

**Archaeological Survey and Assessment of Effects:
Northcote precinct, Stages 2Cii, 3C, 3Dii/4A, 4B, 4C**

Unrecorded sites



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Date: March 2019

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1. Executive Summary

No archaeological or heritage site has been previously recorded in the Northcote precinct, Stages 2Cii, 3C, 3Dii/4A, 4B, 4C. No archaeological or heritage site was recorded during the survey for this assessment.

All stages are within an area that in the 19th century was granted by the crown to the Roman Catholic Church. Apart from a possible school, the area was not further utilised by the Church but was leased as farmsteads to generate income for St Mary's College, until being sold in the 1920s.

This situation remained more or less until the 1950s when most of the land was acquired by the government for social housing developments. Between 1957 and 1963 the vast majority of houses were built. At this stage also most services were supplied which included the stream transecting the area to be put underground. A few smaller subdivisions were added during the 1970s, 80s and 90s. Apart from the major earthworks for the services and roads, no soil stripping was undertaken and many of the houses were built straight onto the paddocks.

The stages 3Dii/4A and 4B of the proposed development are adjacent to major earthworks that occurred in the late 1950s and it is difficult to say how much original ground is still preserved within these precincts.

Stages 2Cii and 3C are within areas that might have been ploughed during the 19th or early 20th century or were left in bush and the testpits or other soil profiles show the shallow ploughzone resting directly on silty clay or later disturbances.

The stage 4C still shows soil profiles undisturbed by these later activities. The northfacing slope has a deep topsoil with clotted clay and charcoal mixed into it while the southfacing slope shows a natural topsoil - subsoil layering. These differences indicate original bush has been left standing on the southfacing slope and possible Maori planting soil has been created on the northfacing slope.

At least within 4C archaeological features can be expected. The remaining other stages have a low probability of archaeological features. Nonetheless the stages 3Dii/4A and 4B could still have been buried features that were once on the side slopes of the stream which has been undergrounded. Current earthworks next to these two stages have unearthed a substantial amount of peat. It is unknown from which depth it originates. If it is found close to the 19th century surface, Maori artefacts and taonga could be stored within.

Apart from the 19th century farmsteads there are hints in the historical sources that the previous Maori occupation of the area continued into the 1920s parallel to the European settlers. This is a most interesting question for our understanding of the colonial process in the vicinity of 19th century Auckland, as most sources are relatively quiet about the continuing Maori occupation of what was officially Crown land or land farmed by European owners. During this time many early European owners were absent and land ownership was often land speculation, which would have allowed Maori to continue to use the land. However in this case, the land was owned by the Roman Catholic Church, and Maori maintained a presence, either as leaseholders paying rent or simply staying on what was once their land.

It is recommended that an archaeological monitoring programme is put in place that ranges from spot monitoring in the low risk areas to a more systematic monitoring in the northfacing sections of the stage 4C. Daylighting of the stream as proposed should also be monitored for areas of original top soil and/or undisturbed peat areas.

It is recommended to apply for an authority to modify/destroy unknown archaeological sites under the Heritage New Zealand Pouhere Taonga Act (2014) with Heritage NZ Pouhere Taonga. This will mitigate the risk of delays during the development due to discoveries of archaeological features.

Quality Information

Title: Archaeological Survey and Assessment of Effects: Northcote precinct, Stages 2Cii, 3C, 3Dii/4A, 4B, 4C

Reference: ASL19_01

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Revision History:

Draft		Bader
Review		Bowdler
Revision1		Adamson
Revision2	02/05/2019	Bader

Cover photo: Covered stream bed along the area 4B looking South (photo: Hans Bader)

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2. Glossary

Table 1: Archaeological terms.

C14	Dating method using the deterioration of Carbon 14 in living organisms
Firescoop	Fireplace used for various reasons (cooking, warming, etc.)
Hangi	Subterranean cooking oven using heated stones
Hapu	Māori sub tribe, part of a larger tribal federation
Kai moana	Seafood exploited by Māori including fish, shell fish and crustaceans.
Kainga/papaka-inga	Māori undefended open settlement/village.
Kaumatua	Male elder(s) of a hapu (sub tribe)
Kuia	Female elder(s) of a hapu (sub tribe)
Mana Whenua	People of the land with mana or customary authority
Midden	Refuse from a settlement, mainly shell fish.
Pa	A site fortified with earthworks and palisade defences. Modern meaning differs from archaeological use of the word.
Pit	Rectangular excavated pit used to store crops by Māori
Posthole	Archaeological remains of a post used for various reasons
Prehistory	Period before European arrival
Rohe	Settlement area of a Māori sub tribe (hapu)
Terrace	A platform cut into the hill slope used for habitation or cultivation
Urupa	Burial ground
Wahi tapu	Sites of spiritual significance to Māori
Whare	Traditionally built Māori sleeping house

3. Introduction

3.1. Purpose and Scope

HLC and Housing New Zealand are planning redevelopment of an existing state housing precinct in Northcote, Auckland. Archaeology Solutions Ltd (ASL) has been commissioned by Piritahi on behalf of HLC to undertake a heritage assessment of Stages 2Cii, 3C, 3Dii/4A, 4B, 4C of the project. The assessment was undertaken to identify the possibility of recorded and/or unrecorded archaeological remains and other heritage items in the vicinity of the proposed enabling works of the project and to assess any impact the proposed works could have on any heritage values of the location.

This report outlines the results of the investigations.

This report has been prepared to identify any requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) and as part of the required assessment of effects accompanying a resource consent application under the Resource Management Act (RMA).

This survey and report do not necessarily include the location of *wahi tapu* and/or sites of cultural or spiritual significance to the local Māori community who may need to be consulted for any information or concerns they may have regarding the proposed works.

3.2. Project Description

The re-development is organized into superlots, each with its own code. The purpose is mainly to replace single houses with two houses per lot, town houses or terraced housing. Most of it will be retained as state housing but some will be offered on the open market. At this stage no detailed plans are available but it can be presumed that earthworks will be undertaken on all lots as well as ancillary earthworks along the roads and the existing waste water system. Large earthworks for previous stages are already underway in the precinct.

This report and assessment covers only the enabling works, essentially the demolition of buildings, soil remediation and top soil stripping of Stages 2Cii, 3C, 3Dii/4A, 4B, 4C of the project. Final earthworks and service upgrades are not included, as detailed plans have not yet been drawn up. References to areas will be made to specific stages rather than superlots to avoid confusion.



Figure 1: Masterplan of the Northcote precinct.

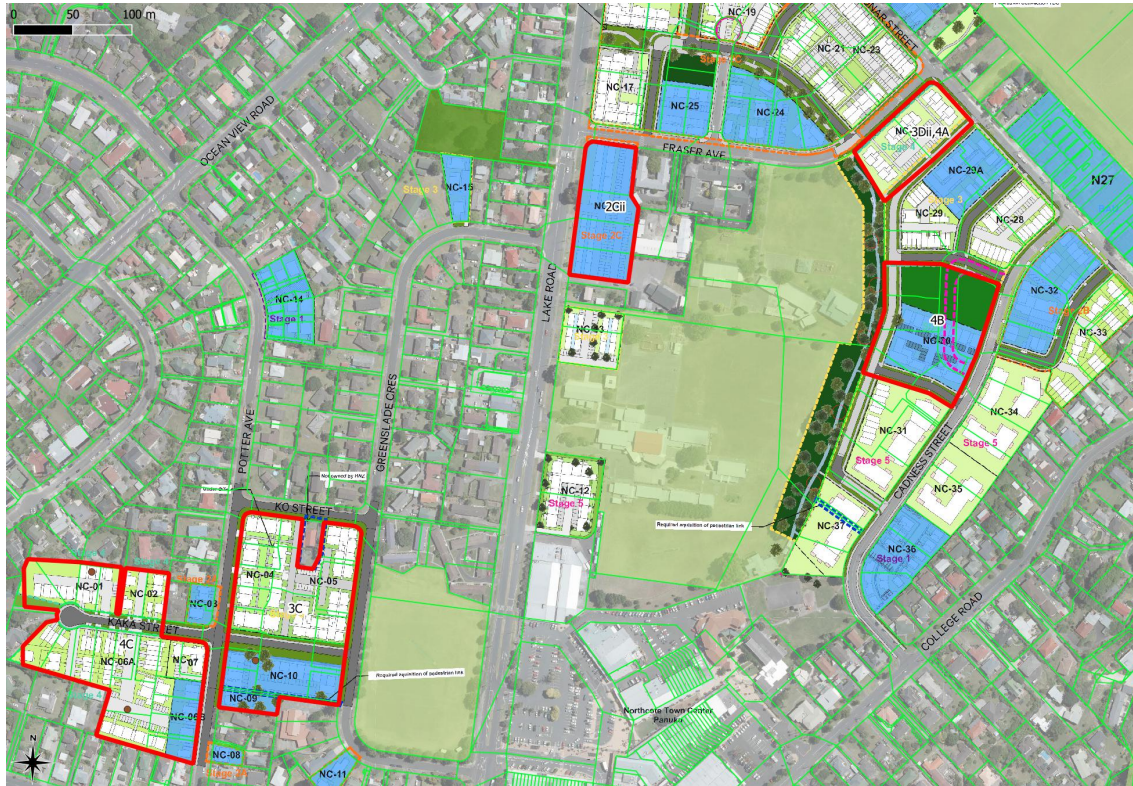


Figure 2: Overall masterplan. The stages and superlots relevant to this assessment are marked in red.



Figure 3: Stages included in this report.

3.3. Legal description of land affected

All of the properties are owned by Housing NZ. For the purpose of the proposed development individual properties are joined into so called super lots which will be developed together. Above is a location map and below a list for the Stages 2Cii, 3C, 3Dii/4A, 4B, 4C of the project.

The housing development took place between 1957 and 1963 (see DP maps below) with some minor adjustments to the lots during the 1970s, 1980s and 1990s.

Table 2: All properties organised in stages.

Stage	address	appellation	affected_s	parcel_int	titles
2Cii	185 Lake Rd	Lot 357 DP 47708	DP 47708	DCDB	NA31B/730
	177 Lake Rd	Lot 359 DP 47708	DP 47708	DCDB	NA31B/732
	1 Fraser Ave.	Lot 356 DP 47708	DP 47708	DCDB	NA31B/729
	181 Lake Rd	Lot 358 DP 47708	DP 47708	DCDB	NA53B/742,
					NA53B/743
3Dii/4A	49 Lake Rd	Lot 389 DP 48335	DP 48335	DCDB	NA49A/1377
	37 Lake Rd	Lot 388 DP 48335	DP 48335	DCDB	NA49A/1376
3C	8 Ko St	Lot 1 DP 186616	DP 186616	DCDB	NA116D/774
	21 Potter Ave.	Lot 10 DP 186616	DP 186616	DCDB	NA116D/783

	23 Potter Ave.	Lot 11 DP 186616	DP 186616	DCDB	NA116D/784
	25 Potter Ave.	Lot 12 DP 186616	DP 186616	DCDB	NA116D/785
	27 Potter Ave.	Lot 13 DP 186616	DP 186616	DCDB	NA116D/786
	29 Potter Ave.	Lot 14 DP 186616	DP 186616	DCDB	NA116D/787
	46 Greenslade Cres	Lot 2 DP 186616	DP 186616	DCDB	NA116D/775
	42 Greenslade Cres	Lot 3 DP 186616	DP 186616	DCDB	NA116D/776
	38 Greenslade Cres	Lot 4 DP 186616	DP 186616	DCDB	NA116D/777
	36 Greenslade Cres	Lot 5 DP 186616	DP 186616	DCDB	NA116D/778
	30 Greenslade Cres	Lot 6 DP 186616	DP 186616	DCDB	NA116D/779
	28 Greenslade Cres	Lot 7 DP 186616	DP 186616	DCDB	NA116D/780
	26 Greenslade Cres	Lot 8 DP 186616	DP 186616	DCDB	NA116D/781
	19 Potter Ave.	Lot 9 DP 186616	DP 186616	DCDB	NA116D/782
	13 Potter Ave.	Lot 101 DP 45328	DP 45328	DCDB	NA49C/153
	31 Potter Ave.	Lot 108 DP 50516	DP 50516	DCDB	NA58D/937
	10 Ko St.	Lot 109 DP 50516	DP 50516	DCDB	NA15B/281
	50 Greenslade Cres	Lot 65 DP 50516	DP 50516	DCDB	NA15B/266
	footpath Potter/Greenslade			Road	
4C	6 Kaka St.	Lot 1 DP 119515	DP 119515	DCDB	NA68D/46, NA68D/47
	16 Potter Ave.	Lot 2 DP 119515	DP 119515	DCDB	NA68D/45
	13 Kaka St.	Lot 186 DP 48567	DP 431981, DP 48567	DCDB	NA49A/1360
	15 Kaka St.	Lot 187 DP 48567	DP 431981, DP 48567	DCDB	NA49A/1361
	17 Kaka St.	Lot 188 DP 48567	DP 431981, DP 48567	DCDB	NA49A/1362
	7 Kaka St.	Lot 183 DP 48567	DP 48567	DCDB	NA55B/1343
	9 Kaka St.	Lot 184 DP 48567	DP 48567	DCDB	NA49A/1358
	19 Kaka St.	Lot 189 DP 48567	DP 48567	DCDB	NA49A/1363
	20 Kaka St.	Lot 192 DP 48567	DP 48567	DCDB	NA81A/741
	18 Kaka St.	Lot 193 DP 48567	DP 48567	DCDB	NA81A/742
	16 Kaka St.	Lot 194 DP 48567	DP 48567	DCDB	NA111A/236, NA111A/237
		Lot 195 DP 48567	DP 48567	DCDB	NA55B/1344
	12 Kaka St.	Lot 196 DP 48567	DP 48567	DCDB	NA99C/810
	10 Kaka St.	Lot 197 DP 48567	DP 48567	DCDB	NA102A/713
	8 Kaka St.	Lot 198 DP 48567	DP 48567	DCDB	NA99C/811
	14 Potter Ave.	Lot 285 DP 48567	DP 48567	DCDB	NA99C/812
	12 Potter Ave.	Lot 286 DP 48567	DP 48567	DCDB	NA47A/1193
	10 Potter Ave.	Lot 287 DP 48567	DP 48567	DCDB	NA99C/813
	8 Potter Ave.	Lot 288 DP 48567	DP 48567	DCDB	NA99C/814
	6 Potter Ave.	Lot 289 DP 48567	DP 48567	DCDB	NA97B/257
	Kaka Street			Road	
4B	42-46 Cadness St	Lot 2 DP 87528	DP 87528	DCDB	NA45B/784
	40B Cadness St	Lot 3 DP 87528	DP 87528	DCDB	NA45B/785
	60 Cadness St	Lot 2 DP 179958	DP 179958	DCDB	NA110D/939
	68 Cadness St	Lot 1 DP 179958	DP 179958	DCDB	NA110D/938
	52-58 Cadness St	Lot 3 DP 179958	DP 179958	DCDB	NA110D/940

96 Cadness St off Cadness St	Lot 393 DP 48335	DP 48335	DCDB Road	Recreational
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The following plans relate to the original subdivisions for the original housing development.

Additional smaller later subdivisions are shown on DP 50516, 87528, 119515, 179958 and 186616 (no figures here).



Figure 4: DP 45328, 1956.

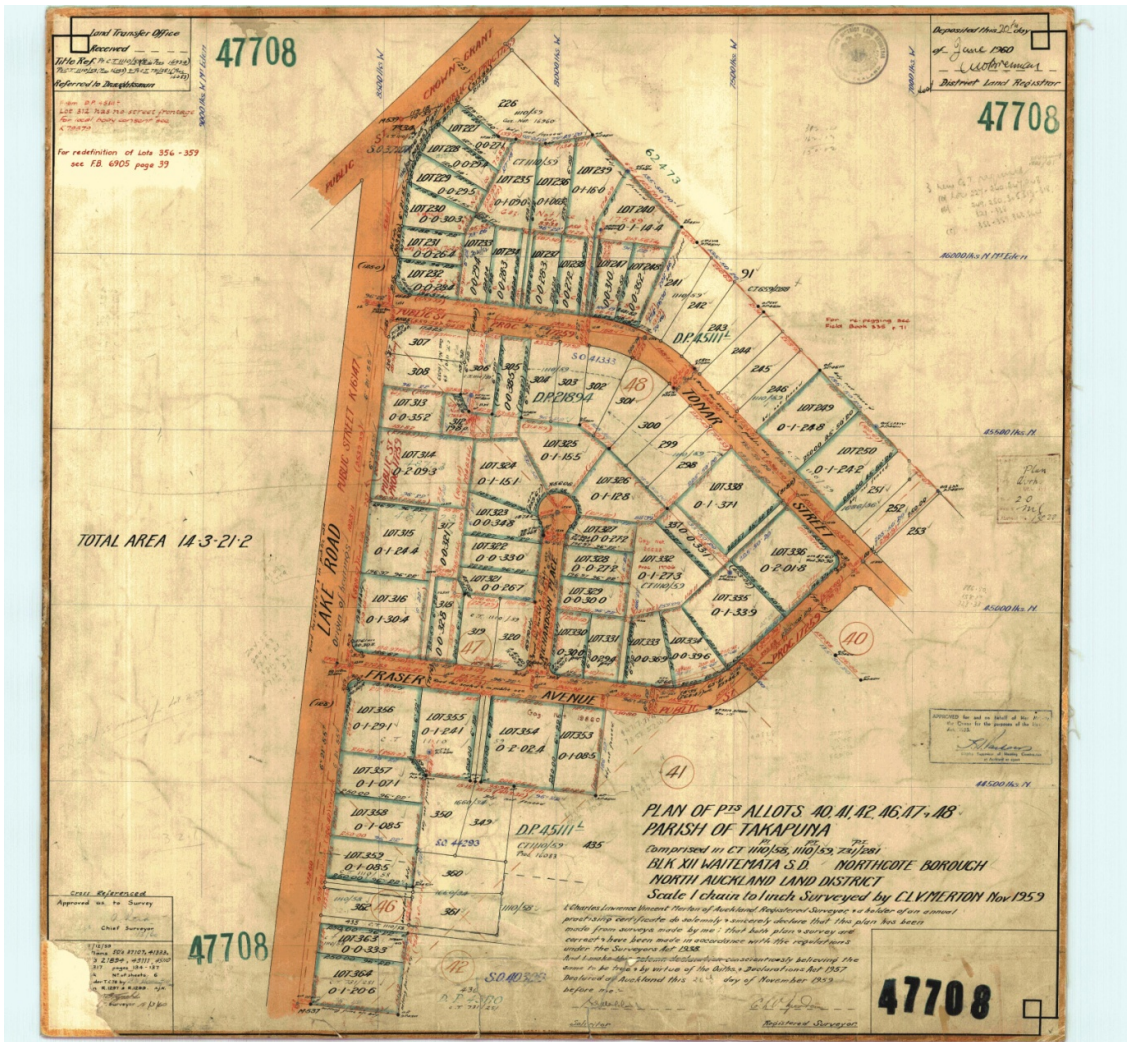


Figure 5: DP47708, 1959.

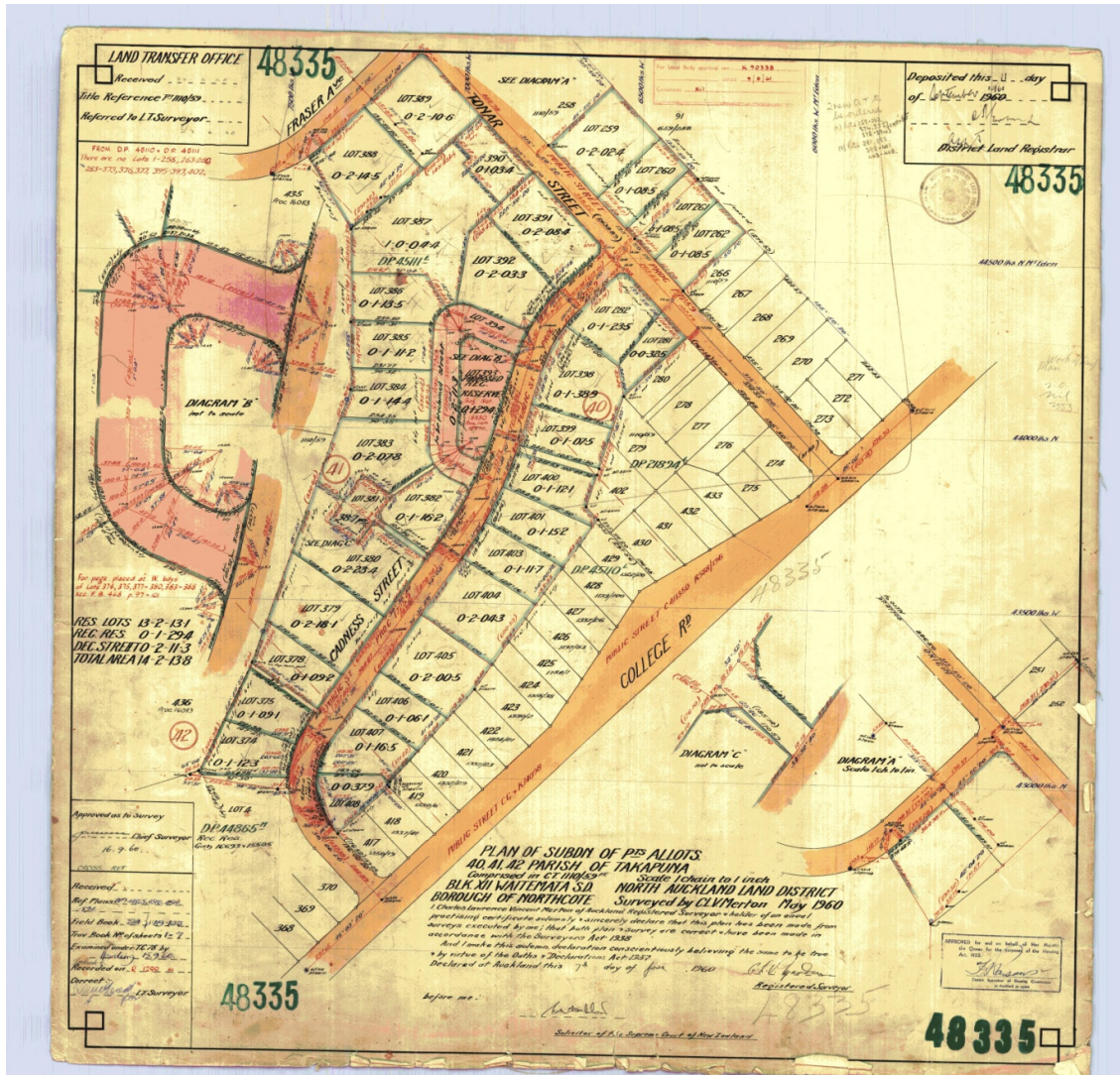


Figure 6: DP 48335, 1960.

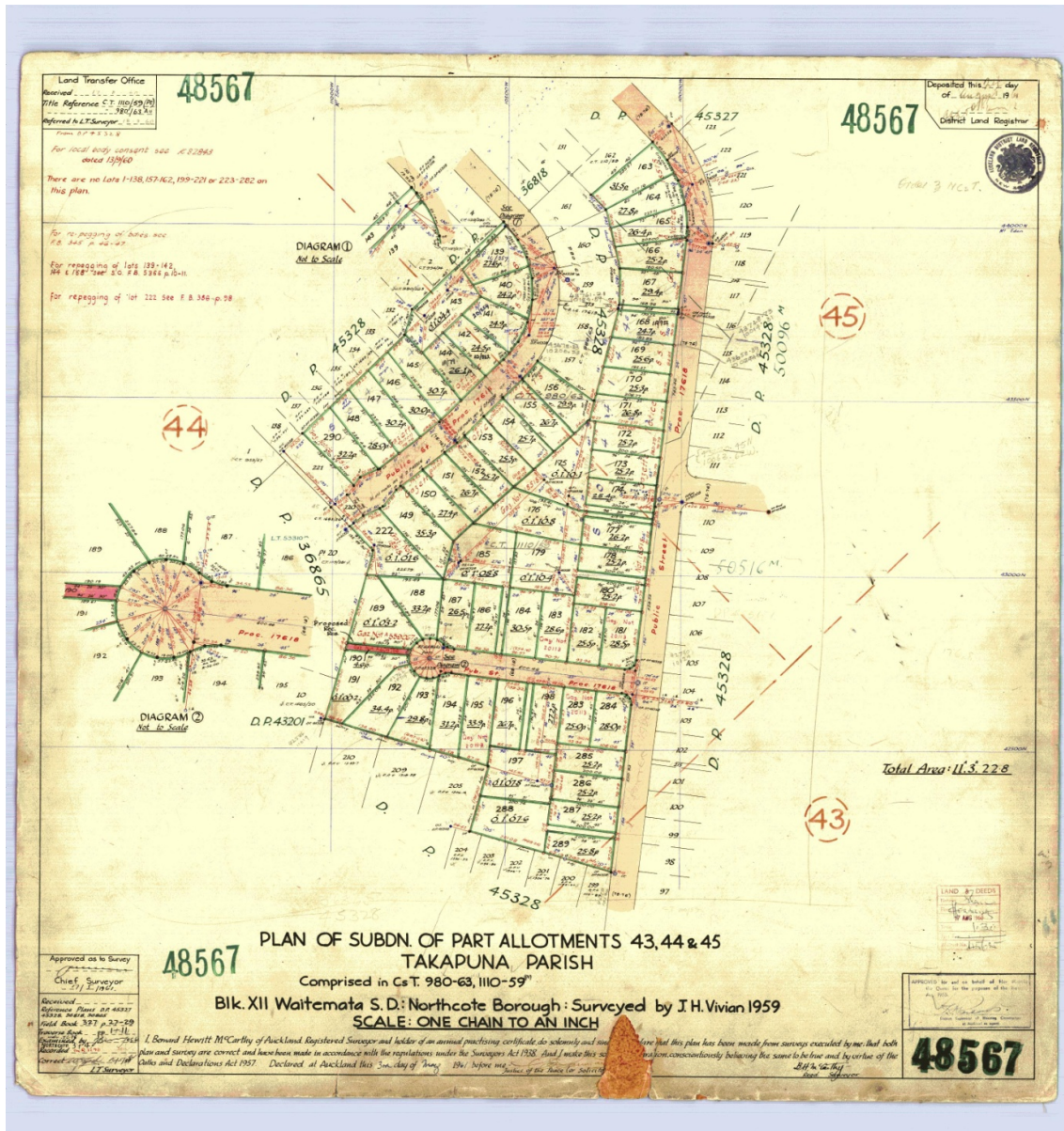


Figure 7: DP 48567, 1959 (similar to DP45328).

3.4. Study Area

The Study Areas are the above listed properties in Northcote, Auckland.



Figure 8: Study area framed in red. Northcote, Auckland.

4. Statutory Requirements

There are two main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the *Heritage New Zealand Pouhere Taonga Act 2014* (HNZPTA) and the *Resource Management Act 1991* (RMA)

This assessment considers only archaeological sites as defined in the HNZPTA as outlined below.

4.1. Heritage New Zealand Pouhere Taonga Act 2014

Heritage New Zealand Pouhere Taonga (HNZ) administers the HNZPTA. The HNZPTA contains a consent (authority) process for any work affecting archaeological sites, where an archaeological site is defined as:

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

Any person, who intends carrying out work that may damage, modify or destroy an archaeological site, or to investigate a site using invasive archaeological techniques, must first obtain an authority from HNZ. The process applies to sites on land of all tenure including public, private and designated land. The HNZPTA contains penalties for unauthorized site damage or destruction

The archaeological authority process applies to all sites that fit the HPA definition, regardless of whether:

- The site is recorded in the NZ Archaeological Association Site Recording Scheme or registered by HNZ,
- The site only becomes known about as a result of ground disturbance, and/ or
- The activity is permitted under a district or regional plan, or a resource or building consent has been granted

HNZ also maintains the List of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas. The List can include archaeological sites. The purpose of the List is to inform

members of the public about such places and to assist with their protection under the Resource Management Act (1991).

4.2. Resource Management Act 1991

Under Section 6 of the *Resource Management Act 1991* (RMA) it is stated that the protection of historic heritage is a matter of national importance,

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

[...]

(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga

(f) the protection of historic heritage from inappropriate subdivision, use, and development.”

“*Historic heritage*” is defined in the RMA as being “those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures” and includes archaeological, architectural, cultural, historic, scientific and technological qualities.

Historic heritage includes:

- historic sites, structures, places, and areas
- archaeological sites;
- sites of significance to Māori, including wahi tapu;
- surroundings associated with the natural and physical resources (RMA section 2).

These categories are not mutually exclusive and some archaeological sites may include above ground structures or may also be places that are of significance to Māori.

Where resource consent is required for any activity the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the district plan assessment criteria).

Section 17 of the RMA states “*Every person has a duty to avoid, remedy, or mitigate any adverse effect on the environment arising from an activity carried on by or on behalf of the person*”, and this includes historic heritage.

In Auckland the Auckland Unitary Plan, Operative in part, has specific provisions for historic heritage and places of significance to mana whenua. Note that scheduled historic heritage places have a stronger protection than archaeological sites that are not scheduled in the Plan.

5. Methodology

5.1. Investigation Methodology

This assessment was carried out using both desktop research and site visits.

5.2. Desktop Research Methodology

Sources for desktop research include:

- NZ Archaeological Association (NZAA) online site recording database Archsite and associated site records
- LINZ database of historic maps and survey plans via Quickmaps
- Heritage New Zealand Heritage List/ Rārangī Kōrero of historic places, historic areas and wahi tapu areas
- Heritage New Zealand online reports database
- Auckland Council Geomaps GIS viewer
- Auckland Council Cultural Heritage Inventory (CHI)
- Auckland Council Archives (visited)
- Archives New Zealand (online resources and visit x 2)
- Local histories – published and unpublished
- Archaeological reports
- Aerial photographs
- National Library cartographic collection
- Alexander Turnbull Tiaki online collection
- Auckland Museum pictorial collections
- Geotechnical report, especially the bore logs.

5.3. Site Surveys

Two site visits were undertaken on the 27th and 29th March 2019. Visual inspections and hand dug test pits were undertaken. Information was also sought from open trenching next to the superlots. All test pits were recorded with GPS points, digital photographs and a short video film with notes.

6. Background

6.1. Physical Environment

The location of the development area is within the northern part of the Auckland Volcanic field, close to the area now known as either Tank Farm, Tuff Crater or by the traditional Maori name of Te Kopua o Matakamokamo. The eastern boundary of the development, along College Road, runs along the crest of the tuff ring. The crater itself became a freshwater lake after eruption, but after the last Ice Age, the edge became breached by rising sea levels, becoming a tidal lagoon, and still containing original mangrove forest and salt marsh (Hayward, Murdoch, and Maitland 2011:113) .

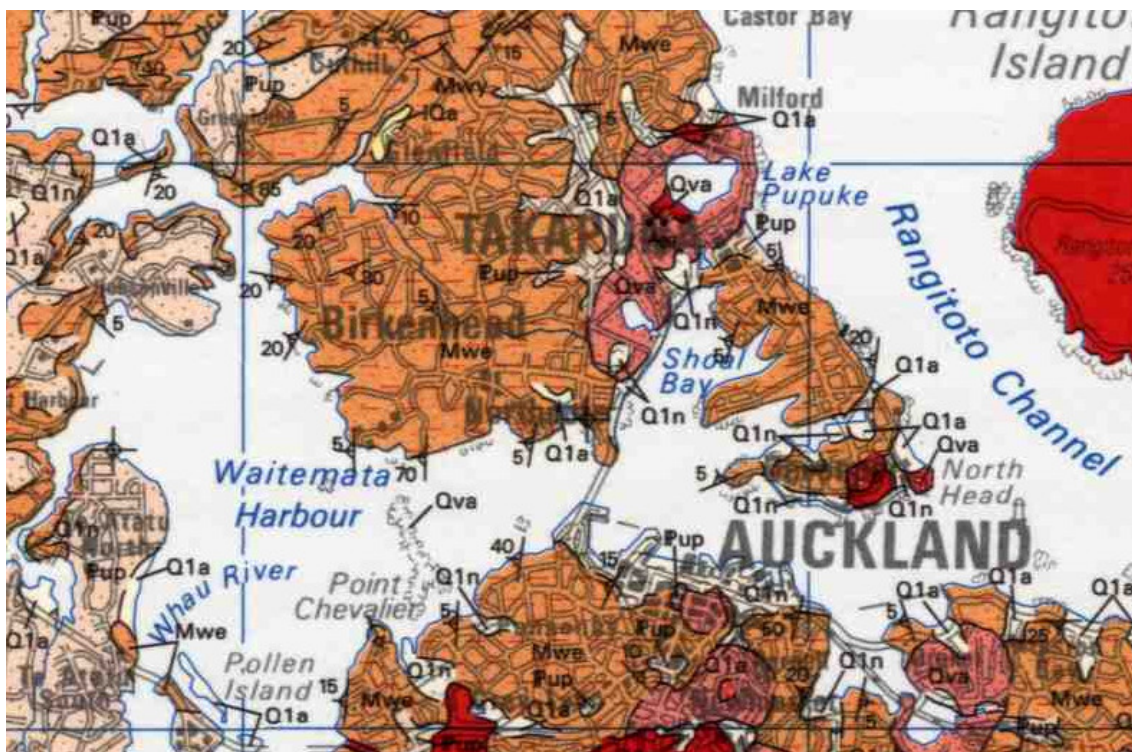


Figure 9 Detail of geological map, Auckland. GNS.

The volcanic ash layers (Qva) are lying on top of the surrounding sand and mudstone layers (Mwe) of the East Coast Bays Formation.

North of the Waitemata Harbour these volcanic ash layers are becoming rare and their use for Maori horticulture is highly likely.

A map in 1884 (Auckland Libraries Heritage Collections NZ Map 4538) shows the area in mixed bush and grassland with some cultivations and a few homesteads (Figure 20).

6.2. Māori settlement history

Given the brief scope of this assessment, any synthesis of the rich record of Māori oral traditions and whakapapa shall not be attempted here. However, any deep understanding of historical land use and occupation by Māori in the Northcote area should be considered within the context of wider settlement of the Auckland region and New Zealand's pre-contact and colonial history.

Fenton describes the area from Rodney and the west coast to as far south as Waikato and Tauranga as once being in possession of Ngā Oho, who took their name from their ancestor Oho (Fenton 1879 [1994]). At some point this iwi in this region became known as Te Kawerau a Maki, whose territory was from Manukau North Head to Kaipara South Head, and inland to the east coast.

The Northcote area once accommodated a papakainga of Te Kawerau a Maki, known as Te Korekore. The papakainga stretched from the Awataha at the northern headland of the Te Kopua o Matakamokamo basin to the area of Hato Petera College today. This area was formerly called Te Punawai a Tene (The Spring of Tene) after a Kawerau a Maki Chief (Awataha Marae 2006). See and Figure 10 and Figure 11 below for Maori place names in the Northcote area taken from Christmas (1983:6-7), who adapted it from George Graham (Graham 1980). It is probable the papakainga stretched along region of the tuff crater utilizing the volcanic soils for gardening.

George Graham described Kawerau a Maki as a peaceful people, engaged in hunting and fishing, and not prone to warfare (Graham 1925:20). Te Kawerau however battled with Ngati Whatua from the Kaipara, becoming devastated by a raid in the later seventeenth century led by Ngati Whatua chief Kawharu (Stone 2001:21; Graham 1925:22). After a period of peace until about 1760, Kawerau became involved in war between Ngati Whatua and Wai-o-hua in which Ngati Whatua conquered most of Tamaki, but not Te Kawerau, who ultimately retained their tribal identity through forging kinship bonds with invaders and enemies through intermarriage (Stone 2001:21). During the mid-18th century Te Kawerau were also being attacked from the east by Ngati Paoa, who were established on many of the islands in the Hauraki gulf, the western shore of the Firth of Thames and the Tamaki estuary. This attack on the east coast lands of Te Kawerau put their occupation of territory from Takapuna to Mahurangi under threat (Stone 2001:49).

By approximately 1793 Te Kawerau a Maki was involved in battle alongside Ngati Whatua against Nga Puhi in the north, who then, once armed with muskets, in September 1821 attacked Ngati Paoa villages along the North Shore coastal strip, including Takapuna, before decimating the Ngati Paoa stronghold at Mokoia (Panmure). When Nga Puhi returned north, most inhabitants had fled and all that remained on the North Shore was the Te Kawerau pa at Kauri Point and the Ngai Tai pa at Hellier Creek and both pa were then attacked and destroyed (Verran 2003:2).

Te Kawerau a Maki returned to Kauri Point around 1835. Te Kawerau also at this time returned to re-establish their papakainga at Awataha in the Northcote Tank Farm area, and were there until being removed in the 1920s (Verran 2003:2).

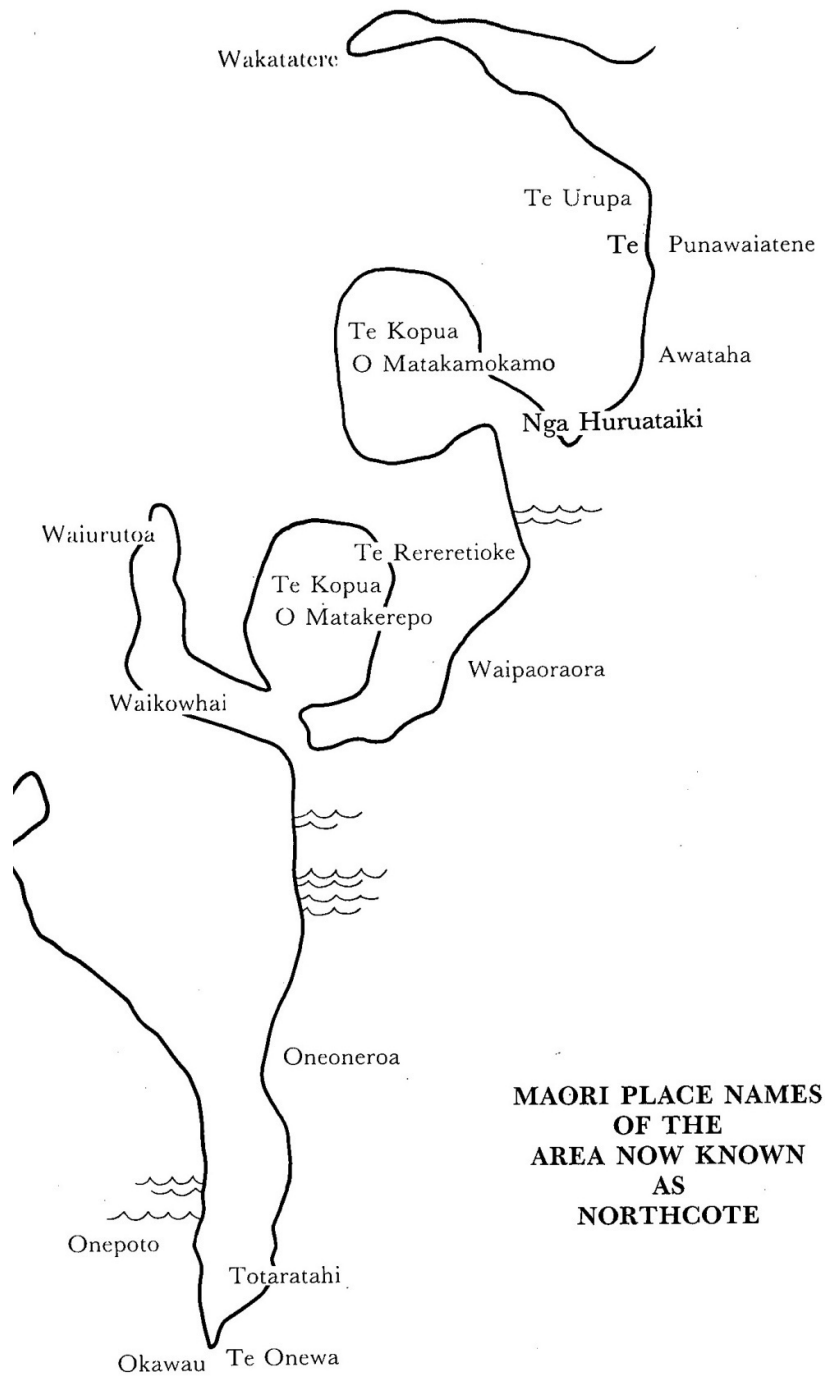


Figure 10 Maori Place Names in the Northcote Area. Image from Christmas (1983:6)

MAORI PLACE NAMES IN THE NORTHCOTE AREA

(Translations: **Maori Place Names of Auckland; Their Meaning and History** by George Graham, ed. by D.R. Simmons)

Awataha:	The river flowing at the side (Shoal Bay)
Nga Huruataiki:	The hairs of Taiki. A tapu tree on the cliff at Awataha.
Okawau:	Shag's home.
Oneoneroa:	Long sands — Sulphur Beach at Shoal Bay.
Onepoto:	Short beach — a little beach to the west of Northcote Point.
Te Kopua O Matakamokamo:	The basin of Matakamokamo. The northernmost of two volcanic basins on the west shore of Shoal Bay.
Te Kopua O Matakerepo:	The basin of Matakerepo. The southern volcanic basic in the same district.
Te Onewa:	Name of a dark grey stone, or "divided earth" — The name of the ditch which cut the Point off from the mainland.
Te Punawaiatene:	Tene's spring of water. A spring at Awataha.
Te Rereretioke:	The sliding of Ke. A slope on the northern lagoon on the west shore at Shoal Bay.
Te Urupa:	The burial ground. Opposite Esmond Road point, west side of Shoal Bay.
Totaratahi:	One totara tree — Northcote Point.
Waikowhai:	Waters of the kowhai tree. A tidal creek north of Sulphur Beach.
Waipaoraora:	Dried up, or shallow water. The upper reaches of Shoal Bay (because the spring tides did not cover them).
Waiurutoa:	Waters of the clump of ti tree. Stream flowing into Waikowhai.
Wakatatere:	The drifting canoe. Where a derelict tapu canoe drifted about at high tides. Creek at the head of Shoal Bay, west side.

Figure 11 Maori Place Names in the Northcote Area. Image from Christmas (1983:7)

6.3. Early Land Purchase History

The first attempt to purchase land by Europeans from Maori in the nearby area appears to be that of Deed 355 Takapuna Block for 1000 acres sold by Chiefs Takapuna, Puhata and Te Awa, to a Mr Tayler on 18 November 1839. This was for land described as "Takapuna lying at the entrance of the river called Waitemata and these are the boundaries (viz.) Ko Wanauata, ki te pito o te One, to the end of the sand commencing in the River Waitemata, in a direct line from thence to Papa Kawau the farthest end of the sandy beach outside". Half of this "purchase" was in May 1842 disposed of to Alexander Brodie Spark (Turton 1882:317-318). The claims for this land to the Land Claims Commissioner by Alexander

Brodie Spark were not upheld, and he was determined to have paid the equivalent of £116/10, and was given compensation of £250 (Verran 2010:17).

The Mahurangi purchase was the primary means of Pakeha purchase of land on the North Shore. The original Crown purchase was in 1841 for land that extended from the North Shore of the Waitemata to Te Arai Point, south of Mangawhai Heads in the north, with the western boundary being the Kaipara watershed – this entire area was estimated to be approximately 220,000 acres. When Mangawhai is added to the total it amounts to 270,000 acres. The Crown purchased this in 1841 from one tribal group, the Marutuahu Confederation of Hauraki tribes, including Ngati Tamatera, Ngati Whanaunga, Ngati Maru and Ngati Paoa (Verran 2003:17; Rigby 1998:20). Rapidly after this purchase, the Crown began negotiating purchases with other iwi in the area. Within this original 1841 purchase area ultimately there were 15 Old Land Claims and 21 Crown purchases forming “a crazy quilt of multiple and overlapping transactions” (Rigby 1998:2). The “Mahurangi purchase” was therefore a series of purchases from various iwi occurring between 1841 and 1854 with the final transaction being a final payment for purchase from Ngati Whatua in 1864 (Rigby 1998:8).

The newly purchased Crown land in the Northcote and Birkenhead areas were surveyed in the early 1840s, being allotments 1-70. The land was offered for sale by auction on 18 September 1843 described as “suburban farms on the North Shore of the Waitemata, County of Eden”. The lot sizes varied from 10-33 acres and were offered at £2 per acre (New Zealand Gazette 13 September 1843 cited in Verran 2000:34). Only five lots were sold at that time (lots 19, 26, 61, 64 and 66) and these were the first Crown land sales on the North Shore (Verran 2000:34).

In January 1844 Lots 1-73 were advertised again for sale (excluding Lot 26) by “public competition” covering most of Northcote and Birkenhead Point. Lots 1-20 (403 acres 2 perches), 22 (19 acres 3 roods and 33 perches), 27-37 (231 acres 1 rood and 21 perches), and 39-70 (642 acres 3 roods and 1 perch) were sold collectively to William S. Grahame, agent for the New Zealand Company, for 1817 pounds 4 shillings and 3 pence. Grahame however considered the land in Auckland too expensive and suggested Thames as a better location, and consequently the New Zealand company concentrated their settlements elsewhere (New Zealand Company Reports 1844-1845 cited in Verran 2000:36). In September 1844 another auction occurred of newly available lots of Lots 74-104 (New Zealand Gazette 27 January 1844 cited in Verran 2000:36).



Figure 12 Plan of North Shore 1866 Auckland Libraries Heritage Collections NZ Map 4180 showing detail of lots on the North Shore.

6.4. Roman Catholic Mission and St Mary's College

One of the lots, Lot 77, was purchased by Bellingham in 1845 (Archives New Zealand) who then sold the lot to the Roman Catholic Church to build a chapel and college (known as St Mary's College) on his land in 1848, although the official conveyance does not seem to have occurred until 1855 (Archives New Zealand). Accounts for St Mary's College from 8 May 1848 to 19 March 1850 indicate the money for the land purchase and buildings came from Local Government (£1700) and from Bishop Viard (£537 6s 10d) (Viard 1850). Lot 77 is the area in which the present day St Joseph's school is situated, and although is not in the development area provides context for the presence of the Roman Catholic institution on the North Shore (Figure 13).

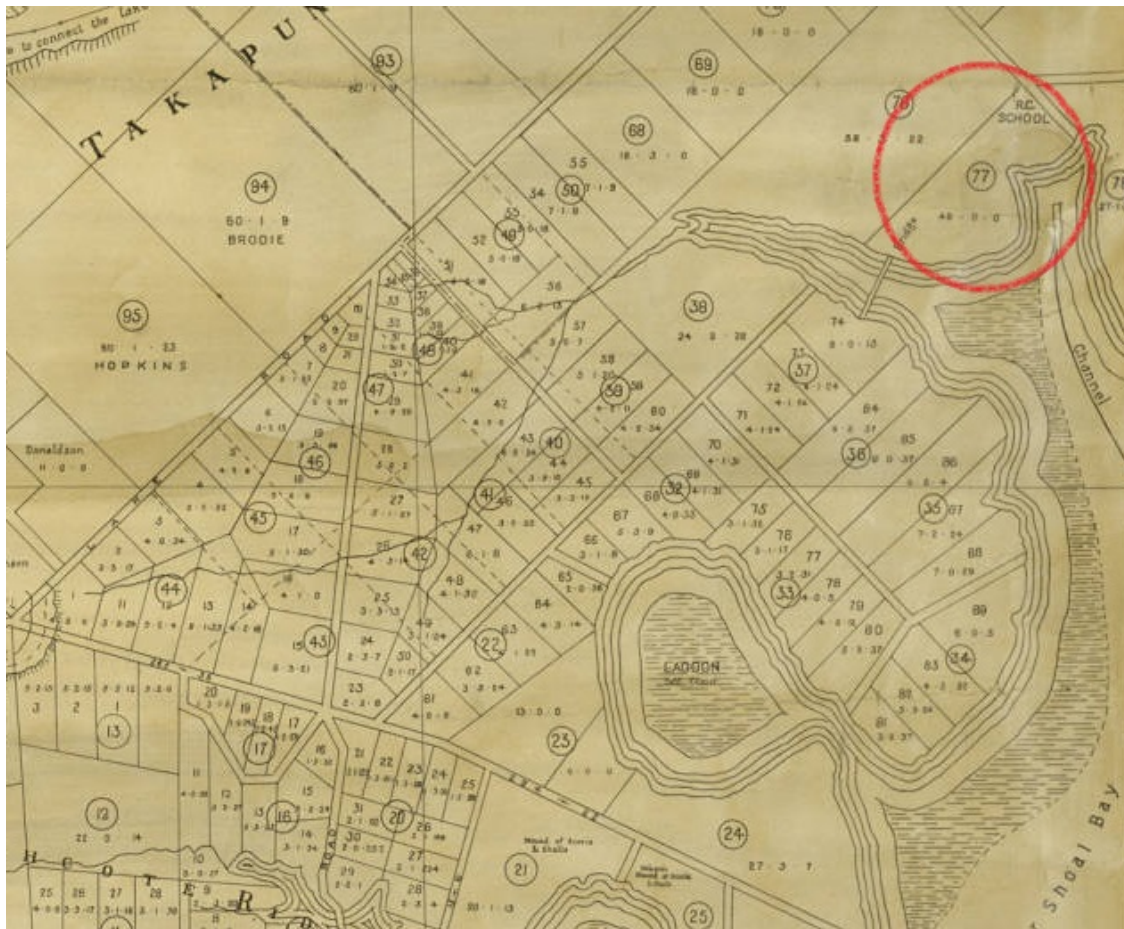


Figure 13 1902 Auckland Libraries Heritage Collections Map 3728 showing area of Roman Catholic School (in red circle).

6.5. Grant of Land to Roman Catholic Church

In August 1850 the Bishop of the Roman Catholic Church (by then Bishop Pompallier) was granted an endowment of land by George Grey on the North Shore of an additional 376 acres 2 roods and 2 perches of former New Zealand Company lands (Figure 14) (Archives New Zealand). Bishop Pompallier wrote to George Grey on 23 April 1850 thanking him “for all the favors....and especially for having granted a large tract of land at North Shore, and a liberal sum of funds to enable my administration to build a college for improving the religious, civil and industrious education of the native people of New Zealand” (Pompallier 1850). The Crown Grant itself declares the land was granted “for the education of children of our subjects of both races and of children of other poor and destitute persons (Archives New Zealand). The land was granted “gratuitously by the Crown: that is to say either without any purchase-money, or with purchase-money provided from Public Funds for the purposes of the Trust” (AJHR 1869:vii).

The development area falls within this endowment of land to the Roman Catholic Church (Figure 15).



Figure 14 Plan of Crown Grant to Roman Catholic Church (Archives New Zealand 1883)

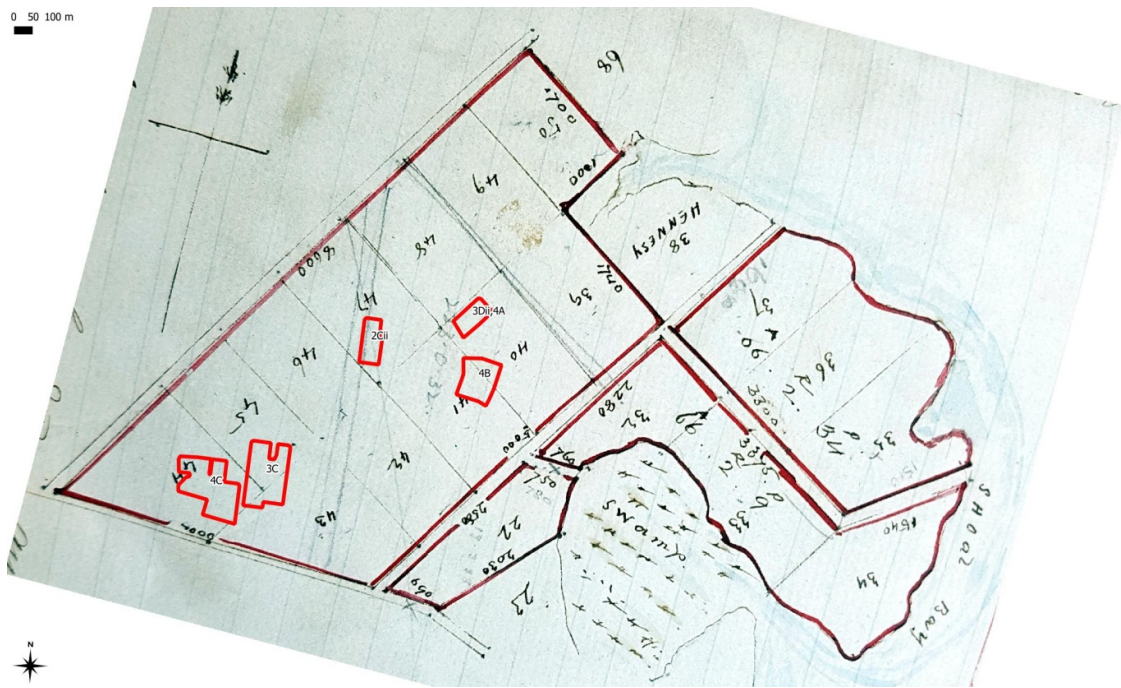


Figure 15 Overlay of development area on to Plan of Crown Grant to Roman Catholic Church (Archives New Zealand 1883)



Figure 16 Detail from NZ Map 4180, Auckland Libraries Heritage Collections 1866 showing Roman Catholic Reserve

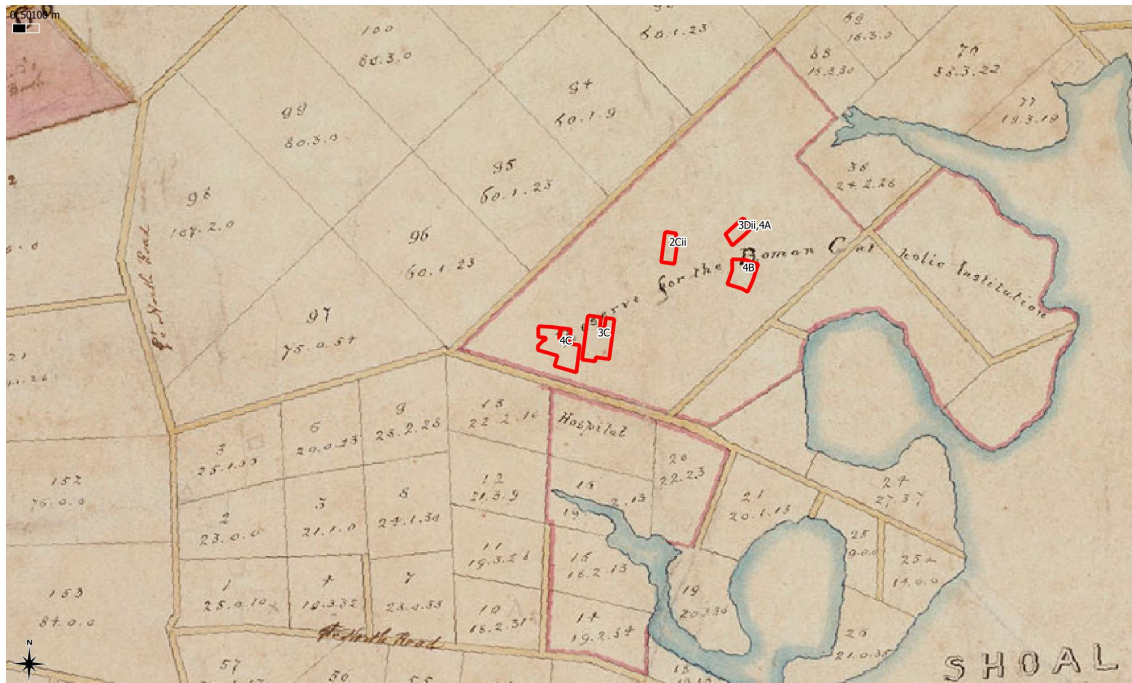


Figure 17 Overlay of development area on detail of the 1866 map of the Roman Catholic Endowment area, NZ Map 4180, Auckland Libraries Heritage Collections

The Roman Catholic school opened in 1851 with 20 Maori boys, and in 1852 17 were enrolled. The school went in and out of use in the 1850s, sometimes with education being provided at the Roman Catholic school at Freemans Bay and the school site being used for farming (Verran 2003:25).

Maori were still living and cultivating the wider area around their traditional papakainga, despite this land having been granted to the Roman Catholic Church. A school inspectors report by Henry Taylor in 1863 expressed concerns:

“In the first place they live in their Native whares at a distance of a mile or more from the College.....The Teacher states “On my way to the School I call to them or open the door of their whares, and say I am going to the School”In short they live a truly Maori life under the support of the Government and the tacit support of their clerical managers” (AJHR 1863:9).

He goes on to describe the Estate:

“There are about 400 acres of land belonging to the Estate, almost all enclosed and for the most part in a natural state. Three acres were under oats, and eight under potatoes last year, but both crops were very poor. Forty acres were being ploughed for grass; the experiment, so far as my knowledge of farming serves me, will prove a failure”(AJHR 1863:9)

In 1858 the Auckland Roman Catholic Endowments Sales Act 1858 was passed that authorized the sale of all their granted lands at Takapuna (as well as another in Nelson Street, Auckland City) although this was not acted upon until the 20th century, as described below (NZLII available at http://www.nzlii.org/nz/legis/hist_act/arcesa185821a22v1858n18508/ accessed 14 March 2019)

An 1866 investigation into Native Schools had Bishop Pompallier declaring:

“Of the wider endowment land this was largely leased out and the proceeds....are exclusively applied to the maintenance of St. Mary’s College....Since the year 1863, up to the 1st January, 1867, the land in trust of 373 acres, has been all leased successively, either to the Maoris [sic] or to white people.” (AJHR 1867:10)

A map dated to the 1860s in the Auckland Libraries Heritage Collections (Figure 18) shows the endowment land as “St Mary’s R.C. Institution”, and a “School Room” is marked on the corner of what is Ocean View Road and Raleigh Road now. Discussions with local historian David Verran indicate this map is possibly showing a proposed school, and given it is some kilometers away from the known St Mary’s Roman Catholic School (on Lot 77), some way from the papakainga at Awataha, and given there is no mention of another school in other historical sources (Verran 2019 pers.comm), this seems a likely hypothesis. In addition, there is no context for this map, no additional information and it is not an official Survey Office map. However, there is an advertisement dating to 12 May 1849 (Daily Southern Cross 12 May 1849) selling Lot 95 as being “adjacent to the Roman Catholic College on the North Shore”. Lot 95 is directly adjacent to where this school room is marked, although the advertisement could be referring to the Catholic school endowment land as a whole. While it is possible the “School Room” may have existed (potentially it may have been a raupo structure pre-dating St Mary’s College, but seen at the time to be of little significance) it is considered there is not enough evidence to date to record this as an archaeological site.

Nevertheless, the development area is relatively close to where the "School Room" is marked on the map (Figure 19).



Figure 18 1860s Northshore Auckland Libraries Heritage Collections N Map 4265 "School Room" marked in red



Figure 19 Overlay of development area on to detail of 1860s Northshore Auckland Libraries Heritage Collections N Map 4265 "School Room" marked in red. Note Lot 95 over the road above the school room.

Various parts of the endowment were leased to Pakeha lessors between 1863 and the 1880s. In 1869 many of the lessors had erected buildings out of wood and brick on their leased properties and 55-60 acres was leased to Maori at £10 per annum (AJHR 1869:11; Verran 2003).

In 1884 the Roman Catholic School Endowment was advertised for lease in lots of 1-10 acres "suitable for all classes" (Auckland Star 22 January 1884). The advertisement below shows areas in manuka scrub, three houses, and an area under cultivation and grass land. The leases were for 42 years (Figure 20). Deeds indexes in Archives New Zealand show many of these lots being leased at this time.

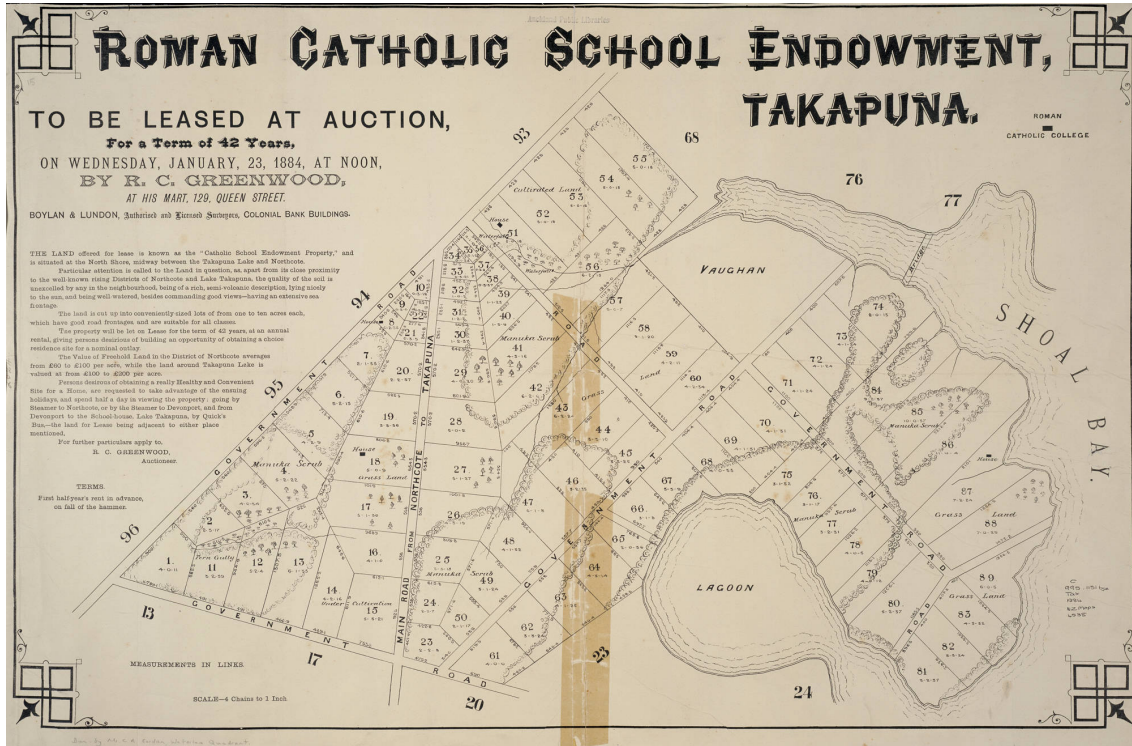


Figure 20 Roman Catholic School Endowment, Takapuna. Auckland Libraries Heritage Collections NZ Map 4538.

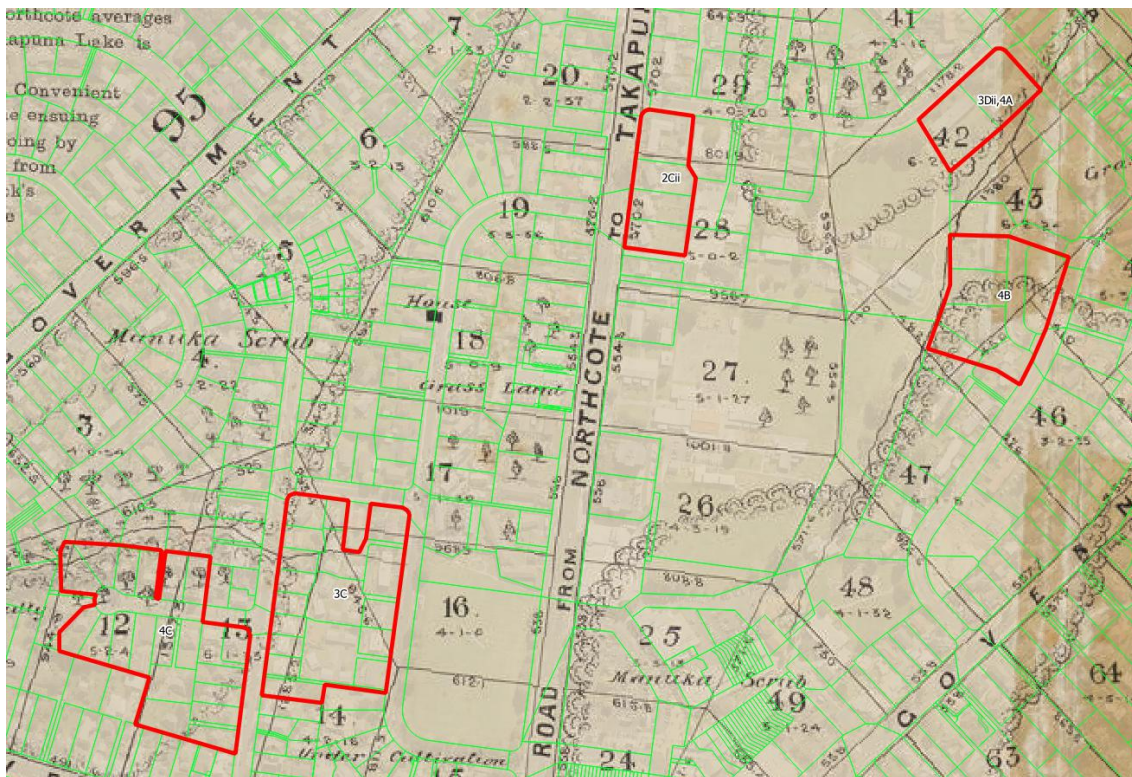


Figure 21 Overlay of development area on detail from the map of the Roman Catholic School Endowment, Takapuna. Auckland Libraries Heritage Collections NZ Map 4538

6.6. Later History

The 1884 plan shown above (Figure 20) however does not indicate areas of Maori settlement which continued in the area. Some Hauraki iwi were allowed by the Church to reside at Awataha in the 1890s after the death of Te Hemera Tauhia in 1891. In 1903 a group of Maori led by Ateara Petera petitioned the government about their concerns that “trusts in connection with certain lands in the Waitemata Parish, Auckland, vested in the bishop of the Roman Catholic Church, are not being carried out, and they pray for investigation with a view to the land used for the benefit of the Maoris [sic]”. It was recommended the petition be forwarded for enquiry but the results are not known (Verran 2003:27; AJHR 1904:8).

In 1908 Maori were still living in the area known as “The Warehouse Way” and “farming on the area from the current corner of Lake Road and Tonar Street, up Tonar and along College Road” (Verran 2003:27). An elderly resident of Northcote relates undated experience of a “Maori settlement out Lake Road. They would come walking along Lake Road with mens hats on (the Maori women), tattooed chins and pipes in their mouths, long hair plaited (Northcote Borough Council 1982:173).

In 1914 assistance to remain on their land was requested by Nanoka Tukamui and Patariki Wiripo Mo Paki to then Catholic Bishop Cleary, but Cleary was involved in the Empowering Bills in Parliament, which allowed the Catholic Church to properly lease and eventually from 1924 sell its land. Cleary regarded this as the only way through which to fulfill the original purpose of the Crown Grant (Verran 2003:27).

Maori had claimed Awataha as ancestral land never having been part of the Mahurangi Purchase, which did not specifically include Awataha, and also claimed a moral title to land as long term residents paying rent. In March 1916 a lessor of the part of the Catholic land charged Rawiri Pahuta and Wirepa Hereraka with trespassing and through to the 1920s there were various negotiations and eviction notices on the land. One group of Maori led by Noka Hukanui were party to an agreement in 1921 and they left the Awataha lagoon area to a lifetime lease of nine acres between Ocean View and Raleigh Roads. The Ngahuripoke family (anglicized to Peters), who were Noka’s whanau, lived on this land until the 1950s (Verran 2003:27).

In 1925 a petition to Parliament led by Wiha Rawiri Puhata repeated the claim that the Awataha land was never included in the Mahurangi purchase. Parliament rejected this and passed another enabling Act to allow the Catholic church to sell some of the land seen as necessary by the church to finance St Peter’s College, now known as Hato Petera, which opened in 1928 (Verran 2003:27). “Trespassing” notices to Maori ended by 1925 with arrests and evictions, with agreements to leave and destruction of property and “burning of whares” (Northcote Borough Council 1982:14; Verran 2003). On 30 September 1925 a final agreement to leave was forced through an interim injunction and by the 1926 census there were just 16 Maori in 4 households living in the Northcote Borough. The Awataha area remained empty until 1942 when the urupa was disinterred to make way for the fuel storage depot for the United States Navy which is when the area became known as the Tank Farm (Verran 2003:28).

6.7. State Housing Development

The early aerial photos show a more open area compared to the map of 1884 with a few more houses, but essentially the land use is unchanged in the 1940s. The 1950s aerials show the beginning of the State Housing development including the undergrounding of the stream transecting the area. Large earthworks were undertaken for the playgrounds of the

two schools and the undergrounding. But beyond this earthworks were restricted to the road works and adjacent service trenches. Some of the wetlands must have been filled and raised for the houses.

Most of the houses though were built straight onto the topsoil of the paddocks and therefore archaeological features within these areas have had a chance of surviving this early development of the area. The proposed topsoil stripping will expose any surviving features.



Figure 22: 1940 aerial (Copyright Crown, accessed through Retrolens)



Figure 23: 1950 aerial (Copyright Crown, accessed through Retrolens)



Figure 24: 1957 partial aerial (Copyright Crown, accessed through Retrolens)

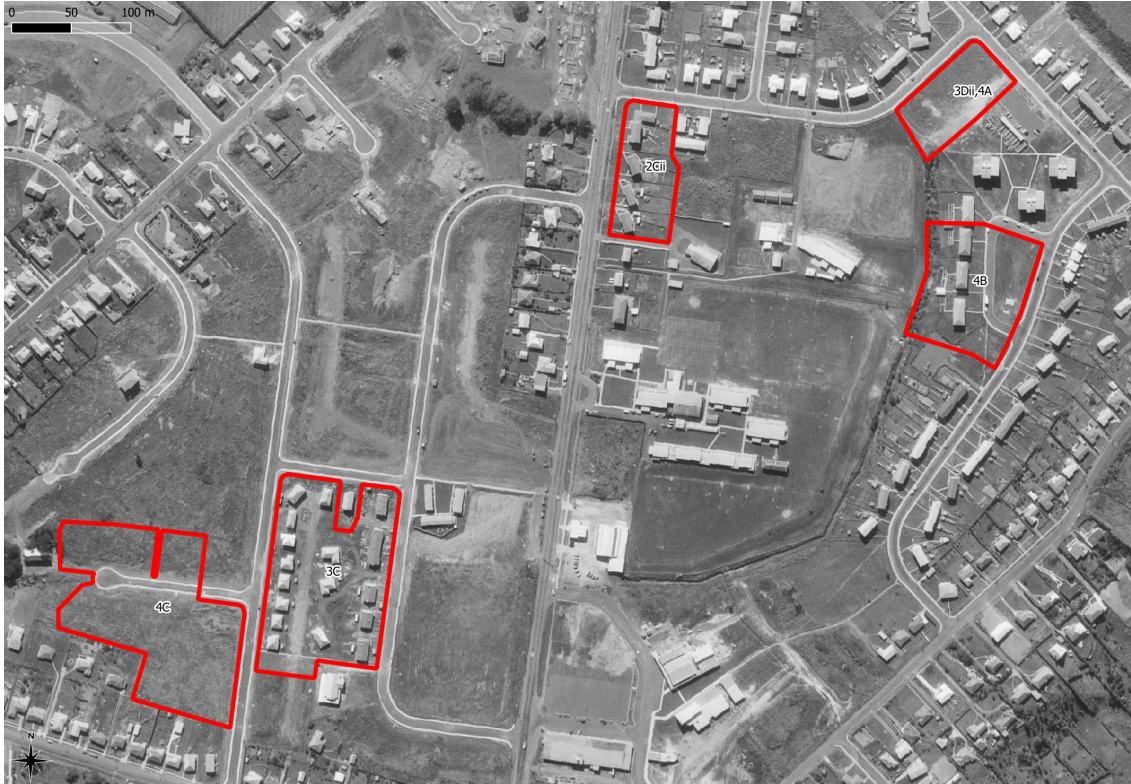


Figure 25: 1963 aerial (Copyright Crown, accessed through Retrolens)

6.8. Conclusions of Historical Research

The development area falls within the wider area of the Roman Catholic School Endowment lands which provides some interesting historical context. While it would seem the papakainga area is not impacted upon by the development, the wider area also seems to have been the subject of a continued presence by Maori into the 20th century, with evidence for areas of continued cultivation that may offer some archaeological potential dependent on prior development work. 20th century aerial photographs show that most of the houses from the original state housing development were built straight onto the topsoil of the paddocks and therefore archaeological features within these areas could have had a chance of surviving this earlier development of the area.

6.9. Archaeological Context

No archaeological site is recorded on the Cultural Heritage Inventory of the Auckland Council or on ArchSite, the site recording scheme of the NZ Archaeological Association.

Two archaeological sites are recorded in the vicinity of the development. One is a probable logging chute used for 19th century felling of mature bush (R11/2685) and the other some remains of a largely destroyed shell midden (R11/2672). None of it is impacted by the development.

No historic buildings or heritage trees are recorded in the Cultural Heritage Inventory of the Auckland Council within the development. Two buildings are recorded in the vicinity, #13059 a historic residential building and #19678 the Northcote library. None of it is impacted by the development.

Housing NZ has developed a 'Significant Buildings Database' listing 'panel houses' across New Zealand. It seems that none of the listed buildings are within the development but no detailed information could be gained from Housing NZ (Cameron and Phear 2018:21).

Table 3 Details of previously recorded heritage and archaeological sites in the vicinity of Northcote development.

NZAA Site #	CHI #	Site Type/Name	Potential effects	Description
R11/2685		Logging	No impact	Logging chute
R11/2672		Shell midden	No impact	Largely destroyed, coastal shell midden
-	13059	Historic structure	No impact	Residential building
-	19678	Historic structure	No impact	Northcote library

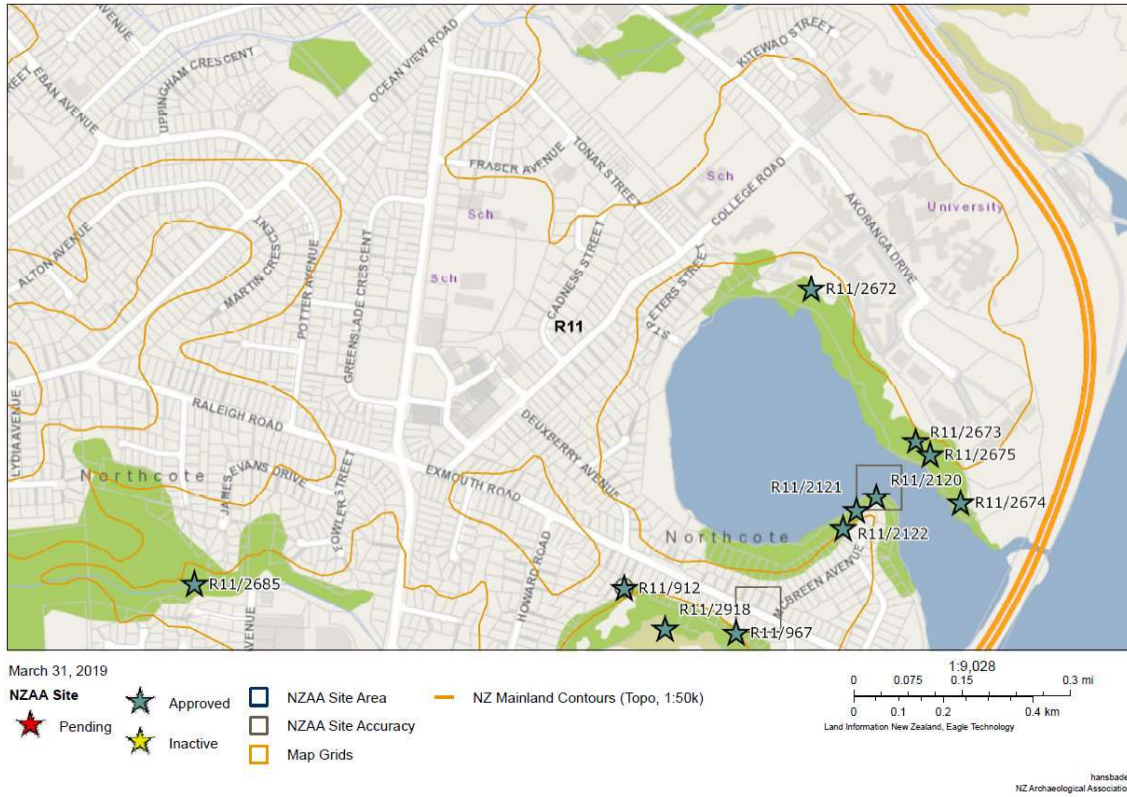


Figure 26: Recorded sites in the vicinity (ArchSite Copyright NZ Archaeological Association).



Figure 27: Heritage Sites (CHI, Auckland Council) in the vicinity - yellow points.

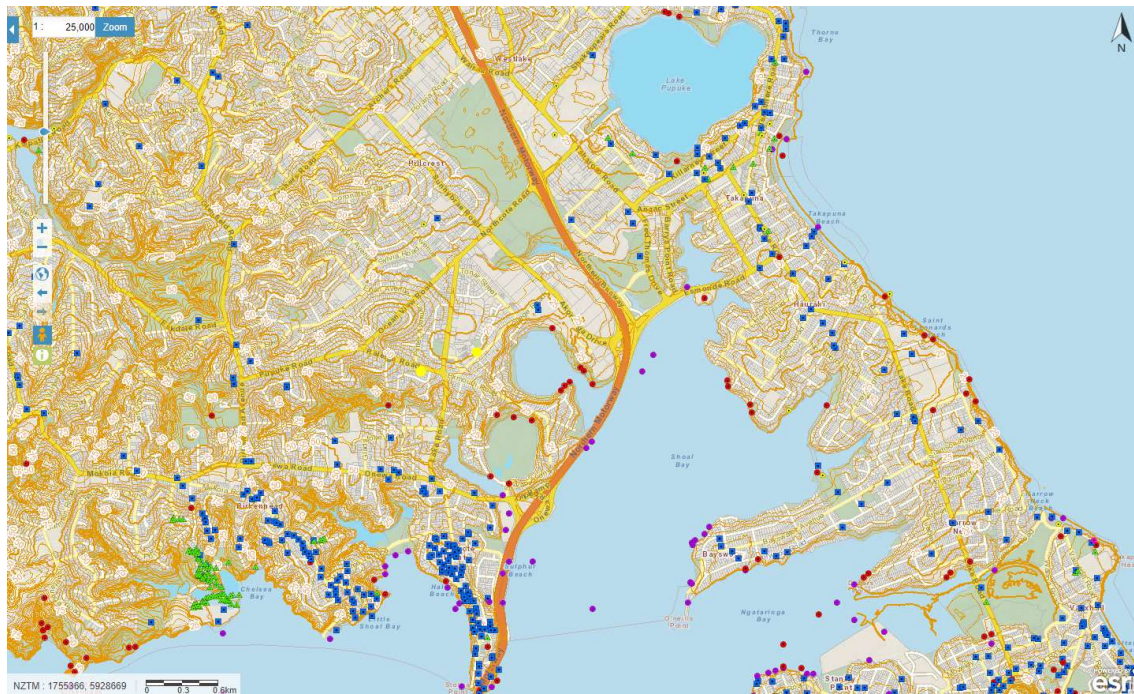


Figure 28: Heritage sites recorded in the CHI by Auckland Council (archaeological sites are in red, other heritage sites, mainly buildings, are in blue).

6.10. Previous archaeological surveys

The affected area has not been systematic surveyed previously.

6.11. Previous archaeological work within the area affected

There has no previous archaeological work been undertaken within the affected area.

6.12. Previous archaeological investigations in the surrounding area

There have been no archaeological investigations in the vicinity of the re-development area.

7. Results of Site Survey and Research

The site survey was a visual inspection of many properties, review of the available hand auger logs and a number of hand dug testpits.

Adjacent large scale earthworks allowed to assess soil profiles for some of the superlots better than spade sized testpits.

No archaeological sites were recorded previously and no new archaeological sites were discovered.

The various stages are highly variable in terms of archaeological potential. For this report they are therefore clustered into

- a) Stages close to the original stream (3Dii/4A and 4B)
- b) Flat area close to Lake Rd (2Cii)
- c) Stages close to the upper gully of the original stream (3C and 4C)



Figure 29: Stages relevant to this report and contours on top of a recent aerial.

- a) Stages close to the original stream (3Dii/4A and 4B)

The stream seemed to have been interrupted with wetlands and provided water for the entire area of the Northcote precinct. It was put underground between 1957 and 1963 as part of the housing and school developments in Northcote. Large earthworks in the vicinity of the stream included other service trenches and the leveling of the playgrounds and building platforms for the schools.

Directly adjacent to the stage 3Dii/4A recent earthworks revealed peat. This indicates wetlands or swamps and could increase the risk of encountering taonga or wooden tools during the earthworks. It is not clear from which depth the peat came from and the hand augers within the proposed development area don't show any peat.

The surface area of these stages seem to have been substantially modified.



Figure 30: Stream in 1940.

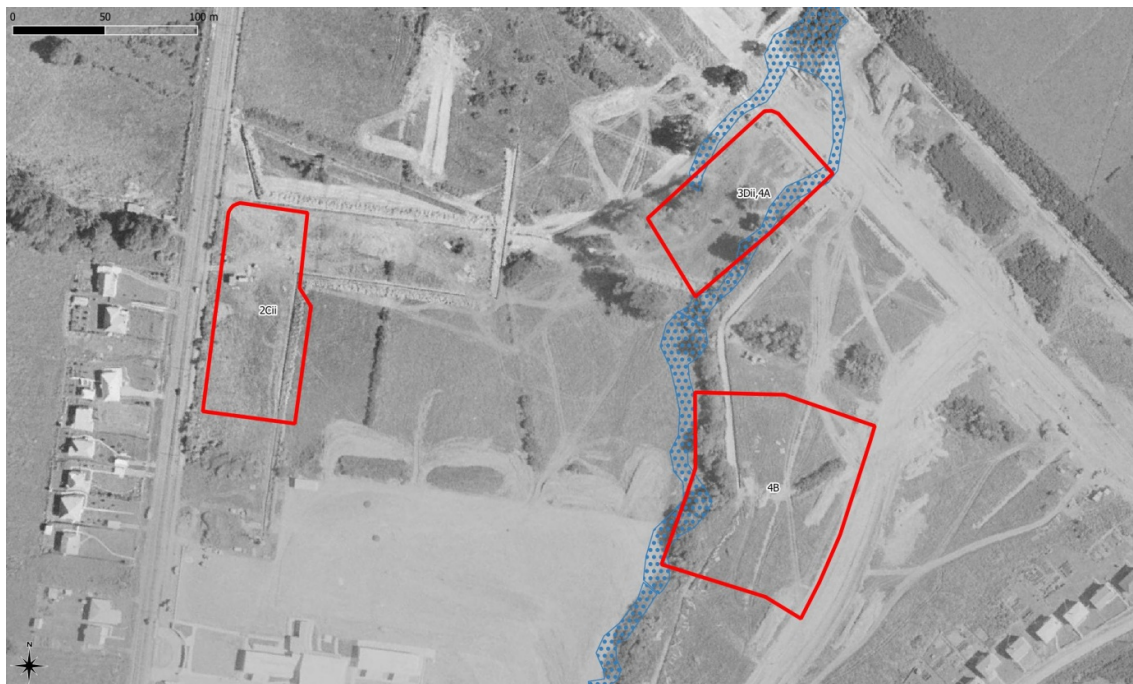


Figure 31: Earthworks in 1957.



Figure 32: Building activity in 1963.

b) Flat area close to Lake Rd (2Cii)

The flat area close to Lake Rd is shown in the 1884 map as being in bush, but is open grass land in the 1940 aerial. An undated map, presumably late 19th century, shows the area under cultivation. An open service trench along the stage 2Cii shows what seems to be a natural shallow topsoil – subsoil sequence. This would indicate bush or grass land in the past. Any ploughing would have been quite shallow. From this there is no indication of archaeological features. The risk of encountering any archaeological features seem to be quite low in this area.

c) Stages close to the upper gully of the original stream (3C and 4C)

The stage 3C might have been over a wetland with a small stream running into it from the west. A steep gully to the west contained this stream and stage 4C covers both sides, the northern and southern bank, of this gully. A test pit on 3C indicates that the wetland has been covered by substantial earthworks as the topsoil overlays a hard subsoil mix which seems to have been bulldozed to create engineered fill.

A testpit on the north facing bank of the gully in 4C shows very deep topsoil (50 – 60 cm) mixed with clots of subsoil and some charcoal over subsoil. Furthermore artificial terraces that are not related to any of the modern buildings can be made out on the bank. These observations are consistent with Maori horticulture, especially for kumara plants. In an 1884 map the location of the stream is sketched in too far to the north, but it shows fern plants on the northfacing bank and trees on the southfacing bank. Fern is often the first plant to invade abandoned garden fields. The same map indicates cultivations to the south of the development area.

The testpit on the opposite bank – south facing – reveals a thin, hard topsoil on top of subsoil, which looks like a natural, undisturbed soil sequence. It seems likely that this area has been forested and left in bush until the first houses were built on it.

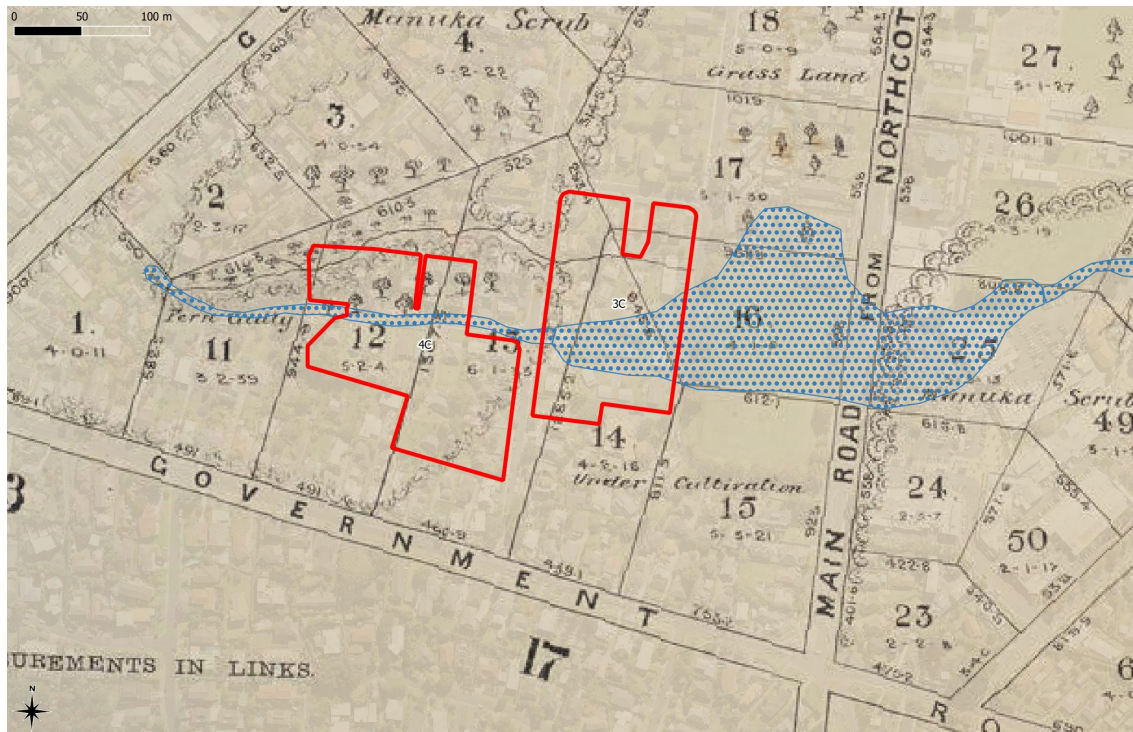


Figure 33: Map from 1884 where the stream is sketched into too much north. But it shows fern on the northfacing bank and trees on the southfacing bank, which is consistent with the testpit results. Fern is the plant that often indicates old fields.



Figure 34: Stream and wetland as shown on the 1940s aerial. At this stage drainage of the wetlands can be expected and it seems likely that they were more substantial before the 1940s.



Figure 35: Peat excavated next to stage 3Dii/4A.



Figure 36: Property on stage 4B showing substantial surface modification.



Figure 37: Service trench along stage 2Cii showing thin topsoil over clay and silt subsoil.



Figure 38: testpit in stage 3C showing thin topsoil over engineered fill.



Figure 39: Testpit on stage 4C, southfacing bank, showing natural topsoil - subsoil sequence.



Figure 40: Testpit on stage 4C, northfacing bank, showing deep mixed topsoil, possible Maori planting soil.



Figure 41: Artificial terrace on location of the testpit shown in the previous picture, reaching from the foreground beyond the fence to the chair in the middle ground.

8. Discussion

The Northcote precinct had a Maori presence during the 19th century and it is possible that the Roman Catholic Endowment area was located there for this reason. This presence continued at least until 1920 in some places until 1950. As it was not reflected by land ownership we have no detailed information but we have to expect related features within the areas that could have been cultivated in the 19th century.

The earthworks around the stream transecting the precinct have been substantial and it seems that a number of wetlands were drained and filled for the housing developments starting in the late 1950s.

Therefore the stages around the old stream alignment (3Dii/4A and 4B) have a small risk of any archaeological features having survived those earthworks. Nonetheless these areas are the most likely to have had features like shell midden on the banks of the stream and possibly wooden artefacts within peat layers along the wetlands of the stream. Spot monitoring and good inductions of all excavation crews should manage these small, remaining risks.

The stage 2Cii has been most likely covered in forest during the 19th century and consequently the risk to encounter any archaeological features is very small.

The situation in the stage 4C is potentially completely different to those described above. The northfacing, southern bank of the steep gully at Kaka Street has possibly been used for Maori horticulture of kumara and should be considered for systematic monitoring. The remainder of this stage 4C and some parts of 3C were either covered in bush or part of a wetland (highly modified during the 1950s housing developments) and the small risk of encountering archaeological features should be managed by spot monitoring.

Overall the Maori presence within Northcote has not featured strongly in the newspapers of the time or legal instruments in the 19th and early 20th century. Therefore we know little about the details and any information coming from archaeology will be very useful for our understanding of this largely unwritten part of the history of Northcote.

9. Constraints and Limitations

The interpretation of the pre-Contact Māori landscape is based on small intrusive test pits only.

This survey and report do not necessarily include the location of *wahi tapu* and/or sites of cultural or spiritual significance to the local Māori community who may need to be consulted for any information or concerns they may have regarding the proposed works.

10. Archaeological Values

10.1. Assessment Criteria

“Archaeological values relate to the potential of a place to provide evidence of the history of New Zealand. This potential is framed within the existing body of archaeological knowledge, and current research questions and hypotheses about New Zealand’s past. An understanding of the overall archaeological resource is therefore required” (NZHPT 2006).

The following value assessment is based on Gumbley (1995), Walton (2002).

The assessment criteria are split into two sections: Main Archaeological values and Additional values:

The first archaeological values look at an *intra (within the) site context*.

- **Condition:**
How complete is the site? Are parts of it already damaged or destroyed?
Condition varies from undisturbed to destroyed and every variation in between. It is also possible that the condition of various parts of the site varies.
- **Rarity/Uniqueness:**
Rarity can be described in a local, regional and national context. Rarity can be rare as a site, or rarely examined or today a rare occurrence in the records.
- **Information Potential:**
How diverse are the features to be expected during an archaeological excavation on the site?
How complete is the set of features for the type of site?
Can the site inform about a specific period or specific function?

The second set of archaeological values are *inter site (between sites) context* criteria:

- **Archaeological landscape / contextual value:**
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 might sit amongst similar surrounding sites without any specific features. Or a site might occupy a central position within the surrounding sites. Though a site can be part of a complete or near complete landscape, whereby the value of each individual site is governed by the value of the completeness of the archaeological landscape.
- **Amenity value:**
What is the context of the site within the physical landscape?
This question is linked to the one above, but focuses onto the position of the site in the landscape. Is it a dominant site with many features still visible or is the position in the landscape ephemeral with little or no features visible? This question is also concerned with the amenity value of a site today and its potential for onsite education.
- **Cultural Association:**
What is the context of the site within known historic events or to people?

This is the question of known cultural association either by tangata whenua or other descendant groups. This question is also concerned with possible commemorative values of the site.

Additional values can include (NZ Historic Places Trust (NZHPT) 2004):

- 1 Architectural
- 2 Historic
- 3 Scientific
- 4 Technological
- 5 Aesthetic/Visual impact
- 6 Cultural

The last value, cultural, acknowledges if there is an impact onto Māori cultural values. This assessment will not evaluate these, but rather state their relevance in relation to the other values.

In addition, the Auckland Unitary Plan (Part 1, Chapter B: 5.2.2) outlines a place as having historic heritage value if it has one or more of the following values:

Identify and evaluate a place with historic heritage value considering the following factors:

(a) historical: the place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality;

(b) social: the place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value;

(c) Mana Whenua: the place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value;

(d) knowledge: the place has potential to provide knowledge through archaeological or other scientific or scholarly study, or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality;

(e) technology: the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials;

(f) physical attributes: the place is a notable or representative example of:

- (i) a type, design or style;

- (ii) a method of construction, craftsmanship or use of materials; or
- (iii) the work of a notable architect, designer, engineer or builder;
- (g) aesthetic: the place is notable or distinctive for its aesthetic, visual, or landmark qualities;
- (h) context: the place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

10.2. Archaeological Values Assessment

No sites are recorded in the area. Test pits indicate the potential of pre Contact or early Contact Māori features related to occupation and horticulture.

For the assessment this potential is considered and assessed.

Table 4: Summary of archaeological values.

Sites	Value	Assessment
Unrecorded occupational and horticultural sites	Condition	The 1950s development left the subsurface under the houses and in the backyards largely undisturbed. Within these specific areas any archaeological sub surface features could be still in good condition. Nonetheless within the roads and service trenching it will be most likely completely destroyed. Thus condition is likely very variable.
	Rarity/ Uniqueness	Horticultural sites will have existed at some time or another along within the entire area of Tāmaki Makaurau, nonetheless they have been rarely recorded.
	Contextual Value	The context of a Maori community under land pressure within Tamaki Makaurua has rarely been investigated.
	Information Potential	The information potential to tell us more about the daily life ways of Māori is reasonable good.
	Amenity Value	Visibility to the general public is practically nonexistent. Any outreach would need interpretative panels or the like.
	Cultural Associations	The connection of several iwi to this area is well known from oral traditions.

10.3. Additional values assessment

Table 5: Summary of additional values.

Sites	Value	Assessment
Unrecorded occupational and horticultural sites	Architectural	n/a.
	Historic	n/a.
	Scientific	n/a.
	Technological	The relationship between 'natural' and 'cultural' environment within Māori society could add knowledge to our modern approach to reserves within the city environment.
	Aesthetic/Visual impact	n/a.
	Cultural	Not that the author is aware of.

The possibility of a burial site is excluded from the value assessment as separate procedures would come into effect on the event of discovering a burial.

The Auckland Unitary Plan requires looking at the proposed development within the wider landscape. The shell midden site in the vicinity is also recorded in the Cultural Heritage Inventory.

Table 6: Historic Heritage values assessment relating to the Auckland Unitary Plan (ChB:5.2.2)

Site	Value	Assessment
Unrecorded sites	Historical: the place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within New Zealand, the region or locality	The survival of Maori occupation despite losing landownership adds important reflections to the local history of the Northshore.

	Social: the place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value	No special relationship is known to the authors of this report.
	Mana Whenua: the place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value	Close by Maori college and marae indicate high cultural value of the area in general.
	Knowledge: the place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality	The information potential to tell us more about the daily life ways of Māori is reasonable good.
	Technology: the place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials	The relationship between 'natural' and 'cultural' environment within Māori society could add knowledge to our modern approach to reserves within the city environment.
	Physical Attributes: the place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.	Any seasonal camp will be representative of many similar camps between the volcanic cones on Tāmaki Makaurau.
	Aesthetic: the place is notable or distinctive for its aesthetic, visual, or landmark qualities	n/a
	Context: The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting	The historical context is about the land alienation of Maori during the 19 th and 20 th century.

11. Assessment of Effects

The assessment of effects follows the basic guidelines for preparing assessment of environmental effects that includes a discussion on the nature of environmental effects (MfE 1999). It should be remembered that an archaeological excavation of a site mitigates only the loss of archaeological information but not the loss of the site and its contextual, cultural and educational values (NZHPT 2006).

Effects must be considered:

- of how much of the site will be affected
- if the future risk of damage is increased
- whether a design change may avoid adverse effects on the site(s)

The actual effects are unknown at this stage as no definitive features have been observed during the survey. Any investigation is a precautionary measure to minimize the risk of delays to the development.

The risk of encountering archaeological features is variable between the various stages. Some quite disturbed areas have a minimal risk, though it cannot be completely excluded.

The stages 3Dii/4A, 4B and 2Cii have minimal to small risks to encounter archaeological features. The stage 3C and the northern part of 4C have a small risk to encounter archaeological features. But the southern part of 4C has a reasonable risk to encounter archaeological features.

The houses will be demolished on site rather than removed. This means that there is little impact onto the ground other than the house piles being drawn from their postholes.

The impact through earthworks is two fold:

- The “halo” soil remediation under and around houses and sheds has an excavation depth to a maximum of 300 mm. This is the depth any Māori garden soil layer would start and therefore there is little impact through the soil remediation.
- The remainder of the topsoil will be removed. The test pits have shown that the depth of the topsoil is quite variable through the Northcote precinct. Depths range from 100mm to 600mm deep. At this stage existing services will be removed requiring shallow trenching and backfilling. Small localised undercutting of soft spots and or uncertified fill areas may occur after the topsoil stripping and will be reinstated with either site clays or imported aggregates. Any remains of Māori features will be likely removed or at least severely damaged at this stage. Deeper archaeological features like postholes and storage pits are likely to be truncated and damaged rather than destroyed.

At this stage the impact of the demolition and the top soil can be described reasonably accurate and the effects assessment considers this part of the project only. Any archaeological features in situ will be discovered at this stage and will be assessed then and might be included into a later authority if deeper service trenching might impact onto them.

11.1. Site Management & Mitigation

Possible methods to protect sites, and avoid, minimize or mitigate adverse effects will be discussed.

The following mitigation process for the risk of uncovering unrecorded archaeological features is proposed for all stages:

- Archaeological induction of all contractors.
- Low and minimal risk areas will be covered by **spot monitoring** of the enabling earthworks.
- The reasonable risk area will be **systematically monitored** after the soil remediation during the enabling earthworks. This will involve top soil stripping in sections to create temporary profiles that can be checked for Maori planting soils.
- Sample, record, analyse and date any archaeological features using standard archaeological methods.
- If substantial remains are found, interpret the results and display them using modern dissemination methods in a publicly accessible space along the final constructed development. It could also include interpretation resources for local schools (“Sense of place”, “Place-making”).

To allow for this suggested mitigation process a general Authority to Modify or Destroy unrecorded archaeological sites is to be sought from HNZPT under the Heritage New Zealand Pouhere Taonga Act 2014.

12. Conclusions & Recommendations

No archaeological features have been recorded during the survey or were previously recorded within the Northcote precinct, Stages 2Cii, 3C, 3Dii/4A and 4C development area.

There is a variable risk from minimal to reasonable throughout the assessed stages to encounter Māori features relating to occupation and horticulture.

It is recommended that an application is made for an Authority to Modify unrecorded Archaeological Sites with Heritage NZ to mitigate this risk for all assessed stages covering the demolition of houses and excavating the top soil (including the soil remediation which is done within the top soil layer).

It is recommended to undertake the following steps according to the variable risk in each superlot (rough separation between northern and southern part of the development at this stage):

1. Induct all subcontractors before the removal of the houses and the enabling earthworks
2. Spot monitoring on the low risk areas after soil remediation during top soil stripping (enabling earthworks)
3. Systematic monitoring of demolition and top soil stripping on the areas with reasonable risk using temporary soil profiles.

13. Acknowledgments

The author would like to thank iwi for advice, Scott Lomas for the active help during the field work as well as the project manager and HLC for detailed discussions of the project.

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