

# 22 & 22A SUMMIT DRIVE, ŌWAIRAKA, AUCKLAND: ARCHAEOLOGICAL ASSESSMENT

Prepared for A & Y Contractors Ltd

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By

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## INTRODUCTION

### Project Background

A & Y Contractors Ltd are proposing a residential development at 22 and 22A Summit Drive, Mount Albert, Auckland (to be referred to as the Project Area in this report) with project location shown in Figure 1. The project will consist of the construction of two buildings, one at 22 and one at 22A Summit Drive (Figure 2). The driveway as shown in Figure 2 has already been constructed as part of the consented (and given effect to) subdivision that established the two legal allotments.

An archaeological assessment was commissioned by A & Y Contractors Ltd to inform concept development and establish whether the proposed development is likely to impact on archaeological values. This report has been prepared as part of the required assessment of effects accompanying a resource consent 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), the Auckland Unitary Plan Operative in Part (AUP OP) schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero were searched for information on sites recorded in the vicinity. Literature and archaeological reports relevant to the area were consulted (see Bibliography). Early survey plans and aerial photographs were reviewed for information relating to the past use and history of the properties.

A visual inspection of the properties was conducted on 7 October 2024 by Doug Gaylard and a second brief site visit was carried out on 18 December 2024 by Ellen Cameron. 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). Exposed and disturbed soils were examined for evidence of earlier modification, and an understanding of the local stratigraphy. Subsurface testing with a probe and spade was carried out to determine whether buried archaeological deposits could be identified or establish the nature of possible archaeological features. Photographs were taken to record the area and its immediate surrounds.

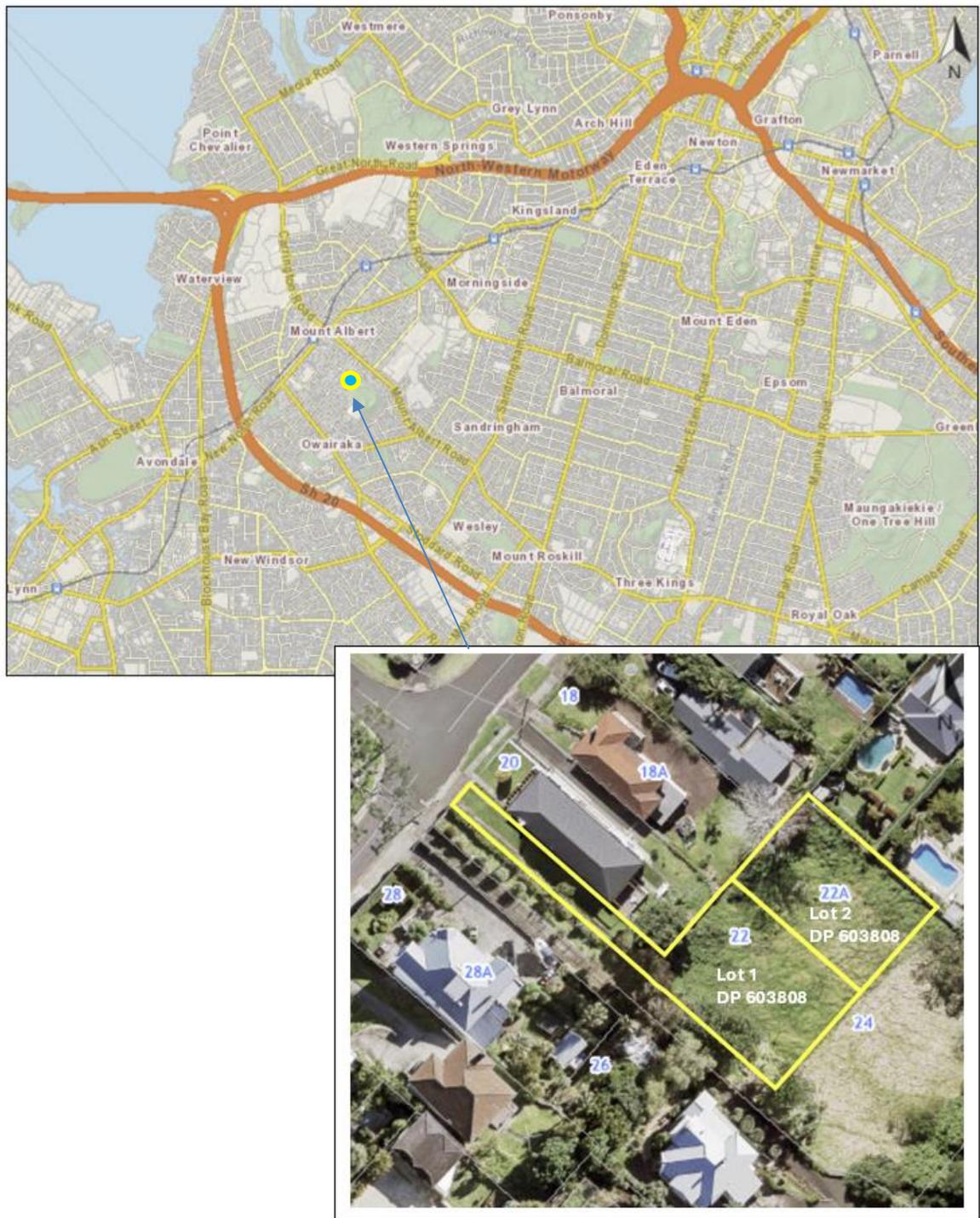


Figure 1. Upper map showing the location of the Project Area in the Auckland region and lower inset showing the details of the properties in the Project Area (source: Auckland Council GeoMaps)



## HISTORICAL BACKGROUND

### Māori Settlement<sup>1</sup>

Situated between the Waitematā and Manukau harbours, the Auckland isthmus was known to Māori as Tāmaki-makau-rau, often translated as ‘the land desired by many’ or ‘the land of a hundred lovers’ (Stone 2001: 7) Its sheltered harbours, wide-ranging fishing and shell fishing grounds, rich volcanic soils, easy waka (canoe) access, and portage routes made the area a highly desirable location for settlement (ibid.: 22).

Māori occupation of the isthmus can be traced back over centuries and is evidenced by the numerous archaeological sites (including middens, pits, terraces, and pā) and associated place names throughout the region (Figure 3). Several different iwi and hapū groups claim affiliation with the Auckland area, whose tribal territories commonly changed in response to warfare, migration or intermarriage (Simmons 1987: 27-30; Stone 2001: 14-17).

Early settlements were established near shorelines and major rivers and were occupied either long-term, seasonally, or temporarily, according to the availability of food resources. Satellite fishing and gardening camps were usually set up away from long-term settlements during the summer months and food would be preserved and then taken back to the kāinga (village) for use during the winter. Around 1500 AD Māori began to construct defensive settlements known as pā, which were sited on strategic areas such as headlands and volcanic cones (such as Ōwairaka/ Mount Albert) and surrounded by ditches and palisades. The appearance of pā throughout Tāmaki-makau-rau indicated increased competition for the area’s resources, a growing population and, ultimately, warfare.

#### Ōwairaka (Mount Albert)

Māori reputedly named the volcanic cone situated at present-day Mount Albert ‘Ōwairaka’ (meaning ‘the place of Wairaka’), after the notable chieftainess Wairaka of Ngāti Awa (Reed and Dowling 2010: 296). A number of different accounts, derived from oral histories, have attempted to recount the origin of the name; however, it is thought that Wairaka was the daughter of Ngāti Awa chief Toroa, who travelled to New Zealand aboard the Mataatua waka (Harvey 2006: 146-147).

Early Māori occupants of the Ōwairaka (Mount Albert) area utilised Oakley Creek and its catchment to support settlement, and gathered fresh water, crayfish, eels, and shellfish from the wider area. Abundant crops of flax and raupo around the waterway were commonly used to make clothing, roofing and matting, and stands of native timber, particularly karaka, facilitated the construction of whare, storage houses and defensive palisading (Simmons 1987: 6-7). The numerous lava caves throughout the Ōwairaka area were also used by Māori as repositories for taonga (treasured possessions) and human remains. One of these caves runs underneath Kitenui Avenue, which lies to the northeast of the Project Area and now opens onto private land (Simmons 1987: 6).

Occupation at Ōwairaka continued until the early 19th century. From 1815 skirmishes over food resources and land ownership took place throughout the isthmus; however, the Ngāpuhi raids of 1821 proved the most devastating. Equipped with newly acquired muskets, Ngāpuhi laid waste to their traditionally armed enemies and scores of Ngāti

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<sup>1</sup> While based on reliable documentary sources, this information should not be viewed as complete or without other context. There are a large number of iwi historically associated with the Auckland region and many other histories known to tangata whenua

Whātua were killed. Survivors fled south into the Waikato and traditional territories lay abandoned. European travellers to the area in the early 1830s observed that they ‘did not see a single inhabitant or observe a single fire’; however, by the mid-1830s many Māori had begun to re-establish themselves throughout the isthmus (Scott 1983: 16). Settlements were concentrated around Ōrakei, Mangere and Onehunga and former pā sites, such as Ōwairaka, vulnerable to musket attack, were left derelict.



Figure 3. Māori place names around the Waitematā Harbour and central Tāmaki-makau-rau with Ōwairaka arrowed in red (source: Kelly and Surridge 1990)

## European Settlement

One of the first Europeans to sight Ōwairaka was Samuel Marsden, an Anglican cleric and member of the Church Missionary Society, who climbed the mountain in 1820. He later wrote:

‘After leaving Manukou [sic] we walked overland to the banks of the Wyteematta [Waitematā], a distance of about eight to ten miles. Our road lay over the summit of the very high round hill called Wyedakka [Wairaka] from the summit of which there is the most extensive prospect. The western and eastern shores are in view; several rivers, forests and mountains are also to be seen, with Point Rodney and Cape Colville at the entrance of the Thames. On descending the hill Kowhow [Apirahi Te Kawau, Marsden’s Māori guide] called us on one side to see a deep cavern which had the appearance of the mouth of a volcano. He told us the cavern was very deep. The whole hill appeared to be a volcanic production, and the stones around the bottom had a similar appearance’ (Scott 1983:16).

In January 1836 Sydney trader Thomas Mitchell acquired large tracts of Auckland, including Mount Albert, from Ngāti Whātua chiefs Āpirahi Te Kawau, Kauwae and Tinana Te Tāmaki. The deed described the area as: ‘Bounded on the west by the sea, on the east by land called Otahuhu until it reaches the Waitemata inlet, to follow on the north the

Waitemata to its source, thence due west to the sea, and on the south by the Manukau' (ibid.).

In 1840 Governor Hobson arrived in Tāmaki-makau-rau at the invitation of Ngāti Whātua chiefs, who encouraged settlement to provide greater trading opportunities as well as protection from northern tribes. Hobson negotiated the Crown purchase of 3,000 acres of land between Cox's Bay and Hobson Bay (with Mt Eden at the apex) in September that same year and by March 1841 the capital of the fledgling colony had been relocated from Russell in the Bay of Islands to the newly named Auckland (Stone 2001: 180, 300). A second, larger purchase was made in June 1841 which comprised around 12,000 acres of land known as the Waitematā to Manukau Block and included Mount Albert (Stone 2001: 300). Shortly after the Crown's acquisition of Ōwairaka in 1841 the eastern end of the district (closest to Auckland city central) was subdivided into small farms of around 20 acres each. The volcanic cone and the surrounding suburb (mostly to the north) were renamed Mount Albert, after Prince Albert of Saxe-Coburg and Gotha, and by 1842 the land was offered for sale. Buyers were initially reluctant, in part due to the isolated and undeveloped nature of the area which included expansive amounts of scoria that would have to be removed from the land (Matthews & Matthews 2009: 10; Scott 1983: 19). The Crown eventually accepted land swaps for sections at Mount Albert and from 1858 many unsold parcels came under the provisions of the Auckland Waste Land Act. A painting from 1845 shows a view of the landscape at Ōwairaka at that time (Figure 4).



**Figure 4. Watercolour dated 1845, by John Guise Mitford showing the volcanic cone at Mount Albert and surrounds (C-089-013, Alexander Turnbull Library, Wellington, New Zealand: <http://natlib.govt.nz/records/22776126>)**

## HISTORICAL SURVEY

### Information from Early Maps and Plans and Archival Research<sup>2</sup>

A review of early maps and plans and archival research were also undertaken to provide information on the history of land ownership and usage. The properties at 22 and 22A Summit Drive were originally part of Allotment 98, Parish of Titirangi. The land was brought under the Auckland Waste Land Act in 1858 and later issued by Crown Grant (together with the neighbouring Allotment 97) to William Edgecombe on 2 July 1862<sup>3</sup> (Figure 5 and Figure 6). Comprising 17 acres, Allotment 98 was bounded to the northeast by Mount Albert Road and to the east by the Ōwairaka Maunga, or Mt Albert Reserve, with the plan in Figure 7 showing the original allotments.

William Edgecombe immigrated to New Zealand with his wife Ann in 1841 (*Auckland Star* 8 December 1858). The couple resided in New Plymouth before moving north to Auckland in the mid-late 1840s, where Edgecombe established a butcher's shop in Parnell. The business was leased in 1850 to allow William to travel to California, although he returned to New Zealand in 1852 and purchased land in the Whau (known as Edgecombe's Farm), which was used for both arable and pastoral farming (ibid.; Truttman 2008). William sold the property in 1858 and purchased land in Western Springs, opposite Low and Motion's Mill and along the Great North Road, where he constructed Auckland's first stone tavern (Truttman 2008; Alexander 1961: 21). Originally named Edgecombe's Great Northern Hotel, the two-storey inn was also known as the Great Northern, and later dubbed the Old Stone Jug after the large stone vessel which stood on the main counter. The hotel served as an outpost during the New Zealand Wars and was a popular hostelry for the soldiers of General Cameron's 65th Regiment, who were encamped in the district (Alexander 1961: 21; *Auckland Star*, 5 April 1934). Following Edgecombe's purchase of Allotment 98 in 1862 he is likely to have utilised the land for farming purposes, and may also have erected a house on the parcel. In 1865 a civil case between William Edgecombe and Henry Edgecombe was heard by the Supreme Court, during which Henry deposed:

'I am the plaintiff in this action. I arrived in New Zealand in January, 1864. I went to see the defendant, to the Great Northern Hotel, on the Great North- road. He kept the hotel. It was a Sunday when I went out to see him. I went to see if the defendant was in any way connected with my family, being of the same name. I discovered that he was not. We had some conversation about house rent, and he told me that he had a house at Mount Albert, to which I was quite welcome. I was to reside in it with my three sons, who were aged 13, 16, and 18 respectively. They were to look after his cattle, and I was to give him 6.1. a-week as an acknowledgment of his ownership of the house. I took the house, and remained in it from February to the latter end of April...' (*New Zealander* 22 June 1865).

It is possible that the house referred to by Henry Edgecombe was located on either Allotment 97 or 98, Parish of Titirangi. William retained ownership of the property until April 1869 when it was conveyed to Edward Sadgrove for the sum of £825.<sup>4</sup> It is worth

<sup>2</sup> This section has been adapted from Dawson, Clough and Burnett 2018.

<sup>3</sup> Crown Grant 6G/913, BAJZ A1660 23663 967/a, Archives New Zealand.

<sup>4</sup> Deeds Register 22D/748, BAJZ A1660 23641 694/a, Archives New Zealand.

noting that the deed of conveyance outlined the transfer of all rights and appurtenances ‘together with the buildings thereon erected’.

Sadgrove had purchased 30 acres of land on the north side of Mt Albert in 1865 and the family later leased additional land from the Kerr Taylors (Dunsford 2016: 57). Edward, together with his wife Jessie Ferguson (of Nova Scotia), his brother William (who married Jessie’s sister Sarah) and their children undertook substantial farming operations on the blocks, and the Sadgroves were known to have provided the local area with butter, cream and milk until the 1940s, with a milking shed operated by the family at the top of Alberton Avenue that was demolished in 1944 (ibid.). The original Sadgrove farmhouse was erected on the side of Mt Albert, near what is now Sadgrove Terrace, although the exact location is unclear. Other houses relating to the family were also built nearby, including at 49 Mt Albert Road (ibid.).

Two proclamations issued under the Public Works Act acquired land from along the north-eastern ends of Allotments 97 and 98 for the construction of a ballast railway line in 1878 and 1879.<sup>5</sup> The Mount Albert Road Board had opened up the mountain for quarrying some years earlier and larger scale operations along the completed ballast line were undertaken by the Railways Department, which transported wagons from an incline elevator at what is now 2 Toroa Terrace to the Mt Albert rail station (Dunsford 2016: 38). The line crossed several properties including Sadgrove’s farm and Edward Allen’s ‘Allendale’ farm to the west (ibid.). In September 1901 Edward Sadgrove conveyed a strip of land along the entire north and south-western perimeter of Allotment 98 to the inhabitants of the Mount Albert Road Board for the creation of Domain Road (now Summit Drive)<sup>6</sup> (Figure 8), which also shows the ‘Ballast Line’ running through Allotments 97 and 98). Sadgrove formally dedicated a second piece of land from Allotment 98 for use as a public street or road in December 1911, which became Sadgrove Terrace.<sup>7</sup>

The formation of Sadgrove Terrace was part of the extensive subdivision of Allotments 97 and 98 undertaken by the Sadgrove family from 1911. A view of the land prior to subdivision is captured by a panoramic photograph, dated c.1910, which looks north from the upper slopes of Mount Albert (Figure 9). The image shows that the parcels were primarily utilised for farming purposes, with stone walls evident between paddocks. The approximate location of the Project Area can also be seen as vacant land (possibly pasture) opposite the Belmont property (situated at the corner of Summit Drive and Stilwell Road). Initial subdivision of Allotment 98, with a proposed extra side road between the top of Summit Drive and Sadgrove Terrace (now part of the driveway access to 22 & 22A Summit Drive), can be seen on Deeds Plan Whau 83 (Figure 10), and by 1920 Allotments 97 and 98 were divided into more than 30 variously sized lots.<sup>8</sup>

Edward Sadgrove continued to sell and convey the subdivided portions of the estate until his death in May 1921, aged 72 years (BDM 1921/10832). The remaining property (including the Project Area) passed to George Cox and Edward Thomas Sadgrove as joint executors of the will and by October 1921 advertisements for the sale of ‘The Sadgrove Estate’ were placed in local papers (*New Zealand Herald*, 14 October 1921). The unsold portions of Allotments 97 and 98 were resurveyed by A.M. Kelly in May 1922 and the

<sup>5</sup> Deeds Index 8A/241, Archives New Zealand.

<sup>6</sup> Deeds Register R78/84, BAJZ A1660 23641 127/a, Archives New Zealand.

<sup>7</sup> Deeds Register R202/83, BAJZ A1660 23641 251/a, Archives New Zealand.

<sup>8</sup> Deeds Index 8A/241, Archives New Zealand.

resulting plan (Deed 376 in Figure 11) shows the Project Area as part of Lot 19, with right-of-way access from Domain Road (now Summit Drive).

Lot 19 remained vacant throughout the 1920s. The property was eventually brought under the Land Transfer Act in 1925, together with other unsold lots from Pt Allotments 97 and 98.<sup>9</sup> A survey plan of remaining lots, including Lot 19, was produced in 1926 (DP 19886): see Figure 12. Valuation Assessments for the Mt Albert Borough dated 1926-1934 listed the owner and occupier of Lot 19 as the Estate of Edward Sadgrove, with no buildings recorded on the property.<sup>10</sup> In 1929 the parcel was resurveyed and further subdivided into two lots – Lots 4 and 5 DP 22162 (Lot 4 being part of the Project Area) (Figure 13). The Project Area remained in the Sadgrove family through the 1930s as the 1938 plan in Figure 14, has the name Mrs A. Sadgrove annotated on Lot 4. It left ownership of the Sadgrove family in 1943 when John Penman Turner bought the property.<sup>11</sup> John Turner’s parents, Harvey and Margaret, had bought the adjoining Lot 5 DP 22162 in 1935<sup>12</sup> and retained ownership until it was transferred to John in 1938.<sup>13</sup> The Turner family were involved in the wholesale fruit industry in Auckland and established Turners and Growers in 1920 after the liquidation of the Auckland Provincial Fruitgrowers’ Co-operative Society in 1919. By the mid-20th century the company had expanded to become the largest fruit and vegetable wholesalers in the country (McClure 1998). Use of the Project Area has not been able to be established, although Valuation Assessments dated 1934-1947 note that the land remained vacant, with unspecified ‘improvements added’ in 1945 at a cost of £200.<sup>14</sup>

## Information from Early Aerials

Aerial photographs dated between 1940 and 2024 are shown in Figure 15 - Figure 20 which demonstrate that the only development that has taken place in the Project Area over that time period is the earthworks and construction to establish services, retaining walls and a shared driveway in 2023 and 2024 to give effect to approved resource consent R\_SUB\_2016\_743.

In summary, the properties containing the Project Area were granted to European settlers in the mid-19th century. The Project Area has been used for general agricultural purposes and no evidence was found that indicated that any buildings or structures had ever been present, aside from the recently constructed improvements mentioned above.

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<sup>9</sup> NA500/188, LINZ.

<sup>10</sup> Mt Albert Borough – Valuation Assessment 4706-5450, 1926-1934, BAAR A137 14678 15/a, Archives New Zealand.

<sup>11</sup> NA500/196 & NA633/244, LINZ.

<sup>12</sup> NA665/280, LINZ.

<sup>13</sup> NA665/280, LINZ.

<sup>14</sup> Mt Albert Borough – Valuation Assessment 5501-5995, BAAR A137 14678 23/a, 1934-1947, Archives New Zealand.



Figure 5. AK SO 1148 dated 1860 showing original allotments laid out around the Quarry Reserve on Mt Albert with Crown Grantees (including William Edgcombe) later annotated, shown in detail in lower inset (source: Quickmap)

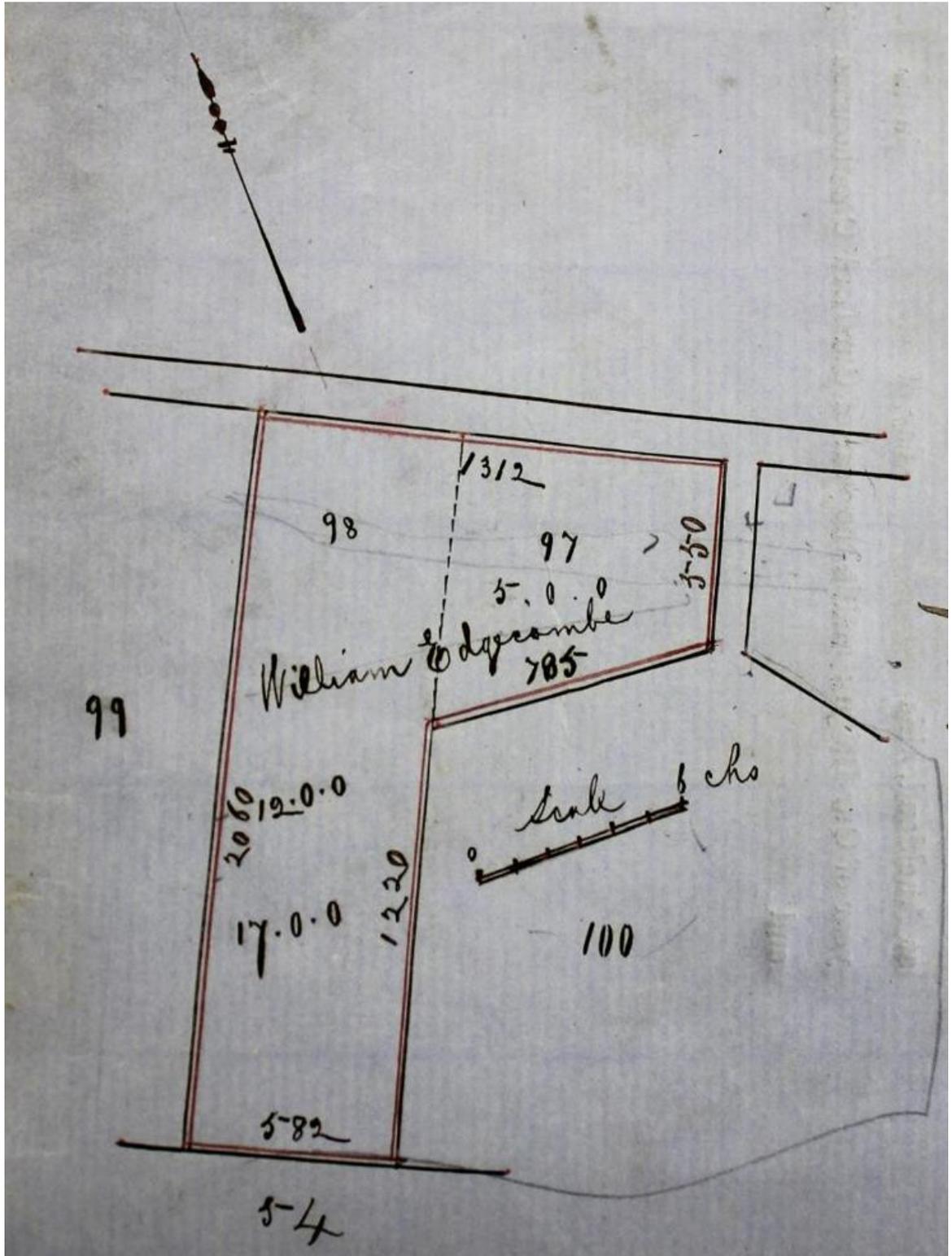


Figure 6. Sketch plan dated 1862, showing the boundaries of Allotments 97 and 98, Parish of Titirangi, which were awarded by Crown Grant to William Edgecombe (source: Crown Grant 6G/913, BAJZ A1660 23663 967/a, Archives New Zealand)



Figure 7. Close-up of Roll Plan 45, undated, showing original allotments within the Parish of Titirangi. Allotment 98 is arrowed in red and the ballast line from the Mt Albert quarry to the railway station is clearly visible (source: Quickmap)

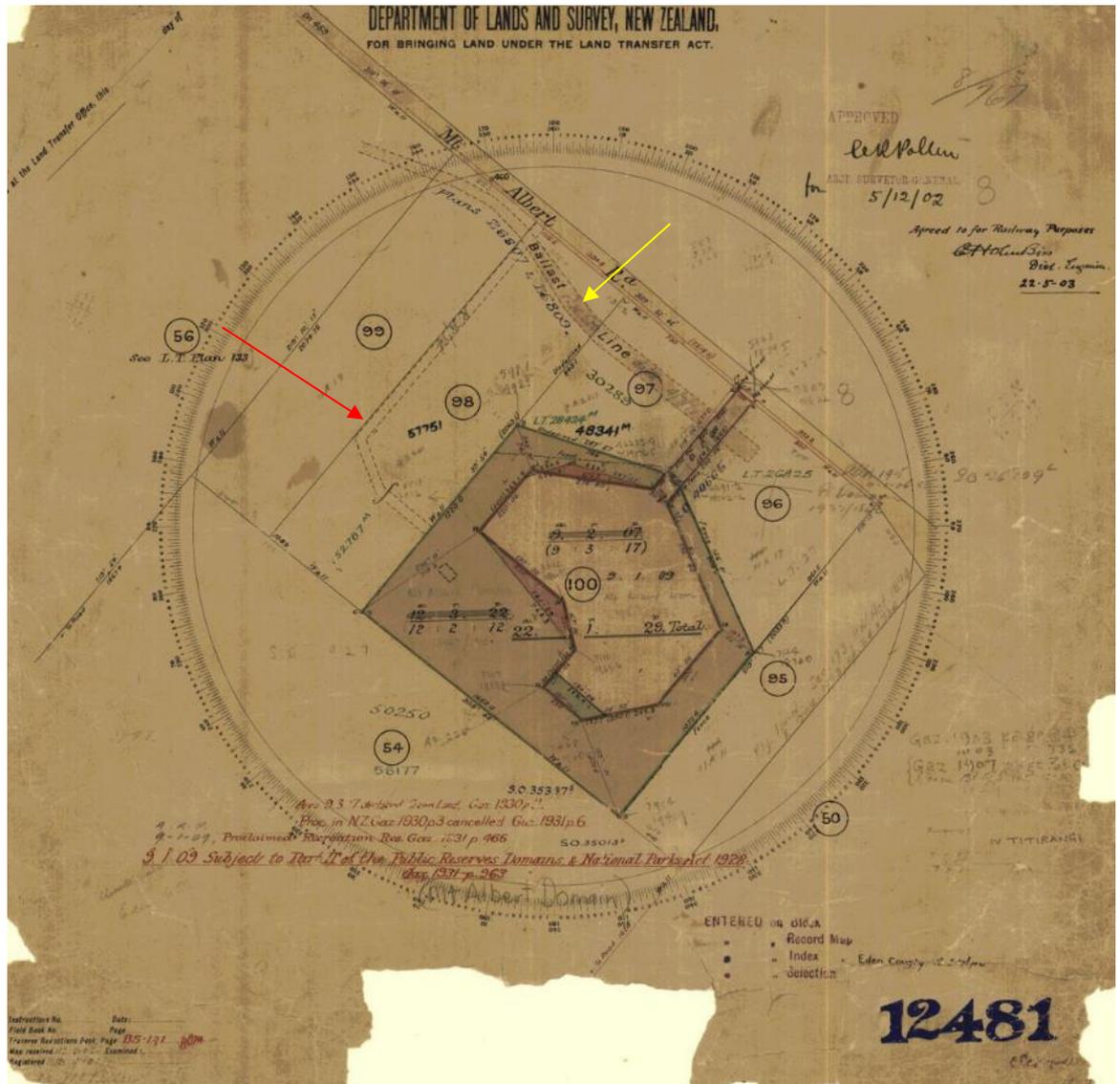
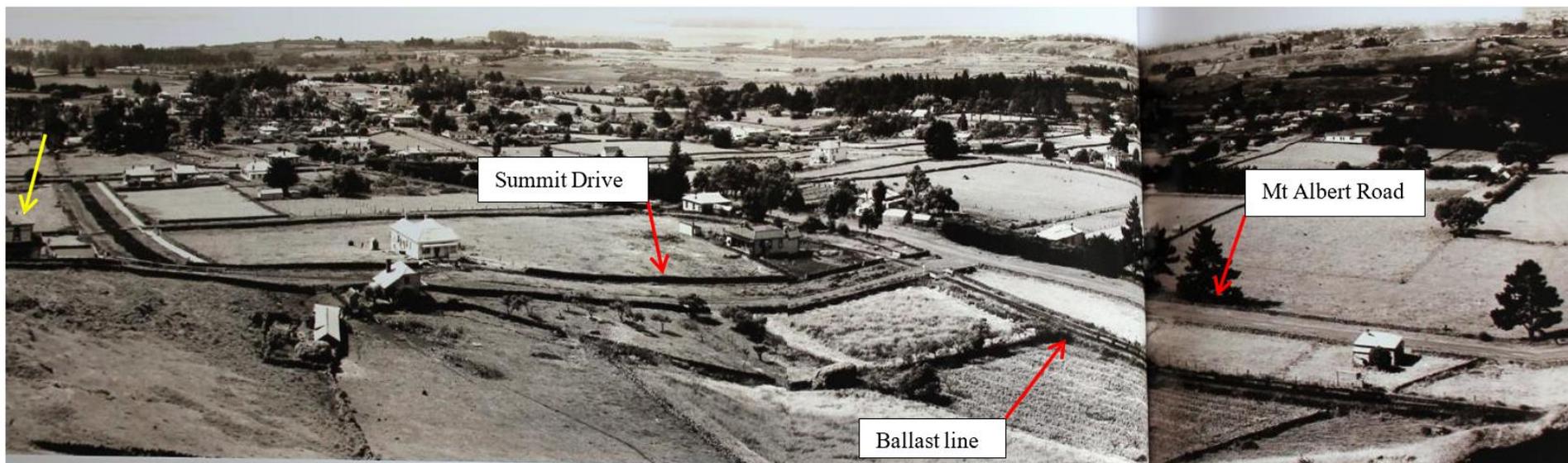


Figure 8. AK DP 12481 plan dated c. 1902 showing Sadgrove's Allotment 98, Parish of Titirangi with the future Summit Drive shown as a dashed line and indicated by red arrow and the 'Ballast Line' from the Mt Albert quarry to the railway station indicated by yellow arrow (source: Quickmap)



**Figure 9. Close-up of panoramic photograph, dated c.1910, looking north-north-west across Sadgrove's farm and the Mt Albert area; Belmont, at 29 Stilwell Road, is arrowed in yellow and the approximate location of the Project Area is visible in foreground at far left (source: Dunsford 2016: 80-81)**

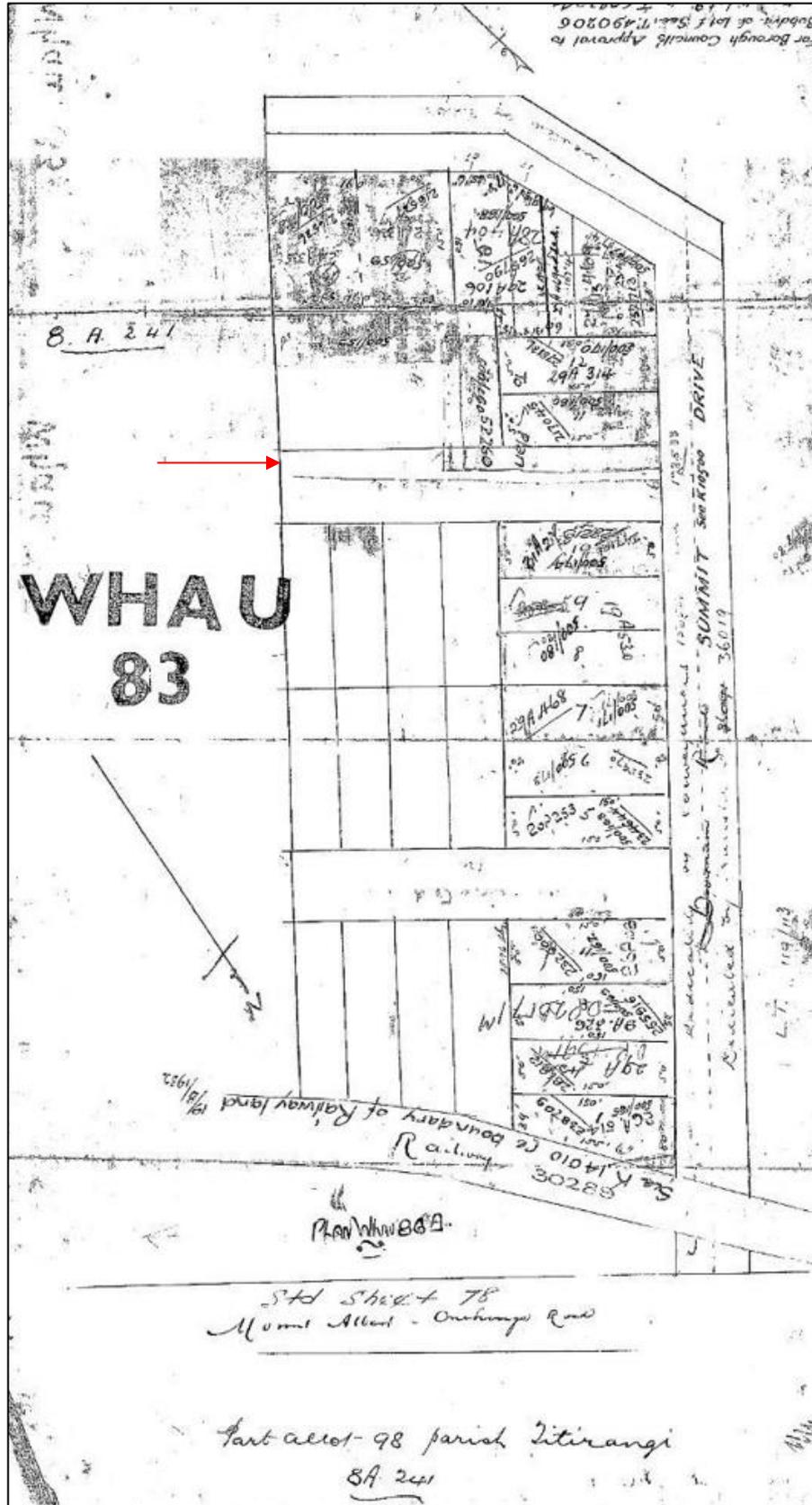


Figure 10. Deeds Plan Whau 83, undated, showing the initial plans for subdivision within Allotment 98, Parish of Titirangi with planned road (never formed) which is now the driveway to the Project Area indicated by arrow (source: Quickmap)

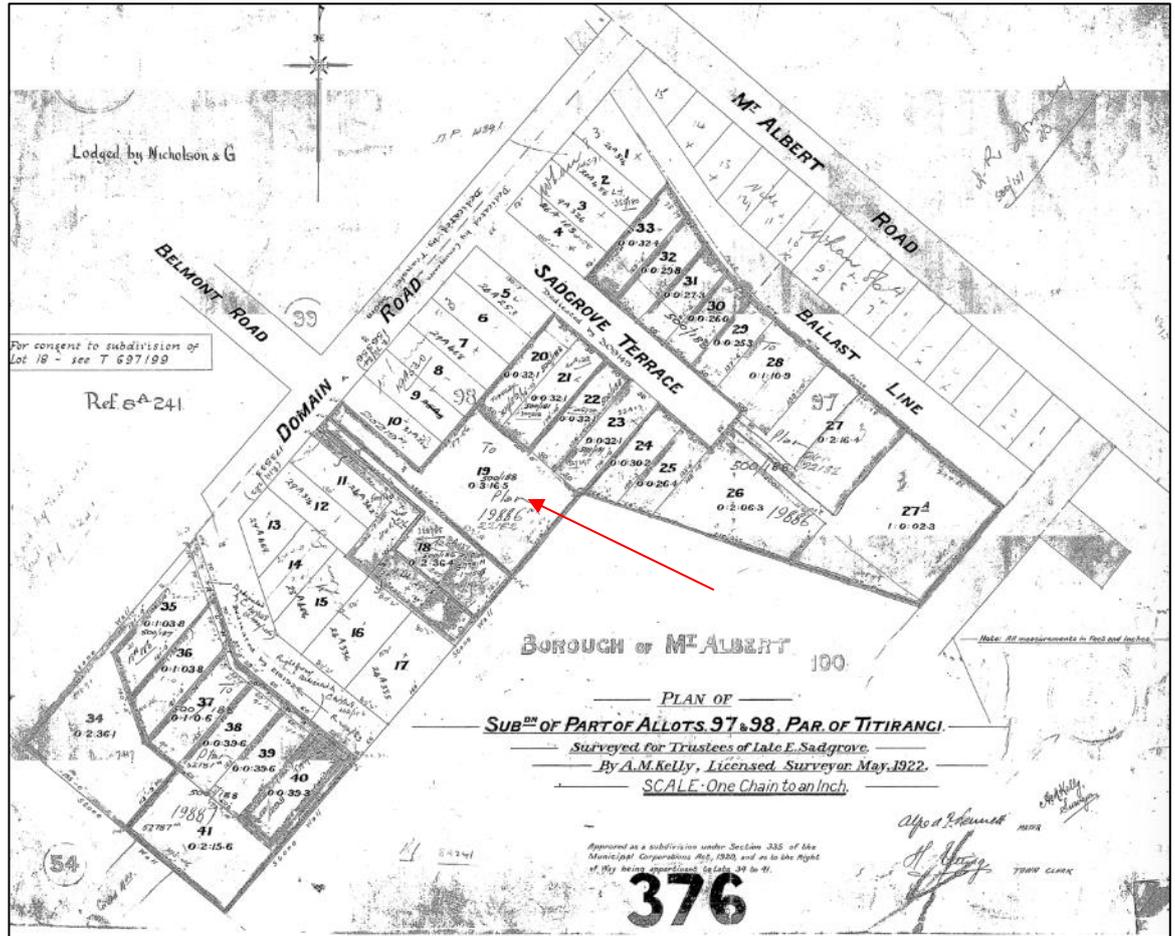


Figure 11. Deeds plan 376 dated 1922 showing the subdivision of part of Allotments 97 and 98 Parish of Titirangi with Lot 19 (which contains the Project Area) indicated by arrow (source: Quickmap)



Figure 12. AK DP 19886 plan dated 1926 showing the remaining portions of Edward Sadgrove's estate, being Pt Allotments 97 and 98, Parish of Titirangi with the Project Area outlined in red (source: Quickmap)

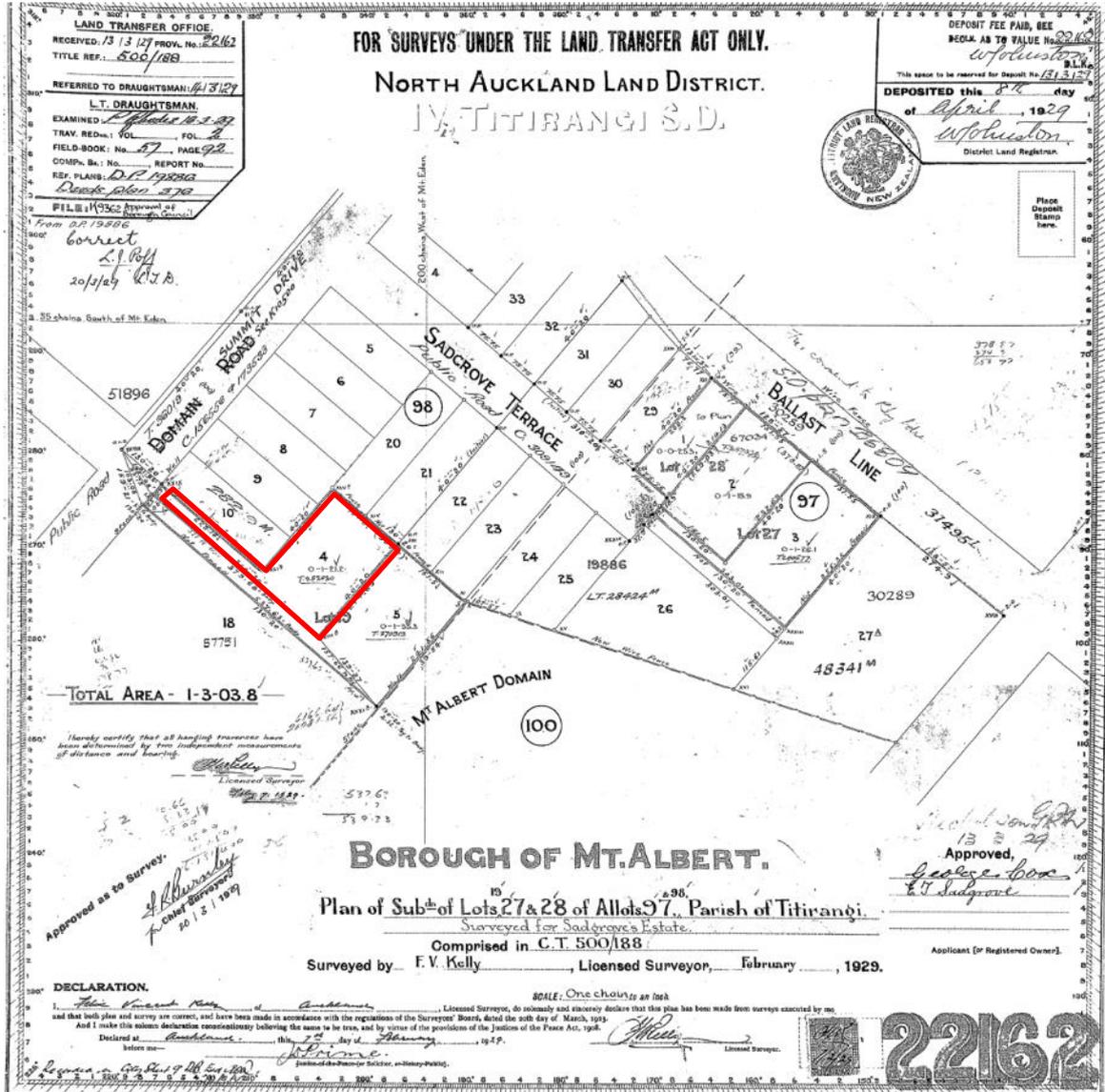


Figure 13. AK DP 22162 plan dated 1929 showing the subdivision of Lot 19 into Lot 4 and Lot 5 with the Project Area located in Lot 4 outlined in red (source: Quickmap)

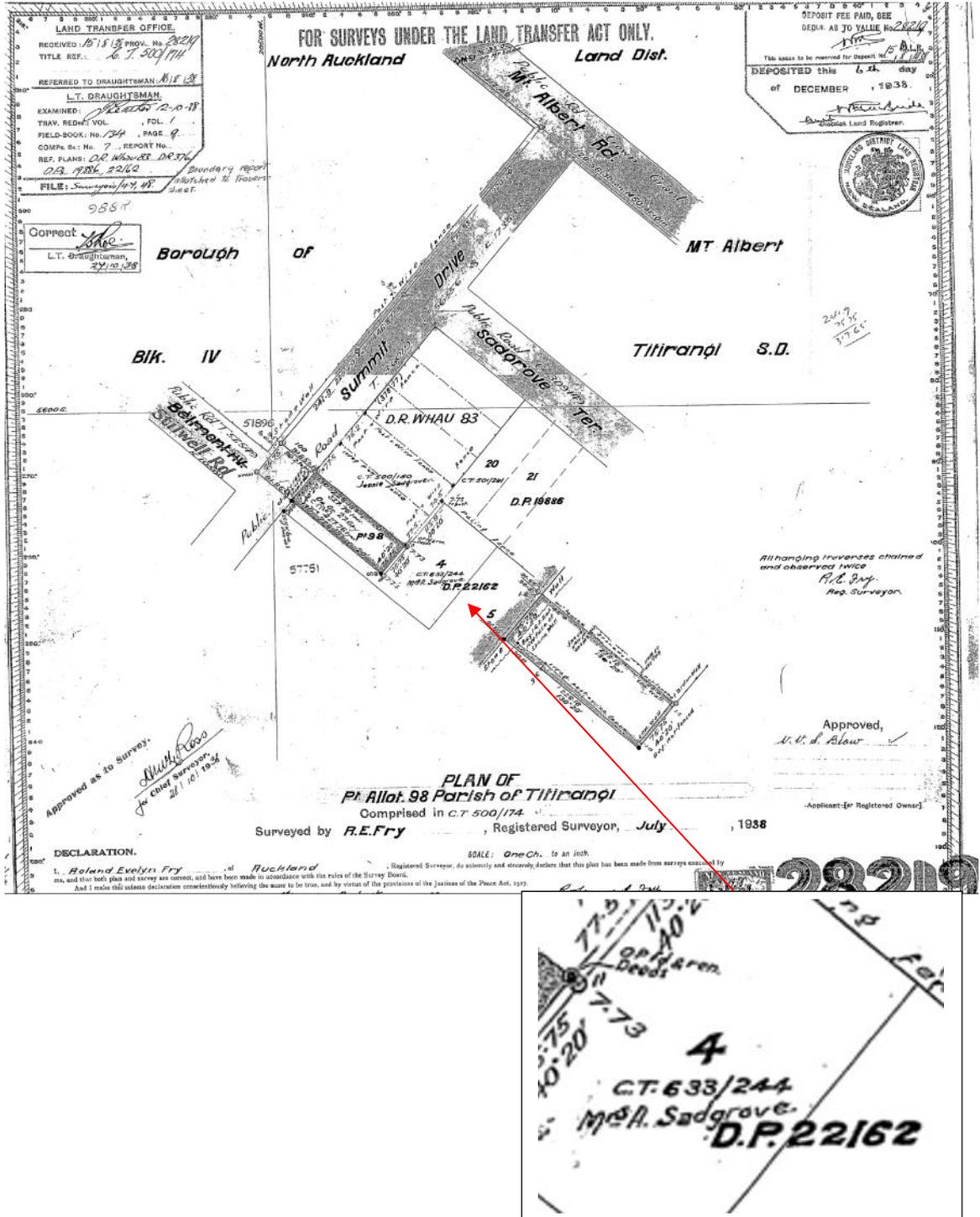


Figure 14. AK DP 28219 plan dated 1938 showing Lot 4 (the Project Area) with the name ‘Mrs A. Sadgrove’ annotated (source: Quickmap)



**Figure 15. Aerial photograph dated 1940 with the Project Area indicated by arrow (source: Auckland Council GeoMaps)**



**Figure 16. Aerial photograph dated 1955 (Crown 583 1919 27) showing the Project Area indicated by arrow (sourced from: <http://retrolens.nz> and licensed by LINZ CC-BY 3.0)**



**Figure 17. Aerial photograph dated 1972 (Crown 3552 4602 8) with the Project Area indicated by arrow (sourced from: <http://retrolens.nz> and licensed by LINZ CC-BY 3.0)**



**Figure 18. Aerial photograph (Crown 5783A O 11) dated 1980 with the Project Area indicated by arrow (sourced from: <http://retrolens.nz> and licensed by LINZ CC-BY 3.0)**



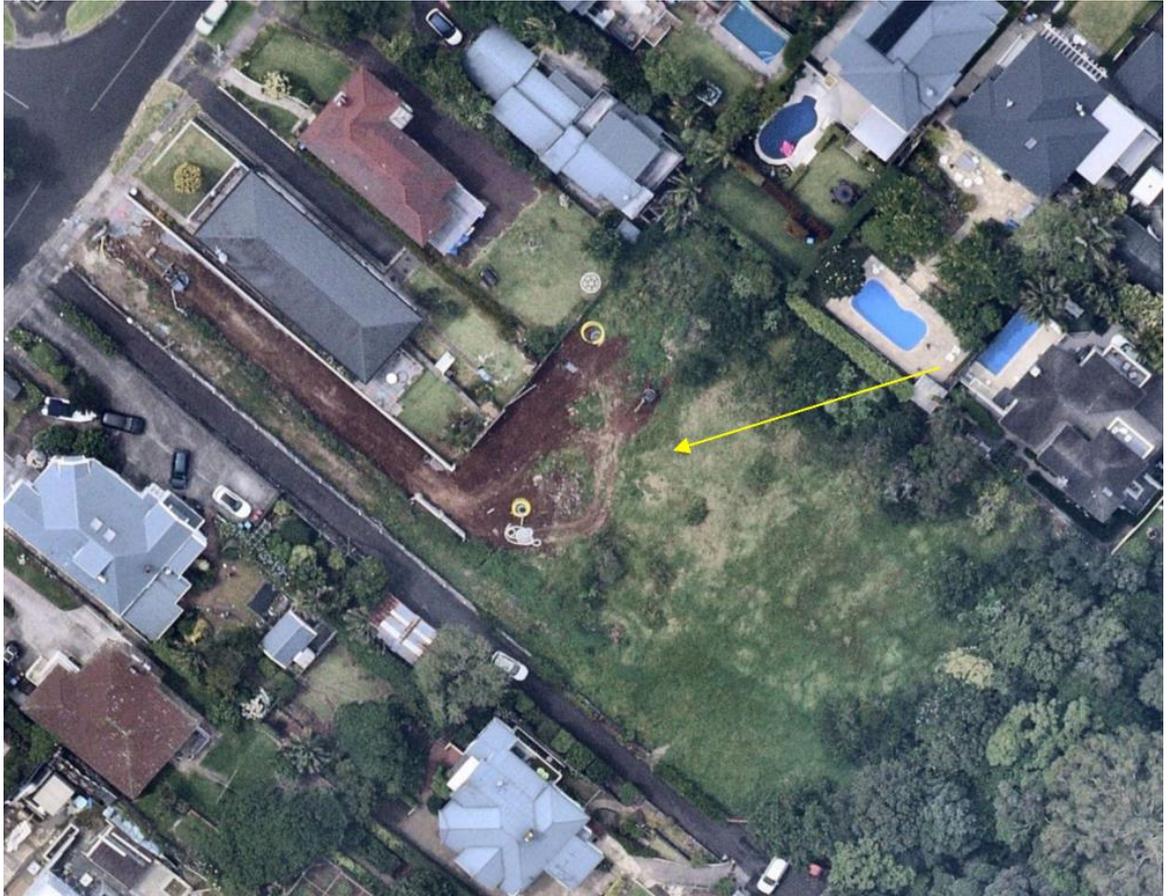
**Figure 19. Aerial photograph dated 1980 (Crown 8772 M 2) with the Project Area indicated by arrow (source from: <http://retrolens.nz> and licensed by LINZ CC-BY 3.0)**



**Figure 20. Aerial photograph dated 2006 with the Project Area indicated by arrow (source; Auckland Council GeoMaps)**



**Figure 21. Aerial photograph dated June 2023 with the Project Area indicated by arrow (source; 2025 Nearmap, HERE)**



**Figure 22. Aerial photograph dated January 2024 with the Project Area indicated by arrow (source; 2025 Nearmap, HERE)**



**Figure 23. Aerial photograph dated April 2024 with the Project Area indicated by arrow (source; 2025 Nearmap, HERE)**

## ARCHAEOLOGICAL BACKGROUND

### Recorded Archaeological Sites

The Project Area does not contain any recorded archaeological sites; however, it is located in proximity to the scheduled extent of place of AUP OP ID:1576 (Category A\*) Mount Albert/Ōwairaka Pā, also recorded as NZAA site R11/20 and Auckland Council CHI:11639 (see Figure 24). The site is scheduled as a place of Māori interest or significance and additional rules for archaeological sites and features apply. The site has been modified through quarrying (which destroyed many of the terraces formerly situated on the higher slopes) and installation of a water tank as well as accessways, walking tracks and other public amenities have also impacted on the archaeological features. In 1980, however, it was noted that terraces, pits and stone walls could still be observed along the northern, eastern and southern slopes and remains of pits and terraces could be identified on the highest point (Auckland Council CHI Record).

The closest recorded archaeological site to the Project Area is R11/2735 (shell midden) which is located in the northern part of 20 Summit Drive which borders the Project Area to the northwest (see Figure 24 and Table 1 for sites recorded in the vicinity). The shell midden was identified under the lawn when the driveway was cut back for installation of a retaining wall. It was noted in the site record form (SRF) that there was no evidence of the midden on the ground surface; however, subsurface remains were expected to have survived. The site is also included on the Auckland Council CHI, ref: 22059. Two additional shell midden sites have also been identified in the general vicinity (within c.400m). R11/3069 (CHI:22060) is located c.320m to the southeast of the Project Area at 4D Ruarangi Road. The site was originally recorded as a shell midden identified during works for a new garage; however, the site record has been deactivated as the shell was determined to have been redeposited. R11/3031 (CHI:20407) is located c.390m to the south of the Project Area. It is recorded as a shell midden consisting mostly of cockle with one *Dosinia* sp. shell identified. It was noted to be c.2m in length and 10-14cm thick. It was identified during earthworks for house construction.

### Information from Previous Surveys

A survey of the property bordering the Project Area to the south at 24 Summit Drive was undertaken as part of an archaeological assessment in advance of residential development (Dawson et al. 2018). The survey did not identify any archaeological features or deposits. It was noted, however, that much of the property was covered by thick grass obscuring the ground surface. The findings of the assessment recommended that an authority be applied for in advance of earthworks as the possibility of encountering unrecorded subsurface archaeological remains during development was considered possible. As such, an Authority was applied for and granted, i.e. Authority no. 2018/602 granted on 26 April 2018. As no works were carried out on the property within the period of the Authority, no monitoring or investigation was carried out under the authority.

### Archaeological Landscape

As noted above there are no recorded archaeological sites in the Project Area, but sites have been recorded in the general vicinity and are related to the settlement and activities at Ōwairaka/Mount Albert. These sites are representative of the broader archaeological

landscape, of which the Project Area is a part. This landscape would have once surrounded the volcanic cone and continued over to the volcanic fields to the north and west and also towards Oakley Creek to the west, which was an important transport route and area rich in natural resources. In addition, the land between the creek and the volcanic cone would have contained rich volcanic soils which would have been extensively gardened. As noted by Bulmer, urban development in the area around Ōwairaka/Mount Albert occurred before any archaeological investigations could be undertaken, but as also noted by Bulmer, walled gardens similar to those at Wiri were observed during the 1930s (Bulmer 1994:13). As the Project Area has not been developed, archaeological features, if present, are likely to have survived and could add to our understanding of this archaeological landscape.

## Other Historic Heritage Sites

There are two additional historic heritage sites included on the Auckland Council CHI, in addition to the archaeological sites described above (Figure 24 and Table 1). The first of these is CHI:3168, which is also scheduled in Schedule 14.1 Historic Heritage on the AUP OP (ID: 1874), and is an historic residence located c.20m from the driveway entrance of the properties in the Project Area on the opposite side of Summit Drive. The other is an historic botanical site (CHI:12838), a Pohutukawa located along the Summit Drive frontage at 29 Stilwell Road which is also included in the AUP OP Schedule of Notable Trees (ID:254).

The Project Area is located within the Special Character Area Mt Albert residential Isthmus C in Schedule 15 Special Character in the AUP OP. The overlay represents an early period of residential development in Auckland City along with three other special character overlays also situated around the slopes of Maunga at Mount Hobson/Ōhinerau, Mount St John/ Te Kōpuke/Tītīkōpuka and Mt Roskill/Puketāpapa/ Pukewīwī. The special character areas contain a diverse range of residential properties and styles dating from the late 19th to early 20th century.

**Table 1. Brief description of archaeological and other historic heritage sites in proximity to the project Area (note – the Project Area is located within the Special Character Area – Mt Albert Isthmus C)**

NZAA Ref	CHI No. (AUP OP)	Site Type	Description	NZTM Easting	NZTM Northing
R11/20	11639 (ID:01576)	Pā	Pā on volcanic cone with pits, terraces, midden and stone walls. Ōwairaka Pā	1753274	5915795
R11/2735	22059	Midden/ Oven	Thin lens (cockle) in residential garden	1753128	5915940
R11/3031	20407	Midden/ Oven	Mostly cockle (c.2 m long and 10-14 cm thick)	1753161	5915668
R11/3069	22060	Midden/ Oven	Redeposited cockle on edge of steep scarp mixed with scoria	1753495	5915945
-----	3168 (ID:01874)	Historic Structure	Historic Residence at 29 Stilwell Road	1753074	5916112
-----	12838 (ID:254)	Historic Botanical Site	Pohutukawa located at 29 Stilwell Road	1753104	5916116

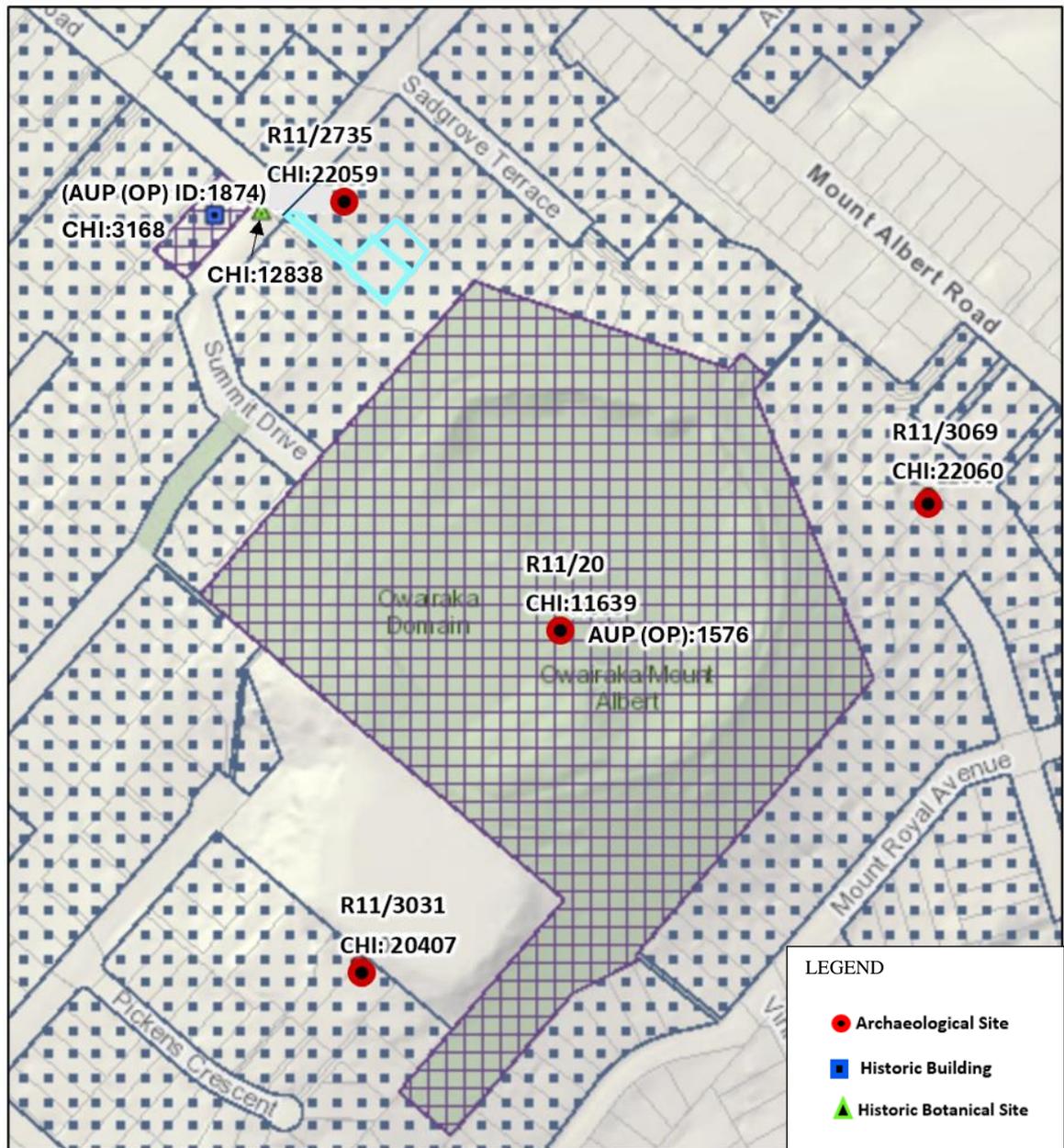


Figure 24. Map showing the archaeological and other historic heritage sites in the vicinity of the Project Area which is outlined in turquoise; purple hashed area represents extent of place of Ōwairaka Pā and blue squares the Special Character Area surrounding the pā (source: Auckland Council GeoMaps)

## PHYSICAL ENVIRONMENT

### Topography, Vegetation and Previous Modifications

The Project Area is situated on the slopes of Ōwairaka/Mt Albert at elevations between approximately 88m to just below 80m ASL, sloping down to the northeast, as can be seen on the contour map in Figure 25. The aerial photographs reviewed for this assessment show the Project Area as having been for the most part grassed over with trees along the boundaries (Figure 15Figure 20), apart from the southeast boundary with the property at 24 Summit Drive, where there does not appear to have been any trees or fencing separating the lots. The land at the western portions of both 22 and 22A Summit Drive has been modified by earthworks and the construction of a shared driveway, retaining wall and services.



Figure 25. Map with contours with the Project Area properties outlined in yellow (source: Auckland Council GeoMaps)

### Geology and Geomorphology

Owairaka/Mount Albert is part of the Auckland Volcanic Field. There are around 50 volcanoes identified within the field, although continuing research suggests that this number may need to be increased (Hayward et al. 2011: 11). The original cone of Mount Albert rose to approximately 500 feet (152m) but was reduced to 442 feet (135m) by extensive quarrying; scoria and lava mounds were also present at lower levels (Searle 1962:208). Pahoehoe lava flowed from the volcano, which was situated on a pre-volcanic ridge, into the valleys on both sides and extended out in an apron over c.4 km<sup>2</sup> (Kermode

1994: 17). There is also abundant ash over both volcanic and sedimentary surfaces to the south and east of the cone.

It has been noted that some of the volcanoes of the Auckland Volcanic Field have associated lava caves (tubes). Three lava caves in the vicinity of the Project Area are included in Schedule 6 Outstanding Natural Features in the AUP OP. The closest is Mount Royal Lava Cave (AUP OP ID:114) located c.490m to the south. The New North Road Lava Cave (AUP OP ID:126) is located c.608m to the west and the third, the Kitenui Avenue Lava Cave (AUP OP ID:68), is located c.660m to the north-northeast. The locations of the lava tubes are shown in Figure 26. The Project Area is also located within the boundaries of the Outstanding Natural Features place Mt Albert (AUP OP ID:108).

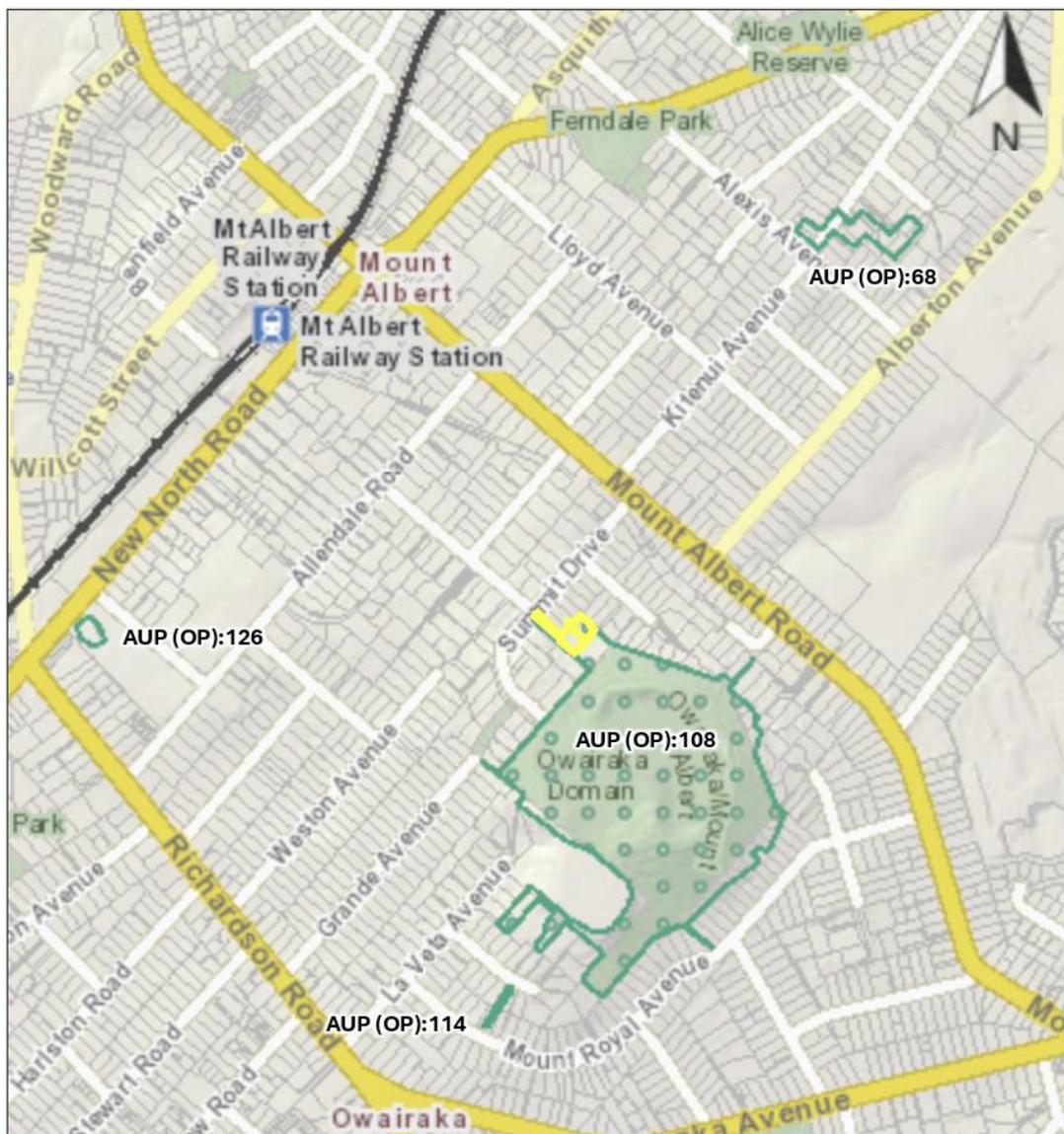


Figure 26. Map showing the locations of the places included on the outstanding natural features overlay of the AUP OP in relation to the Project Area, which is outlined in yellow (source: Auckland Council GeoMaps)

## FIELD ASSESSMENT

### Field Survey Results

The Project Area was surveyed on 7 October by Doug Gaylard. The properties were accessed via the driveway that had been cut into the slope. The Project Area was observed to be covered by thick kikuyu grass and scrubby vegetation which obscured much of the ground surface, with the northwestern area also covered by thicker scrubby undergrowth and some small trees (see photographs in Figure 27 - Figure 30). Any areas where the ground surface was visible were scanned for evidence of shell which could indicate the presence of shell midden. Although no evidence was able to be found, it is considered possible that remnant midden deposits could be present, but not able to be identified under the thick vegetation. Probing was carried out across the Project Area, and it was noted that the soil showed a consistent pattern of moderate compaction with frequent rocks present. Two test pits were opened in the central part of the property with locations shown in Figure 31. Test pit 1 (TP1) was located at coordinates E1753169 N5916081 +-4m and test pit (TP2) was located at coordinates E1753185 N5916096 +-4m. Both test pits showed a fine silty reddish-brown topsoil and subsoil, and both were excavated to 20cm below surface with the subsoil continuing (a detail photograph of test pit 1 is shown in Figure 32; the photograph of test pit 2 was not able to be used). Overall, the results of the probing and test pitting indicated that the Project Area has been subject to some prior modifications to the upper soil levels with removal of topsoil possible in places, but with no evidence of any major earthworks having taken place beyond the construction of the shared driveway, retaining walls and services

It is noted that the properties around the Project Area historically contained stone walls to separate property boundaries and paddocks. This was common in the Ōwairaka area due to the high instance of scoria present in the ground, which needed to be cleared for agricultural uses and, as a material that was close to hand, was utilised for such purposes. During the survey at 24 Summit Drive (Dawson et al. 2018), which is the adjacent lot to the southeast of the Project Area, a section of scoria wall that had been partially deconstructed for insertion of a brick wall on top of it was noted along its southwestern boundary. The date of the wall is considered most likely to be associated with the subdivision of the properties in the area which occurred from 1911. A pile of scoria stones that were considered to possibly be associated with the deconstruction of the wall mentioned above or from earlier land clearance was also noted. The Project Area properties were scanned for the presence of any evidence of stone walls, but none was identified. It was noted that there was no fence separating the Project Area from 24 Summit Drive, although a line of wooden stakes was noted which could indicated the boundary between the properties (shown in Figure 29). The fences separating the property boundary to the northwest (bordering 20 and 18A and 16 Summit Drive) consisted of modern wooden fencing and the northeast boundary with 1 and 3A Sadgrove Terrace also contained a modern wooden fence.



**Figure 27. Photograph showing the general view of the Project Area, looking northeast**



**Figure 28. Photograph showing the general view of the Project Area, looking northwest**



**Figure 29. Photograph showing the view looking south towards the Ōwairaka/Mt Albert Domain with a thick stand of trees screening the Project Area from the Domain along the top of the photograph; stakes possibly indicating the boundary between the Project Area and 24 Summit Drive are indicated by arrows**



**Figure 30, Photograph showing the thick vegetation on the northeast part of the Project Area, looking northeast**



**Figure 31. Aerial plan showing the locations of the two test pits undertaken during the survey for this assessment**



**Figure 32. Photograph showing detail of test pit (TP1) – note the photograph of test pit 2 did not turn out and was not able to be used**

## DISCUSSION AND CONCLUSIONS

### Summary of Results

No archaeological sites had been previously recorded in the Project Area, and none were identified as a result of the survey for this assessment. The properties in the Project Area are located on the lower slopes of the Ōwairaka/Mt Albert volcanic cone, separated from the domain by the adjacent property at 24 Summit Drive. The proximity of the Project Area to the Maunga and the presence of sites previously identified in properties in the general area indicate the possibility that unrecorded subsurface archaeological remains associated with Māori occupation and settlement, particularly shell midden, may be present in the Project Area but were not detected during the survey.

The historic research indicates that the property was part of a suburban farm during the 19th century through to 1911, when subdivision of the farm began. There is no evidence that the Project Area contained any pre-1900 buildings or structures and no stone walls were identified on the property. As such, the potential for encountering archaeological remains associated with early European settlement is considered to be low.

### Māori Cultural Values

This is an assessment of archaeological values and does not include an assessment of effects on 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.

The historical association of the general area with the tangata whenua is evident from the recorded sites, traditional histories and known Māori place names. Ōwairaka Pā is a place of significance to Māori.

### 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 wahi tapu and other sites of traditional significance to Māori, especially where these have no physical remains.

The Project Area was covered by thick grass and scrubby undergrowth obscuring the ground surface over much of the surveyed area.

### Archaeological Value and Significance

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 and traditional values.

No archaeological sites have been previously recorded in the Project Area, and none were identified as a result of this assessment. The Project Area therefore has no known archaeological value or significance, but its location close to Ōwairaka Pā indicates that there is some potential for unidentified subsurface archaeological remains associated with Māori occupation and settlement to be present, particularly in the form of shell midden. If so, any remains would have the potential to provide information relating to the history of Ōwairaka and the broader archaeological landscape of the Auckland region.

## **Effects of the Proposal**

The earthworks required for the proposed residential development will likely require cuts of between approximately 1 to 1.5m for the construction of new buildings at both properties with the preliminary concept locations of the building platforms shown in Figure 33. It is anticipated that planted landscaping works will also take place in the area around the building platforms which will consist of removal of the existing tall grass and scrubby vegetation and providing replacement planting with native species.

No archaeological sites have been recorded in the Project Area and the proposed works will have no known effects on archaeological remains. However, the close proximity of the Project Area to Ōwairaka Pā would indicate that it is possible that unrecorded subsurface remains may be encountered during the development, particularly in the form of shell midden. As such it is recommended that an Authority is applied for prior to the start of earthworks as a precaution so that potential delays can be avoided should sites be exposed. It is recommended that the preliminary earthworks for the construction of the building platforms as shown by the areas outlined in black in Figure 33 are monitored by an archaeologist to establish whether any archaeological remains are present. It is also recommended that the vegetation clearance and planting for landscaping works in the remainder of the Project Area is monitored by an archaeologist.

Any archaeological remains exposed during development are unlikely to be extensive and would most likely be in the form of shell midden. The adverse effects of any impacts on unidentified subsurface archaeological remains exposed during development should be mitigated through archaeological investigation and recording to recover information relating to the history of the area.

In terms of wider effects on the adjacent Ōwairaka/Mt Albert Domain, the proposed development is unlikely to have any significant adverse effects. There is a screen of mature trees between the Project Area and the domain, and future development of the lots would be consistent with the existing area of residential housing in the vicinity of the domain.

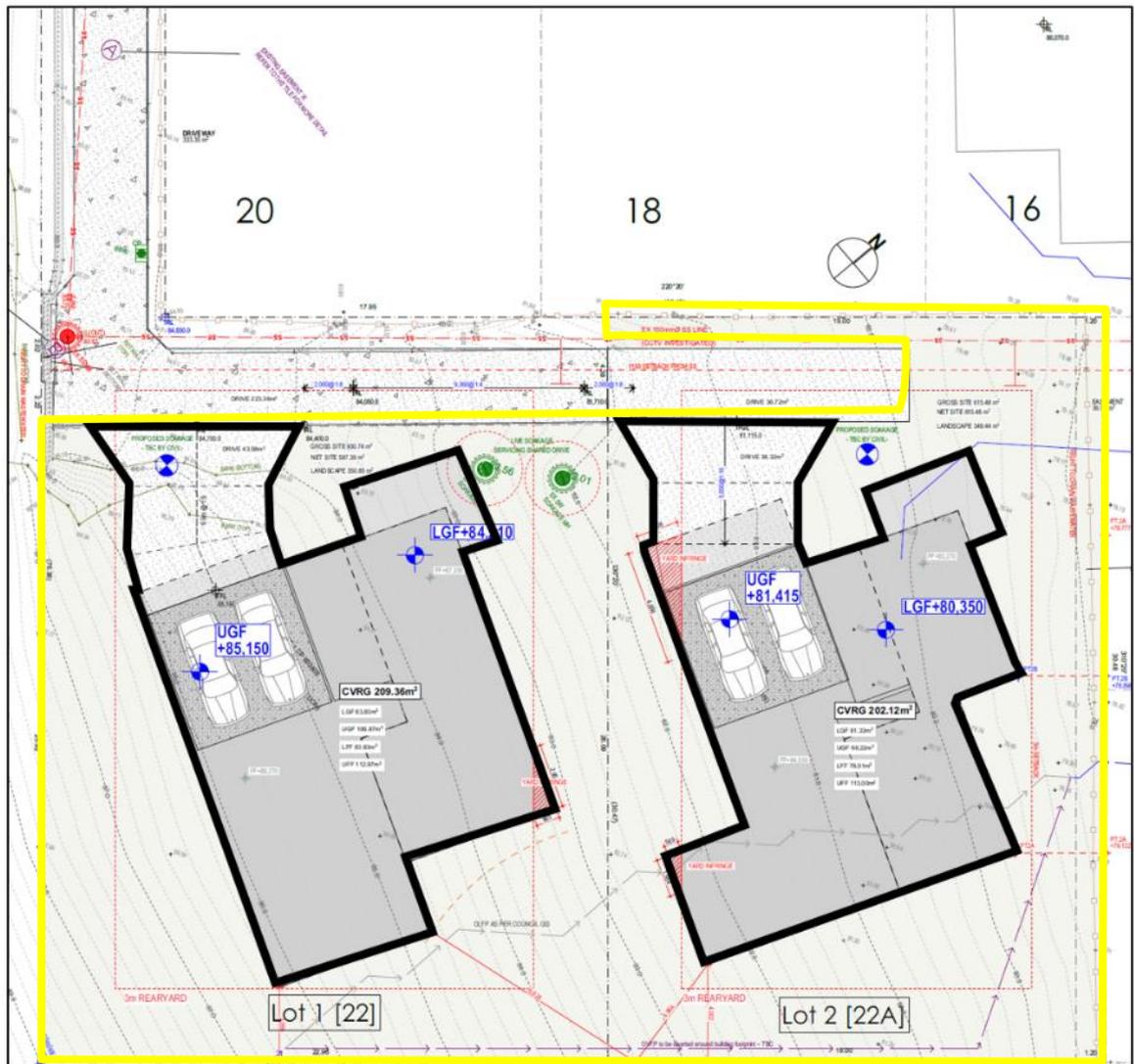


Figure 33. Layout plan with the house platforms that will cut of between 1-1.5m shaded outlined in black with the areas proposed for landscaping outlined in yellow (source: 10 X 10 Architects)

## 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 provisions of the RMA. There are no scheduled sites in the Project Area, but it is in proximity to a scheduled Historic Heritage Place (AUP OP Schedule 14.1: ID 1576 – Mount Albert/Ōwairaka Volcanic Cone Pā). The schedule notes that the site is also a place of Māori interest or significance.

This assessment has established that the proposed residential development will not affect any known archaeological remains but has some potential to expose unidentified subsurface remains relating to Māori occupation and settlement. If resource consent is granted, conditions are recommended requiring archaeological monitoring of the black outlined areas for building platforms and for landscaping in the yellow outlined area shown in Figure 33, to identify if any archaeological remains are present. It is also recommended that an advice note regarding the provisions of the HNZPTA is included, as an Authority under that Act would be required for any modification and investigation of archaeological remains.

Overall, the proposed development is not considered to have any adverse heritage landscape or visual effects on the scheduled historic place Mount Albert/Ōwairaka Volcanic Cone Pā, as it would be well screened by existing mature trees along the border of the Ōwairaka Domain and would be consistent with the existing residential housing adjacent to the domain.

In the absence of specific consent conditions or an Authority under the HNZPTA, the Accidental Discovery Rule (E12.6.1) set out in the AUP OP would apply if previously unidentified archaeological remains are exposed. These require that 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.

As noted earlier, lava caves have been identified around Ōwairaka/Mount Albert, with the closest one to the Project Area being the Mt Royal Lava Cave approximately 490m to the south. If any such caves are identified during the earthworks, the Accidental Discovery

Rule E12.6.1, which applies to lava caves greater than 1m in diameter on any axis, must be complied with. The project archaeologist should also be notified. If the feature can be safely accessed, it should be inspected for the presence of archaeological remains.

## 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),<sup>15</sup> –

(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).<sup>16</sup>

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 hapu 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 the presence, extent and nature of a site or suspected site.

While no known archaeological sites will be affected by the proposed works, it is considered possible that unidentified subsurface archaeological remains may be exposed during development, and if so would be modified or destroyed. If any sites are exposed during development the provisions of the HNZPTA must be complied with.

To avoid any delays should unidentified subsurface features be exposed by the future development works, consideration could be given to applying for an authority under Section 44(a) of the HNZPTA to cover all works undertaken for this project, as a precaution. This should be obtained before any earthworks are carried out. The conditions of the authority are likely to include archaeological monitoring of preliminary earthworks, and procedures for recording any archaeological evidence before it is modified or destroyed. This approach would have the advantage of allowing any archaeology

<sup>15</sup> Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished.

<sup>16</sup> 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.

uncovered during the development of the property to be dealt with immediately, avoiding delays while an Authority is applied for and processed.

## **Conclusions**

There are no previously recorded archaeological sites in the Project Area, nor were any identified in this assessment. It is noted that while the subject land has been used for agriculture, and modified by way of earthworks and construction to form the shared access and servicing for the two properties, the property has never been built on, and is located on the lower slopes of Ōwairaka/Mount Albert, a significant volcanic cone pā. As such, it is considered that there is the potential for unidentified subsurface archaeological remains relating to Māori occupation and settlement to be exposed during future residential development, particularly in the form of shell midden. As such, it is recommended that an Archaeological Authority is sought from Heritage New Zealand prior to any earthworks on the property being carried out.

## RECOMMENDATIONS

- There should be no major constraints on the proposed development on archaeological grounds, as no known archaeological sites will be affected, and the possibility that archaeological remains may be present can be appropriately mitigated through the provisions of the HNZPTA.
- Because it is possible that subsurface archaeological features will be exposed during development, an Authority should be applied for under Section 44(a) of the HNZPTA as a precaution prior to the start of earthworks. This would establish appropriate procedures for the management of any archaeological remains discovered, reducing the potential for delays during the development process.
- Preliminary earthworks for the building platforms as shown by the black outlined areas in Figure 33 should be monitored by an archaeologist to establish whether any archaeological sites are present.
- Vegetation clearance and planting in the remainder of the Project Area (outlined in yellow in Figure 33) should be monitored by an archaeologist to establish if any archaeological sites are present.
- Any archaeological remains affected by the development should be avoided if possible, or investigated, recorded and sampled in accordance with the conditions of an Authority issued by Heritage NZ.
- If no authority has been obtained and subsurface archaeological evidence should be unearthed during construction (e.g. intact shell midden, hangi, storage pits relating to Māori occupation, or cobbled floors, brick or stone wall 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 notification to the Auckland Council, Heritage NZ, Mana Whenua and (in the case of human remains) the NZ Police, who will determine the actions required.
- If lava caves are exposed during development, the Accidental Discovery Rule (section E.12.6.1 of the AUP OP) will apply and the project archaeologist should be informed in addition to the other parties specified.
- Since archaeological survey cannot always detect sites of traditional significance to Māori, such as wāhi tapu, and because Ōwairaka Pā is a place of significance to Māori, the tangata whenua should be consulted regarding the proposed development (this will also be a requirement of the Authority application).

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