

Waitomokia Private Plan Change: archaeological assessment

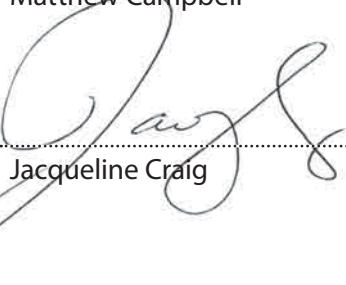
**report to
Goodman Nominee (NZ) Ltd**

Matthew Campbell

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1 Introduction

Goodman Nominee (NZ) Ltd (Goodman) propose a private plan change at 88 Pavilion Drive, 118 Montgomerie Road and 350, 400 and 470 Oruarangi Road, Mangere (Lots 1, 2 and 5 DP 561055, Lot 1 DP 36092 and Lot 3 DP 209528), formerly part of the Villa Maria complex at 470 Oruarangi Road. The land in the plan change area is known as Waitomokia in reference to the historical Waitomokia / Mt Gabriel explosion crater and tuff ring that was previously present. Subdivision was undertaken by Villa Maria prior to purchase by Goodman, and this underlying subdivision includes Lot 4 DP 561055, an Esplanade Reserve between Lot 2 and the Oruarangi Creek; and Lot 3 DP 561055, a Recreation Reserve enclosing and protecting the known extent of an unnamed pā (other than those portions already in the Esplanade Reserve), recorded as site R11/575 in the New Zealand Archaeological Association (NZAA) Site Recording Scheme (SRS). Both reserve lots are now vested in Auckland Council. Indevin now own 470 Oruarangi Road, which is included in the private plan change. The purpose of the plan change is to apply a 'Waitomokia Precinct' over the land in the Auckland Unitary Plan – Operative in Part (AUP) to enable urban development of the land while recognising the cultural, spiritual and historical values of mana whenua and their relationship to the land and waterbodies in and around Waitomokia. An archaeological assessment is required in support of the private plan change. Ben Shaw of Goodman Group commissioned this assessment from CFG Heritage Ltd.

1.1 Statutory requirements

All archaeological sites, whether recorded or not, are protected by the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 and may not be destroyed, damaged or modified without an authority issued by Heritage New Zealand Pouhere Taonga (HNZPT).

An archaeological site is defined in the Heritage New Zealand Pouhere Taonga Act as:

- (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).

The Resource Management Act 1991 (RMA) requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the wellbeing of today's communities while safeguarding the options of future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (Section 6f).

Historic heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities.

Historic heritage includes:

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

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

Where resource consent is required for any activity the assessment of effects is required to address cultural and historic heritage matters.

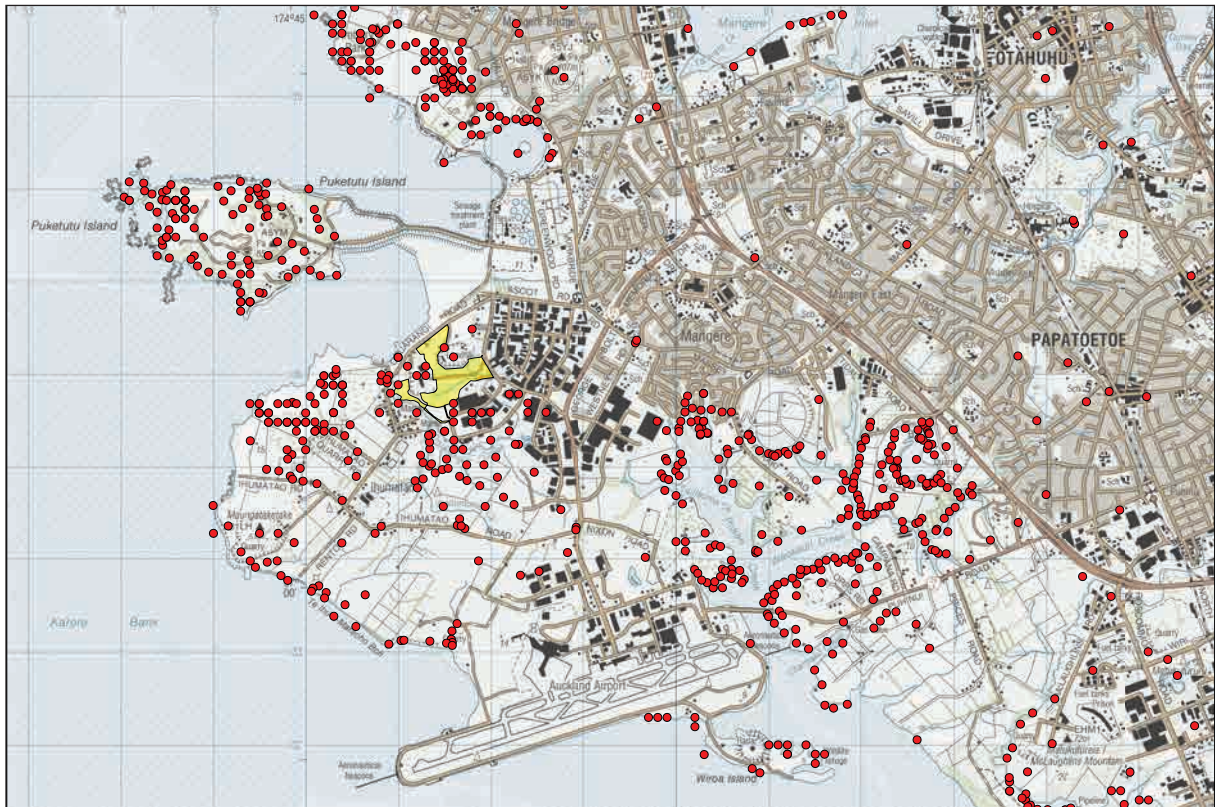


Figure 1. Location of the Waitomokia development showing archaeological sites recorded in the vicinity.

1.2 Limitations

This report is prepared in support of the private plan change. It cannot be used to support resource consent applications to Auckland Council or archaeological authority applications to Heritage New Zealand Pouhere Taonga (HNZPT).

2 Methodology

Research was originally undertaken for the Villa Maria Masterplan and subdivision by Matthew Campbell of CFG Heritage in 2018 and 2020, including field visits. Following a Clause 23 Request for Information from Auckland Council, further research was undertaken into the history of AcsoT Estate. The following digital data sources were consulted:

- Site records from the New Zealand Archaeological Association (NZAA) Site Recording Scheme (SRS) were obtained from ArchSite (<https://nzarchaeology.org/archsite>).
- Records of previous archaeological investigations nearby were obtained from the Heritage New Zealand Pouhere Taonga (HNZPT) digital library (<https://www.heritage.org.nz/protecting-heritage/archaeology/digital-library>).
- Modern aerial imagery (2016–2019) was obtained from Tiotū Te Whenua Land Information New Zealand (LINZ) (<https://data.linz.govt.nz/data/>).
- Historic aerial imagery was obtained from Retrolens (<https://retrolens.nz/>).
- Historic maps and plans held by LINZ were obtained using Quickmap software and from Auckland Libraries (<https://kura.aucklandlibraries.govt.nz/digital/>).
- Historic information was obtained from PapersPast (<https://paperspast.natlib.govt.nz/newspapers>) and Early New Zealand Books (<https://www.enzb.auckland.ac.nz/>) and Te Ara (<https://teara.govt.nz/en>).

- Historic information on Ascot House was provided by the Auckland Council Heritage Unit, Plans and Places.

A field survey was originally undertaken on 28 May 2018 by Matthew Campbell. This was a visual inspection with limited probing with a 1 m gum spear. No invasive methods such as test pitting were employed. Site locations were recorded by handheld GPS, generally accurate to ± 5 m. Pā site R11/5757 was subsequently inspected on 16 January 2020 in order to outline the visible extents of the ditch and define the appropriate extent of the proposed Historic Reserve (Campbell 2018, 2019, 2020, 2021). A further field visit was undertaken on 12 February 2024.

3 Background

The former Villa Maria properties occupy a large part of the Waitomokia / Mt Gabriel explosion crater and tuff ring. The main Waitomokia volcano was quarried from the mid-1950s to supply material for the adjacent Mangere sewerage treatment plant (Hayward et al. 2011: 202). It was the location of a pā site, recorded as R11/28 in the SRS. In 1961 Taylor (1961: 92) wrote: “all that remains is part of the southern cone and the more or less complete south eastern cone” that contained terraces, pits and extensive midden that had yielded artefacts, particularly adzes, and human and dog bone. Despite Taylor’s recommendation that what remained should be surveyed in more detail this seems not to have been done and the pā is now completely quarried away. The majority of the remaining archaeological sites and features on the Villa Maria properties will have been associated with Waitomokia.

3.1 Previous archaeological work

In 1978 Agnes Sullivan recorded site R11/575, a small ring ditch pā that was protected on two side by the Oruarangi Creek. Copsey (1974) described several adzes that were ploughed out of the adjacent paddock – this presumably consists of the outer tuff ring to the west of the Villa Maria winery complex. Unfortunately, the copy of Copsey’s report in the University of Auckland Library is missing the first page and so the location where the adzes were found is uncertain and their current whereabouts are unknown. This may, however, be presumed to be much of the proposed Lot 2.

Eight other sites are recorded on the Villa Maria properties, all middens. One (R11/1731) was recorded in 1991 by Brenda Sewell and David Veart for the Department of Conservation (Veart 1991). The other seven (R11/2029, R11/2030, R11/2031, R11/2032, R11/2033, R11/2035 and R11/2036) were recorded in 1999 by Barry Baquié but no report has been located for this project.

None of the site records have been updated for these sites since they were first recorded. However, all sites were visited by Russell Foster in 1999, soon after some of them were recorded by Barry Baquié. Foster relocated all sites, including R11/575 and the two sites recorded by Veart and Sewell.

He described R11/575 as “ploughed, extensive midden evident. Subsurface features will be present.”

He recorded that R11/1731, originally recorded on the south side of the road, was also visible as an “extensive midden scatter” to the north of the road. However, in 2009 he recorded that the “shell is not archaeological, derived from material spread over farm road.” The other three sites remained as recorded by Baquié.

R11/1328 is shown in ArchSite as within the Villa Maria properties in Lot 2 (on a 100 m grid reference) but is recorded in the site record on the west bank of the Oruarangi Creek and is not on the Villa Maria properties.

3.2 Ascot House

The current house at 40 Oruarangi Road, Ascot House, was built in 1929 and is scheduled as Category B Historic Heritage Place 1435 in the Auckland Unitary Plan. The property was first farmed from the 1853 by Joseph Greenwood who advertised it for lease on his return to England in 1856 (*New Zealander*, 29 October 1856: 2; Figure 2). Greenwood died in 1861 and Ascot continued to be

leased by his estate. It was first leased to Colonel Marmaduke Nixon and Captain Theodore Minet Haultain. Both men fought with the colonial forces in the Waikato Invasion of 1863 and Nixon was killed at Rangiaowhia in February 1864 leaving Haultain as the surviving lessee (Mace 2018).

Haultain was born on 27 May 1817 at Stony Stratford, Buckinghamshire, England, the son of Second Captain Francis Haultain, Royal Artillery, and Eliza Ann Dean. He went to Sandhurst from 1831 to 1834 and spent 10 years with the 39th Regiment in India. In 1844 he married Jane Alison Bell at Agra, India. They had four sons and five daughters. He returned to England in 1847 and was appointed staff officer of pensioners in 1849. Later that year he emigrated to Auckland on the *Oriental Queen*, in charge of the 8th Detachment of the New Zealand Fencibles. He was stationed first at Onehunga and then at Panmure (Hensley 2002).

During the Waikato Invasion Haultain commanded the 2nd Regiment of Waikato Militia, and after the battle at Ōrākau Pā in March 1864 was promoted to full colonel and commanded all four Waikato regiments. In October 1864 he was returned to the House of Representatives for Franklin and resigned his commission in mid-1865. In October 1865 he was appointed minister for colonial defence in the Stafford government and in 1867, in response to the withdrawal of Imperial troops, he ushered in the Armed Constabulary Act. Following the fall of the Stafford ministry in 1869 and his wife's death he retired from politics in 1871. He was prominent in church and educational affairs until the 1890s and died on 18 October 1902. He was buried at St John's College (Hensley 2002).

While there were clearly buildings on Ascot from an early date, it seems that they were not in the same location as the current Ascot House. Commander Byron Drury's 1853 chart of the Manukau Harbour shows buildings at the mouth of the Oruarangi Creek but presumably these were Māori whare. It also shows a field system to the south of 'Waitamakia' but it isn't clear if this is pre-European Māori stonefields or early European land clearance, or how accurate it is (Figure 3). Hochstetter's 1859 geological map of Auckland shows some of these buildings at the creek mouth, along with an annotation "Oruarangi, Maori Settlement", and also shows "Capt. Haultain's Farm" with a building on the west slope of the tuff ring and further buildings north of the tuff ring on the shore (Figure 4). A smaller scale plan of Waitomokia from his 1867 book shows "Cpt. Haultain" next to some buildings on the flat land south of the tuff ring above the creek. These presumably include the first house on the Ascot property (Figure 5).

Haultain seems to have surrendered his lease around 1865 and Ascot was leased to William Walters, the first of many 19th century lessees. At the end of the century it was leased to Donald MacKenzie and a plan from 1899 shows a substantial set of buildings in the location of the current Ascot House (Figure 6). It is not clear when or by who these were built but they presumably replaced Haultain's buildings recorded by Hochstetter. In 1917 Joseph Greenwood's estate sold Ascot to Harry Harris who in turn subdivided, selling the northern portion to Frank Bull in 1920. Bull was the builder of the current house.

TO BE LET ON LEASE,

For a term of years, with or without a purchasing clause,

ALL that well-known fertile Farm, belonging to Major Greenwood, at Ascot, Mangarei District.

The buildings consist of three commodious four-roomed houses, weather-boarded stables (6 stalls), two stockyards, branding pen, and every convenience; dairy; large iron barn, 40x30; pigstys, &c., &c.

The Farm itself consists of about 750 acres of most luxuriant pasture, sub-divided into nine well and substantially fenced paddocks, the whole planted round with white thorns.

For sale at the same time about 400 head of cattle, comprising many quiet Dairy Cows, &c., &c., and about 20 horses, 3 carts and various agricultural implements.

For particulars, enquire of F. WHITAKER, Esq., Auckland.

Figure 2. Advertisement for sale of Ascot (*New Zealander*, 29 October 1856: 2).



Figure 3. Detail of Byron Drury's 1853 Chart of the Manukau Harbour (Auckland Libraries Heritage Collections Map 890).

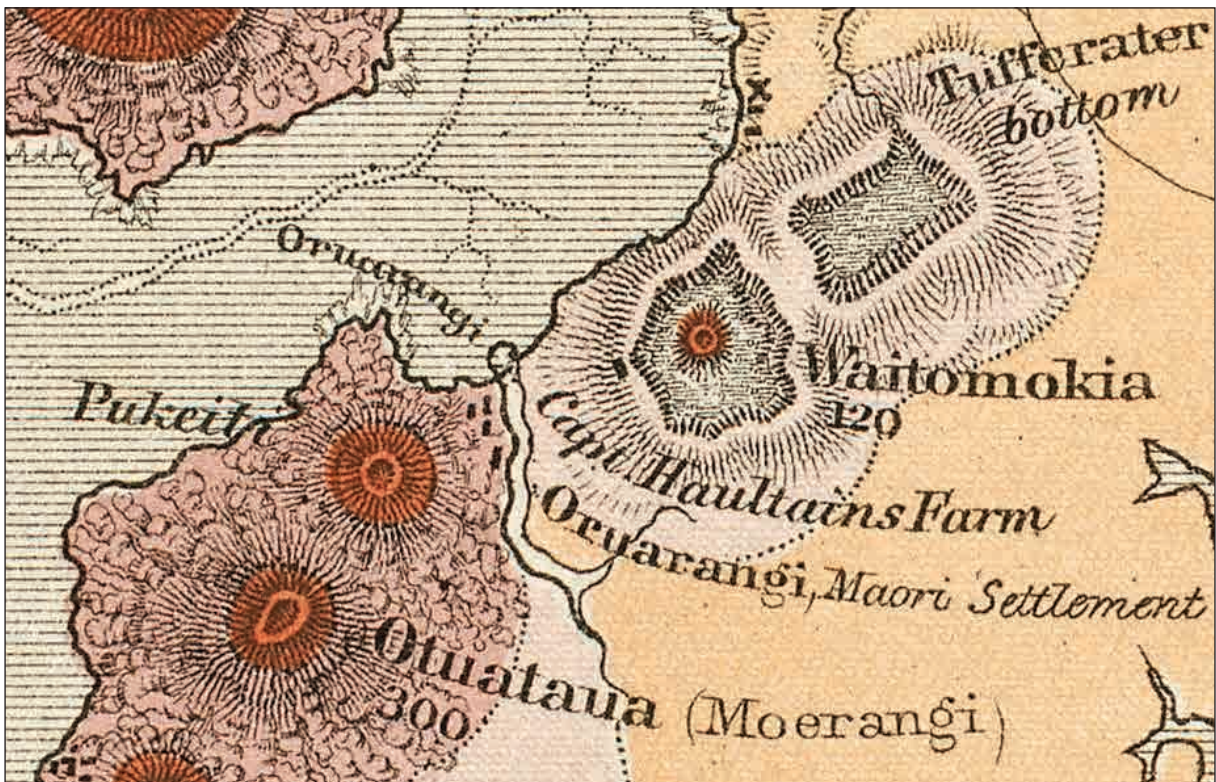


Figure 4. Detail of Hochstetter's 1859 geological map of Auckland, showing buildings on the west slope of the tuff ring and north of the tuff ring on the shore (the X marks a coal deposit) (Auckland Libraries Heritage Collections Map 5694b).

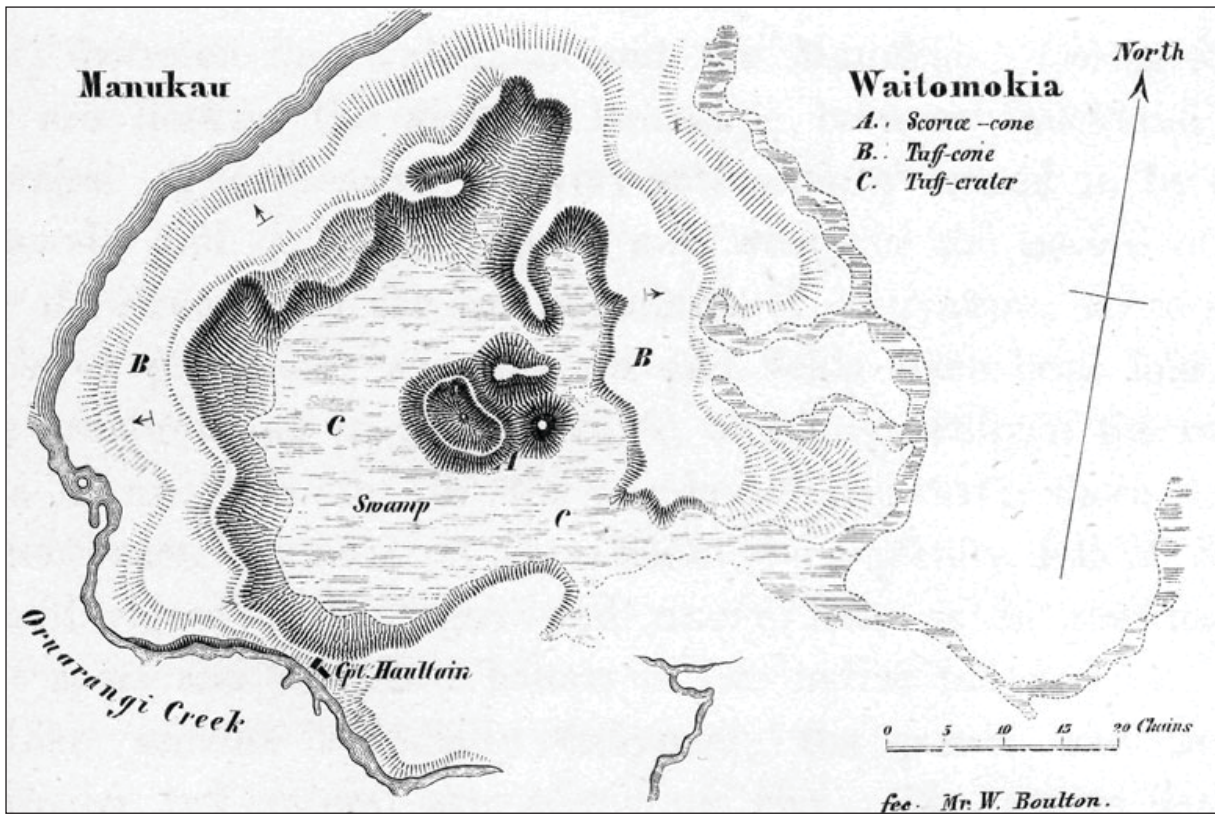


Figure 5. Plan of Waitomokia from Hochstetter (1867) showing Haultain's house.

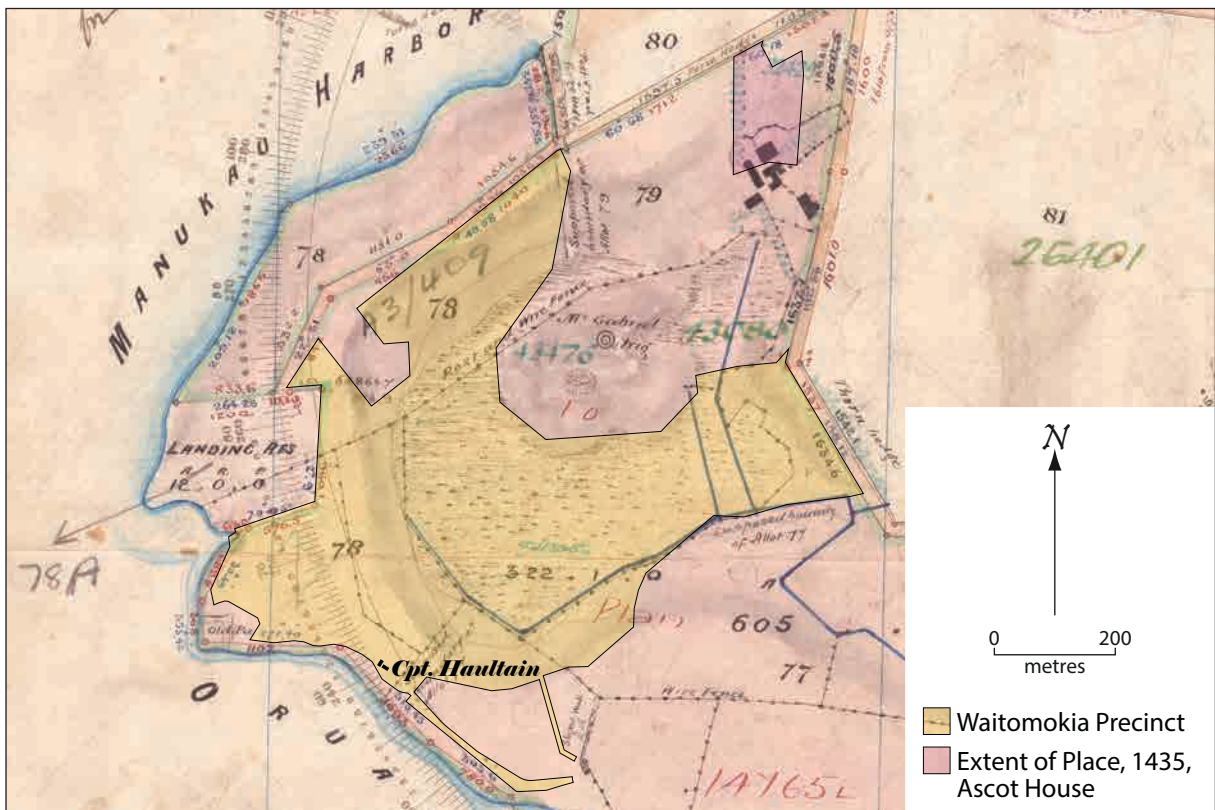


Figure 6. Detail of DP 2173, Plan of the Ascot Estate Mangare, dated 1899. The approximate location of Haultain's house from Figure 5 is also annotated.

4 Field survey results

Since the area was surveyed and recorded by Veart in 1991 and by Baquié and then Foster in 1999, kiwifruit and shelter belts have been removed, Pavilion Drive has been constructed, industrial subdivision has taken place and the Villa Maria complex has been built. The landmarks used to provide aids to site relocation are no longer extant but the map provided by Veart (1991: Figure 2) and the sketch maps provided in the site record forms by Baquié were generally sufficient to relocate the sites during the 2018 field visit.

4.1 R11/575

During the 2018 visit the site was under knee-high grass and was used by Villa Maria for stockpiling bark chips and compost. The remnant ditch recorded by Veart in 1991 was still faintly visible for about 10 m along the western edge of the pā adjacent to the creek bank, although probing did not reveal any midden. The site is visible in 1939 aerial photos (Figure 8) and also in the most recent 2016 and 2017 aerial photos (available online from Auckland Council GeoMaps, Figure 9) when the grass is shorter and drier, with the ditch retaining more water and the grass in it showing up as greener. The ditch measures about 65 m along the northern edge and 35 m along the western edge, with the Oruarangi Creek providing defence to the east and south. Plan DP 2173 is annotated “Old Pa” in this location, and the ditch seems to have been drawn on as a later pencil addition (Figure 6).

For the 2020 visit the grass was mown and the stockpiles tidied up to provide greater surface visibility. Despite the dry conditions, no more of the ditch was visible and it was unable to be traced for the purpose of defining the appropriate extent of the proposed Historic Reserve. A firescoop was observed where the stockpiles had been cleared away, measuring approximately 300 x 300 mm in plan and containing a tuangi (*Austrovenus stutchburyi*) midden in a moderately stained matrix (Figure 11).



Figure 7. View of the location of R11/575 in 2018, looking north west.

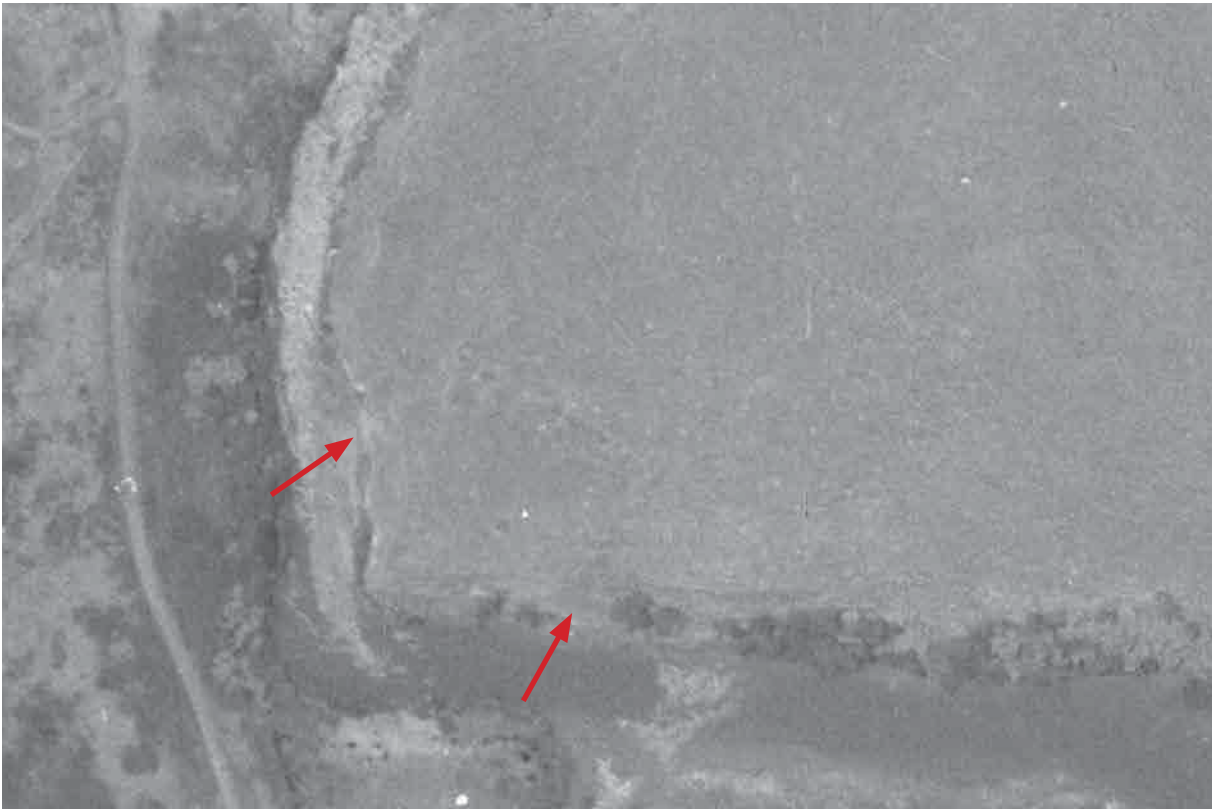


Figure 8. Detail of aerial photo SN139/32/4, flown on 29 December 1939, showing the ditch clearly visible.



Figure 9. 2016 aerial photo of R11/575, showing the ditch.

The outer slopes of the tuff ring above the pā are very likely to have been gardened but have since been cultivated by European agricultural practices and direct evidence of pre-European Māori horticulture (as opposed to indirect evidence such as kūmara storage pits) is unlikely to survive. Copey's (1974) student essay indicates that several adzes were found in the adjacent paddock when it was ploughed. This indicates occupation extending beyond the defences of the pā.

To determine the mapped extent of the pā in order to establish the appropriate extent of the Historic Reserve (Lot 3) the outline of the ditch in the 2016 aerial photo was traced (Figure 9) – the general line of the ditch was extended to the cadastral boundary on the creek margin. This outline was buffered by 5 m to take into account potential inaccuracies in the georeferencing (though it appears to have been georeferenced to a high degree of accuracy, ± 1 m or better), and to provide additional protection to the ditch during works such as fencing, etc. This forms the boundary of Lot 3.

4.2 R11/2029 and R11/2030

These two sites were recorded by Baquié along the entrance and exit road to the Indevin complex off Oruarangi Road. The road has cut through the tuff ring and exposed two sparse middens. R11/2029 was slumped at the foot of the cutting but is no longer evident and the slump may have been cleared away. Baquié did not locate the source of the midden in the ground above the cutting. R11/2030 was found on both sides of the cutting at the high point of the tuff ring. It was not relocated: it could not be seen from below and the site is now overgrown. While R11/2029 may no longer exist, R11/2030 is probably still extant as recorded by Baquié, although the cutting may have destroyed most of it.



Figure 10. View of the location of R11/575 in 2020, looking west.



Figure 11. Firescoop exposed beneath the former stockpile.

4.3 R11/2031

Baquié's sketch plan shows this site to be located beneath the Indevin complex. It will have been destroyed.

4.4 R11/2032

This small site was not relocated in 2018 although Baquié's sketch map made the location clear. It may have been destroyed or may be too sparse to detect by probe.

4.5 R11/2033

A small, sparse midden, about 1.5 x 1.5 m, was detected with the probe 100 mm below the surface near the highest point of the paddock in 2018. The paddock was grazed at the time by cattle but the grass was still long and ground surface visibility was poor. This is assumed to be the midden recorded by Baquié.

4.6 R11/2035

The surface evidence described by Baquié is no longer visible. He described 10 'holes' about 2 x 2 m x 200 mm deep but thought they were probably the result of tree removal. The midden he described was relocated in 2018 by probing over an area of about 2 x 5 m, 50–200 mm below the surface. It is located on the rim of the tuff ring.



Figure 12. Location of R11/2035 detected by the probe, scale = 0.5 m.

4.7 Haultain's house

There is no current surface evidence of the house shown on Hochstetter's 1859 or 1867 plans (Figure 4, Figure 5) and it is not clear exactly where the house was or how accurately Hochstetter surveyed it. No evidence of it shows in the 1939 aerial photo (Figure 8). For these reasons it has not been recorded as an archaeological site in the SRS. In fact, it is not certain that this is Haultain's house although it seems highly likely. It is likely to be in the flat land east of pā R11/575 in the same lot (Figure 13).

5 Archaeological constraints on the Private Plan Change

Site R11/2035 in Lot 5, the Vineyard Lot, is a small midden on the rim of the tuff ring. Other small middens may be found along the rim along with kūmara storage pits. There is less likelihood of archaeological sites, features or deposits being found on the inner slope of the tuff ring or on the floor of the crater, which is currently a vineyard and has probably been levelled.

In Lot 2 Copey's student essay suggests that the paddock next to pā R11/575, which comprises Lot 2, yielded several adzes when it was ploughed, although with page 1 of her student essay missing, the context and location details are absent. The area outside the defensive ditch of the pā is likely to contain some archaeological evidence, often in the form of midden or kūmara storage pits. The other area in Lot 2 likely to contain archaeological evidence is the rim of the tuff ring, which may contain pits and midden, similar to R11/2035.

The Historic Reserve (Lot 3) and Esplanade Reserve along the Oruarangi Creek (Lot 4) were created during the original Villa Maria subdivision and protect pā R11/575 and any middens along the banks of the creek from development. This is an important mitigation and the protection of these sites will offset the effects of any future development by Goodman.



Figure 13. Approximate location of Captain Haultain's house as mapped by Hochstetter (1867) (Figure 5) looking west towards pā R11/575.

6 Assessment

The following assessment of values and significance relate only to potential archaeological values. Other interested parties, in particular mana whenua, may hold different values regarding the sites and proposed development.

6.1 Assessment of values

The following assessments of archaeological values are based on the criteria set out in the HNZPT (2019).

6.1.1 Midden R11/2033

Condition	Midden R11/2033 appears to be small and in poor condition. It has probably been affected by cattle grazing and trampling.
Rarity	Middens are the most common site type in New Zealand.
Context	The context of midden R11/2033 has been affected by the quarrying of Waitomokia and the development of the Villa Maria complex, but it retains its contextual relationship to the Oruarangi Creek and Manukau Harbour.
Information	Midden R11/2033 is probably quite disturbed and the information that can be gained from it is probably limited, but may include information about the economy of the occupants. Disturbed middens are not suitable for radiocarbon dating.
Amenity	Midden R11/2033 is not currently visible and cannot be interpreted to the public.
Cultural	Cultural values can only be assessed by mana whenua.



Figure 14. The proposed development area, showing the location of recorded archaeological sites.

6.1.2 Features and deposits on the outer slope of the tuff ring above pā R11/575

Condition	The condition of any features or deposits on the outer slope of the tuff ring is unknown but it is assumed that this ground has been ploughed. Deposits on slopes are often subject to erosion and soil creep.
Rarity	The nature of any features or deposits on the outer slope of the tuff ring is not known and their rarity cannot be assessed.
Context	Any features or deposits on the outer slope of the tuff ring retain their contextual relationship to pā R11/575 and the rim of the tuff ring.
Information	Any features or deposits on the outer slope of the tuff ring have the potential to provide indirect evidence relating to the occupation of pā R11/575 and the rim of the tuff ring.
Amenity	Any features or deposits on the outer slope of the tuff ring are not currently visible and cannot be interpreted to the public.
Cultural	Cultural values can only be assessed by mana whenua.

6.1.3 Haultain's house

Condition	The house no longer stands but foundations and ancillary features such as rubbish pits may survive in good condition beneath the surface. Its exact location remains unclear.
Rarity	Standing houses dating to the 1850s are increasingly rare both locally and nationally, but more will survive as subsurface features.
Context	Mangere was subdivided and granted in the 1850s and the house will have contextual relationships to this process though it is not understood in detail. Haultain was a prominent European settler which provides further historical context to the site.
Information	Archaeological excavation can reveal information regarding Haultain's and later 19th century occupations at Ascot and confirm Hochstetter's (1867) plan. Similar houses have been investigated in Mangere, such as Westney House (Campbell and Furey 2007), Scott House (Furey 2011), Abbeville (Harris 2012) or Gibson House (Campbell et al. 2021), and these provide comparative context to the site.
Amenity	There is no visible evidence of the site and it cannot be readily interpreted to the public.
Cultural	Haultain's house is a 19th century European settler site.

6.2 Assessment of effects

No effects arise from the private plan change process. Any potential site destruction under future development of the Waitomokia Precinct is mitigated by the protection of pā R11/5757 in Lot 3 DP 561055 and the Esplanade Reserve in Lot 4 DP 561055 which protects the Oruarangi Creek margins and any archaeology that may be present there.

7 Recommendations

These recommendations are made only on the basis of the archaeological values that have been outlined above. Any other values associated with special interest groups, including mana whenua can only be determined by them. It is recommended that:

- since archaeological survey cannot always detect sites of traditional significance to Māori, or wāhi tapu, mana whenua should be consulted regarding the possible existence of such sites, and the recommendations in this report.

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