

Delmore Fast-Track

04/05/2026 – Auckland Council Response

Annexure 11:

Archaeology / Heritage

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name: Delmore Fast-Track

Fast-Track application number: FTAA-2512-1164

2.0 Technical Specialist Memo – Archaeology/Historic Heritage

To: Dylan Pope – Lead Planner & Carly Hinde - PPL

From: Mica Plowman - Principal Heritage Advisor

Qualifications
& Relevant
Experience:

I hold the qualification(s) of: Bachelor of Arts (BA) and Master of Arts (MA) in Anthropology (archaeology) and have 30 years of experience in historic heritage and archaeological resource management under the RMA (Part 2, Section 6 e and f matters) and the HNZPT Act (2014).

I am a full member of the New Zealand Archaeological Association. I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designation and fast-track applications, and have appeared as an expert witness before consent authorities and the Environment Court on multiple occasions.

Preparation in
Accordance
with the Code
of Conduct:

I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferences, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.

Signature:



Date:

13/3/2026

3.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Delmore. Fast Track Approval Application. Assessment of Environmental Effects and Statutory Analysis. Prepared for Vineway Limited by B & A Urban and Environmental Limited, 23 December 2025.
- Appendix 23 Archaeological Assessment. Delmore Proposed Residential Development, Upper Ōrewa, Auckland: Fast Track Archaeological Assessment. Prepared for Vineways Ltd by Clough and Associates Limited (Ellen Cameron) December 2025.
- Appendix 23.1 Archaeological Management Plan. Archaeological Management Plan: Delmore Proposed Residential Development, Upper Ōrewa, Auckland. Prepared for Vineways Ltd by Clough and Associates Limited (Ellen Cameron) December 2025.
- Appendix 23.2 Archaeological Authority Approved Person – Ellen Cameron
- Appendix 44. Delmore Fast-track - Proposed Consent Conditions

4.0 Additional Reasons for Consent Not included in AEE / Incorrect Reasons for Consent

The proposed works, as described in the FTAA application and supporting documents, do not affect scheduled archaeological sites in Schedule 14.1 (Schedule of Historic Heritage) in the Auckland Unitary Plan operative in part (January 23rd 2026) [AUP OIP]. No consents are required under Chapter D17 Historic Heritage [AUP OIP].

5.0 Specialist Assessment

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.

Both of the recorded middens are located outside of the project's primary earthworks extent. There is no work 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.

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.

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.

The AEE confirms that an authority to undertake works that will or may modify or destroy the whole or any part of any archaeological site (whether or not a site is a recorded archaeological site) that would otherwise be sought under section 44(a) of the HNZPT Act is sought under section 43 of the FTAA.

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 Authority under section 43 of the FTAA.

6.0 Section 67 Information Gap

I have identified that there are no outstanding issues or information gaps.

7.0 Recommendation

I have assessed the effects of the proposed Delmore application on historic heritage resource, the magnitude of these effects, and whether adverse effects are avoided, minimised or mitigated.

There is no National Policy Statement on Historic Heritage to assess this application against. In reviewing the application documentation, the conditions outlined in section 1.0 General Conditions (1.1.6 e Pre-start meeting) and section 9.0 Archaeological Authority? (conditions 1-8) nominated by the applicant are sufficient to mitigate the potential risk of archaeological/historic heritage discovery and give effect to s6 (f) of the RMA.

8.0 Proposed Conditions

No amendments or additions to the proposed conditions are necessary.