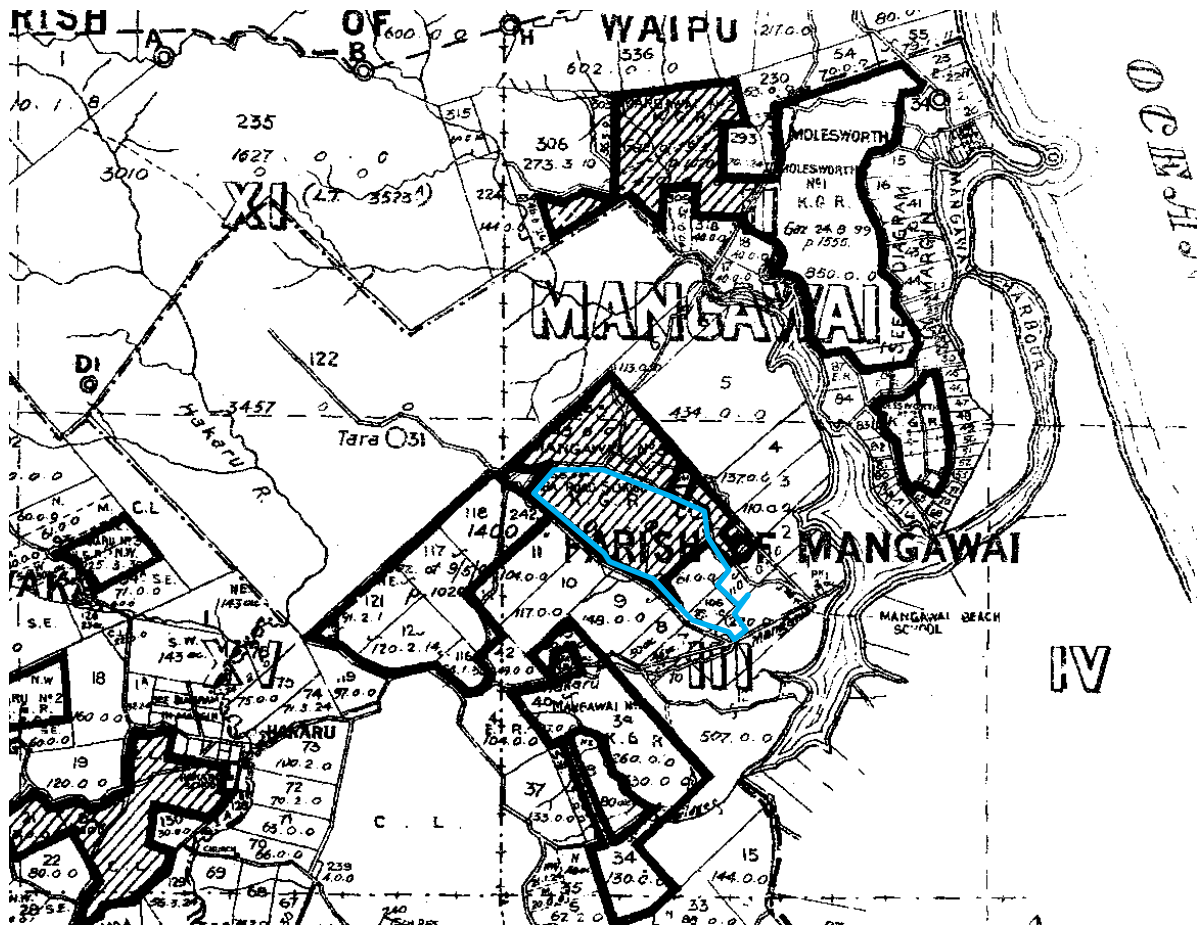


Figure 15: Detail of map of Kauri Gum Reserves in Otamatea County. Appendix to the Journal of the House of Representatives (Plan change area outlined blue; 1914).



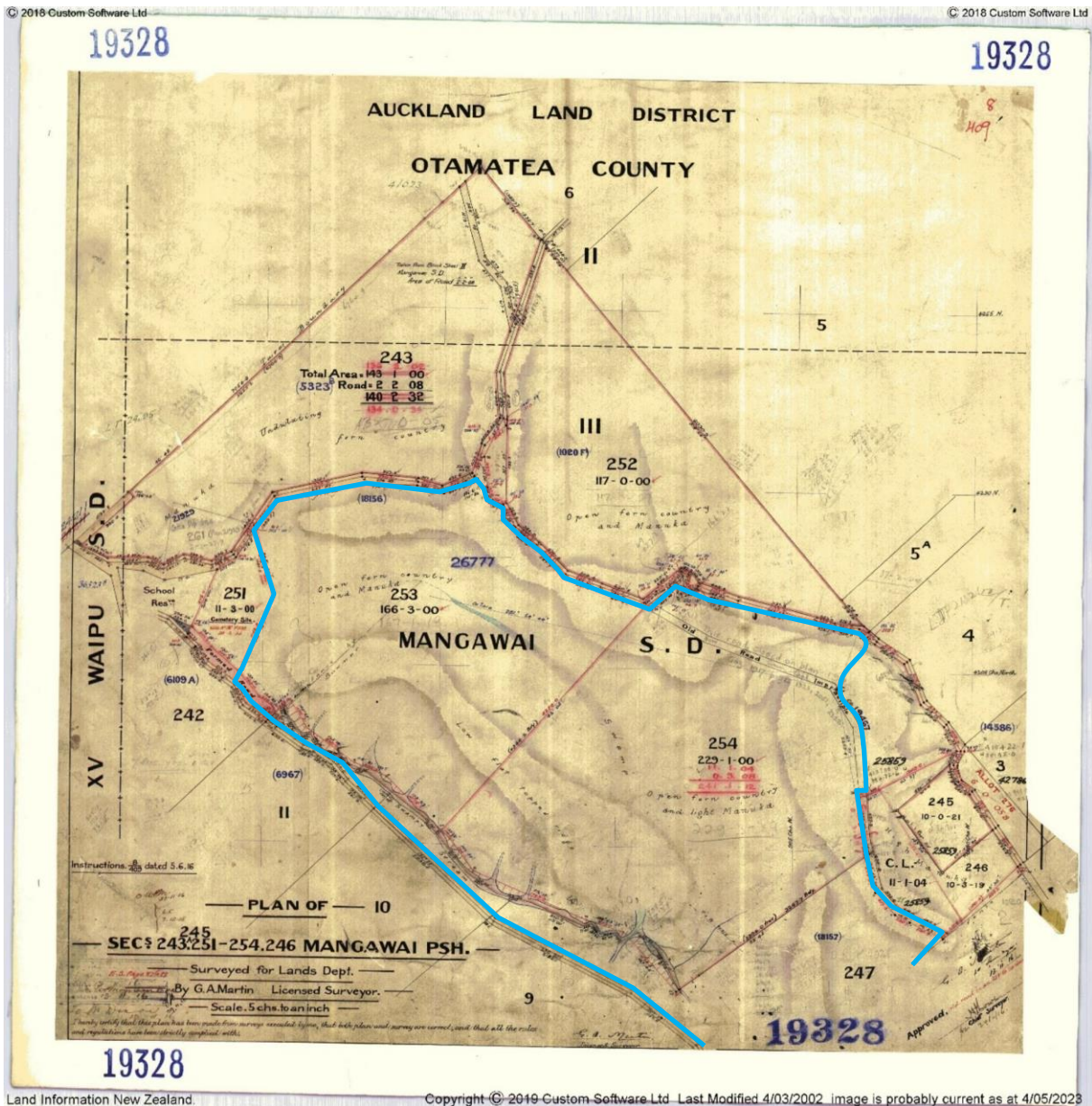


Figure 16: SO 19328 (1916) showing topographic features, vegetation cover and encroaching fence lines by neighbouring settlers (Plan change area outlined blue).

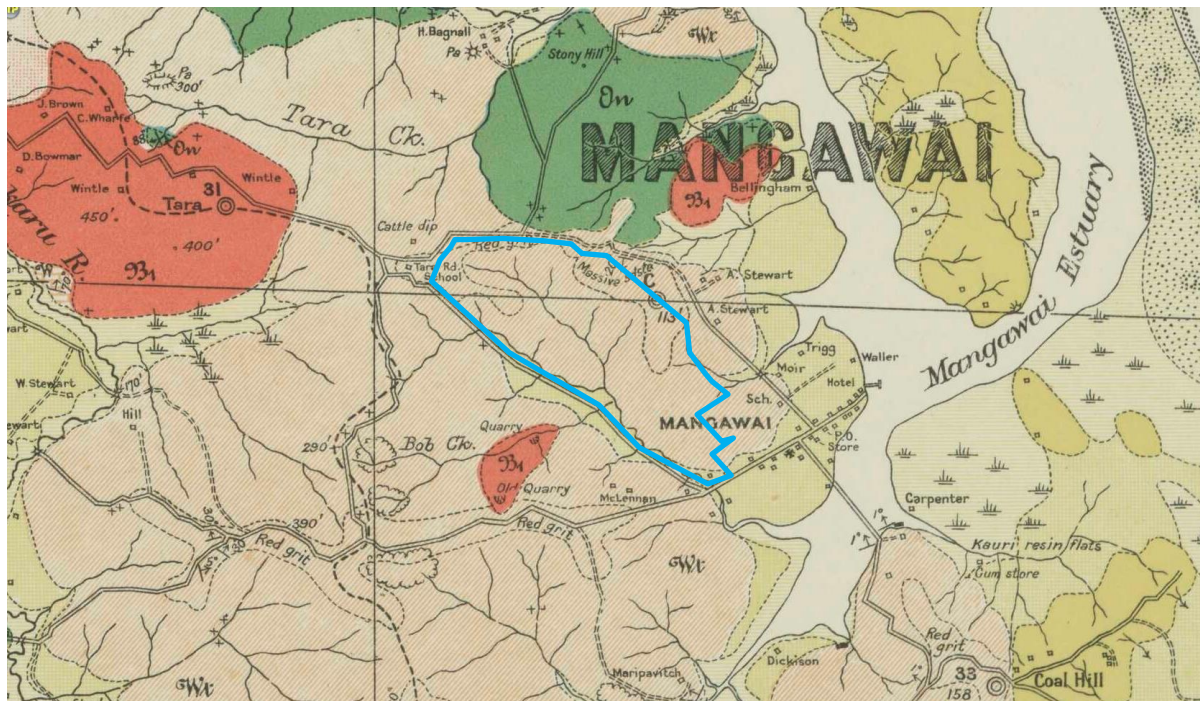


Figure 17: Detail from Geological Map of Waipu and Mangawhai Survey District. Harris (1928; Plan Change area outlined blue).

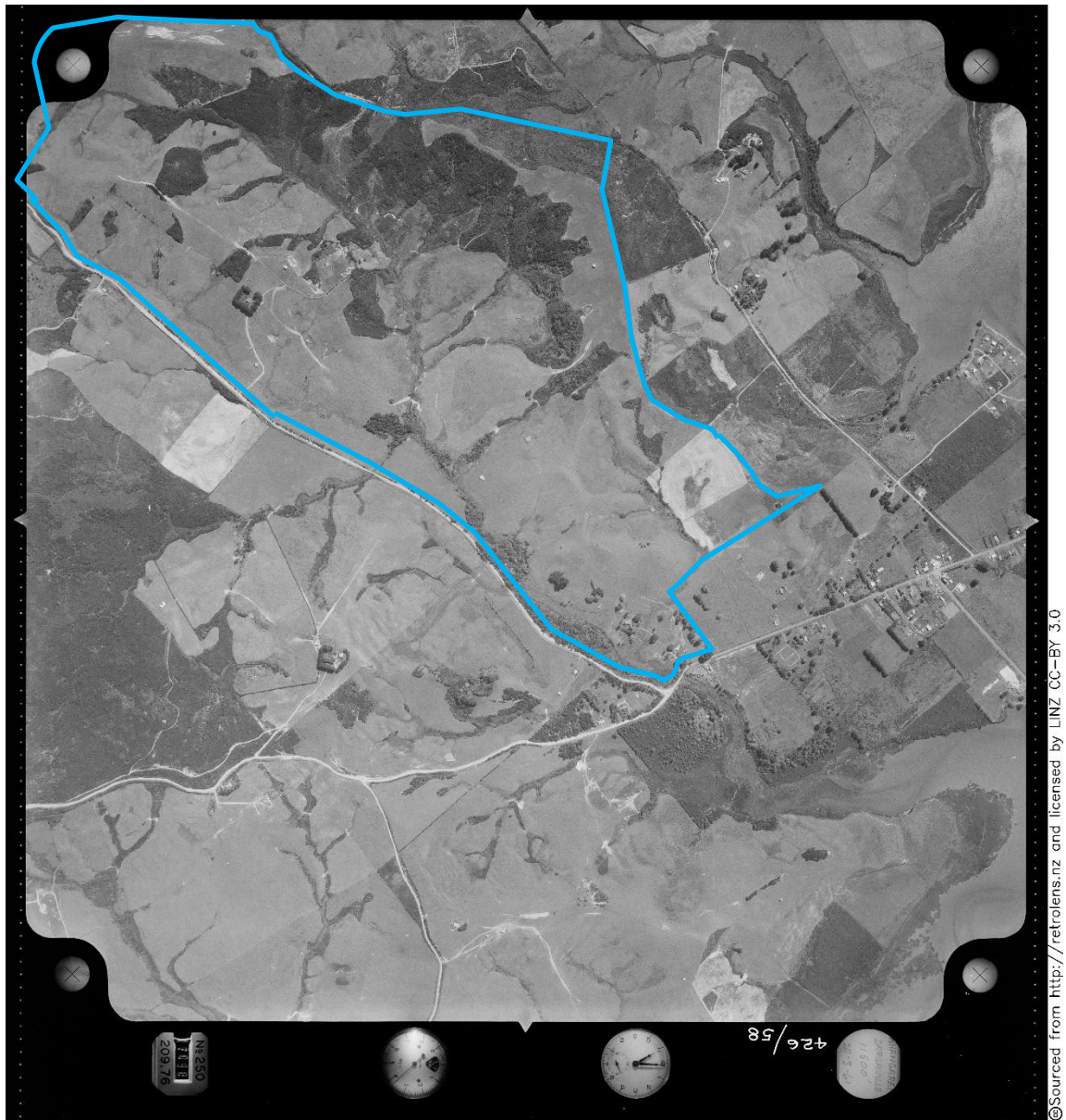


Figure 18: Plan Change area, 1961 (SN 212 426/58 1961, Retrolens).

## 7.0 Site Visit

The Plan Change area was visited over three days, on 5, 22 and 23 May 2023. The site visits covered the Mangawhai Hills property only, Allotment 254 Parish of Mangawhai, Lot 1 Deposited Plan 578282, and Lot 2 Deposited Plan 172698. The remnant and regenerating native forest was not inspected.

The weather was overcast with rainy squalls on the first two days, and overcast but dry on the last day. Owing to the record-breaking rain of the previous four months, the ground was very wet and waterlogged. Only the Mangawhai Hills property was visited. The first visit focussed on the eastern and southern ends of the property, the second visit on the western and northern end, and the third visit was accompanied by P. Fontein and S. Worthington for Te Uri O Hau in order to assess potential cultural issues. Conditions for survey were generally good, with areas proposed for residential development and access in short, grazed or recently grazed grass and/or part of the existing farm race/track network.



Figure 19: Looking north over the central valley.



Figure 20: Looking south along the western side of the western ridge, and Tara Road.

### 7.1 Possible Maori Occupation Terraces

Five possible Maori occupation terraces were noted, on spurs descending into the central valley from the western ridge, in the approximate centre of the Mangawhai Hills property.

Three of the terraces were on the spur where farm buildings had been present from the mid-20<sup>th</sup> century until the late 1970s based on aerial imagery. The other two terraces were noted a hundred metres to the west, near the central farm race which crosses the valley. These features are approximately mid-slope, with a northerly or north westerly aspect and easy access to fresh water from the stream below.

Probing did not encounter any midden on or immediately adjacent to these terraces. They have not been recorded as archaeological sites due to uncertainty as to their origin, and will require additional assessment if the vicinity is to be affected by development.



Figure 21: Three possible terraces near mid-20th century outbuilding foundations.



Figure 22: Looking west across two possible terraces.



Figure 23: Looking south west across a possible terrace, towards two other possible terraces northeast of shed.



Figure 24: Looking south towards two possible terraces northeast of shed.

## 7.2 Possible Gum Digging Features

Two spurs descending to the west into the central valley from the eastern ridgeline have apparent terracing visible from a distance, and were originally noted in recent aerial imagery prior to the first site visit. More than forty of the small terraces are concentrated on the two spurs over an area of approximately two hectares, from just off the top of the spurs, to just above the toe. The individual features are less obvious on the ground, generally being gently sloping features less than 5 x 5m in size, although several are up to 10 x 5m.

It is possible that these features are associated with gum digging activity. They are unlikely to be Maori occupation or gardening terraces due to the general form, size, and exposed south westerly aspect. It is possible that these may be natural features resulting from slipping and slumping of the erosion-prone soils of the area, although the number and concentration of the features on the two spurs suggest another origin (unless there is something geomorphologically distinct about this area in comparison the rest of the Plan Change area).

They have not been recorded as archaeological sites due to uncertainty as to their origin, and will require additional assessment if the vicinity is to be affected by development.

Archaeologist John Coster (1976) provides a detailed description of upland gum digging features at Stoney Creek Station between Mangonui and Whangaroa and his comments match the features described in the plan change area.

Coster notes that gum diggers worked the uplands during winter months when the flat land was too waterlogged, and moved to the flats in summer when the hillsides dried out and became too hard to work over summer.

“The upland gumdiggings at Stony Creek are found as groups of anything up to thirty single gumholes. They may cover as much as a hectare on gently-sloping hillsides, but more often occur as clusters of fewer than 10 gumholes on the side of ridges and spurs or ascending the spine of a short steep spur. They are less commonly distinguishable on ridgetops or at the foot of spurs.

In most cases the upland gumdiggings occur as an irregular scatter of distinctive pits, terraces and mounds. Sometimes, however, they are difficult to distinguish and may appear as no more than indistinct terraces or shallow depressions which could easily be ascribed to natural causes such as slumping, bush clearance or uprooted trees.

... Depending on the degree of weathering, gumholes may assume a variety of other forms. By far the most common of these forms is an oval Torrance measuring between 4 x 2m and 6 x 4m.

Terraces may also be circular, ovate, semicircular, rectangular or amorphous in shape and range in size from 2.5 x 1.5m to 12 x 7 m. They may have one or two pits or depressions (often marked by a clump of rushes) on their surfaces and characteristically have a slight mound on the outer (downhill) edge which forms a distinctive "bulge" on the lip of the terrace.

The simplest form in which the gumhole is seen is a shallow, level-surfaced, oval to circular terrace.”

He has reported gum digging holes having the appearance of small terraces on hillsides with a pronounced forward edge bank or lip. Steep scarps at the rear of such terraces tend to indicate a human rather than natural origin.

Early gum digging of shallow gum deposits was often undertaken by paddocking across a landscape-large groups of men digging small excavations together and moving across a landscape (as opposed to groups digging large excavations together to reach deep deposits, in later periods when the easy gum had been worked out). School children would also go gumdigging during school holidays. This would generally result in a hummocky landscape of small pits across hillsides, with the gumholes slowly being filled in by erosion, filling with water and washing out during wet periods, with the mounds or banks of spoil being worn away by water and stock trampling. Later, gumholes would be filled in by labourers or farmers breaking in the land for farming.

The 1961 aerial imagery shows extensive scouring or erosion channels over part of the southern spur, while the balance and more northerly spur appear to be under regenerating scrub forest. Coster notes that gum holes filled up seasonally with water, and when overflowing would create parallel erosion channels below them.

On the basis of the features observed it seems unlikely that all or most of the features are associated with a pre- or protohistoric Maori occupation of the area. It seems more likely that the features relate to post- European contact gum digging activity, some of which is likely to have been undertaken by the local Maori community, as well as by European settlers.



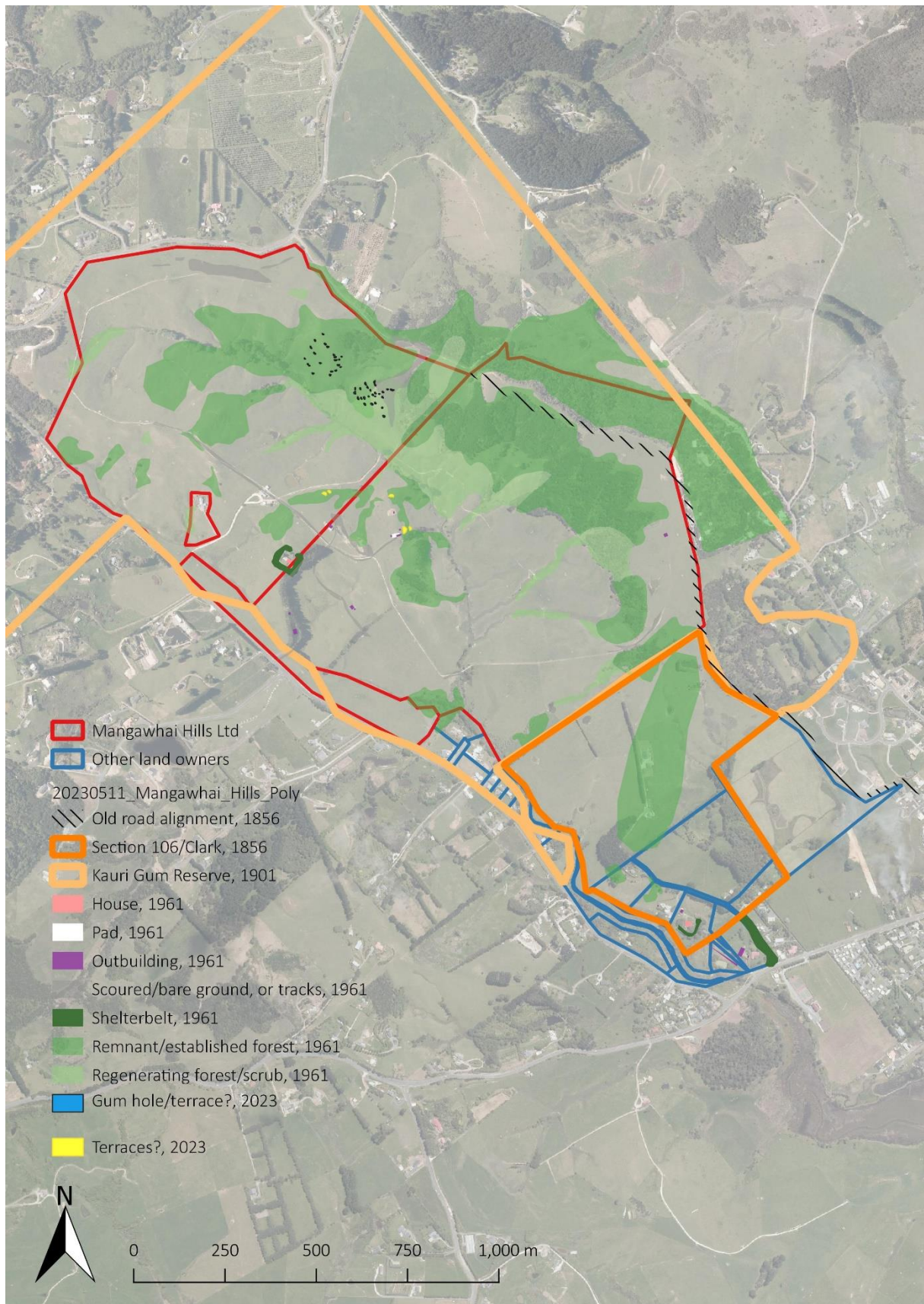


Figure 25: Historic and archaeological features overview.

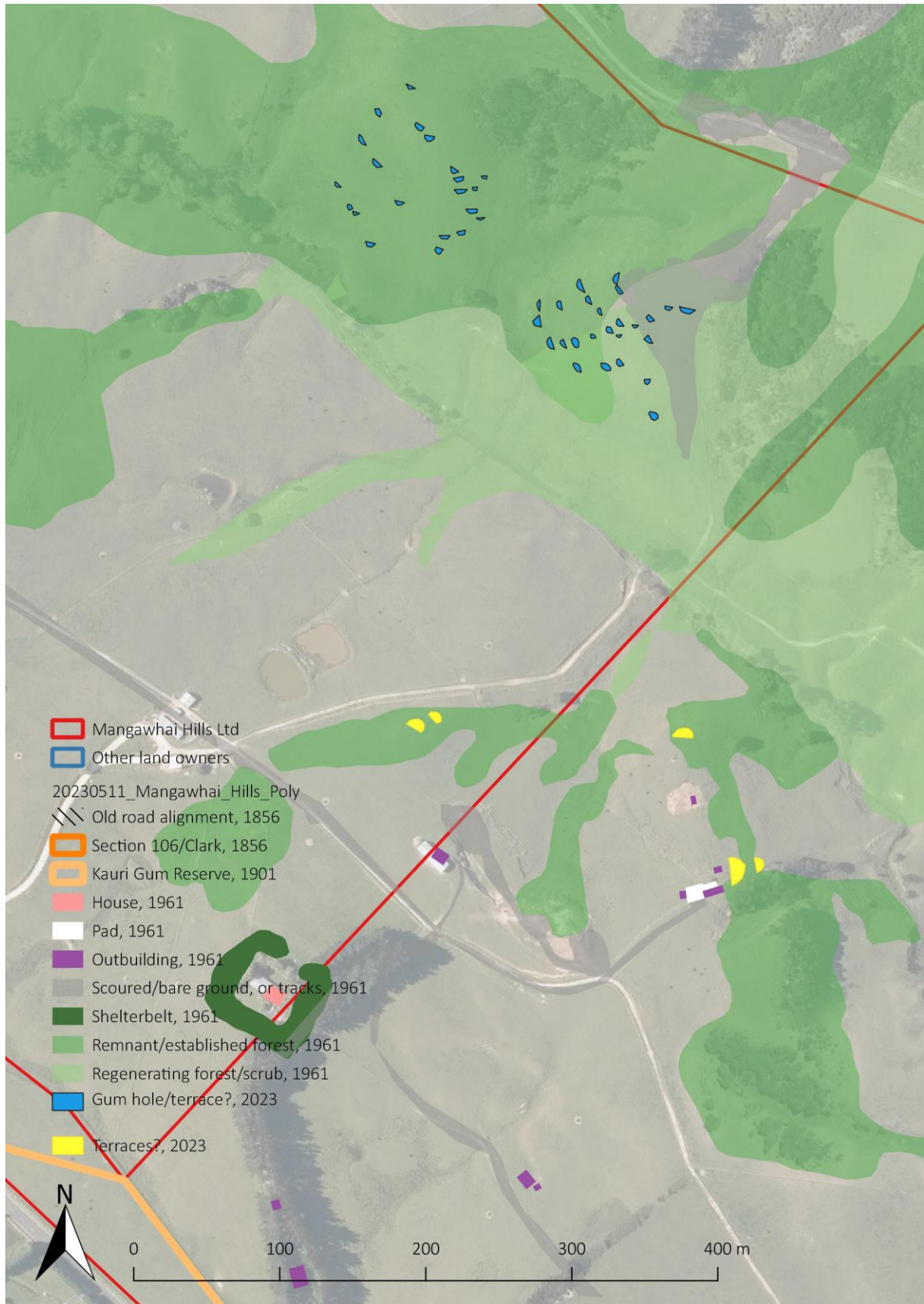


Figure 26: Historic and archaeological features detail.



Figure 27: "Hummocky" terraces possibly formed from gum digging on two descending spurs west of the eastern ridgeline.

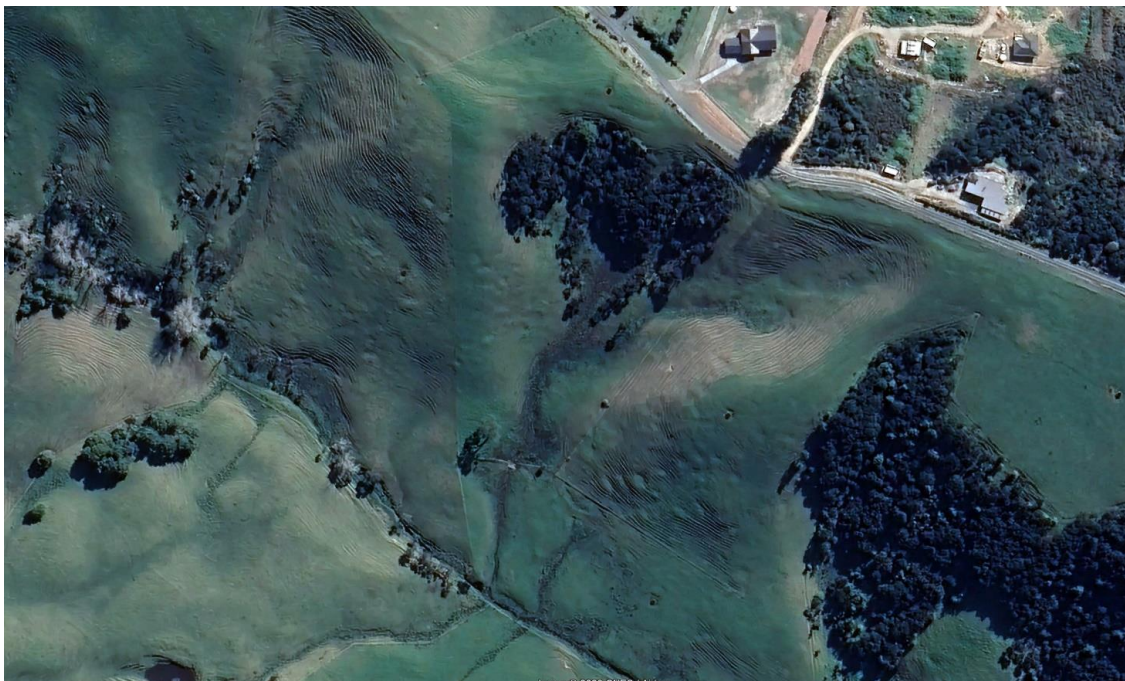


Figure 28: "Hummocky" terraces which may infilled gum holes (Google Earth 2021).



Figure 29: Detail from 1961 aerial showing scouring/erosion and vegetation on the two spurs.

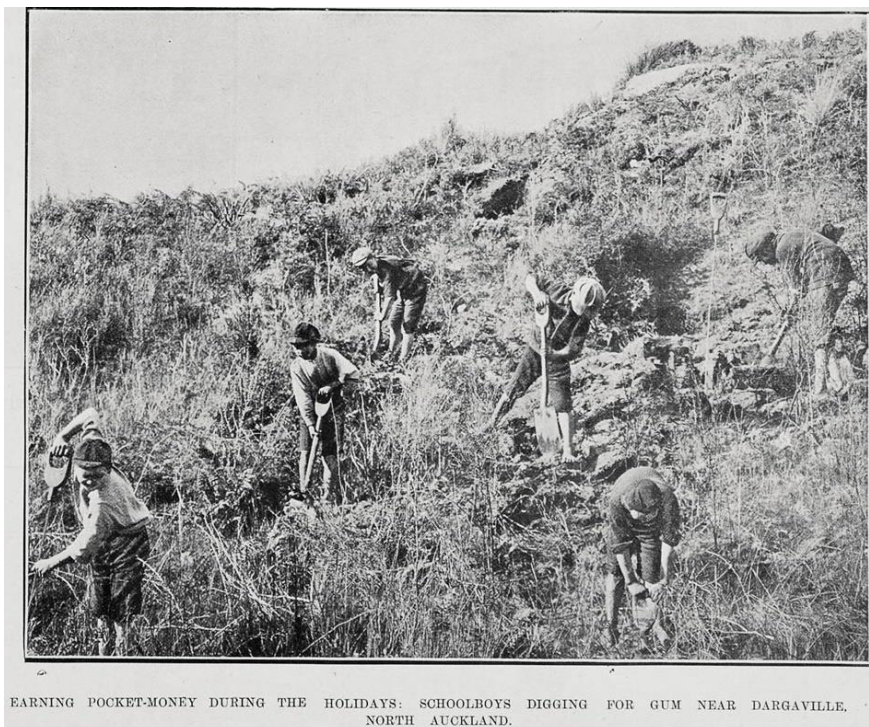


Figure 30: School boys gum digging on a hillside. Auckland Weekly New, 14 October 1909. This sort of paddocking on uplands would produce the features observed.

#### 4. Distinguishing Characteristics

The pits, terraces and mounds which result from gumdigging may be confused with those which are the result of prehistoric Maori activities. However, gumholes do exhibit a number of characteristics which help to distinguish them from the Maori pits and terraces more usually encountered in site surveys -

##### a) Profile

The distinctive "bulge" of the gumhole is unlike anything normally associated with sites of prehistoric Maori origin. Idealised profiles may be contrasted thus:



The presence of this "bulge", even if almost completely eroded, usually causes the surface of the gumhole terrace to slope downwards from frontscarp to back scarp. The back scarp of most gumholes appears to be slumped and seldom approaches the vertical.

The characteristic mound beside a gumhole pit is, if still relatively high and not degraded, often seen to be composed of soft loose earth. These mounds may still be much the same shape as a freshly piled-up mound of loose earth partially spilling down the slope.

##### b) Plan

Gumholes are commonly an irregular oval in shape whereas Maori pits and terraces are often clearly rectangular or at least deliberately shaped.

The rear scarp of an oval gumhole terrace usually forms a distinct arc cut back into the hillside, whereas the Maori terrace typically either follows the line of the hillside or has a straight back scarp, forming a rectangular terrace. Idealised plans may be contrasted thus:



If a gumhole pit or terrace is lunate or kidney-shaped the ends of the "crescent" characteristically point outwards (downhill) whereas the lunate Maori terrace is usually transverse to a spur and points backwards into the slope, thus:



Figure 31: Coster (1980: Appendix 3, p.3) detailing distinguishing characteristics of gum digging versus Maori terraces,

## 8.0 Significance Assessment

A preliminary assessment of the two sets of potential archaeological features has been undertaken. Both are assessed as being of low archaeological significance (if they prove to be archaeological).

The possible occupation terraces are not particularly well-defined, rare or unique, or visible in the landscape. However they may have information potential in the form of subsurface features amenable to archaeological investigation. Te Uri O Hau are likely to view them as significant.

The possible gum holes/terraces are a relatively rare example, especially given how important this industry was in Mangawhai. However they have little additional information potential unless features associated with gum digger occupation are found in association with them. The local community is likely to have some interest, given the history of gum digging in the area and existing effort to interpret that history for example in the Mangawhai Museum. They are visible within the Mangawhai Hills landscape and potentially able to be interpreted as they are in an area proposed for revegetation and a walking tracks.

Table 1: Significance assessment of possible Maori occupation terraces.

Significance Category	Value	Comment
Integrity, Condition and Information Potential	Low-moderate	The features are in poor condition and may not be archaeological. They may be occupation or gardening terraces associated with pre- or protohistoric Maori settlements.  The features have been modified stock, farm development and erosion.  Subsurface features with information potential may be present.
Diversity	Low-moderate	The site comprises five terraces in three groups.  If the features are associated with Maori settlement, associated subsurface features may be present within or adjacent to the surface features and may include postholes from structures, lithic artefacts from food preparation, shell midden and cooking/heating features.
Rarity and Uniqueness	Low	A number of terrace complexes are present in the wider Mangawhai area, at Tara, Moirs Point, King and Bagnall Road and Mangawhai Heads.
Archaeological Context	Low	The site may relate to the pre- or protohistoric Maori occupation of the area. Regardless there are no other associated sites nearby which might provide more context.
Landscape Context and Amenity Value	Low	The site is not visible in the wider landscape and the features are not particularly well-defined.
Historical Associations and Community Connections	Low	The site does not have any particular association with historic events or people aside. If they prove to be of Maori origin they will likely be of significance to Te Uri O Hau.

Table 2: Significance assessment of possible gum digging holes/terraces.

Significance Category	Value	Comment
Integrity, Condition and Information Potential	Low	<p>The features are in poor condition and may not meet the statutory definition of an archaeological site. They do not have the typical form of occupation or gardening terraces associated with pre- or protohistoric Maori settlements but may be in-filled gum holes. They may also be natural.</p> <p>The features have been modified by vegetation clearance, stock, farm development and erosion.</p> <p>Subsurface features with information potential are unlikely to be present below the existing ground surface if the features are gumholes, apart from the gross morphology of the hole itself. However any features which may be associated with Maori occupation or gum digging camps have the potential to provide information including dates of occupation, subsistence practices and environmental reconstruction.</p>
Diversity	Low	<p>The site comprises a large number of small possible terraces or remnant gum holes. If they are gum digging holes they are unlikely to have a subsurface component beyond the infilled holes and the diversity of the site is low.</p> <p>If some of the features are associated with Maori settlement or gum digger camps, associated subsurface features may be present within or adjacent to the surface features and may include postholes from structures, lithic artefacts from food preparation, shell midden and cooking/heating features, or European artefacts and rubbish pits.</p>
Rarity and Uniqueness	High?	No gum digging sites are recorded in Mangawhai, despite the importance of the industry in the early development of the community. A number of Maori occupation terraces are recorded in the area.
Archaeological Context	Low	The site may be associated with gum digging in the late 19 <sup>th</sup> or early 20 <sup>th</sup> century or it may relate to the pre- or protohistoric Maori occupation of the area. Regardless there are no other associated sites nearby which might provide more context.
Landscape Context and Amenity Value	Moderate?	The site is currently visible from within the Mangawhai Hills property and would be visible from internal roads. However the current proposal has the area being planted for biodiversity/conservation purposes. They have minor educational amenity as an example of gumdigging activity, if that is what they prove to be.
Historical Associations and Community Connections	Low	The site is likely to be of significance to the local community. However there do not appear to be any particular associations with historic events or people aside from the potential association with gum digging and the Mangawai No. 3 Kauri Gum Reserve.

## 9.0 Assessment of Effects

There are likely to be archaeological effects from the proposed development of the Plan Change area, given the scale of the proposed changes.

## 9.1 Effects on Unrecorded and/or Subsurface Archaeological Features

The development of roading, services, residential lots and community facilities is likely to modify, damage or destroy unrecorded subsurface archaeological sites and features. Such features are likely to be shallow on the ridges and hills, and no more than 20-30cm below the existing ground surface. If present on the valley floor they may be deeper due to sedimentation/alluvial filling).

It is unlikely that such subsurface features can be identified prior to large scale topsoil stripping, due to modification of the ground surface from 100 years of pastoral farming, and the extensive rehabilitation required to convert gumland to farmland.

They are most likely to be identified during site establishment (preparing yards, hardstands, sediment control etc) and large scale topsoil stripping for roading, services and house sites. At this stage, and with plans largely completed, the most common outcome will be features being destroyed by development following an appropriate level of investigation/recording. In some cases it may be possible to redesign to avoid features if they are significant enough to warrant doing so.

Subsurface archaeological features are likely to include midden, hearths or ovens, storage pits, and postholes from structures associated with pre-European contact Maori occupation. These are most likely on sheltered ridges, spurs and hillsides with a northerly aspect and due to the quality of the soils are unlikely to extend deeper than 60-80cm below the ground surface (in the case of pits or large postholes).

There may be features associated with 19<sup>th</sup> century settler occupation on the privately owned land at the southern end of the plan change area, associated with the original Lot 1 and Lot 106 parcels adjacent to Moir Street.

Archaeological features associated with gum digging are perhaps more likely to be encountered given the apparent scale of such activity from the 1850s through to the 1920s. They are likely to include deep pits or holes, trenches, or terraces from digging for gum and removing subfossil trees, and occupation sites, either individually or in camps, represented by the structural remains of shanties, hearths, and rubbish pits. Gum digging holes and trenches may extend up to 4m below the ground surface, based on historical descriptions. These features may be present across the plan change area, and may be quite extensive. If present, some of these features may post-date 1900 and not meet the statutory definition of an archaeological site but it may not be possible to make a determination in the absence of diagnostic/datable artifacts or other materials.

## 9.2 Effects on Possible Occupation and Gumdigging Holes/Terraces

The area of the possible gum digging pits is proposed for revegetation, and the southern spur will have an internal road running up the south side of the spur which will affect some of the features. This area appears to have been affected by regeneration and then clearance of regenerating native forest, and significant scouring/water erosion in the mid-20<sup>th</sup> century. The top of the northern spur is in an area identified for residential development and features may be affected depending on the location of houses, services and landscaping etc.

The northern part of the area the possible Maori occupation terraces is within an area where residential development is proposed, with very good or excellent house sites. Insensitive residential development may affect these features, but given the size and number of lots there appears to be scope to avoid the visible features. The two terraces to the south lie within an area proposed for revegetation and development will avoid them.



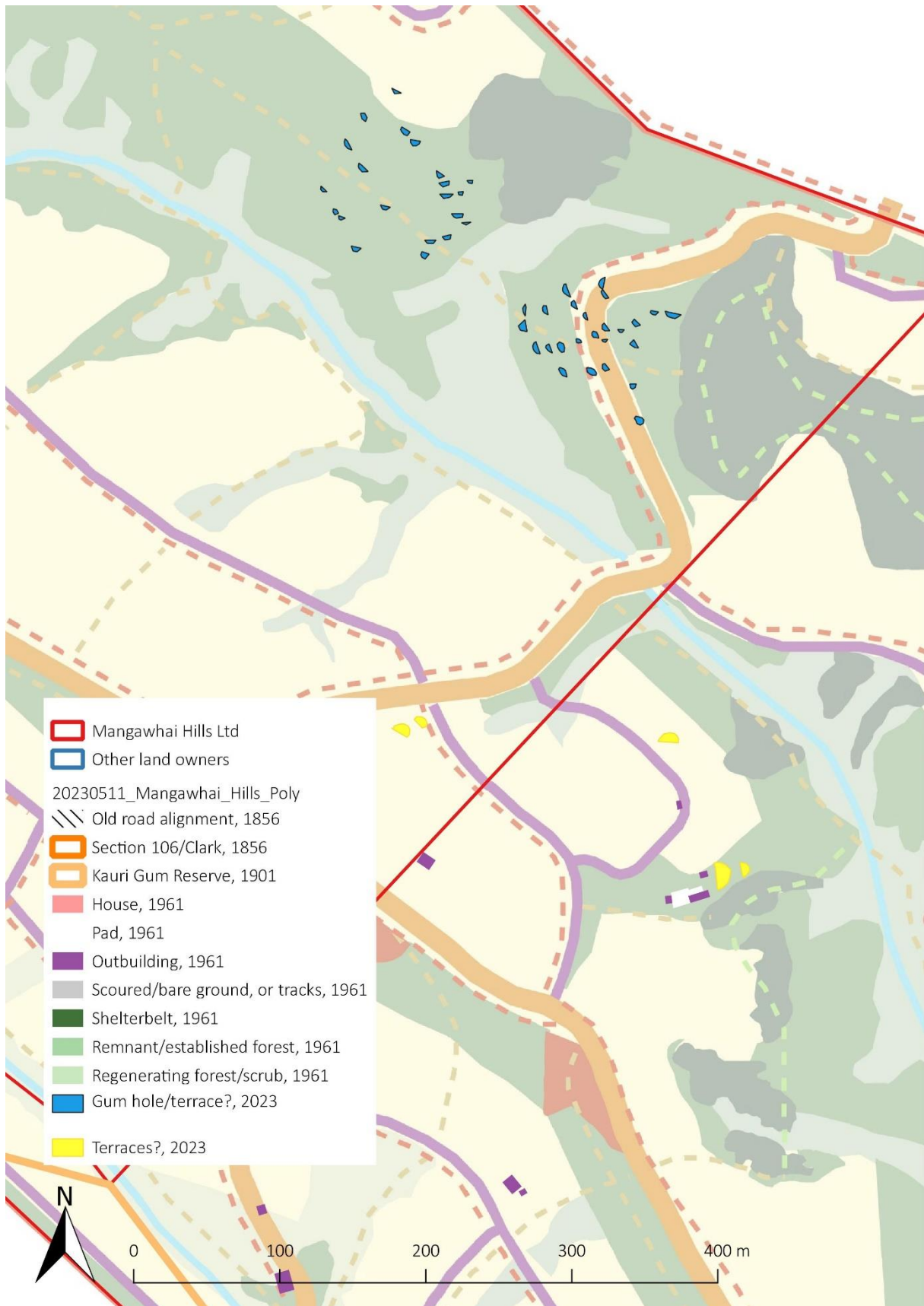


Figure 32: Effects on possible Maori occupation and gumdigging holes/terraces. based on current scheme plan.

### 9.3 Other Historic Heritage Effects

There are no effects from the proposed Plan Change on the privately owned H83 the Hallet House, scheduled in the Kaipara District Plan. The Hallet House will continue to be subject to the Historic Heritage rules of the Kaipara Operative District Plan which permits any activity except substantial or total demolition of Category B historic places, as long as the relevant rules and standards for specific Land Use activities are met.

Substantial or total demolition of the house is a restricted discretionary activity, where Council consideration is restricted to the significance of the historic place, the economic effects of the proposal, and the extent to which the original features of the historic place are recorded.

There are no other identified effects on historic heritage.

### 10.0 Findings and Recommendations

1) Possible archaeological sites or features have been identified on the property, including Maori occupation terraces, and gum digging holes/terraces. Some or all of the latter may post-date 1900 and not meet the legal definition of archaeological site but it may not be possible to determine this without intrusive investigation.

2) Archaeological sites or features are likely to be modified by the subdivision and development of the Mangawhai Hills property and adjacent properties within the Plan Change Area, given the scale of the development and the nature of the property.

3) The identified features are of low archaeological significance, and the expected subsurface archaeological features are likely to also be of low significance.

4) There are unlikely to be unrecorded archaeological or heritage features of high significance in the Plan Change area, and overall development of the Plan Change area is likely to have minor to less than minor adverse effects on historic heritage.

5) An archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for the proposed roads, services, tracks, amenity and planting as currently envisaged.

5) Such an Authority/Authorities will require consultation with the Tangata Whenua, Te Uri O Hau.

6) Expected measures to mitigate archaeological effects which are likely to be conditions of any Authority granted for the development include:

a) Archaeological Management Plan

b) Archaeological Research Strategy

c) Monitoring of topsoil stripping for site establishment and the construction of roads, services, and management of planting and other activities.

d) Investigation, analysis and reporting of any archaeological finds as necessary.

7) As development of the Mangawhai Hills Ltd property is to be staged, each stage should be assessed in detail as plans are prepared, and multiple Authorities may be required (Authorities are valid for five years from date of issue). Earthworks for access, services and building platforms within the residential lots may also require assessment, Authorities and monitoring.

9) Archaeological assessments will be necessary for any proposed development in the privately held properties at the southern end of the Plan Change area.

8) If suspected archaeological remains or buried cultural deposits (layers of shell midden, oven stones, artefacts etc) are encountered on the Mangawhai Hills property in the course of any other e.g. farming activities, Mr Fontein or his agents should cease work in the immediate vicinity and contact Heritage New Zealand and Geometria Ltd for advice on how to proceed.

## **11.0 Conclusions**

Geometria Ltd was commissioned by Mangawhai Hills Ltd to undertake an archaeological assessment of the proposed Mangawhai Hills Private Plan Change.

There are no archaeological or historic heritage impediments to the proposed Private Plan Change and the proposal will have only minor or less than minor effects on historic heritage.

There are likely to be archaeological effects but these are likely to be on archaeological sites of low to moderate significance, and largely on unrecorded subsurface features that will not be visible prior to topsoil stripping.

An archaeological Authority/Authorities will be required, dependant on staging of any development. An archaeological management plan and research strategy will be required, given the scale of the project, along with monitoring and investigation as appropriate. Te Uri O Hau will need to be consulted with regarding the Authority application/s.

If archaeological remains or buried cultural deposits (layers of shell midden, oven stones, artefacts etc) are encountered on the property in the course of any other activities on the property, Mangawhai Hills Ltd or their agents should cease work in the immediate vicinity and contact Heritage New Zealand and Geometria Ltd for advice on how to proceed.

## 12.0 References

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