

**ARCHAEOLOGICAL SURVEY  
AND ASSESSMENT OF EFFECTS**

**PROPOSED  
MOUNT MAUNGANUI  
CAMPGROUND UPGRADE**

**Prepared by**

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## **INTRODUCTION**

### **Project Background**

This field inspection and report was commissioned by Beca Planning in order to determine if archaeological resources are affected by the proposed Mt Maunganui Campground Upgrade.

The camp ground is located within Section 19 Block VI Tauranga Survey situated at the eastern foot of Mauao. Tauranga City Council proposes to improve facilities within the camp ground including a new amenity block in the Ocean camp, a refurbished harbour camp amenity building and upgrading the infrastructure throughout the holiday park. A complex of cabins will also be installed on the seaward side of the eastern spur.

### **Historic Places Act**

An archaeological site, as defined by the Historic Places Act 1993, 2(a)(i) and 2(b) is, “any place in New Zealand that was associated with human activity that occurred before 1900: and is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand”. Archaeological sites may not be destroyed damaged or modified except pursuant to an authority granted under section 14 of the Historic Places Act.

### **Constraints and Limitations**

This report deals specifically with the identification of physical evidence relating to pre 1900 human activity that can be investigated using archaeological methodology. An assessment of the cultural significance of an area can only be competently made by the affected tangata whenua. It should be noted that an assessment of cultural significance might not necessarily correlate with an assessment of archaeological significance.

### **Methodology**

Prior to the archaeological survey the records of the New Zealand Archaeological Association (NZAA) were consulted to determine whether any archaeological sites had previously been recorded on or in the immediate vicinity of the property. Early plans and archaeological reports relating to the affected area were also reviewed.

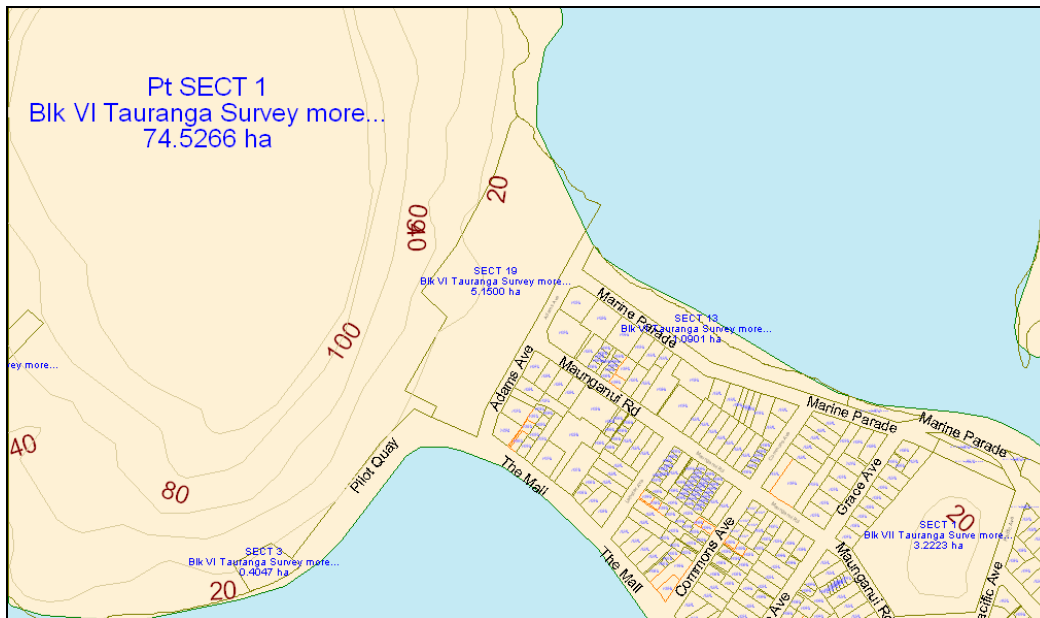
An archaeological survey of property was carried out by Ken Phillips in 2008. The survey focused on identifying evidence for the presence of intact archaeological sites. The ground surface was examined for evidence of former occupation (in the form of shell midden, depressions, terracing or other unusual formations within the landscape, or indications of 19th century European settlement remains). Subsurface testing was limited to the examination of disturbed soils and soil profiles exposed in cuttings for evidence of earlier settlement, and an understanding of the local stratigraphy. Sites were photographed and GPS readings taken where possible.



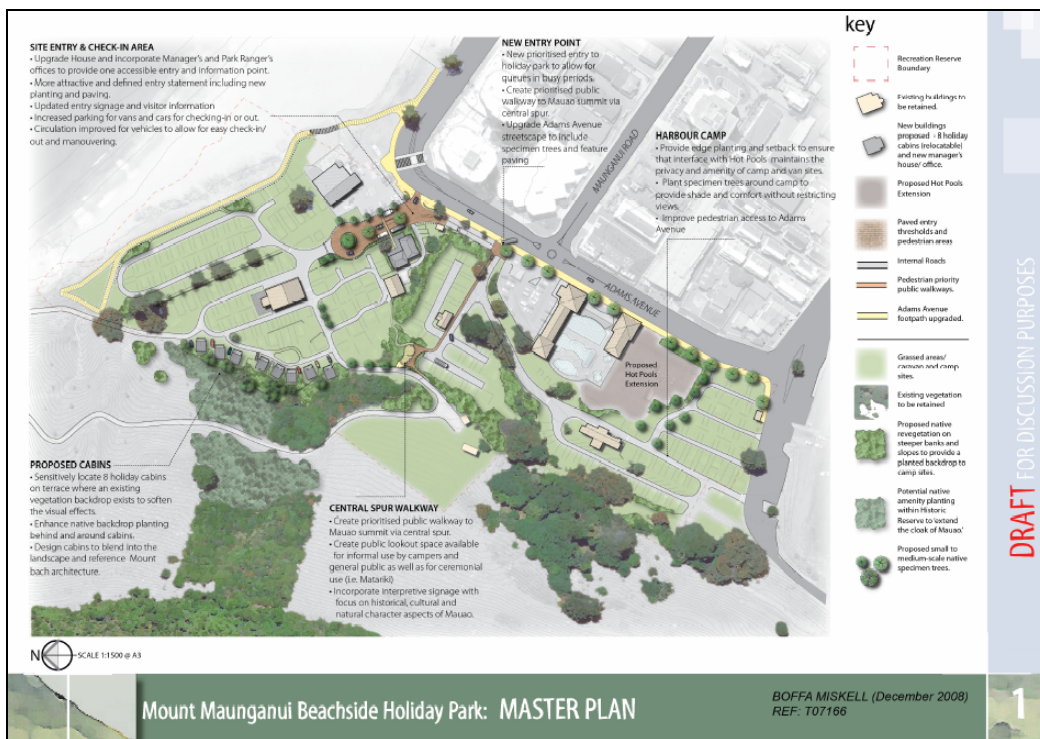
Figure 1. Part Topographic Map Sheet U14 showing the approximate location of the camp grounds.



Figure 2. Aerial photo showing the approximate location and extent of the study area.



**Figure 3. Cadastral plan showing the location and extent of Section 19 Block VI Tauranga Survey.**



**Figure 4. 'Master Plan Mount Maunganui Beachside Holiday Park.**



**Figure 5. Aerial photo showing proposed location of cabins and service roads.**

## RESULTS

### Previous Archaeological Studies

The history and archaeology of Mauao and surrounding land has been presented in a number of reports.<sup>1</sup> Most recently a detailed archaeological survey of Mauao was carried out by Phillips in 2003. Phillips describes the natural environment and the archaeological resource on Mauao including features in the immediate vicinity of the campground.

Phillips writes that ‘The significance of the archaeological resource on Mauao cannot be overemphasised. It is unique for its size, antiquity and spatial complexity and constitutes one of the most important archaeological landscapes in New Zealand. The archaeological significance is derived not from any specific pa or terrace complex but from the relationship of collective components and intervening spaces that constitute the archaeological cultural landscape. The spatial organisation of archaeological features on Mauao suggests a high level of social and political organisation over a long period of time.’<sup>2</sup>

### Prehistoric Archaeology

#### *The Eastern Spur*

Volumes of shell midden eroding around the margins of the eastern spur extending into the campgrounds suggest this was a significant component of the prehistoric Maori settlement on Mauao. Post European modification including the construction of the Pilot house and subsequent levelling and terracing during the development of the camp ground has modified the original contour on the top of the spur and any prehistoric features such as pits and terraces have likely been damaged destroyed or buried. The original contour of the spur is visible in several early photos which show a consistent slope angle rising from the distal end of the spur to the old farm shed (Figure. 5) where large occupation terraces survive (Figure 3). The slope would have been an ideal location for occupation and cultivation and it is probable that the occupation terraces within the stock yards formed the upper features of a flight of terraces descending the spur.

There are extensive shell deposits exposed in level camp sites on the spur, however, much of this material appears to have been introduced to the site during the establishment of the camp ground. A large amount of shell was quarried from midden on the southern side of Mauao during the establishment of the camp and the base track. Consequently the camp site shell has cultural inclusions but as it is no longer in its primary context it has limited or no archaeological value. Shell eroding around the margins of the spur may represent insitu deposits relating to prehistoric occupation on the spur, however, subsurface investigation is required in order to clarify its archaeological integrity.

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<sup>1</sup> The Mount Management Plan 1980, Mauao Management Plan 1998.

<sup>2</sup> Phillips 2003:28



**Figure 6.** Aerial photo showing the location of recorded midden and terraces above the camp grounds and midden extending around the perimeter of the eastern spur indicated by the green line.



**Figure 7.** Early oblique aerial photo showing the eastern face of Mauao and possible early contouring of the eastern spur (arrowed)



**Figure 8.** Midden eroding down a southern scarp at the eastern end of the spur immediately below camp site 18.



**Figure 9.** Heavily modified section of the eastern spur showing road cutting and terracing for camp site 18 - 21 and location of eroding midden (arrowed).



**Figure 10.** View looking north showing location of large midden eroding down the south western face of the eastern spur in the vicinity of camp site 61.



**Figure 11.** View looking south showing the upper cut and fill terrace forming camp sites 2, 3, 4, 5, & 6.



**Figure 12.** View looking east down the eastern spur from the occupation terraces within the stock yards.



**Figure 13.** View of camp sites 18-21 where the first and second Pilot houses were probably located.

### *The Lower Camp Grounds*

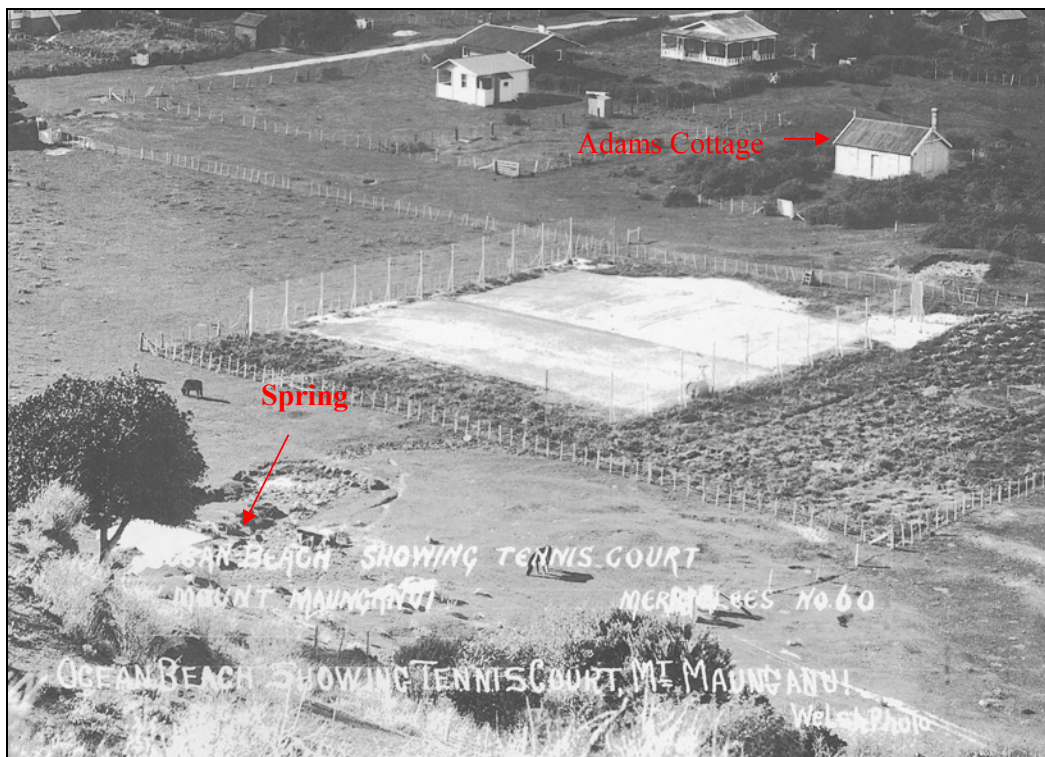
Land now occupied by the Hot Pools and lower camp sites has been modified by contouring for early 20<sup>th</sup> Century recreational facilities and more recently Hot Pool and Camp Ground development. In prehistory the area comprised a relatively level landscape with fertile coluvial soils and a prolific fresh water spring on the southern side of the eastern spur.

Archaic sites possibly dating to the 14<sup>th</sup> Century have been identified along Pilot Bay and it is probable that the soils and spring within the camp ground provided an ideal environment for very early human settlement.

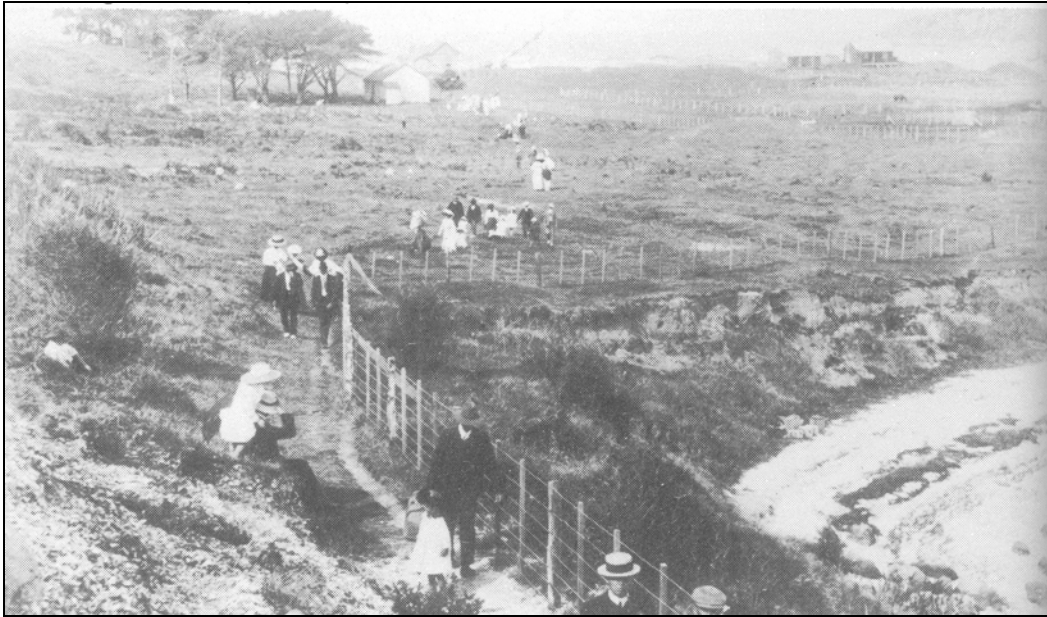
The extent to which 20<sup>th</sup> Century development has damaged destroyed or obscured the prehistoric archaeological resource in this area can only be established by extensive subsurface investigation. Early 20<sup>th</sup> Century recreational developments including bowling greens and tennis courts probably damaged or destroyed surface archaeology such as midden mounds and stone features but may have buried and preserved more substantial subsurface archaeology.

More recent developments such as the excavation of the hot water pools carried out in the mid 1960s and cut and fill terracing carried out to form level camp sites has had a greater impact on the subsurface archaeological resource.

Prehistoric archaeological features within the property are considered components parts of the Mauao cultural / archaeological landscape recorded as U14/3118.



**Figure 14.** Early photo taken following the construction of the tennis court opposite the Adams cottage showing the spring.



**Figure 15.** Photo taken in the early late 1800s showing the southern end of the camp ground before the construction of Bowling greens and tennis courts. Rising ground from centre to left of picture was extensively terraced for camp sites in the mid 20<sup>th</sup> Century.



**Figure 16.** Terraced camp sites at the southern end of the camping ground.



**Figure 17.** Level ground where the bowling green and tennis courts were located in the early 20<sup>th</sup> Century.



**Figure 18.** Camp sites on the northern side of the eastern spur showing limited contouring.



**Figure 19.** Excavation of hot pools has probably destroyed subsurface archaeology.

## Historic Archaeology

### *The Pilot Houses*

The first Pilot House was constructed in 1866 – 1867 on a prominent spur extending east from the base of Mauao and the boundaries of the 2 acre Pilot Reserve within the Waikorere Block were surveyed in 1868<sup>3</sup> and Gazetted in 1889<sup>4</sup>.

According to the dairies of Thomas Carmichael, Pilot & Harbour Master appointed in 1864,<sup>5</sup> the first Pilot House was poorly constructed from inferior materials. Notable features included shell paths and an encircling ditch. The function of the ditch is unclear but may have been used for drainage or as a livestock barrier or possibly represents a remnant of a prehistoric archaeological feature.

The first cottage appears to have been replaced in the mid 1870s by Captain Marks. This second cottage survived up until the late 1960s and appears in a number of early photos taken of Mt Maunganui. The cottage was oriented to the south with views from the veranda along Pilots Bay towards Te Papa. Several photos taken in the 1920s show a large *Macrocarpa* tree growing on the south-western side of the cottage.

A third cottage was constructed within the Pilot Reserve for Captain Marks' eldest son Hannibal in 1874 or 1879 in the general vicinity of the swimming pool complex car park and directly Opposite the western end of Maunganui Road. The house was demolished in 1964 and the area turned into a car park.

The first survey plan to illustrate the location of the second and third Pilot Reserve Houses was produced in 1941 (SO 31354). The plan also illustrates 'very old post & wire fences' extending along the reserve boundaries and two additional dwellings, outbuildings and Clarke's Store. The date of construction of the additional dwellings and store is not known but was likely in the early 20<sup>th</sup> Century.

While there are no visible archaeological features identifying the location of the pre 1900 cottages, buried subsurface features may survive on the spur and within the Hot Pools car park. Archaeological features may include building foundations, rubbish pits and evidence of out buildings. Such features can provide significant archaeological information relating to living conditions of the first European residents at Mount Maunganui.

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<sup>3</sup> ML 442

<sup>4</sup> P.881

<sup>5</sup> Musgrave 1989:15

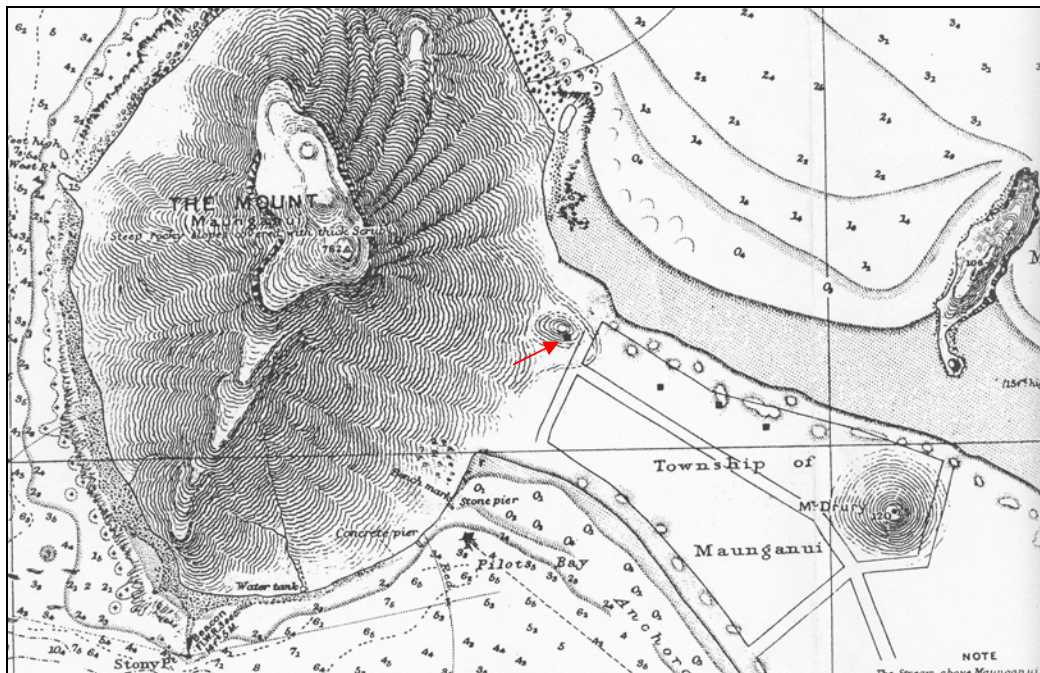


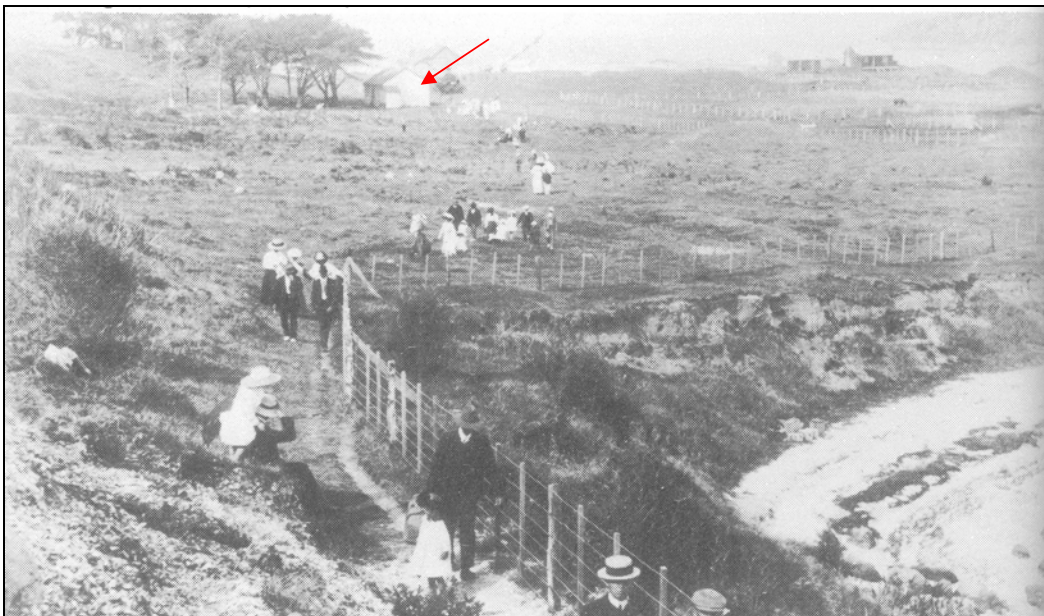
Figure 20. Early maritime plan (1880s) showing the eastern spur and location of the first Pilot House (arrowed).



Figure 21. Early 20<sup>th</sup> Century photo (c.1920s) showing the location of the second Pilot House built in the 1870s viewed from the north. Note the contour of the spur extending upslope to the north west.



**Figure 22. Photo taken in the early 20<sup>th</sup> Century (c.1920s) showing the second Pilot House on the eastern spur viewed from the south east.**



**Figure 23. Photo of the southern end of the camp ground the small cottage built for Captain Marks' eldest son Hannibal in 1874 or 1879.**

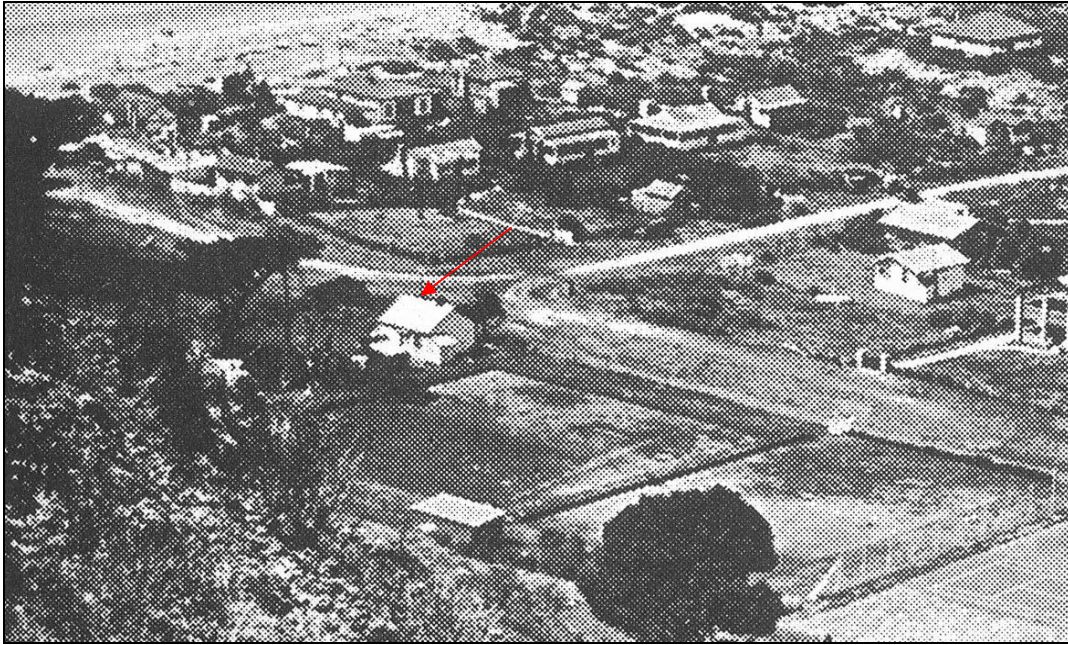


Figure 24. Photo taken in the 1920s showing the third house built in the Pilot Reserve in the late 1870s. The house is located below and to the south of the eastern spur in the vicinity of the Hot Pools car park.

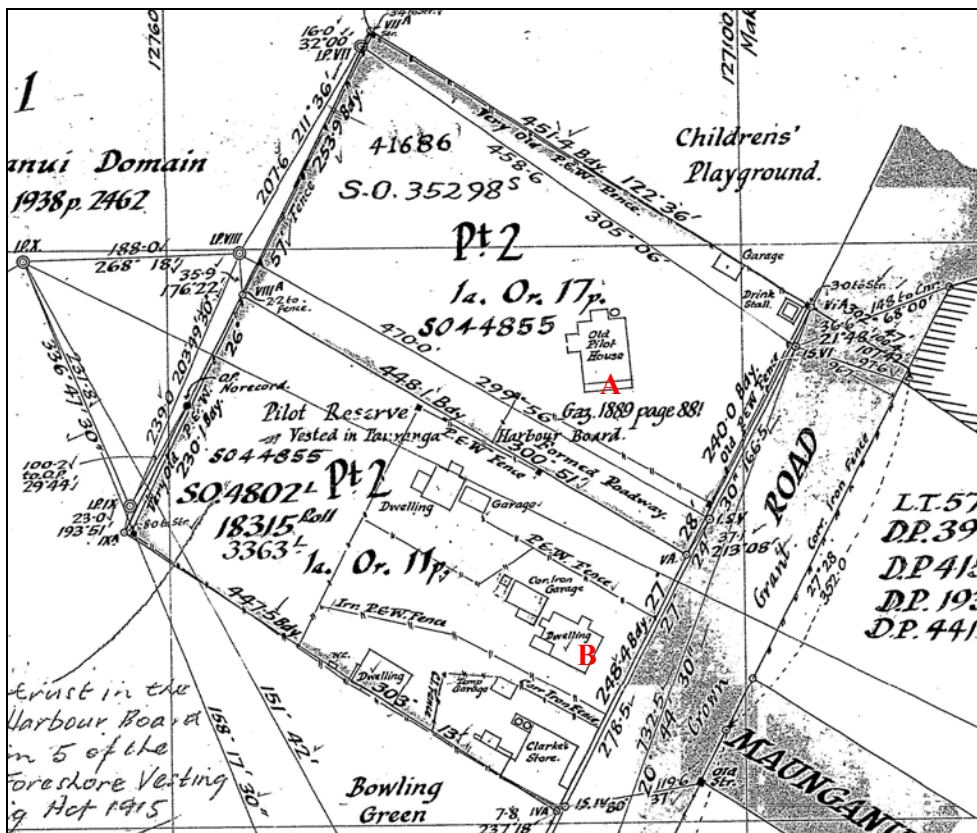


Figure 25. Survey plan SO 31354 produced in 1941 showing the second Pilot house 'A' and third house built within the reserve in the late 1870s 'B'.



Figure 26. Aerial photo showing the approximate location of the pre 1900 cottages within the Pilot Reserve.

## **DISCUSSION**

### **Summary of Results**

The results of a review of available literature and archives and a ground survey of the camping grounds indicate that the land affected by the proposed Camping Ground Upgrade potentially contains significant archaeological resources relating to pre historic Maori activity and pre 1900 historic European activity.

Post 1900 recreational developments have had an impact on the survival of the archaeological resource and many features have likely been destroyed, however, there is a reasonable probability that intact subsurface archaeological features survive in less disturbed areas and that the proposed redevelopment and upgrade projects may impact on those features.

### **General Considerations**

This report is an assessment of impact on archaeological values and does not include an assessment of Maori values. Such an assessment can only be made by the tangata whenua.

It should be noted that archaeological survey techniques based on visual inspection and minor subsurface testing cannot necessarily detect all possible subsurface archaeological features, nor identify wahi tapu and other sites of traditional significance to Maori, especially where these have no physical remains.

### **Significance**

The integrity, extent and significance of the archaeological resource within land affected by the proposed Camp Ground upgrade cannot be determined without subsurface investigation. Recreational developments of the 20<sup>th</sup> Century have significantly modified the prehistoric landscape within the property and have probably damaged, destroyed or buried archaeological features. Archaeology of Mauao and Pilot Bay includes evidence of early Polynesian settlement on the dunes extending east along Pilot Bay possibly dating back to the 14<sup>th</sup> Century, extensive occupation and cultivation on the slopes of Mauao and defended pa occupied during the early contact period. The Mount Maunganui Camping Grounds are located in the centre of this archaeological cultural landscape therefore any intact archaeology beneath the camping grounds will have high archaeological significance.

### **Assessment of Effects**

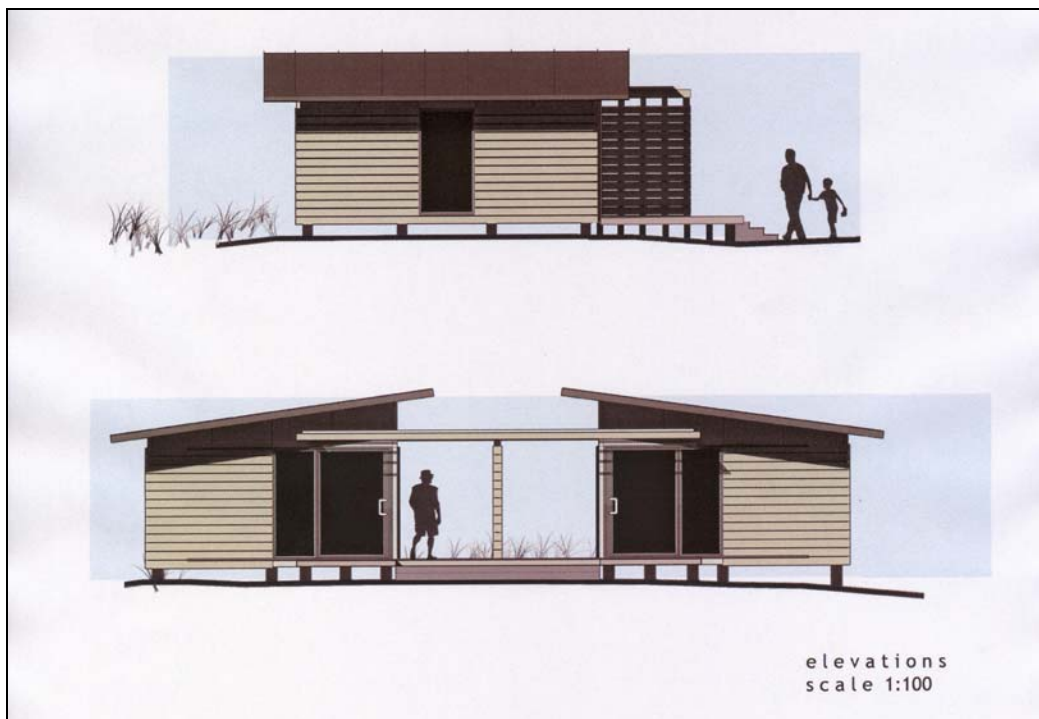
Ground disturbance associated with the Hot Pools redevelopment and the Camping ground upgrade will be significant and there is a high probability that intact subsurface archaeological features will be encountered during earthwork associated with the project.

### *Upgrading of Camp Ground Facilities*

The upgrading of camp facilities including new amenity blocks and improved Rooding will involve ground disturbance that may disturb intact subsurface archaeological features.

### *Installation of Cabins*

It is proposed to located prefabricated cabins below and on the northern side of the eastern spur. Ground disturbance associated with the cabin development will include excavation of pile foundations to support the cabins and associated trenching for utility installation. Ground disturbance associated with this work may disturb archaeology relating to the prehistoric occupation of this area.



**Figure 27. Mount Maunganui camping Ground cabins design proposal prepared by Ross Maguire Architects Ltd.**

### **Historic Places Act**

In addition to any requirements under the RMA 1991, the HPA 1993 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 the NZHPT.

An archaeological site is defined by the HPA 2(a)(i) and 2(b) as: ‘any place in New Zealand that was associated with human activity that occurred before 1900, and is or

may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand’.

Authorities to modify archaeological sites can be applied for either under Section 11, in respect to a particular site or sites, or under Section 12, for all sites that may be present within a specified area. Applications made under S12 require approval by the Maori Heritage Council of the NZHPT. The tangata whenua should be consulted regarding applications to modify or destroy archaeological sites which have Maori cultural associations.

**Note that about 4 months should be allowed for the processing of authorities, which includes a statutory stand down period of 15 working days before an authority can be exercised.**

## RECOMMENDATIONS

The following recommendations for avoidance or mitigation are provided as points of discussion between the applicant, statutory agencies and tangata whenua.

1. That an NZHPT authority to modify damage or destroy any archaeological features encountered during ground disturbance associated with the Camping Ground upgrade Project is sought under the provisions of Section 12 of the Historic Places Act 1993.
2. That any intact archaeological features encountered during the ground disturbance associated with the project are recorded in detail and sampled and analysed as appropriate.
3. That all ground disturbance associated with the Camping Ground upgrade project is monitored by a suitably qualified archaeologist.
4. That if koiwi tangata (human remains) are encountered, no further modification of the site concerned shall occur until tangata whenua and the Trust have been advised and their responses received.
5. Archaeological survey cannot always detect sites of traditional value to Maori, such as wahi tapu. Tangata whenua should be consulted regarding the possible existence of such sites and informed of the recommendations of this report.

## REFERENCES

Musgrave, K.

1989 *A History of Mount Maunganui*. Mount Maunganui Borough Council.

Phillips, K.J.S.

2003 Preliminary Archaeological Survey and Identification of Threats to Archaeological Resources, Mauao Historic Reserve, Tauranga. Unpublished report to Tauranga District Council.

## Other Sources

Mauao – Mount Maunganui, Main Beach, Moturiki – Leisure Island, Hopukioire – Mount Drury, Waikorire – Pilot Bat Reserves Management Plan. Report prepared by Tauranga District Council 1998.

The Mount Management Plan 1980. Report prepared by Department of Lands and Survey and Mount Maunganui Borough Council.

Carmicheal, T.S. MS 2 – Tauranga Public Library.

## Survey Plans

ML 442

SO 31354

SO 4802

ML 5000

SO 35298

SO 55311

SO 41686

SO 44855

SO 51477