

50 WESTNEY ROAD, MĀNGERE, AUCKLAND: ARCHAEOLOGICAL ASSESSMENT

Prepared for Rotokohu Investments Limited

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INTRODUCTION

Project Background

Rotokohu Investments Limited are proposing to rezone the land at 50 Westney Road, Māngere (Part Allotment 74 Parish of Manuwera). The plan change area consists of approximately 4ha of land and currently contains the SPCA Auckland (Māngere) Centre and a campervan carpark (Figure 1, Figure 2). The plan change would see the land rezoned from Residential to Business - Light Industry for the development of additional car parking and logistics for Auckland International Airport.

An archaeological assessment was commissioned by Mt Hobson Group on behalf of Rotokohu Investments Limited to establish whether the proposed plan change for a Business – Light Industry development is likely to result in any impact on archaeological values. This report has been prepared as part of the required assessment of effects accompanying a plan change application under the Resource Management Act 1991 (RMA) and to identify any requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Recommendations are made in accordance with statutory requirements.

Methodology

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

A visual inspection of the property was conducted by Kirstin Roth on 18 March 2025. The ground surface was examined for evidence of former occupation (in the form of shell midden, depressions, terracing or other unusual formations within the landscape relating to Māori settlement, or indications of 19th century European settlement remains). Test pits to identify potential subsurface archaeology were excavated along three transects across the property, as probing the extremely dry, hard soil proved impossible. Test pits measured 250mm x 250mm and varied in depth until the subsoil clay basal layer was reached. Photographs and GPS locations were recorded for each of the test pits.

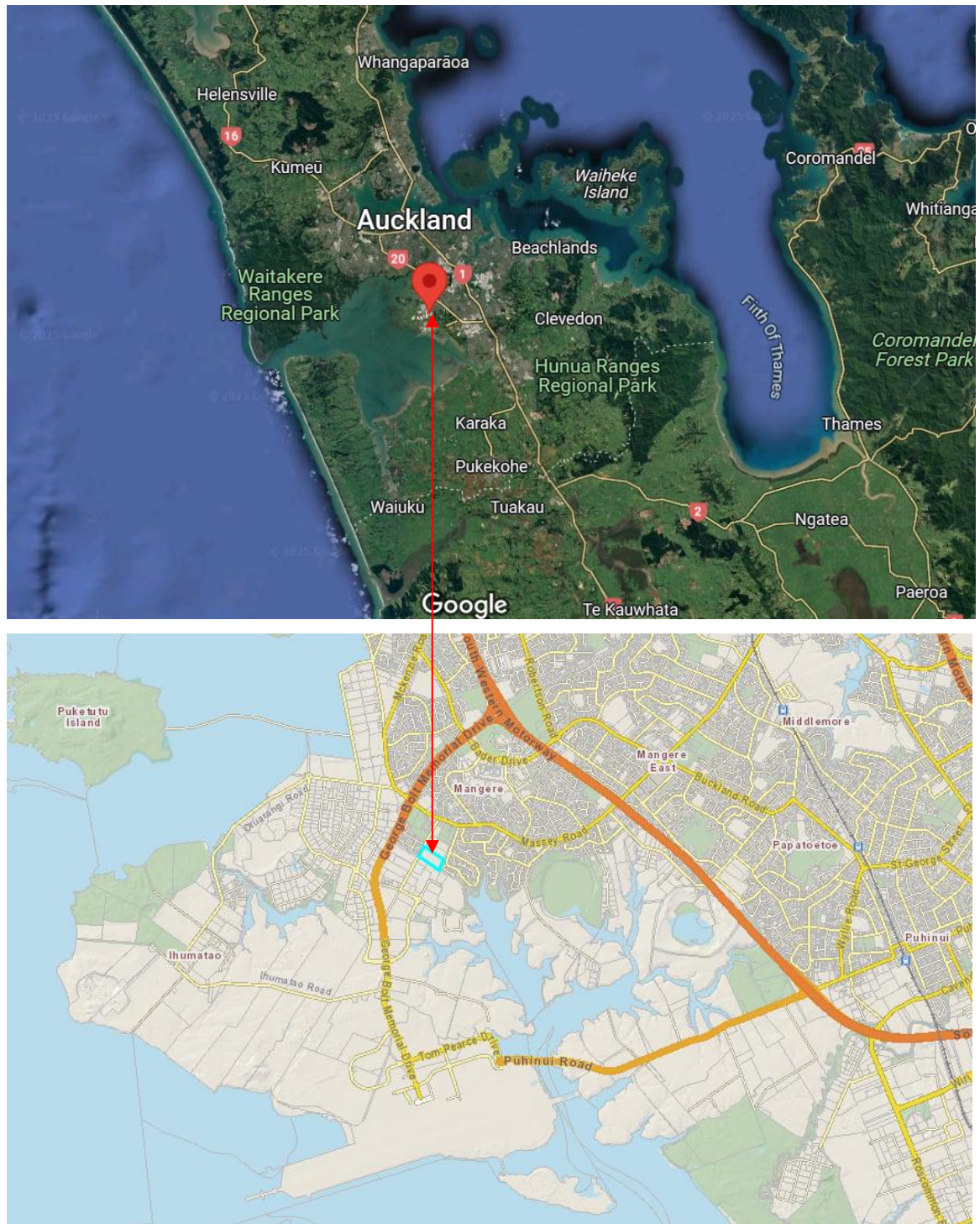


Figure 1. Site location (source: Google Maps (above). Auckland Council GeoMaps (below))



Figure 2. Aerial view of 50 Westney Road (source: Google Earth 2025)

HISTORICAL BACKGROUND¹

A detailed historical and archaeological background has been produced within the AIAL Site Wide Archaeological Assessment (Farley 2021). The report presents historical background covering the general area around the subject property. It also contains an archaeological background covering nearly every archaeological investigation conducted within the area. Summary information relevant to the current assessment is provided below.

Māori Settlement

Situated along the eastern shoreline of the Manukau Harbour, and bordering Māngere, the area of Ihumātao has a long and established history of Māori occupation. Rich volcanic soils suitable for cultivation, extensive marine resources and fresh water supplies made the peninsula a highly desirable location for settlement. Inlets such as the Oruarangi and Pukaki Creeks gave access to inland areas and the nearby portage at Ōtāhuhu (Te Tō-waka) provided a route across to the Waitematā Harbour (Farley et al. 2015).

The Manukau harbour was a zone through which many tribes travelled, and stopped at, sometimes making expeditions into the harbour to fish, or birding on-shore, using local resources as a part of a wider regional resource landscape. The area provided portages (land-based connections) between the Manukau Harbour, Waitematā Harbour and Hauraki Gulf. The earliest occupants of Tāmaki (the Auckland region) were said to be the Turehu (the people from the earth), who fought against the Tini o Maruiwi that migrated into the region. Later, Ngā Oho came to dominate Tāmaki. Ngā Oho is a tribe spread widely, from the Kaipara in the north, to the Waikato in the south (Campbell and Hudson 2011). Another of the first ancestors associated with the area was the explorer Toi Te Huatahi (also known as Toi Kairākau) whose descendants occupied Tāmaki Makaurau (Moon 2007). In the 14th century the Tainui waka arrived on the shores of the Manukau. One of the crew members, Taikehu went ashore and named this landing place ‘Ngā Hau Māngere’, after the ‘gentle breezes’, from which the Māngere area takes its name. When the Tainui waka continued its journey south (eventually stopping at Kāwhia in the Waikato) several members of the group remained in the Māngere area, inter-marrying with the people there and eventually becoming part of the iwi known as Ngā Oho. They included Poutūkeka; a rangatira and son of Hoturoa, captain of the Tainui waka (Murdoch 2011).

The descendants of Poutūkeka eventually came to be known as Ngāti Poutūkeka (or the tribe of Poutūkeka). However, in the 1600s Ngāti Poutūkeka adopted the name Waiohua to commemorate the death of Huakaiwaka, the paramount chief who dominated the Auckland region at the time. Huakaiwaka was the grandson of Poutūkeka II, the chief of Ngāti Poutūkeka, not to be confused with Poutūkeka I of the Tainui waka who arrived in Tāmaki Makaurau several generations earlier (Murdoch 2011). Huakaiwaka’s father, the chief Whatuturoto, also resided in Ihumātao including at Maungataketake. Te Waiōhua dominated much of Auckland from 1690-1750 (Goldsmith and Bassett 2008). However, from the mid through late 1700s conflict with Ngāti Whātua had a severe impact upon the tribe. Te Waiōhua fled the Tāmaki region but Ngāti Whātua (Te Taou) were not numerous enough to pose a threat to the outlying Ihumātao; and the settlement not only survived but became stronger due to an influx of refugees searching for shelter (Moon 2007). Eventually

¹ The historical background is adapted from Farley 2021, Farley, Low and Roth 2022 and Roth and Farley 2025.

the Ngāti Whātua (Te Taou) who remained in the area and Te Waiōhua agreed upon a truce, cementing this through strategic intermarriage and peace agreements (Mackintosh 2009). By the early 1800s, Te Waiōhua had recovered their position and reoccupied their kāinga (ancestral home). Descendants of Ngāti Poutukeka and Te Waiōhua including Te Ākitai Waiohua and Ngāti Tamaoho are still closely connected to the Ihumātao papakāinga (or ancestral home) today.

The Māori Militia at Māngere

During the colonial period the relationship between many Māori groups and the Government was often contested. In the late 1840s, facing an increasing possibility of conflict and resistance to ongoing expansion of settlement, Governor George Grey established the Royal New Zealand Fencibles, a group of veteran-soldier settlers, to defend early European settlements around Auckland. In 1845 Grey negotiated with Potatau Te Wherowhero (Figure 3), leader of Ngāti Mahuta (from the Waikato), to settle at and defend Māngere in the event of conflict (La Roche n.d.: 3; Steven 2013). In 1849 Potatau Te Wherowhero and 121 members of Ngāti Mahuta signed a contract with Grey and were given 486 acres of land at Māngere in return (La Roche n.d.: 3). This ‘Māori Militia’ at Māngere was considered important as an added protection for the nearby townships of Onehunga and Otahuhu; key markers on the approach to Auckland (ibid.).



Figure 3. This image depicts three Māori chiefs; Te Wherowhero is seated on the left (source: ‘Te Werowero, or Potatau the principal chief of all Waikato. Te Waru, principal chief of the Nga Ti Apakura tribe. Te Pakaru, principal chief of the Nga Ti Maniapoto tribe’, from; Angas, George French, *The New Zealanders Illustrated*. London, Thomas McLean, 1847, Alexander Turnbull Library, Wellington)

The Ihumātao Mission

Between 1847 and 1849 the Wesleyan Ihumātao Mission Station was established on the shores of the Manukau Harbour (Paxton 2001: 7-8; Figure 4). The land was provided by

Ngāti Te Ahiwaru and they also helped construct the Mission House. Reverend Henry Hassall Lawry (b.1821 d.1906) and Reverend Thomas Buddle (b.1812 d.1883) were in charge (Figure 5, Figure 6) (Cyclopedia Company 1902: 231-2). The Mission settlement at Ihumātao focussed on and was supported by local Māori, who had a large settlement (of around 100 people) to the north of the Mission, on the coastal flat. Farming was well developed at this nearby settlement and included pasture for grazing horses and cows; fields of wheat and oats, and a threshing mill to process them. During the period of the Mission, Māori were economically dominant in the region, growing large quantities of food for sale to the rapidly expanding Auckland market (Furey 2011: 7). The Mission itself covered 8 acres and consisted of a school/chapel building, a store house and several outbuildings (Murdoch 2011: 27-28; Mackintosh 2009). Mission Station records show that 17 Māori children were baptised there (between 1848 and 1855) and that at least 27 family groups were resident in Ihumātao (Murdoch 2011: 27). The Ihumātao Mission was successful, in part, due to its use of ‘Native Mission Assistants’: Māori teachers and missionaries who taught in their own language. All church services were held in Māori.² Buddle had studied the Māori language and from 1844 headed the Wesleyan Native Institution in Auckland, a college devoted to training Māori teachers, where Lawry also worked (Frank 2013; Cyclopedia Company 1902: 233).³ It was also relatively unique and successful because of the way in which it was integrated into a Māori settlement.

While the work at the Ihumātao Mission was primarily concerned with local Māori communities, Buddle and Lawry also tended to a growing number of European settlers. European settlement in the Manukau began from the 1850s when the government began dividing the land into farm blocks for sale. While in the 1850s the Māori population significantly outnumbered settlers, the mass migration of Māori from the area with the advent of war in 1863 (see below) changed this dynamic, resulting in the closure of the Ihumātao Mission Station.

War and Exodus

In the 1850s a movement arose which sought to prevent loss of Māori land and to promote unity among tribal groups. In 1858, Potatau Te Wherowhero reluctantly accepted the mantle of Kingship and relocated to Ngāruawāhia (in the Waikato). Though Potatau Te Wherowhero did not regard his Kingship as an opposition to the sovereignty of Queen Victoria, he was increasingly forced into opposing the Government (Steven 2013). The settlement at Māngere lasted another five years. Tensions continued to escalate and in 1863 Grey demanded that all resident Māori between Auckland and Waikato pledge their allegiance to Queen Victoria or face expulsion south of the Mangatāwhiri stream (the recognised boundary of European settlement, at the foot of the Bombay Hills) (Figure 7). A local Ihumātao farmer-settler, Stephen Westney reported the event:

‘All our Māories [sic.] except about fifteen at Māngere, . . . took the road to the Waikato. Their going was very pathetic, as they had with few exceptions, good relations with their Pakeha neighbours. Nearly all their belongings had to be left – canoes, fishing gear, hundreds of pigs and poultry, and worst of all their land was later confiscated. It was a case of blood being thicker than water.’ (quoted in Tonson 1966: 104)

² ‘Old Mangere Church; Founded 79 Years Ago’, *New Zealand Herald*, 4 April 1935, p.8.

³ See also ‘Obituary: Rev. H. H. Lawry’, *New Zealand Herald*, 9 May 1906, p.6.

Few Māori remained at Ihumātāo and soon afterwards war between the Kingites (supporters of the Māori King) and Government forces began as they invaded the Waikato in 1863 (Belich 1986: 133-4)).

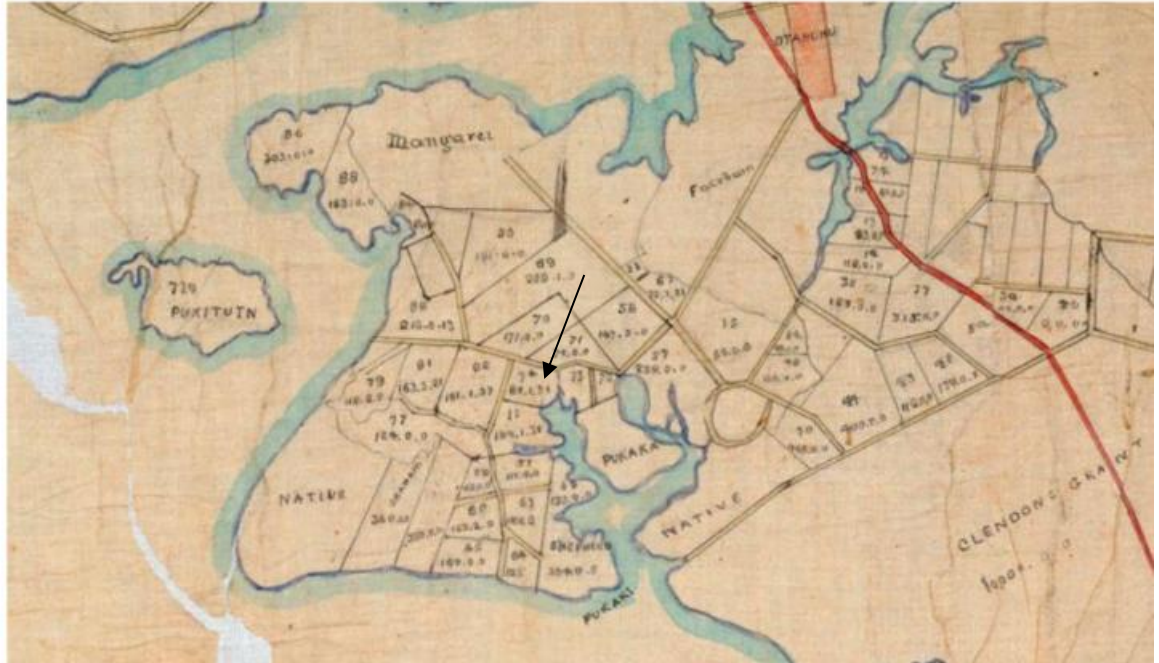


Figure 4. This map from the 1860s clearly labels the Ihumātāo peninsula, the location of the Mission, 'Native Land', though many of the sections inland have already been divided in large blocks for farms and settlement (source: 'Allotments around the Manukau Harbour, and along the Great South Road to the Waikato River', Auckland, 1860s, Auckland Libraries Special Collections, NZ Map 4450'). Allotment 74, containing the Project Area at 50 Westney Road, is indicated with an arrow



Figure 5. Reverend Henry Hassall Lawry, who established the Ihumātao Mission Station (source: 'Rev. Henry H. Lawry', Cyclopedia of New Zealand (Auckland Provincial District), Cyclopedia Company Limited, Christchurch, 1902, pp.231-232)

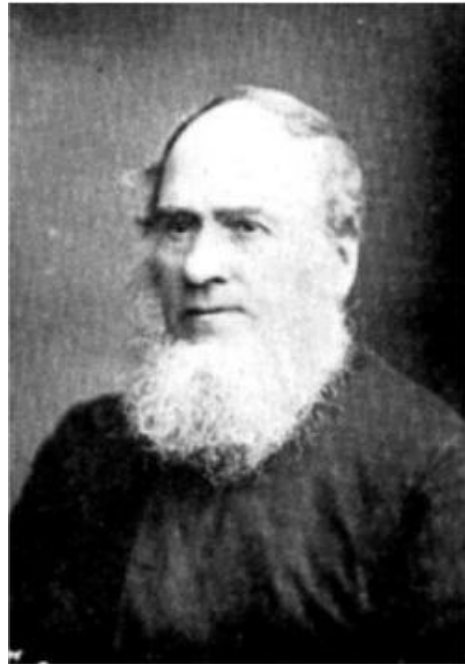


Figure 6. Reverend Thomas Buddle, who established the Ihumātao Mission Station (source: 'The Rev. Thomas Buddle', The Cyclopedia of New Zealand (Auckland Provincial District), The Cyclopedia Company, Limited, Christchurch, 1902, p.232)

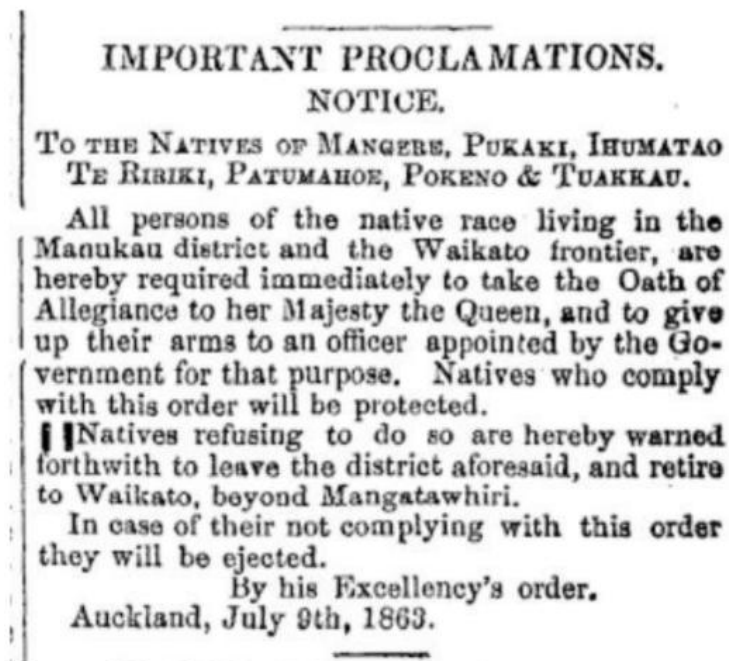


Figure 7. This 1863 newspaper advertisement announces the ultimatum Governor Grey delivered to Māori: a pledge of allegiance to the Government or migration to the Waikato (source: *Wellington Independent*, 18 July 1863, p.3)

European Settlement

The history of early European Settlement in Ihumātao from the 1850s is a history of the transformation of the landscape; from an area dominated by fern and scrub into a land of small farms and mixed cropping, followed by the transformation of the land into dairy farms. It is also a history of social landscapes, which map the interconnections of a small farming community. The first European settlers at Ihumātao were moving into an isolated outpost; reaching the nearest town centre, Ōtāhuhu, which meant travelling over muddy dirt (or, later, roughly metalled) roads. The small farms they established were often self-sufficient (through necessity) producing their own produce and supplies and selling any surplus. Landowners, their families and often cooperative neighbours did the majority of labour. Farming families in the area became interconnected and linked by marriage and religious affinity. Until recently, many families in the area had occupied the land for three or four generations. These early small farms were also historically important, supplying the growing population of Auckland with food.

One of the earliest settlers in the area was Colonel Marmaduke Nixon, a soldier and farmer, who purchased a large (469 acre) property in 1852, on the eastern side of Westney Road (now George Bolt Drive). Nixon's diary recounts living in a raupo hut constructed for him by local Māori, sited on Nganui Point (recorded as site R11/2569 and recently archaeologically investigated) and clearing scrub, sowing grass, fencing off paddocks, ploughing and purchasing stock (Harris 2012), activities that were undertaken by almost all the early settlers. By 1854 Nixon had built a home on the land. The large homestead and barn on the property called 'Abbeville' (now a Listed Historic Place) were probably built later during the site's history (www.heritage.org.nz). Nixon was actively involved in the Auckland Militia, responsible for guarding South Auckland outposts from attack and in 1863 recruited a number of young, local farmers. He died in 1864 from wounds sustained in a battle with Kingite forces in the Waikato (Barber 2012).

While the settlers at Māngere had established local churches and a school in the 1850s, the area remained relatively remote for many years to come. Transport was by foot, horse or boat (Tonson 1966: 112). The postal service only reached Māngere in 1878 (Tonson 1966: 110).

Māngere remained a largely rural area until the second half of the 20th century. During the early years mixed farming predominated with wheat, oats, barley and potatoes being grown and dairy herds raised. By the 1880s the Manukau area had become well known as a wheat producing region, though dairying came to predominate as the demand for milk grew with the Auckland population. A local dairy factory was established and Māngere became the chief supplier of milk to the city. From the 1930s the dairy farms were joined by market gardens run by local Chinese (Mace 2004).

50 Westney Road

The subject property, Part Allotment 74 Parish of Manuwera (see Figure 4), forms a small portion of the original Allotment 74. The Crown Grant for this was issued to Colin Harrison Greenwood, who had also purchased Allotments 76, 77, and 79.

Greenwood appears to have set about converting the land to a mixture of pastoral and horticultural use, enclosing paddocks and erecting a number of buildings. An overseer, Mr A. Sherret, was installed on the property, and in 1856 oaten hay was advertised for sale (*Daily Southern Cross*, 30 January 1855:2) and 30 dairy cows for sale or hire (*New*

Zealand, 11 October 1856:1). Shortly thereafter Greenwood advertised for Lease (*New Zealand*, 5 November 1856:4) the whole of his farm known as Ascot:

‘TO BE LET ON LEASE, For a term of years, with or without a purchasing clause, ALL that well-known fertile Farm, belonging to Major Greenwood, at Ascot, Mangarei District. The buildings consist of three commodious four-roomed houses, weather-boarded stables (6 stalls), two stockyards, branding pen, and every convenience; dairy; large iron barn, 40x30; pigstys, &c., &c. The Farm itself consists of about 750 acres of most luxuriant pasture, sub-divided into nine well and substantially fenced paddocks, the whole planted round with white thorns. For sale at the same time about 400 head of cattle, comprising many quiet Dairy Cows, &c., and about. 20 horses, 3 carts and various agricultural implements. For particulars, enquire of F, Whitaker, Esq., Auckland.’

A later advertisement included further information regarding the accommodations, paddock layout and available equipment:

‘... subdivided into 9 different Farms, all thoroughly and substantially fenced, and each having a frontage to the high road. A handsome residence with Verandah, &c, is erected on the property, together with two comfortable four roomed cottages, large dairy, two barns, (one of iron,) six-stall stables, pigsties, 2 large stockyards, branding pen, fowl house, &c, &c. Either of the cottages may be removed to another position, in the event of the Farms being separately leased. The whole is laid down in the best manner with artificial grasses, and no in-coming tenant would have to go to any expense whatever before immediately commencing operations. There is an excellent water communication with Onehunga, and with the adjacent bush. Fresh water is everywhere abundant at any season of the year. There are on, and belonging to the property, a hay making machine, 2-horse rakes (of the newest construction from Ransome and Sims, and which have answered most admirably,) three drays, ploughs, and other agricultural implements, besides a cutter, sails &c, complete; jib and foresail, quite new’ (*Daily Southern Cross*, 23 January 1857:2).

While land records associated with the farm do not record any Lease agreements, Harris (2012:5) notes ‘Nixon, in partnership with Haultain, leased Ascot Farm from Mr Greenwood in 1857...for seven years at £500 year with a right of purchase at the end of the lease for £20 per acre’. Harris (2012:5) further notes that Nixon moved from his original property Tautauaroa to Ascot Farm at this time.

By 1870 it is apparent that H.W. Vercoe was the located on the property (*New Zealand Herald*, 10 October 1870:1), with H.L. Vercoe likely taking over the lease (*New Zealand Herald*, 16 November 1877:4) until leaving for Tauranga. Vercoe primarily stocked steers and dairy cows on the property. The lease was then likely taken over by James Buckland, Esq, who advertised that poison had been laid all over Ascot Farm (*Auckland Star*, 6 May 1881:3). Buckland, though, left Auckland the following year, advertising his live and dead stock for sale (*New Zealand Herald*, 30 June 1882:8). The remainder of the lease appears to have been taken over by a John and/or Gabriel Smith, who advertised the availability of grazing on Ascot Farm (*New Zealand Herald*, 14 July 1882:1). Gabriel Smith appears to have vacated the property in 1892 when it was again advertised for Lease for a term of 5 or 10 years (*Auckland Star*, 30 November 1892:8). The property appears to have been leased by Donald Hugh McKenzie and Robert Hugh McKenzie from this time, with the outstanding lease from Greenwood to the McKenzie’s recorded on Certificate of Title NA96/196 (also including lots 78 and part 82) issued to Charles Harrison and William

Sidney Harrison in 1900 (LINZ). The McKenzies were still active on the land until 1918, when the lease expired, primarily grazing and breeding horses (*New Zealand Herald*, 3 September 1910:9; *New Zealand Herald*, 16 March 1918:9). A number of ownership changes were recorded during that time, each of the owners residing in England. Charles Harrison died in 1897 and the property was transferred to William Sidney Harrison and Rosa Jeston Horton Braine. William Harrison died in 1913 and Rosa Braine transferred the property to herself and Charles Frederick Pollock in 1914 (NA96/196, LINZ).

ARCHAEOLOGICAL BACKGROUND⁴

Previous Archaeological Work

Numerous archaeological surveys and investigations have been carried out in the Māngere area, which is the location of many significant archaeological sites. Development has resulted in the modification of a number of areas where archaeological remains have been found.

The archaeological investigations which have taken place in the Ihumātao area have indicated Māori settlement ranging from the 1300-1400s and continuing right up to the present. Some of these sites have been highly significant, such as at the Northern Runway Development (Campbell 2011), and have revealed elements of long-term occupation spanning tens to hundreds of years, either through continuous use or periodic visitation. A number of these sites have shown little in the way of surface visibility, usually consisting of small patches of shell midden, but have subsequently revealed a large number of subsurface features. The landscape between these large sites is sprinkled with smaller short-term occupation locations, some of which may be the result of occupation for a matter of hours or days. Within a landscape known to have such a long and complex occupational history archaeological sites should be expected.

The following summary of investigations in the vicinity of the Project Area is provided to give a contextual understanding of the recent work that has examined the archaeological landscape (Figure 8). Further context and background relating to archaeological findings to date within the wider Ihumātao landscape and the AIAL landholdings is included in the AIAL Site Wide Archaeological Assessment (Farley 2021).

AIAL Landing Development and other Neighbouring Blocks

The Landing Development is currently being progressed by AIAL in stages. To date, works have been completed for Stages 1–5. The works carried out have uncovered a number of archaeological features. The following information is intended to provide a contextual understanding of the recent work examining the archaeological landscape. Further context and background relating to archaeological findings to date within the wider Ihumātao landscape and the AIAL landholdings is included in the AIAL Site Wide Archaeological Assessment (Farley 2021).

Stage 1:

In 2005 during Stage 1 of The Landing, an investigation of the historic Westney Homestead (R11/2274) was carried out (Campbell and Furey 2007). The homestead, dating from 1855, was modified several times over the years as finances and family changes allowed. The report examines the buildings archaeology, in-ground features, including pre-historic Māori occupation, and analysis of the artefacts collected. Three oven scoops and 12 postholes were identified, with scattered shell spread around the area. This site was entirely removed during the earthworks for the development.

⁴ The archaeological background is adapted from Farley, Low and Roth (2022) and Roth and Farley 2025.

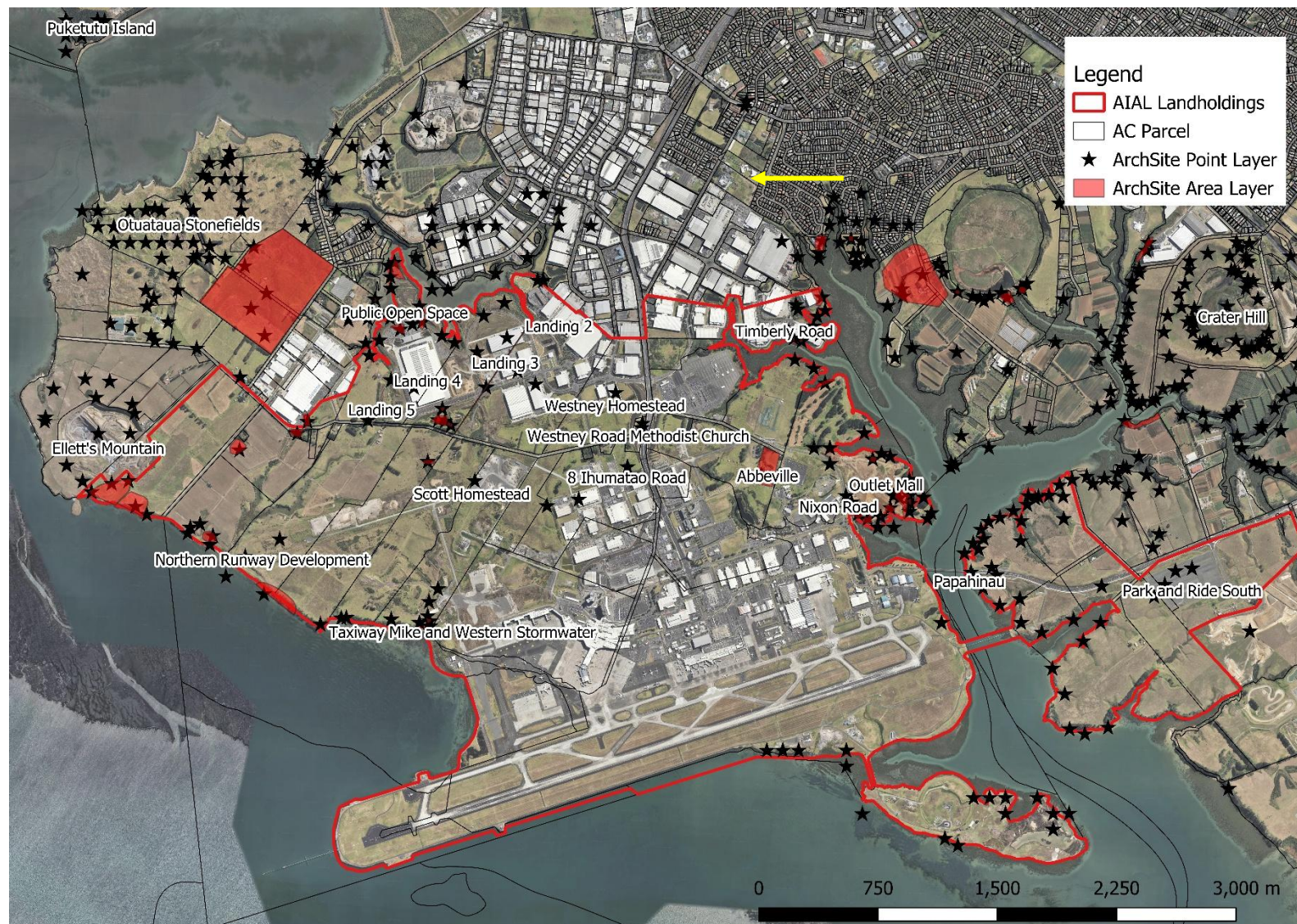


Figure 8. Location of archaeological sites investigated in the Ihumatao area, with project location arrowed

The artefact finds included a basalt adze. The shell material was heavily cockle orientated, with some pipi and several other species in very small numbers. A radiocarbon date was submitted and returned a date of 1550-1690 AD (68.2% probability). The report outlines the historical background, and that of the Westney family, who occupied the land through three generations from 1855 to 1900. The buildings archaeology section examines the house, washhouse and agricultural outbuilding structures in detail. After discussing the physical structure, it then examines the phasing of the buildings and offers interpretations of the process. The archaeology of the features is then presented. A large artefact assemblage was recovered, primarily from beneath the house, of which a great quantity was ceramic items. The analysis of these allowed a breakdown of the location of deposit according to the date range of the items. The detailed biographical information, coupled with the good spatial control of the artefact collection, also revealed patterns of behaviour which would otherwise not be known, such as the sons possibly drinking alcohol on the sly and disposing of the bottles beneath the house, or replacement of ceramic sets with each successive family unit.

Stage 2:

In 2013 Farley and Clough presented the final archaeological report for Stage 2A of the Landing development. The focus of this was site R11/2795, a ditch-and-bank hawthorn hedge crossing the property. Two cross sections were dug through the feature to enable the recording of the stratigraphic profile. This primarily identified that in the course of excavating the ditch, spoil was deposited in a bank on one side. Topsoil had subsequently formed above this, and silt accumulated in the ditch. This site was destroyed as part of these works.

In 2014 Farley and Clough detailed the results of archaeological monitoring associated with Stage 2B of the Landing development. A small previously unrecorded shell midden was identified during soil stripping on the northern boundary of the property (R11/2915). A single 10L sample was collected, being predominantly cockle. A radiocarbon date was obtained which returned a result of 1488-1679 AD (95.4% probability). Approximately 35-40% of this site was destroyed during these works.

Stage 3:

The monitoring of excavation and construction work for The Landing Precinct C Stage 3 was divided into two phases (Farley et al. 2025). Phase A ran from December 2014 through to February 2015, with inspections continuing up until July 2015. Phase B began in January 2016, with inspections continuing to April 2017. Prior to the original assessment just one site, R11/2470 (midden), had been recorded on the property. Three new sites were recorded following the field survey. These sites were: R11/2940 (midden), R11/2941 (ditch-and-bank hedgerow), and R11/2942 (ditch-and-bank hedgerow). Additional sites were identified during earthworks including: R11/2978 (midden), R11/3055 (midden, firescoops, postholes), R11/3056 (midden, firescoops), R11/3111 (midden) and R11/3112 (pits). All of these sites were entirely removed during the Stage 3 earthworks.

Recording of the ditch-and-bank and hedgerow features was carried out in December 2015 and consisted of a photographic record, with a series of test trenches excavated across the width of R11/2941 and R11/2942 to record cross sections. The midden site R11/2978 consisted of midden, hearths, postholes and a pit. This site was exposed during soil stripping in January 2015. Sites R11/3055, R11/3056 and R11/3112 were identified during soil stripping in January to March 2016. Sites R11/3055 and R11/3056 both consisted of

moderately sized patches of midden with a few firescoops, postholes and a couple of small pits present. Both sites are thought to indicate small temporary settlement sites. R11/3112 was a pit complex site, consisting of nine pits, that were noted to be quite unusual, being generally quite narrow relative to length and fairly deep. The pits mostly exhibited a curve along the long side, with rounded ends, while the base was sometimes uneven. In plan they could be described as banana-shaped. The fill was very well compacted and mottled with subsoil and charcoal throughout. The texture was noted to be both gravelly and quite greasy feeling.

R11/3111 was identified during soil stripping in January 2017. This site consisted of midden with a few firescoops and postholes, again indicating a temporary settlement location.

R11/2940 included areas which focussed on the preparation of food, storage, and houses. A total of just over 850 features were excavated, of which a very large proportion were palisade postholes. This site is thought to represent a permanent settlement location that had some level of fortification. The area was also organised roughly along functional lines, with cooking and food preparation clearly being undertaken at the northeastern end of the settlement, with some of that activity taking place outside of the identified palisade.

Radiocarbon dates for site R11/2940 indicated the site was occupied in the 1500s, with some possibility of occupation in the 1400s or later into the early 1600s. Dates from the nearby sites R11/3055, R11/3056 and R11/3111 returned dates from the 1500s-1600s. Site R11/3112 dates from the mid-1400s.

Stage 4:

The monitoring of excavation and construction work for The Landing Precinct C Stage 4 was divided into two phases. Phase A ran from December 2017 through to April 2018. Phase B began in September 2018, through to January 2019. Prior to the original assessment just one site, R11/2469 (midden), had been recorded on the property. The field survey identified five new sites: R11/3128 (midden), R11/3129 (midden), R11/3130 (midden), R11/3131 (midden) and R11/3132 (findspot). Subsequent excavation has revealed that R11/3129, R11/3130 and R11/3131 are all likely to be part of a single large village complex arranged on the eastern and western sides of a gully. Four other sites were identified during works. These are: R11/3299 (pits), R11/3300 (19th century occupation), R11/3301 (midden) and R11/3307 (pit, hangi, postholes). The final archaeological report for Stage 4 is currently in preparation.

Stage 5:

The monitoring of excavation works for The Landing Stage 5 ran from March to December 2023 (Roth and Farley 2024). The one previously recorded site within the Project Area – R11/3357 (midden) – was not modified. However, two new archaeological sites were discovered, consisting of a midden deposit (R11/3504), and a posthole/firescoop site (R11/3505). The archaeological remains comprised a small, sparse midden deposit and a cluster of six postholes and a firescoop. One midden sample was analysed, which was fragmented to a low degree and primarily consisted of cockle. A radiocarbon date from site R11/3505 ranged from the mid-15th century to the 17th centuries, making it one of the earlier dates acquired from the area.

Public Open Space:

The monitoring of excavation and construction work for The Landing Public Open Space ran from March to April 2019 (Farley 2021a). The works impacted upon four sites: R11/2469 (midden), R11/2470 (midden, pit) and R11/3314 (pits). A series of other sites were identified along the coastline during the works for both Stage 4 and the Public Open Space. These are: R11/3298 (hangi, ovenstones), R11/3302 (midden), R11/3303 (midden), R11/3304 (midden), R11/3305 (hangi, ovenstones) and R11/3306 (hangi, ovenstones). The final archaeological report for the Public Open Space is currently in preparation.

Timberly Road Development (Authority 2014/573)

Several sites were investigated at Timberly Road. The features excavated at site R11/2379 suggest a small hamlet located on the headland dating to the late 15th to mid-16th century (Farley et al. 2015). It contained numerous structural features (houses, pits, fire scoops, post and stake holes), and differed in this respect from the other sites investigated (R11/2378, R11/2953 and R11/2954), which generally lacked these structural features and are interpreted as shellfish processing locations. R11/2955 appears to have been different again, in that there were several small stakeholes, possibly forming a windbreak or small shelter, and a single fire scoop, but with several artefacts, possibly indicating a short-term camp. The range of features at R11/2379 suggests that a number of activities were carried out on the site. The activities appear to have included fish and shellfish processing and drying, small living areas, and food storage.

Two types of fire scoops were identified among the 10 firescoop features present. These were either circular scoops with sloping sides or rectangular with vertical sides. The types were also spatially clustered, with the circular features present at the main midden area, and the rectangular features around the houses and drying racks. One of the circular fire scoops was dated to the 1300s, pre-dating the other dated deposits from the rest of the excavation by over 100 years.

The 15 pits were primarily large rectangular features arrayed around a northeasterly aspect, with internal and external drains to assist in the removal of water. The largest measured 5530mm x 2070mm and the deepest, a bin pit, was 630mm deep, though most of the pits were significantly truncated. The deep rounded bin pit was similar to those reported from the NRD archaeological excavations (Campbell 2011), known as rua kopiha. The fill of the pits was for the most part relatively homogenous natural silt accumulation, but some, particularly the bin pits, were filled in layers and two of the pits were deliberately infilled. There is a slim possibility that these pits related to the same early occupation and the outlier fire scoop.

Three groupings of postholes were identified as houses. The largest of these measured 5.1m by 4.4m and was positioned near the top of the small knoll around which the site was arrayed. The other houses were positioned down the slope to the north of this structure, and each was successively small than the last. House 3, the smallest, was also the best preserved, with some post and slot holes present. All of these features were filled with a light grey silt, indicating either that the posts had rotted away in position following abandonment, or that they were demolished and silt accumulated in the holes by natural processes.

Other postholes have been interpreted as drying racks for use in the preservation and preparation of various seafoods.

The charcoal samples from the fire scoops suggested that the area was probably relatively intact bush during the main phase of occupation. Puriri, Rewarewa and Matai were all present at the site as firewood.

Papāhinau⁵

Papāhinau is a site located on the Pukaki creek (to the East of George Bolt Memorial Drive) and represents early Māori settlement, the period of European-Māori contact, and the ongoing Māori settlement of the Ihumātao area in the 19th century. The earliest activity at the site has been dated to 1450-1690 in the time of Ngāti Poutūkeka and Te Waiohua. The recent history of the region records occupation by Te Ākitai Waiohua from the early 1800s until 1823, when the area was abandoned in response to attacks by Ngapuhi, and the reoccupation of the area from the mid-1830s until 1863. Several large kumara storage pits, cooking features, fences and traces of 14 houses were found at the site. All the houses were one-roomed and roughly of the same size and plan; some new houses overlay older ones. In the later period the houses' post-holes are square-cut, showing the use of iron tools (obtained through trade with Europeans); however the house shape remained the same. The artefacts found at the site reflect the wide time-span of its occupation. Many pre-European Māori artefacts were identified including bone fish-hook points (similar to those found at the Northern Runway Development Site), adzes and flakes of stone from other areas including basalt, argillite, obsidian (from Tuhua, Mayor Island in the Bay of Plenty), and local chert and sandstones. During the late 19th century occupation, European artefacts begin to appear, such as bottles, buttons, ceramics, cooking-pots, and clay pipes. Papāhinau is an important site in the Ihumātao area as it represents many phases of Māori settlement from the period of first contact with Europeans, through to the historic period in mid-19th century, when contact intensified, a fact represented by the changing archaeological record of the region (Sewell and Foster 1995, 1996).

Nixon Road (Authority 2018/420)

Midden site R11/266 was the only recorded archaeological site that had some potential to be impacted by the upgrade of Nixon Road (Farley and Low 2019). However, due to an error the archaeologists were not informed of the start of works, and once this was rectified soil stripping within the areas identified as requiring monitoring (central portion of the route) had essentially been completed, with no archaeological remains identified during inspections following this. A small collection of 19th century artefacts was recovered from a dump of material with poor context but were analysed. It seems likely that these originated from 19th century occupation on the golf course property, but this could not be confirmed. It was decided not to record the material dump as an archaeological site as it was clearly created during the golf course formation.

Abbeville (Authorities 2011/194 and 2012/461)

Harris produced an archaeological report in 2012 relating to the Abbeville development, situated at 5 Nixon Road. Two Authorities were covered in the report (2011/194 and 2012/461) and related to the restoration of the barn and homestead. Work on the barn

⁵ Alternative spellings, Papāhinu and Papāhinau, have been used for the area in different publications.

included installing new or replacing broken posts to support the roof, new stormwater drains, and the removal of concrete for gardens. No artefacts were recovered during these works, however a cobbled surface of basalt and scoria was found beneath the concrete. Works around the house included the installation of new stormwater, sewer, water and electricity, along with the removal of old concrete surfaces. Removal of concrete along the eastern side of the house revealed a scoria yard surface which contained ceramic and glass fragments, which suggested the surface dated from the 1880s. Works within and beneath the house identified various phases of construction and extension to the property, with artefacts also recovered.

Recorded Archaeological Sites

A total of nine archaeological sites have been recorded within c.500m of the proposed works area (Figure 9, Table 1). These comprise four middens; three pit, terrace and house floor sites; one church; and a deposit of horseshoes.

R11/3020 and R11/3052 are located roughly 400m north of the Project Area, along Kirkbride Road. R11/3020 is recorded as Māngere Presbyterian Church, constructed in 1874, and its associated cemetery (recorded by Adina Brown in 2015). The church is listed on the NZ Heritage List as a historic place category II (No. 684). To the south, R11/3052 was a collection of horseshoes found in the road curb by Simon Bickler in 2016. Historic research identified the presence of a blacksmith at the location from the 1890s.

Some 500+m to the southeast of the Project Area, located along the creek, are four midden sites exposed along the bank (R11/572, R11/1105, R11/1108 and R11/1966) and three pit/terrace sites (R11/811, R11/1107 and R11/2964).

No archaeological sites have previously been recorded within the Project Area itself.

Table 1. Details of previously recorded archaeological sites within c.500m of the proposed works

NZAA	CHI	Easting	Northing	Site Type	Description
R11/572		232050	644650	Midden/Oven	Shell midden in bank top of freshwater branch of tidal inlet
R11/811	4295	1759894	5905409	Pit/Terrace	Recorded as five terraces associated with depressions (possibly pits) and a ditch separating two of the terraces. Not relocated in 1997 or 1998.
R11/1105	11543	231460	644450	Midden/Oven	Midden exposed in stream a layer 25cm thick and over 10m in length.
R11/1107	4208	1760028	5905436	Pit/Terrace	Two possible pits in the form of large depressions on a gently sloping ridge.
R11/1108	4013	1760122	5905784	Midden/Oven	Disturbed cockle, scallop and rock oyster midden.

NZAA	CHI	Easting	Northing	Site Type	Description
R11/1966	12224	1760143	5905740	Midden/Oven	A single shell lens, 100-150mm thick
R11/2964	20165	1760049	5905511	Pit/Terrace	Midden, pits, hangi features and house floor/site(s).
R11/3020	2359	1759572	5906385	Religious	Māngere Presbyterian Church constructed in 1874 and its associated cemetery.
R11/3052	22680	1759559	5906356	Commercial	A collection of horseshoes found in curb. Historic research has identified the presence of a Smith at the location from the 1890s; a Pound was also located at this address.



Figure 9. Previously recorded archaeological sites in the vicinity of the Project Area (outlined in red)

HISTORICAL SURVEY

Information from Early Maps and Plans

Early survey and deposited plans were reviewed, however no information relating to land structures or land use was recorded on the plans. These included Survey Ordinance plans 1340 (Figure 10) and 58748 and Deposited Plans 13141, 18300, 30451, 39720 and 48008.

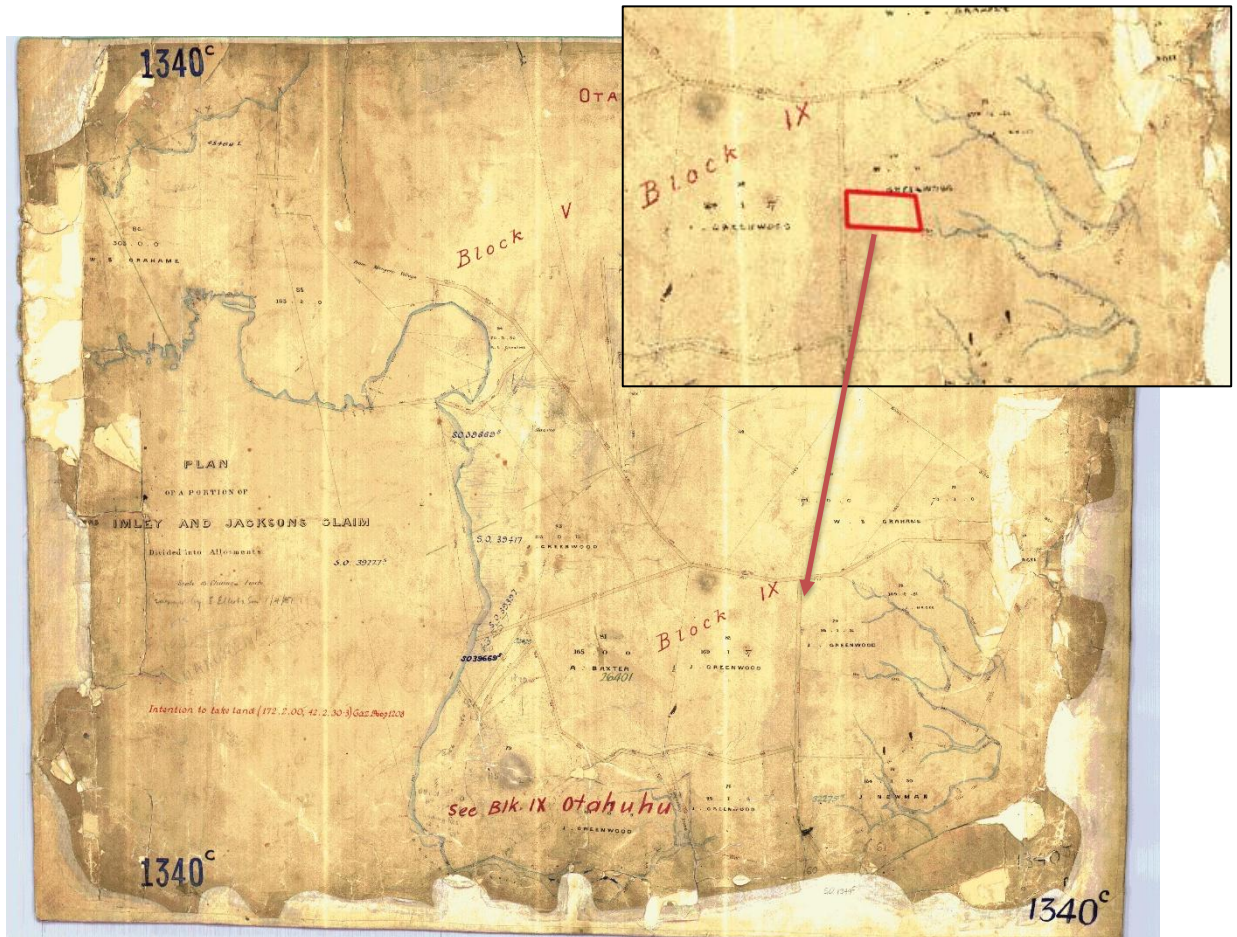


Figure 10. SO 1340C, dated 1852(?). Project Area is highlighted in red (source: QuickMap)

Information from Early Aerials

A number of aerial images were reviewed dating from 1944 onwards showing changes on the property to varying degrees.

The 1942 aerial shows the majority of the Project Area and the surrounding area largely in farm paddocks (Figure 11).

The 1983 aerial shows a residential property on the western end of the property, with tracks across the eastern side of the property ().

By 2005 the property on the western end has expanded to include a few small paddocks and sheds for SPCA animals, with an additional shed located at the eastern end of the

Project Area (Figure 13). In 2024 the eastern end of the property was modified for a caravan carpark (Figure 14).



Figure 11. Aerial photograph dated to 1944 showing the Project Area outlined in red (source: Retrolens, SN622 B6)



Figure 12. Enlargement of aerial photograph dated to 1983 showing the Project Area outlined in red (source: Retrolens, SN8278 B6)



Figure 13. Aerial photograph dated to 2005 showing the development of 50 Westney Road SPCA (source: Google Earth)

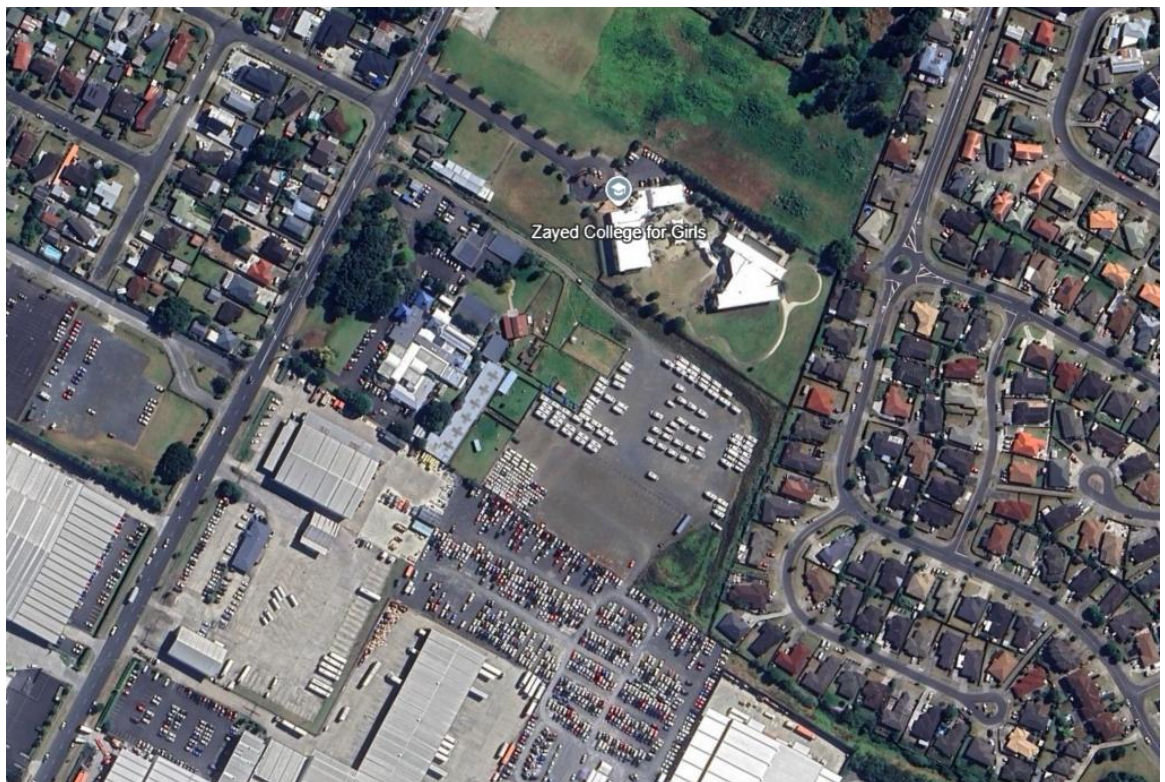


Figure 14. Aerial photograph dated to 2024 showing the development of 50 Westney Road SPCA and campervan carpark (source: Google Earth)

FIELD ASSESSMENT

Field Survey Results

The field survey was conducted on 18 March 2025 during overcast weather. The survey was undertaken by Kirstin Roth, accompanied by Graeme Boddy from Rotokohu Investments Limited.

Visibility was quite variable across the property, for example large portions were covered with structures and fencing associated with SPCA animal paddocks (Figure 15–Figure 20). The paddocks were occupied by a variety of animals including pigs, chickens, dogs, and goats. No access was permitted into the paddocks. Additionally, the eastern 2ha has been converted into a campervan carpark with a metalised yard surface which significantly reduced visibility of potential archaeological sites (Figure 21).

The survey consisted of visual inspection of the property to identify any surface archaeological features, and subsurface testing with a probe where possible. Probing was limited due to restricted access, and gravel throughout.

Due to the significantly reduced access to the property only one test pit was made. This was located between paddocks in a grass pathway (Figure 22–Figure 23). The soil profile consisted of 10cm of dark brown heavily rooted topsoil over 3cm of gravel, over a light yellow hard compacted clay (Figure 24). The long-term use of the property for animals including horse tracks was noted to have modified those areas.

No archaeological sites had been identified on the property prior to the survey and no archaeological features or deposits were identified during the survey.



Figure 15. View facing southwest, showing the animal designated areas on the eastern side of SPCA Centre



Figure 16. View facing northeast, showing the goat designated area at the northeastern portion of the SPCA centre



Figure 17. View facing east, showing the dog designated area east of the SPCA Centre



Figure 18. View facing southwest, showing pig designated area, southeast of the SPCA Centre



Figure 19. View facing southeast, showing chicken coops situated within the grass pathway between paddocks



Figure 20. View facing southwest, showing goat paddock and barn situated on the northeastern corner of the SPCA Centre



Figure 21. View facing east, showing the campervan carpark on the eastern portion of the Project Area



Figure 22. Aerial plan showing test pit location (orange dot)



Figure 23. View facing southeast, showing test pit location



Figure 24. Test pit profile

DISCUSSION AND CONCLUSIONS

Summary of Results

No archaeological sites have been previously recorded in the Project Area and none were identified during the field survey. The likelihood of encountering unidentified subsurface archaeological deposits during the proposed development of the property is considered to be low.

Māori Cultural Values

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

Survey Limitations

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

Much of the property was inaccessible or occupied by buildings and hard surfaces which prevented visual inspection and/or subsurface testing.

Archaeological Value

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

The Project Area has no known archaeological value or significance.

Effects of the Proposal

Based on the current survey and previous archaeological work in the area, future development of the property enabled by the proposed plan change has a low likelihood of revealing subsurface archaeological sites. However, due to the high presence of archaeological sites in the wider Māngere area, the possibility cannot be completely excluded.

In any area where archaeological sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during development.

Archaeological features and remains can take the form of burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or 19th century glass and crockery, ditches, banks, pits, old building foundations, artefacts of Māori and early European origin or human burials.

Resource Management Act 1991 Requirements

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

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

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

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

There are no scheduled historic heritage places within the Project Area. This assessment has established that the proposed plan change area does not contain any known archaeological sites and has limited potential for unidentified subsurface remains.

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

Heritage New Zealand Pouhere Taonga Act 2014 Requirements

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

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

‘**archaeological site** means, subject to section 42(3), –

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

Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Māori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapū and are subject to the recommendations of the Māori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the⁷ presence, extent and nature of a site or suspected site.

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

Conclusions

No archaeological or other historic heritage sites have been previously recorded within the property at 50 Westney Road, Māngere, and no sites were identified as a result of the field survey.

The possibility that unidentified subsurface archaeological remains may be exposed during future development enabled by the proposed plan change is provided for under the AUP OP Accidental Discovery Rule (E12.6.1).

⁶ Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished. Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide ‘significant evidence relating to the historical and cultural heritage of New Zealand’ can be declared by Heritage NZ to be an archaeological site.

RECOMMENDATIONS

- There should be no constraints on the proposed plan change on archaeological grounds, since no archaeological sites are known to be present and the potential for undetected sites is considered to be low.
- If subsurface archaeological evidence should be unearthed during future development enabled by the proposed plan change (e.g. intact shell midden, hangi, storage pits relating to Māori occupation, or cobbled floors, brick or stone foundation, and rubbish pits relating to 19th century European occupation), or if human remains should be discovered, the Accidental Discovery Rule (section E.12.6.1 of the AUP OP) must be followed. This requires that work ceases within 20m of the discovery and that the Auckland Council, Heritage NZ, Mana Whenua and (in the case of human remains) the NZ Police are notified. The relevant authorities will then determine the actions required.
- If modification of an archaeological site does become necessary, an Authority must be applied for under Section 44(a) of the HNZPTA and granted prior to any further work being carried out that will affect the site. (Note that this is a legal requirement).
- Since archaeological survey cannot always detect sites of traditional significance to Māori, such as wāhi tapu, the tangata whenua should be consulted regarding the possible existence of such sites on the property.

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