

48 Esmonde Road Plan Change: historic heritage assessment

**report to
Kingstone Property Ltd**

Ella Usher




CFG Heritage Ltd.
132 Symonds St
Eden Terrace
Auckland 1010
ph. (09) 309 2426
cfg@cfgheritage.com

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Prepared by:


.....
~~Ella Ussher~~

Reviewed by:


.....
Matthew Campbell

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CFG Heritage Ltd.
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Eden Terrace
Auckland 1010
ph. (09) 309 2426
cfg@cfgheritage.com

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1 Introduction

Kingstone Property Ltd propose a precinct plan as part of a plan change within the Auckland Unitary Plan (Operative in Part) at 48 Esmonde Road (Part Allotment 32 Section 1, Takapuna Parish). The purpose of the Takapuna 2 Precinct is to provide for the comprehensive and integrated redevelopment of the site. The precinct enables a new residential community comprising a mixture of accommodation types and supporting activities within a unique urban setting of high quality. The precinct also sets aside a 20 metre wide coastal margin that is to become a public esplanade reserve at the time of subdivision. The location of a historic house built by Ngāpuhi chief Eruera (Eru) Patuone in 1853, is recorded on the property as site R11/973 in the New Zealand Archaeological Association (NZAA) Site Recording Scheme (SRS) and CHI (ID 7113), although it has probably subsequently been destroyed by the construction of an Assembly of God (now Harbourside) church and carpark in 1985. A heritage assessment is required to identify constraints and inform the plan change process. Abu Hoque of Kingstone Property commissioned this assessment from CFG Heritage Ltd.

1.1 *Scope and limitations*

This assessment has been undertaken to support the private plan change. It cannot be used for resource consent applications to Auckland Council or archaeological authority applications to Heritage New Zealand Pouhere Taonga.

2 Method

Records of archaeological sites in the vicinity were searched in the SRS. The Auckland Council Cultural Heritage Inventory (CHI) and the HNZPT New Zealand Heritage List / Rarangi Korero were both accessed for records of other heritage items in the vicinity. The Auckland Unitary Plan (AUP) provided information on significant Historic Heritage Places. Early survey maps were searched on QuickMap for pre 1900s structures and land use. Resources on the history of Takapuna, and specifically the life and times of Eru Patuone were accessed during a visit to Research Central at Central City Library, Auckland. The property was surveyed on foot by Ella Ussher of CFG Heritage Ltd on 9 April 2019.

3 Background

Takapuna/Waiwharariki was first occupied by Te Waiohua (Davidson 1973). Te Waiohua and Te Kawerau ā Maki occupied land between South Auckland and the North Shore. The upper reaches of Shoal Bay were first named Wai-Paoraora, which translate to “dried up or shallow bay, because the spring tides would not cover them (Simmons 1980: 36). The western edges of Shoal Bay, opposite Esmonde Road Point, is known as Te Urupa (the burial ground) (Simmons 1980: 88). The inter-iwi struggles and external battles were frequent, the bodies of those who fought in a significant battle are buried in sand dunes at Milford (Hutchinson 1973). The coastline was encroached by Ngāti Whātua from the south, and Ngāti Pāoa from the north. Both iwi also married into Ngā Oho, descendants of Te Waiohua. Musket armed Ngā Puhi arrived in Tamaki in 1820 and destroyed many of the Ngāti Pāoa and Te Kawerau ā Maki settlements, while many others fled to the outskirts such as Awhitu, Port Waikato, Waiuku and Maraetai (McClure 2010). Within a decade of people fleeing from Ngāpuhi invasions, Ngāi Tai returned to live around the Takapuna Tuff Crater and coastline.

The area of interest for this assessment is close to where one of 16 significant Māori portages across the Tamaki isthmus follows (Hooker 1997). The Takapuna Portage linked the Hauraki Gulf with



Figure 1. 48 Esmonde Rd in relation to site R11/973, the approximate location of Eru Patuone’s house.

Shoal Bay and is the shortest in Tamaki Makaurau (Hooker 1997). The area of proposed works sits within one of the likely channels where the Takapuna Portage runs. South of the proposed works is also the Kukuwaka Portage, this ran between the northern end of Karitai (Narrow Neck Beach) and Ngataranga Bay. Kukuwaka portage allowed vessels to cross when tides were suitable. Kukuwaka means ‘nip or scratch the canoe’ (Simmons 1980: 6).

3.1 Historical background

The Parish of Takapuna was part of the Mahurangi Purchase of 1841 (finalised in 1853) made by the Crown from several iwi, specifically Ngāti Maru, Ngāti Pāoa, Ngāti Tamatera and Ngāti Whanaunga. After the Mahurangi purchase, the land was divided into farm blocks. Takapuna was surveyed in 1843 by John Logan-Campbell and Alan O’Neill, including Devonport to Milford, and the following year farm lots were allocated. Lots began being purchased that same year and a large block of land was granted to distinguished Nga Puhi chief Eruera Maihi (Eru) Patuone in 1852, an area including Takapuna Beach. He was given 110 acres on Allotments 29–32 of the Takapuna Parish by Governor George Grey for his assistance to the colonists (Davis 1876). Logan-Campbell and O’Neill personally pointed out to Patuone the boundaries of his new property and he was said to be “...most delighted to have land with two water frontages as now he had convenient places in any weather to fish, or gather shell-fish” (Joiner-Webster 1966: 51). Historical records indicate that the location of the house site and land was also a strategic decision by Grey and was later instrumental in the protection of Devonport by Patuone from a northern land attack (Druskovich 2003; Joiner-Webster 1966). The location of Patuone’s house has not yet been accurately determined. Initially the gift of land was for his

lifetime, but in 1866 this was then confirmed in the names of two of his sons, Hohaia Patuone and Hone Waka. This land was occupied by Patuone until his death in 1872. An 1878 Census of Maori shows that a number of Ngāpuhi and Ngāti Pāoa remained on the property, as part of the kainga (village) under the leadership of Patuone's adopted son, Timoti Patuone. These descendants occupied the land until the late 19th century.

The shores of Lake Pupuke and Northcote were the first areas to be populated by European Settlers, due to fertile horticultural soils in this area (Bartlett 1989). Barry's Point Peninsula and Shoal Bay coastline was also beginning to be occupied with some structures within the first couple of decades of European settlement. The upper reaches of Shoal Bay allowed for water transport to access North Shore, easily supporting some industries. This is reflected in several pre-1900s brickyards in the area. After 1900 several subdivisions of larger lots were made to encourage urban residential development. One of these was the 'Lakelands' development in 1910 by Mr W. J. Napier of Allotment 32, who had purchased the property from Patuone's relatives in 1895.

3.2 *Archaeological background*

There is an absence of pre-European Māori sites around the wider North Shore. This is because the archaeological landscape of the North Shore is poorly recorded. Lake Pupuke has common attributes typical of pre-European Māori land use, yet only four middens are recorded in a northern point. The Takapuna beachfront was an ideal location for Māori settlement with its open beach coastline, headlands and cliffs providing natural defence. To the north of Takapuna Beach, Rahopara Pa (R10/21) is located on the northern headland of Castor Bay and was excavated and mapped by Green (1970) and Davidson (1974). The site is argued to have occupied over two discrete time periods. The first of these was by a large population and had few modifications of the headland natural defences, but later the southern tip was developed into a smaller pa defended by a ditch and bank.

The inlet of Shoal Bay and the Upper Waitemata Harbour also provided transport channels, shelter, and food resources which are typical of pre-European Maori settlement landscapes. Most of the 20th century development in Takapuna commenced before intensive archaeological recording could begin, however there is likely to be a significant amount remaining in situ. Koiwi and midden are often exposed during new works in the area (Felgate 2004).

There are eight recorded archaeological sites in the SRS within 1 km of the property at 48 Esmonde Road. Of these, four are shell middens (one of these containing historic materials), one is a ditch and bank feature with midden, and three are 19th century historic period sites including houses, stables and a wharf. Importantly for this study, two of these sites are possibly linked to the occupation of lands in Takapuna by Patuone and his descendants. The first of these is a historic shell midden (R11/2137) on the corner of Lake Road and Esmonde Road that was initially recorded by Don Prince in 2000, and later excavated by Foster (2008). The midden was found to be devoid of any charcoal, which is unusual for pre-European Māori, but instead contained a mix of shell (predominantly cockle and tuatua), glass, ceramics, stoneware and metal objects. Due to this and the date of manufacture of many of these items, Foster (2008: 12) argued that this late 19th century midden was either related to the occupation of the land by Patuone's descendants, or soon after Napier purchased the land.

The second site of interest to this study is the only recorded archaeological site in the SRS within the property at 48 Esmonde Road. The location of a historic house at R11/973, was recorded by Joan Maingay in 1979 and is that built by Patuone in Lagoon Bay/Shoal bay. He built his home in Allotment 32 of the original Crown Mahurangi Purchase of 1841. His house, named Te Kahu, was constructed on a knoll at the foot of what later became Esmonde Road. Maingay did not view any existing houses on the site, but instead referred to the map drawn by Joiner-Webster (1966) stating also that there is evidence of a European house on the peninsula and locals remembered seeing a house some years ago. This location matches that described by Rev. N. Turner in 1853, when he is quoted saying: "At 5 p.m. our grig was tacking in the Hauraki Gulf...On the other side of the Gulf, beautifully situated is the residence of Patuone" (Joiner-Webster 1966: 52). The site was later visited by Prince in 1996 as part of the ARC Historic Sites project and deemed destroyed by the construction of an Assembly of God church and associated carpark in 1985. This was confirmed by Druskovich in 2003 in another more recent site visit, whereby it was reported that "...any surface remains or signs of early

occupation were destroyed by the construction of the church, but the surrounding mudflats have the potential to contribute archaeological evidence on the occupation of the site” (from CHI record 7113).

4 Field Survey

The site was surveyed on foot by Ella Ussher on 9 April 2019. The entire periphery of the property was inspected, where accessible, and assessed for visible archaeological remains or potential sub-surface archaeology (Figure 2 and Figure 3). The land above the cliffs surrounding the Harbourside church, childcare centre and carpark were walked and a probe was utilised to test for surfaces or shell midden below the topsoil. The base of the cliffs/slopes was also walked at low tide to gauge whether any existing archaeology could be seen.

The approximate location of Patuone’s home on the property, was visited to confirm the destruction of this site as recorded by Prince (1996) and Druskovich (2003). Aerial images from 1940 show that at this time, there was no existing house on the property, but there was a house built shortly after this in the 1950s, possibly that referred to by Joan Maingay in 1979. It is possible that this was also the location of Patuone’s house if this area was the only viable building platform on the knoll prior to levelling. It is difficult to distinguish this from aerial photographs. The nature of the earthworks and construction for the church and carpark in the 1980s was extensive and there is very little, if any, unmodified ground surface above the cliffs/slopes and mudflats. There is no evidence of any historic material or surfaces that survived the construction of this existing development.

The periphery of the property appears to have been used as a dump for early 20th century and modern rubbish. A range of material was found at the base of the cliffs on the mudflats, and also on the slopes (Figure 4, Figure 5). There is a substantial amount of erosion along the slopes surrounding the property, but no intact archaeological deposits were observed. It would appear that the earthworks for the construction of the church and carpark involved levelling the top of the knoll (Figure 6) and pushing that material over the slopes. It is this material that is now eroding and large cracks in the surface can also be seen on the grass surrounding the carpark above the slopes. The slopes are currently consolidated with pohutukawa and pampas grass, but these too appear to also now be eroding and pulling dumped construction and household rubbish down the slopes.

Despite this modification, there is a limited potential for undisturbed pre-European Maori and historic archaeological remains on the property. This is indicated by the presence of very finely crushed shell in a matrix of dark silty clay within the soil profile of some of the cracks on the south-eastern periphery of the property (Figure 7). This deposit was overlaid and above pockets of disturbed yellow grey clay, and so is considered to be part of the material cut and spread to level the property for construction, so any archaeological material here is no longer in its original context. Probing indicated that there is also the possibility of a sub-surface shell midden approximately 300–400 mm below the surface on the western and south-western periphery of the property, above the slopes (Figure 7 and Figure 8)). There was no visible shell eroding from the slopes below the extent of this area and this location is mostly outside the area of proposed works.

5 Summary

The property at 48 Esmonde Road has one recorded archaeological site in the property boundary, R11/973, the house of Ngā Puhi chief Eru Patuone. This site was recorded in 1979 but subsequently visited in 1996 and 2003 and deemed destroyed. This was confirmed during the current survey as modification of the landscape is extensive. Within the footprint of the Harbourside Church, childcare centre and carpark there has been site levelling that involved removing the highpoint of the knoll. Spoil from this process appears to have been pushed over the slopes surrounding the property and is now eroding onto the mudflats. The construction of Esmonde Road to the north of the property has also heavily modified the site topography. Despite this, the property itself has high archaeological significance. This is due both to its location on a peninsula within Shoal Bay and therefore a desirable location for pre-European Māori occupation, and also the historically-recorded occupation of the property by the notable Ngā Puhi chief Eru Patuone and his descendants from 1852-1895.



Figure 2. Harbourside Church and childcare centre.



Figure 3. Carpark for the church, childcare centre and Wilson parking.



Figure 4. Brick and Codd bottle neck (1870s–1930s) below slopes on south-eastern edge of property.



Figure 5. Broken glassware on mudflats on western edge of property.



Figure 6. Edge of the slope above Esmonde Road showing extent of levelling for church.



Figure 7. Finely crushed shell on south-eastern edge of carpark, under and above clay fill.

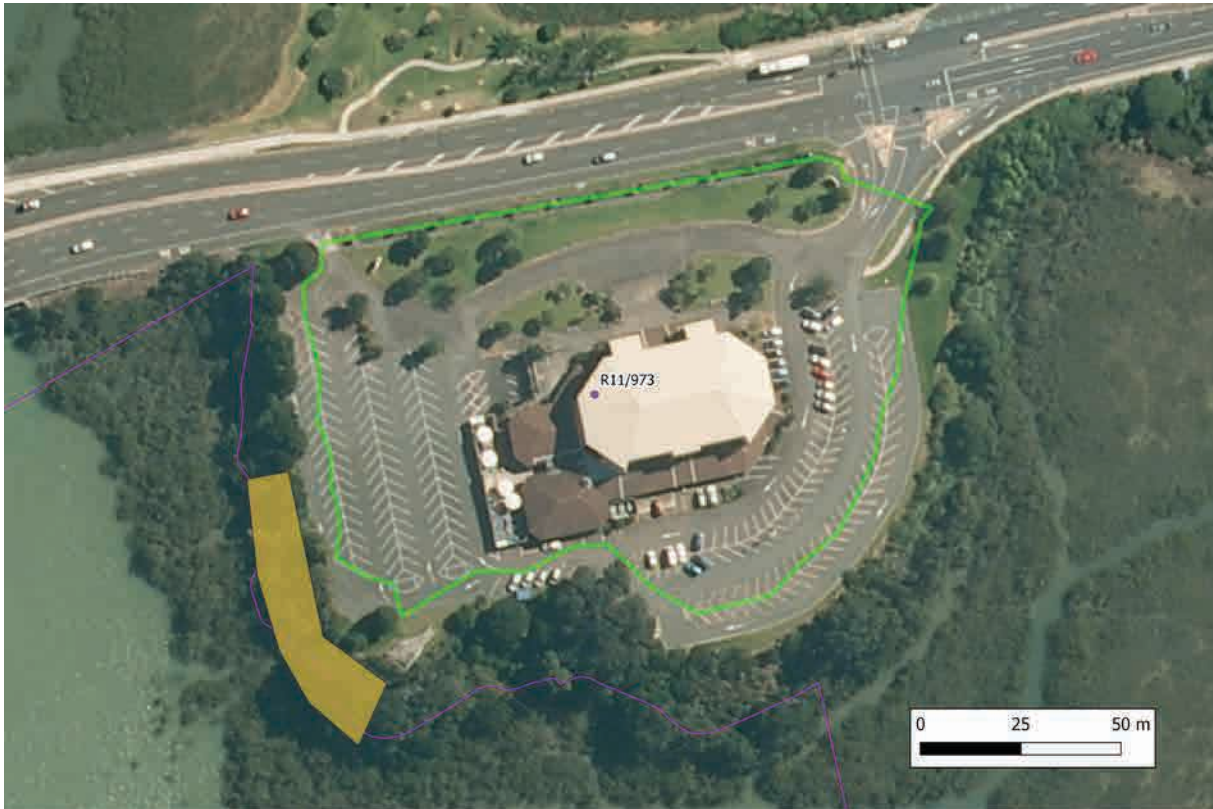


Figure 8. Extent of possible shell midden noted during probing on western periphery of property.

6 Heritage assessment

Patuone's House (R11/973) is assessed following the Auckland Council Regional Policy Statement (RPS) criteria set out in the Auckland Council Methodology and Guidance for Evaluating Auckland's Historic Heritage (Auckland Council 2019). These values only relate to heritage values. Other interested parties, in particular mana whenua, may hold different values regarding the proposed works.

It should also be noted that the significance of this site has previously been assessed as part of the ARC Historic Sites Project in 1996.

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|----------------|---|
| a) Historical | The location of distinguished Ngā Puhi chief Eruera Maihi (Eru) Patuone's house on land granted to him in 1852 by Governor Grey was strategic. The gift was in return for his assistance to the colonists, but the location of the land ensured the protection of Devonport and Auckland city further south by Patuone from a northern land attack. However, the site has been altered considerably since this time and these historical values are no longer easily attributed to this place. The site has moderate historical values. |
| b) Social | The site is connected to Ngā Puhi chief Eru Patuone. The site has high social values. |
| c) Mana whenua | Only mana whenua can make a statement of the site's value to them. |
| d) Knowledge | The site has been largely destroyed by landscape modification for the construction of an Assembly of God church in the 1980s. There is a small chance that there may be some surviving subsurface evidence of the house and Patuone's occupation of the property, but the majority of the site has been compromised. The site has low knowledge values. |
| e) Technology | Little is known about the construction or design of Patuone's house and there is no surviving visible evidence. The site has low technology values. |

- f) Physical The site is not visible, but it is possible that some sub-surface features remain. The site has low physical values.
- g) Aesthetic The site is not visible. The site has no aesthetic value.
- h) Context The site is associated with Māori and Pākehā interactions and Colonial settlement in Takapuna in the mid-19th century, but its setting has been extensively modified and the exact location of Patuone's house is not known. The site has moderate context values.

This site has moderate overall values, based on its highest values which are its context and historical values, but has largely been destroyed so has little physical, aesthetic or knowledge values.

There will be no adverse effects on the site of Patuone's house or associated features from the proposed plan change, as the site is either subsurface or destroyed.

7 Conclusion

Although Patuone's house was located on Part Allotment 32 Section 1, Takapuna Parish, there is no remaining evidence of the house itself and there will be no adverse effects on this site resulting from the proposed plan change. As a result, no heritage constraints on the proposed plan change have been identified by this assessment. It should be noted that this assessment is of historic heritage significance using the RPS criteria under the AUP, and an archaeological assessment may determine if an archaeological authority from HNZPT is required for future subdivision or development.

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