


Middle Road: archaeological assessment

**report to
CDL Land New Zealand Ltd
and
Woods**

Matthew Campbell

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Prepared by: 
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Reviewed by: 
Arden Cruickshank

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1 Introduction

CDL Land New Zealand Ltd (CDL) are applying for referral under the Fast-track Approvals Act 2024 to subdivide six properties at 92, 108 and 148 Middle Road and 139 Te Aute Road, Havelock North (Pt Lot 2 DP 10118, Lot 1 DP 10118, Lot 1 DP 600024, Lot 2 DP 600024 and Lot 179 DP 10453) (approximately 30.6 ha) including associated infrastructure (Figure 1) for housing development. An archaeological and heritage desktop assessment is required in support of the referral application. CDL commissioned this assessment from CFG Heritage Ltd. A separate 3.3 ha rural residential land-holding at 80 and 84 Middle Road (Lot 2 DP 422686 and Lot 1DP 422686), known as the McKenna Block, is in separate ownership and does not form part of the application site at the time of lodgement. It may be included in the future and has been assessed at a high level.

1.1 *Statement of qualifications and experience*

1.1.1 Matthew Campbell, author

I am the Director of CFG Heritage, an archaeological and heritage consultancy. I co-founded CFG Heritage in November 2005.

I hold the qualifications of BA and MA from the University of Otago and PhD from the University of Sydney, which I completed in 2000. I am a member and former President of the New Zealand Archaeological Association.

I have 40 years of professional experience as an archaeologist, including roles such as lecturing in archaeology at the University of Auckland. My experience includes assessment, investigation and support at planning and Environment Court hearings for clients such as Auckland Council, Auckland International Airport, Waka Kotahi NZ Transport Agency, Transpower New Zealand and KiwiRail along with private developers throughout the North Island.

I confirm that, in my capacity as author of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

1.1.2 Arden Cruickshank, reviewer

I am a Principal Archaeologist at CFG Heritage, an archaeological and heritage consultancy. I have been employed at CFG Heritage since January 2014.

I hold the qualifications of Master of Arts with Honours in Anthropology from the University of Auckland, which I completed in 2011. I have been a member of the New Zealand Archaeological Association since 2014.

I have 16 years of professional experience in archaeology in both New Zealand and Australia. I have been an approved archaeologist under Section 45 of the Heritage New Zealand Pouhere Taonga Act (2014) since 2015. My experience includes managing archaeological projects for a variety of clients including major projects, with several currently being conducted under the Fast-track Approvals Act (2014).

I confirm that, in my capacity as reviewer of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

1.2 *Description of Application Site*

The application site is located at 92, 108, 148 Middle Road and 139 Te Aute Road in Havelock North (site). The site is held in five separate titles and consists of a combined area of approximately

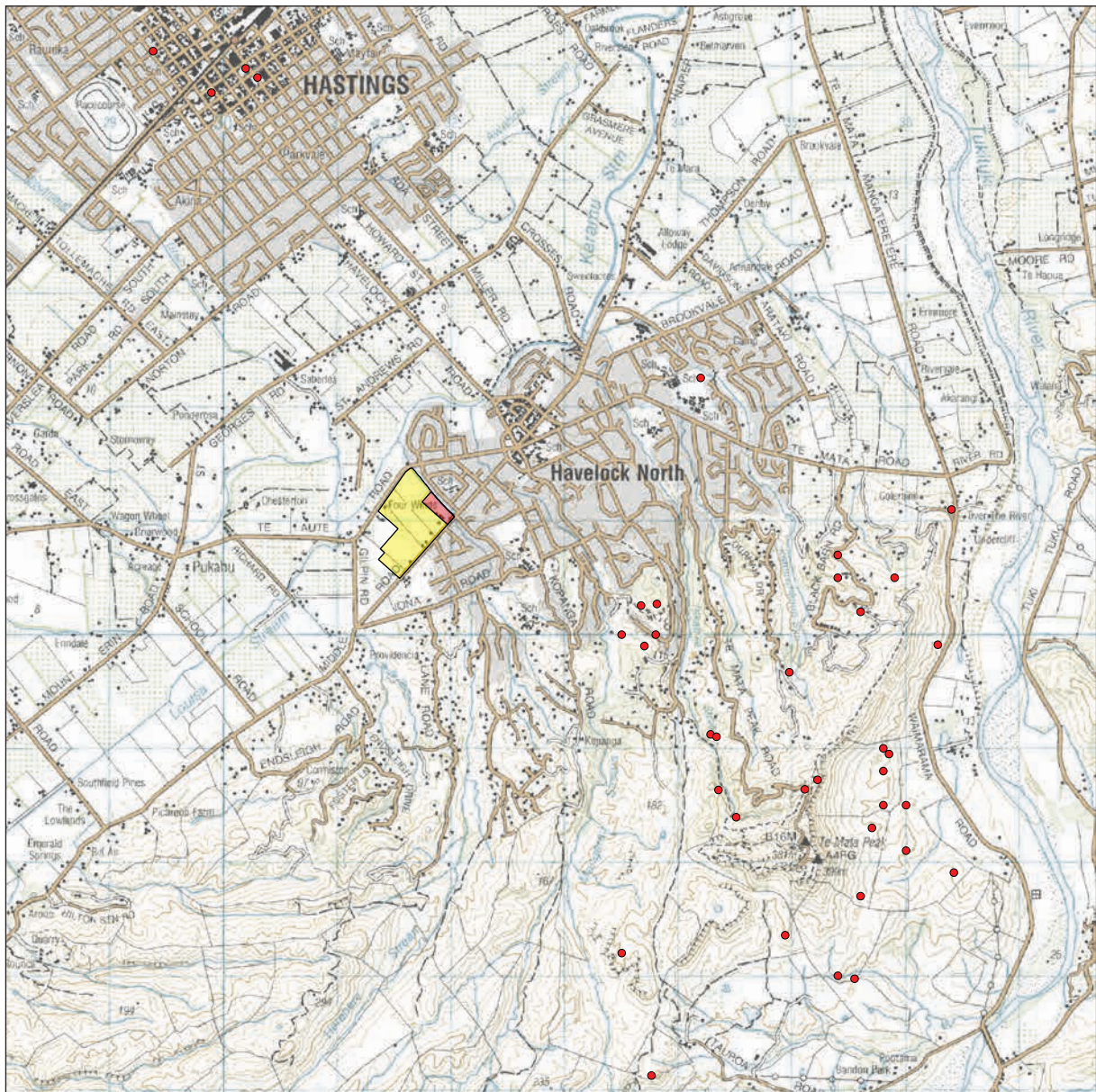


Figure 1. Location of Middle Road site (yellow) and McKenna Block Extension (red), showing archaeological sites in the vicinity.

30.6 hectares. The site is relatively flat and currently used for rural residential purposes with five existing dwellings. Figure 1 shows the location of the site within the context of Havelock North.

The adjoining interfaces of the site can be described as follows:

- Middle Road runs along the southeast boundary of the site.
- The rear boundaries of the residential properties on Upham Street run along the northeast boundary of the site.
- Te Aute Road runs partially along the northwest boundary of the site.
- Rural residential properties and a church (Village Baptist Church) interface with the south-west and part of the northwest boundaries of the site.

The site is on the southwest side Havelock North, approximately 900 m south of the town centre, which contains a range of retail and commercial uses. The wider land uses to the north, east and west of the site generally contain suburban residential areas. The land to the north-west contains a retirement village, and the land to the south-west is generally rural.

The planning report prepared to support the referral application under the FTAA provides a full site description.

1.3 Description of the Proposal

This memo is submitted in support of CDL's Referral Application (Application) under the Fast-track Approvals Act 2024 (FTAA). The project is for residential development at 92, 108, 148 Middle Road and 139 Te Aute Road in Havelock North and is referred to as the 'Middle Road' project.

The Middle Road project will provide for the residential subdivision of the site to enable the development of approximately 300–350 lots. The intended subdivision layout will provide for a range of lot sizes to enable conventional residential development along with medium density development opportunities. The indicative concept plan is provided with the application material and detailed design will be undertaken as part of the substantive application should the project proceed. For assessment completeness, this report has also had regard to a potential extension of the Middle Road development across the adjoining McKenna Block (Figure 1)

1.4 Statutory requirements

All archaeological sites, whether recorded or not, are protected by the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) 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.

Under the Fast-track Approvals Act 2024 an applicant may apply to the Environmental Protection Agency (EPA) for an archaeological authority as described in the HNZPTA. Any authority is granted by the EPA but administered by HNZPT.

1.5 Limitations

This evaluation is a desktop study only to support the referral application and is not intended as a full archaeological assessment. This report is a brief evaluation and where there is a likelihood

of archaeological evidence being disturbed and further archaeological assessment may be required. The assessment and evaluation for all archaeological sites is based on the current information and supporting documentation in Archsite, the online database of the New Zealand Archaeological Association (NZAA) Site Recording Scheme (SRS)

This data must be treated as though it were correct and up to date. Archaeological sites have been recorded since the 1950s and the quality of site information is variable. Sites were initially recorded on 100 yd grid references, which were converted to 100 m grid references as the map data became metricated in the 1980s. Site locations potentially have only a 200 m accuracy. Since the mid-1990s sites recorded by hand-held GPS are generally located to ± 5 m.

While the distribution of recorded archaeological sites indicates areas where past Māori occupation was concentrated, the record is far from complete or comprehensive. A lack of recorded sites cannot be taken to mean that no archaeology will be found during works. We understand Tamatea Pōkai Whenua Trust is working with local mārae to survey and document sites of cultural significance across the district. Although cultural sites are not necessarily archaeological sites, these sites may be formally recorded once this work is completed.

2 Method

The following data sources were accessed:

- Archaeological site records were accessed from the New Zealand Archaeological Association (NZAA) Site Recording Scheme (SRS) through ArchSite (<http://archsite.org.nz>).
- The Heritage New Zealand Pouhere Taonga (HNZPT) digital library was searched for relevant reports on previous archaeological investigations (<https://dl.heritage.org.nz/greenstone3/library/collection/pdf-reports/>).
- Old maps and plans were obtained from Land Information New Zealand (LINZ) via QuickMap software and from the Alexander Turnbull Library.

No site visits have been conducted for the referral process. A site visit will be undertaken at Substantive Application stage to validate and update the assessment undertaken in this report.

3 Background

The properties are on level ground with the built up area of Havelock North to the northeast, east and northwest. The Herehere Stream forms the northeast boundary of the site and flows to the Karamu Stream to the northwest. To the southwest is open orchard and grazing land with residential development to the southeast, including the Iona development which is under construction. Further to the south and west are hills that would have been suitable for kūmara storage and defended occupation. The soils in the north of the site are medium fertile Waipunga silt loams and in the south highly fertile Kairanga silt loams (DSIR 1954), typical of the Heretaunga Plains. These well drained soils would have been ideal for kūmara cultivation. Te Mata Peak is a prominent landscape feature approximately 4 km southeast of the site.

3.1 Pre-European Māori history

Buchanan (1973: 1–24) provides a pre-European Māori history of Hawke's Bay (in his own words "a very scrappy review"), including the voyage of the *Takitimu* down the east coast of the North Island. Tamatea, captain of the *Takitimu*, was the father of Kahungunu, whose descendants are the iwi of Hawke's Bay. Initially other iwi occupied the Heretaunga Plains while Ngāti Kahungunu lived at Te Wairoa. Around AD 1500 Taraia led Kahungunu south to become the dominant iwi on the Heretaunga Plains – Buchanan records that this was achieved more by diplomacy than conquest. After consolidating their position the next few centuries were relatively uneventful, with small-scale scattered conflicts between hapū. Allegiances shifted back and forth, and politics largely centred on an internal struggle for dominance among the descendant hapū of Ngāti Kahungunu – as Wright (2017: 16) points out, Kahungunu was often a convenient term used to lump various hapū together by Pākehā settlers. In the early 19th century musket armed Tūwharetoa took the pā at Te Rotoatara (c. 1822) but

Kahungunu themselves obtained muskets and retook the pā. By the late 1830s inter-tribal musket wars had ceased as many northern tribes became 'war-weary', many northern Māori were converting to Christianity and freeing their slaves (Olssen 2025).

3.2 *European History*

In 1769 James Cook and the crew of HMS *Endeavour* sailed past Hawke's Bay (Cook named it after Sir Edward Hawke, First Lord of the Admiralty). They did not land but traded with Māori at Te Kauwae a Māui / Cape Kidnappers. Māori attempted to rescue what they thought was a young Māori captive, who was in fact Taiata, a nephew of Tupaia the Tahitian arioi who was travelling on the *Endeavour*. The crew thought they were trying to abduct him and opened fire, killing two or three and allowing Taiata to swim back to the ship (Beaglehole 1968: 178). This is the origin of the name Cape Kidnappers. Jonathan Trevathern, whaler aboard the *Mermaid*, followed some 20 years later, and Dumont D'Urville and the crew of *l'Astrolabe* sailed past in 1827. Trader Jeol Polack visited in the early 1830s and Thomas Wing charted Ahuriri Harbour in 1837 (Wright 2017: 28).

Following the signing of Te Tiriti o Waitangi, which some Hawke's Bay chiefs signed later in 1840, Europeans were slow to come to Hawke's Bay. In 1843 William Colenso set up a Church Missionary Society (CMS) mission station at Ahuriri, and a Catholic mission was set up soon after. Although W.B. Rhodes had attempted to purchase over 1,000,000 acres in 1839, this was disallowed by the Colonial government. Other Pākeha made small-scale purchases in the 1840s and Alexander Alexander established a farm at Wharerangi in 1847. Other Pākeha followed and a small community with stores and a hotel were soon established. By the late 1840s sheep runs were becoming established. The government wanted to purchase the Wairarapa and Manawatū, but land agent Donald McLean was approached by Te Hapuku of Ngāti Whatuiāpiti to sell land and soon agreed to Heretaunga and Ahuriri. Despite the moral ambiguities involved in the sale, by the 1850s and 60s large parts of Hawke's Bay were given over to sheep runs, substantial fortunes were made and the towns of Napier, Hastings, Havelock North and Clyde (all named for Imperial heroes) were growing (Wright 2017).

The Te Mata block, where Havelock North is situated, was sold in 1855, with a section reserved for Karanema, Te Hapuku's son. When Karanema died tensions between Te Hapuku and Kurupō Te Moananui of Ngāti Hawea boiled over into armed conflict, with several deaths and more wounded. By March 1858 peace was established – Governor Thomas Gore-Brown had sent a detachment of the 67th regiment, and George Cooper and Donald McLean eventually negotiated the sale of Karanema's Reserve. It was on this land that the town of Havelock, later Havelock North, was founded the following year (Figure 2). Soon houses, hotels and stores were built but population growth was slow until the Heretaunga purchase of 1868 (Wright 1996). The economy continued to centre on pastoralism throughout the 19th century, but from the early 20th century orcharding became increasingly important. The Napier Earthquake on 3 February 1931 killed more than 250 people in Hawke's Bay and destroyed many buildings, including in Havelock North.

The lots in the site were surveyed at the same time (Figure 3) although this does not mean they were occupied at that time. Although some villa style houses are located here, and these may well date to the 19th century, the destruction of deeds books and land records in the earthquake means it is not possible to trace land holdings and buildings in the scope of this assessment.

3.3 *Archaeological background*

Few archaeological excavations have been undertaken in and around Havelock North. Recorded pre-European Māori sites are largely earthworks sites clustered on the surrounding hills rather than the plains, even though these contained highly fertile soils. Pre-European settlement in the Hawkes Bay is not well understood archaeologically, and many coastal sites have been lost to coastal erosion. It seems very probable that the Heretaunga Plains would have been intensively gardenized with crops stored on higher ground, where numerous pit storage sites are recorded. However, a century and half of modern cultivation will have destroyed much of the evidence for gardenizing.



Figure 3. Suburban Land, Havelock, surveyed in 1860 by Henry Tiffen (SO 1).

In 1996 Victoria Grouden excavated site V12/173 at Durham Drive, 3.5 km east of Middle Road, on the lower slopes of Te Mata Peak when a house and driveway were constructed. The site consists of three terraces containing several pits, with some smaller terraces nearby. Her excavations defined a living / working floor on a terrace, with 25 features consisting mostly of groups of stone material, including fire-cracked rock that would have been used for cooking and areas of flaked stone, mostly local chert but including a pakohe (argillite) adze and a partly worked block of pounamu. A small midden contained shell from a variety of environments – beach, estuary and rocky shores – and some rat, bird and fish bone, although the bird and fish was quite fragmentary and was not further analysed. The site was dated to the mid to late 15th century.

This investigation shows that settlement was from a relatively early date, and the presence of pakohe (from the Nelson Marlborough region) and pounamu (from the South Island West Coast) indicate wider connections with the South Island. It is probable that the pits at the site also date to this time, indicating a well-established occupation of kūmara gardening and storage, with settlement established on the higher ground.

In 2019 Gaylynne Carter monitored the remediation of unconsented track works on Te Mata Peak (Carter 2020) and in 2021 she monitored safety improvements along Waimārama Road (Carter 2022), but in neither case was any archaeology encountered.

4 Assessment

The following assessment relates only to archaeological and heritage values. Mana whenua may hold different values – they have been consulted by CDL and their feedback has been addressed in the Planning Report. Minutes of meetings record that “CDL will share archaeological reporting prepared by CFG Archaeology once this is available”, and reiterate the cultural mapping programme.

The soils on the site would have been ideal for Māori kūmara cultivation, but direct evidence of this is unlikely to have survived more than 150 years of European cultivation. Kūmara needs to be stored over winter in pits and there are several pits / terrace sites in the hills south of Havelock North, located in high ground above flood plains. There may be evidence of occupation on the plains but this will only survive beneath the plough zone, in the form of features such as shell middens or post-holes. Some evidence of occupation and resource extraction may survive along the Herehere Stream.

While the villa on the McKenna Block may date to the 19th century there is no way to determine this from the available records. Assessment by a buildings archaeologist can date any surviving original fittings, building styles and nails to determine their likely age. If they date to the 19th century, they and any associated features such as wells, rubbish pits, utilities and outbuildings, are protected under the HNZPTA.

Overall there is a moderate likelihood of pre-1900 historic archaeology surviving adjacent to the villas, and a lower likelihood of pre-European Māori archaeology surviving across the plains or on the banks of the Herehere Stream.

5 Recommendations

These recommendations are only made based on the archaeological and heritage potential that has been outlined above. Any other values associated with special interest groups, including tangata whenua, can only be determined by them. It is recommended that:

- If the McKenna Block is included in future applications, further research is undertaken into two of the three villas to be retained, including site visits;
- an authority to modify or destroy any archaeological sites and features in the project area be applied for from The Environmental Protection Authority under Section 42(4)(i) and Schedule 8 of the Fast-track Approvals Act 2024 during the Substantive Application;
- since archaeological survey cannot always detect sites of traditional significance to Māori, or wāhi tapu, the appropriate mana whenua authorities should be consulted regarding the possible existence of such sites, and the recommendations in this report.



Figure 4. Location of the potential 19th century villa to be retained.



Figure 5. Middle Road Masterplan, 19 March 2026.

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