

# Delmore Fast-Track

25/06/2025 – Auckland Council Response

## **Annexure 26:**

### **Heritage**

### **Mica Plowman**

## Technical Memorandum

**Delmore Proposed Residential Development: Historic heritage, archaeology.**

**Resource Consent: BUN60444768**

**Date: 07/04/2025**

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### 1. Introduction

- 1.1 My name is Mica Plowman, and I am the Principal Heritage Advisor at Auckland Council (the Council). I have a Bachelor of Arts (BA) and Master of Arts (MA) (1<sup>st</sup> Class Hons) from Auckland University in Anthropology and Māori Studies.
- 1.2 The focus of my current role which I have held for twelve years is to provide specialist expertise and leadership in the development and implementation of plans, programmes and operational strategies to identify, conserve and enhance historic heritage features and landscapes within the Auckland region. I support council departments in meeting their requirements of the RMA (Part 2, Section 6 e and f matters) and the HNZPT Act (2014). I routinely provide statutory and non-statutory heritage advice and reporting outputs into regulatory process and work programmes across the council.
- 1.1 I have undertaken a review of the Vineway application for the Fast Track Approvals Act 2024 (FTAA) on behalf of Auckland Council in relation to historic heritage and archaeological effects.

### 2. Documents reviewed:

*Delmore. Fast Track Approval Application. Assessment of Environmental Effects and Statutory Analysis. Prepared for Vineway Limited by B & A Urban and Environmental Limited, 17 February 2025.*

*Appendix 09. Archaeological Assessment.*

*Delmore Proposed Residential Development, Upper Ōrewa, Auckland: Fast Track Archaeological Assessment. Prepared for Vineways Limited by Clough and Associates Limited (Ellen Cameron), February 2025.*

*Appendix 09-1. Archaeological Management Plan*

*Archaeological Management Plan: Delmore Proposed Residential Development, Upper Ōrewa, Auckland. Prepared for Vineways Limited by Clough and Associates Limited (Ellen Cameron), February 2025.*

*Appendix 13 Indicative Wainui-Orewa Structure Plan*

*Appendix 15-1. S-1 – Site Plans*

*Appendix 16. Earthworks*

*Appendix 17. Scheme Plans*

*Appendix 22. Delmore Fast-track - Proposed Consent Conditions*

*Appendix 23. Rules Assessment*

*Appendix 33. Objectives and Policies Assessment*

### **3. Reasons for Consent**

- 3.1 The proposed works, as described in the FTAA application and supporting documentation, do not affect scheduled archaeological sites in Schedule 14.1 (Schedule of Historic Heritage) in the Auckland Unitary Plan operative in part (14<sup>th</sup> March 2025) [AUP OIP]. No consents are required under Chapter D17 Historic Heritage [AUP OIP].

### **4. Subject and scope**

- 4.1 The Vineways application is a proposed residential development at 88, 130, 132 Upper Orewa Road and 53A, 53B and 55 Russell Road, Orewa (the 'site'). The development will involve the construction of approximately 1,250 dwellings across a site area of approximately 109 hectares in the FUZ. Resource consent is also sought to undertake associated works including bulk earthworks, and provide infrastructure including a local road network, local park, wastewater treatment infrastructure and an on-site wastewater treatment plant and stormwater discharges.
- 4.2 In accordance with clause 2(1)(h)-(i) of Schedule 8 of the Act, the applicant has provided an assessment by a Subject Matter Expert as Appendix 9 and 9-01 in the application documents.<sup>1</sup>
- 4.3 The methodology used for this SME report assessment (ibid) follows normal professional practice, that is, data collection and analysis from acknowledged professional sources (e.g. relevant reports, archives) as well as the New Zealand Archaeological Association site record files (ArchSite) and Auckland Council public data sets (GeoMaps and Cultural Heritage Inventory/Tūtangi Ora). Field survey of the application areas was undertaken, to test and verify the data through visual survey with limited subsurface testing.<sup>2</sup> This is standard professional practice to ascertain if an area, place, building or archaeological site might be affected in any way by any part of the proposal.
- 4.4 This memo provides an analysis of risk to the potential archaeological and historic heritage resource for the Vineways application.

### **5. Summary of key issues**

- 5.1 The Archaeological Assessment prepared by Clough and Associates (Appendix 9) confirms that there are two recorded archaeological features within the property; both are shell midden (R10/776 and R10/1573). Archaeological site R10/776 is a previously recorded archaeological site; whilst site R10/1573 was identified by Clough and Associates during a site survey on 21 November 2024 and was subsequently entered into the NZAA database.

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<sup>1</sup> *Appendix 09 Archaeological Assessment. Delmore Proposed Residential Development, Upper Ōrewa, Auckland: Fast Track Archaeological Assessment.* Prepared for Vineways Limited by Clough and Associates Limited (Ellen Cameron), February 2025; *Appendix 09-1 Archaeological Management Plan: Delmore Proposed Residential Development, Upper Ōrewa, Auckland.* Prepared for Vineways Limited by Clough and Associates Limited (Ellen Cameron), February 2025.

<sup>2</sup> *Appendix 09 Archaeological Assessment. Delmore Proposed Residential Development, Upper Ōrewa, Auckland: Fast Track Archaeological Assessment.* Prepared for Vineways Limited by Clough and Associates Limited (Ellen Cameron), February 2025.

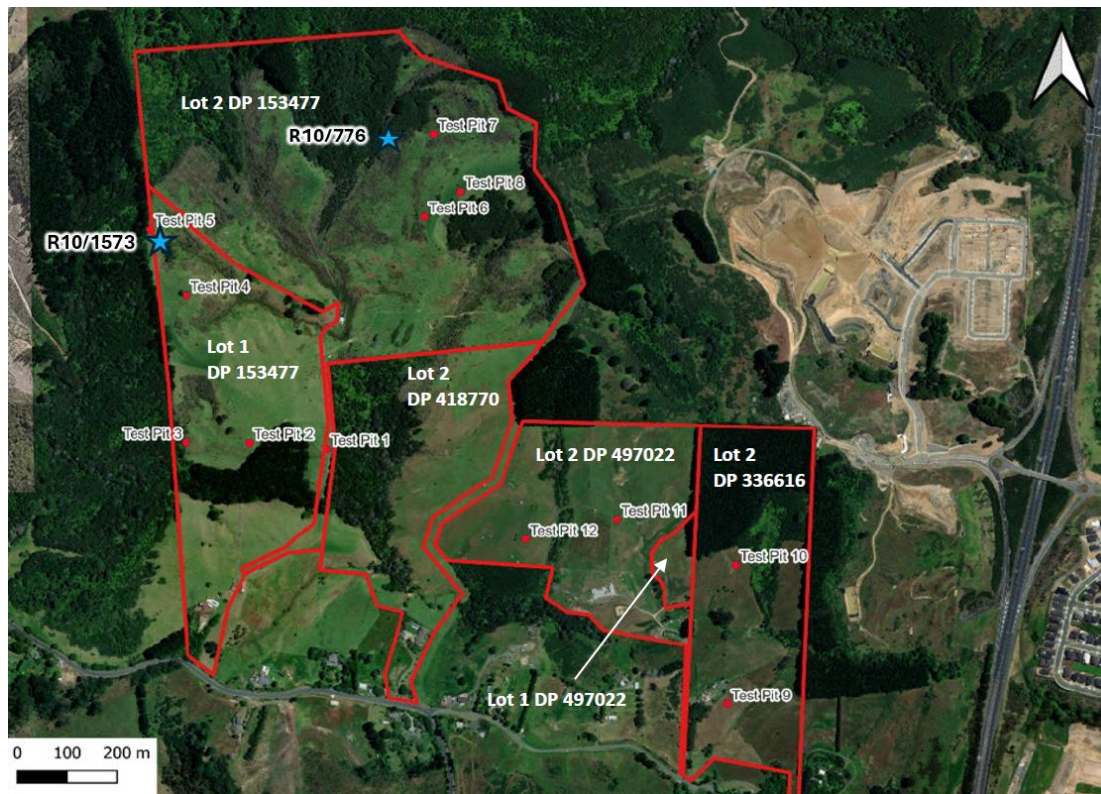


Figure 1. Aerial plan showing the location of recorded archaeological sites with the application as well as locations of subsurface testing (Source Clough and Associates 2025).

- 5.2 Both of the recorded middens are located outside of the project's primary earthworks extent. There are no works planned in the vicinity of site R10/776, and it will not be affected by the proposed development. Site R10/1573 is located in an area where vegetation clearance and planting are planned; and the assessment provides archaeological management methods to avoid detrimental effects to the site.
- 5.3 The Archaeological Assessment prepared by Clough and Associates reviews the evidence of prehistoric settlement in the wider Ōrewa/Whangaparāoa area, noting the general pattern of identified resource procurement activity in proximity to waterways with more substantial or permanent settlement located closer to the coast. The assessment considers that although the project area does not have any major waterways, it does contain a number of streams that link to the Ōrewa River. The recorded midden sites (R10/776, R10/766) in the Project Area demonstrate that the area was utilised in the past by Māori, possibly for resource collection and therefore *"additional similar sites such as shell midden and possibly temporary camps in the Project Area is also considered possible"*.
- 5.4 The Clough and Associates assessment concludes that although the two recorded archaeological sites in the Project Area will be avoided there is the potential for unrecorded subsurface prehistoric archaeological features to exist in the area of works and to be exposed during development, particularly in areas bordering streams.
- 5.5 To mitigate the risk of discovery of unrecorded subsurface archaeological within the project area, Clough and Associates advise that a general precautionary Archaeological Authority from Heritage New Zealand Pouhere Taonga (2014) be obtained prior to the

onset of earthworks.

- 5.6 The AEE confirms that a precautionary Archaeological Authority will be obtained from Heritage New Zealand Pouhere Taonga (HNZPT) under Section 44 of the HNZPT Act 2014.<sup>3</sup>

## 6. Overall comment

- 6.1 I agree with and support the Clough and Associates assessment of the potential risk to previously unidentified archaeological/historic heritage features within the project area. I also agree that it is appropriate to secure a HNZPTA authority prior to earthworks.

- 6.2 The archaeological assessment makes a number of recommendations as follows:

- There should be no major constraints on the proposed development on archaeological grounds, as the two recorded archaeological sites in the Project Area will be avoided, and the possibility that archaeological remains may be present can be appropriately mitigated through the provisions of the FTAA and HNZPTA.
- Because it is likely that subsurface archaeological features will be exposed during development, an Authority should be applied for under the FTAA 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.
- The known extents of midden site R10/1573 should be temporarily fenced off prior to and during works to ensure it is avoided during the vegetation and planting works.
- Vegetation clearance and planting in the vicinity of site R10/1573 should take place under archaeological supervision to identify if any archaeological remains are present and avoid them.
- Vegetation clearance/planting areas should be carried out under archaeological supervision to identify if any archaeological remains are present.
- Earthworks for the installation of culverts in streams as indicated by the orange outlined areas in Figure 40 and Figure 41 should be carried out under archaeological supervision to identify if any archaeological remains are present.
- If no authority is in place 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 foundation,

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<sup>3</sup> Delmore. Fast Track Approval Application. Assessment of Environmental Effects and Statutory Analysis. Prepared for Vineway Limited by B & A Urban and Environmental Limited, 17 February 2025.

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 that the Auckland Council, Heritage NZ, Mana Whenua and (in the case of human remains) the NZ Police are notified. The relevant authorities will then determine the actions required.

- 6.3 The application also provides an Archaeological Management Plan that outlines specific operational procedures and requirements to manage effects on recorded and unrecorded archaeological sites.

## **7. Comment on proposed conditions**

- 7.1 The application nominates the following condition to mitigate effects on historic heritage:

*(133) All works must be undertaken in accordance with the Archaeological Management Plan prepared by Clough and Associates titled "Delmore Proposed Residential Development, Upper Ōrewa, Auckland" dated February 2025.*

## **8. Recommendations**

- 8.1 I have assessed the effects of the proposed Vineways Delmore residential development on the heritage resource, the magnitude of these effects, and whether adverse effects are avoided, minimised or mitigated.
- 8.2 There is no National Policy Statement on Historic Heritage to assess this application against.
- 8.3 In reviewing the application documentation, the condition nominated by the application and the attendant Archaeological Management Plan are sufficient to mitigate the potential risk of archaeological/historic heritage discovery and give effect to s6 (f) of the RMA.

**Signed:**

**Mica Plowman**

**7<sup>th</sup> April 2025**