

Surf Park Auckland: archaeological assessment

**report to
AW Holdings
and
RCP**

Brendan Kneebone

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1 Introduction

AW Holdings are undertaking due diligence for the purchase of four parcels at 1350 Dairy Flat Highway, Auckland (Lot 15 DP 65979, Part Allot S264 PSH of Pukeatua, Part Allot 189 PSH of Pukeatua, and Part Allot 189 PSH of Pukeatua). The land is approximately 42 hectares of greenspace (Figure 1). No archaeological sites are recorded on the properties in the New Zealand Archaeological Association (NZAA) Site Recording Scheme (SRS), and there is one heritage site recorded in the Auckland Council Cultural Heritage Inventory (CHI 16094). An archaeological and heritage assessment of effects is required for a resource consent application to the expert consenting panel and archaeological authority applications to Heritage New Zealand Pouhere Taonga (HNZPT). James Kirkham of RCP, on behalf of AW Holdings, commissioned this report from CFG Heritage.

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.

2 Method

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>).

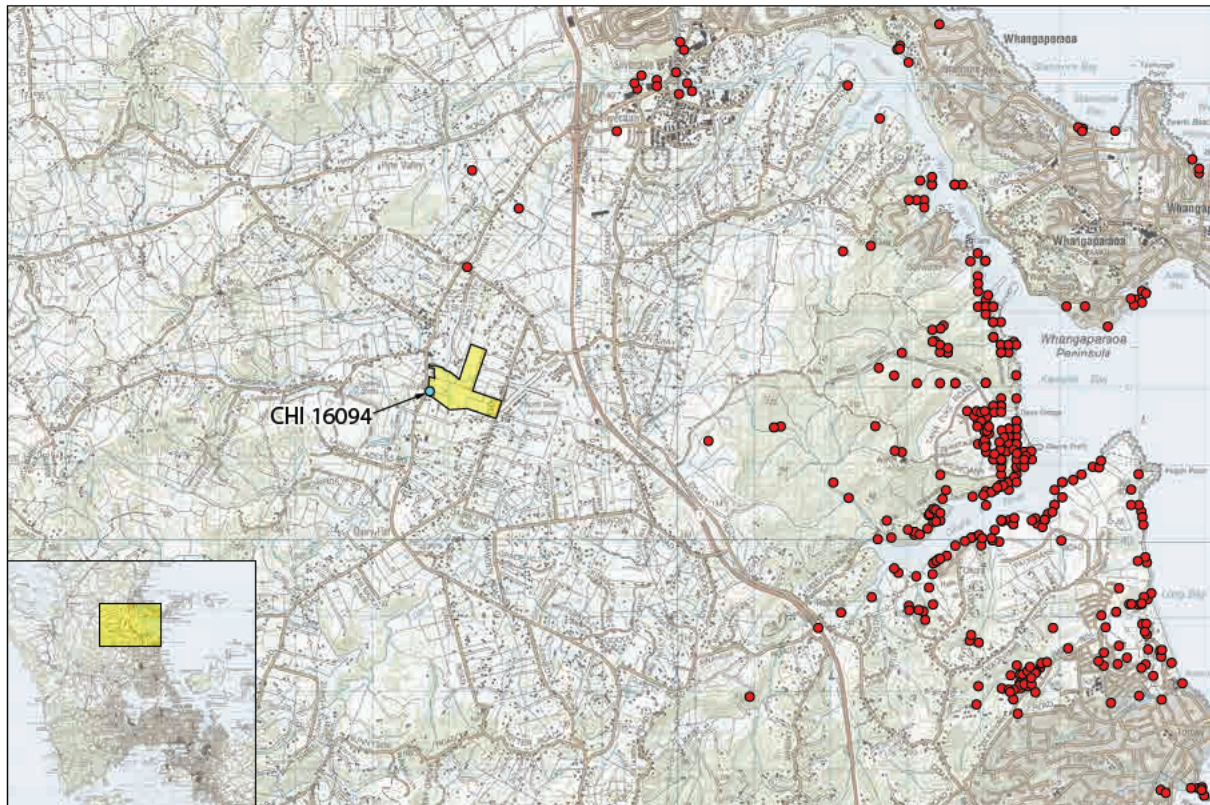


Figure 1. Location of the property and recorded archaeological sites recorded in the vicinity.

- Records of previous archaeological investigations on Motutapu and Rangitoto were obtained from the HNZPT digital library (<https://dl.heritage.org.nz/greenstone3/library/collection/pdf-reports/>).
- Historic maps and plans held by Land Information New Zealand (LINZ) were accessed using QuickMap.
- Aerial Photographs held by Land Information New Zealand (LINZ), Auckland Council and in other online archives were searched (<https://data.linz.govt.nz>; <https://www.aucklandlibraries.govt.nz/Pages/heritage-photographs.aspx>; <https://kura.aucklandlibraries.govt.nz>).
- The Auckland Council Cultural Heritage Inventory (CHI) and the Auckland Council GeoMaps GIS viewer were searched for any areas of cultural significance in the vicinity (<https://geomapspublic.aucklandcouncil.govt.nz/viewer/index.html>).

A site survey was undertaken on 3 May 2023 by Brendan Kneebone of CFG Heritage Ltd. This was a visual inspection undertaken on foot. The primary focus of the survey was to identify any possible archaeological features or material which may be impacted by works. A 1.1m gum spear was used to probe for any subsurface material or anomalies. No other intrusive techniques such as test pitting were employed.

3 Background

Dairy Flat is a rural suburb located around 8 km south of Ōrewa and 28 km north of central Auckland. The project area is open greenspace with houses on the west. Dairy Flat Highway / State Highway 31 flanks the west side of the project area and Postman Road the east.

3.1 *Pre-European Māori history*

Māori occupation of the wider area was concentrated on the coast between Ōrewa and Ōkura, including the Whāngaparāoa Peninsula. Many records note that inland areas remained in mature forest until the historic era. Early plan SO 894 drawn in 1869 includes the project area and shows there were pre-European Māori walking tracks along the inland flats, and that the current path of Dairy Flat Highway generally follows one of those tracks.

The coast between Te Waitematā and Whangārei was depopulated during the musket wars. When Europeans began to settle in the area, Māori were in the area for fishing and shellfish gathering, gathering flax, although substantial settlements were located elsewhere (Grover 2013).

Dairy Flat is near two recorded portages used by pre-European Māori (Hooker 1997). The first is the Aotoetoe Portage which allowed direct east west communication north of Auckland. Hooker (1997) states this is “by far the longest and most difficult portage in the network, the Aotoetoe Portage was over fourteen kilometres in length”. It was probably seldom used but it is mentioned by S. Percy Smith in his book *Peopling of the North*. The other is the Weiti Portage which ran between the Weiti and the Kaukapakapa Rivers allowed direct communication north of Auckland, from the Pacific Ocean to the Tasman Sea.

3.2 *19th century history*

The area was milled for timber then used for gum digging like most land north of the central Auckland area. The first formal road near the property was what is now Dairy Flat Highway, built in the 1870s. Plan SO 1118 drawn in 1874 shows the project area was labelled as “swampy” and there are “drains” plotted and annotated around 150 m south of the project area, although none within the project area (Figure 2). The land was then prepared and used for farming in the later 19th century, and this remained its main use until the expansion of Auckland in recent decades.

3.3 *CHI 16094: Villa*

This parcel of land originally formed part of the Crown Grant (allotments 189 and 190 of the Parish of Pukeatua) awarded to Thomas Forgham in 1870 (Auckland Deed Index 14A:334). In 1872 Forgham transferred the property to Alston, who dedicated a road in 1874. The land passed through a number of owners before being purchased by (Archibald?) McNair in 1899. It is unclear what land exactly McNair purchased, however, it is likely at this time he only owned allotment 189. In 1904 McNair purchased an additional 140 acres of allotment 190 from Jackson. It is likely that McNair owned other land in the vicinity as an Archibald McNair is registered against a number of lots in Pukeatua in the 1881 Electoral Roll. Auckland Deed Index 14A:334 state that in 1906 McNair transferred part of lot 189 to another McNair (probably his son, William McNair). Following entries indicate that this was the majority of the allotment which W. McNair later subdivided into the contemporary addresses of 1350 and 1338 Dairy Flat Highway. Auckland Museum records show that in 1907 the wife of William McNair granted a number of gum diggers the right to dig gum across the property of part allotment 189.

Auckland Deed Index 14A: 334 shows that W. McNair conveyed this part of the allotment to Thomas in 1917. Thomas on sold the site to Small in 1927. Certificate of Title NA579/33 was issued to Charles Henry Lester Small in 1935 for the northern portion of lot 189. In 1961 the property was transferred to Henry Lester Small and on to Peter Allan Small in 2012 as executor. It appears that the site remained in the Small family until 2016.

3.4 *Archaeological background*

There are very few recorded archaeological sites within 1 km of the project area, those present in the wider area are pre-1900 buildings. The site is about 5 km inland from the Long Bay and Karepiro Bay coastlines and Ōkura River where there are many archaeological sites recorded, most of which are pre-European Māori sites. While there are many sites recorded when compared to the inland area,

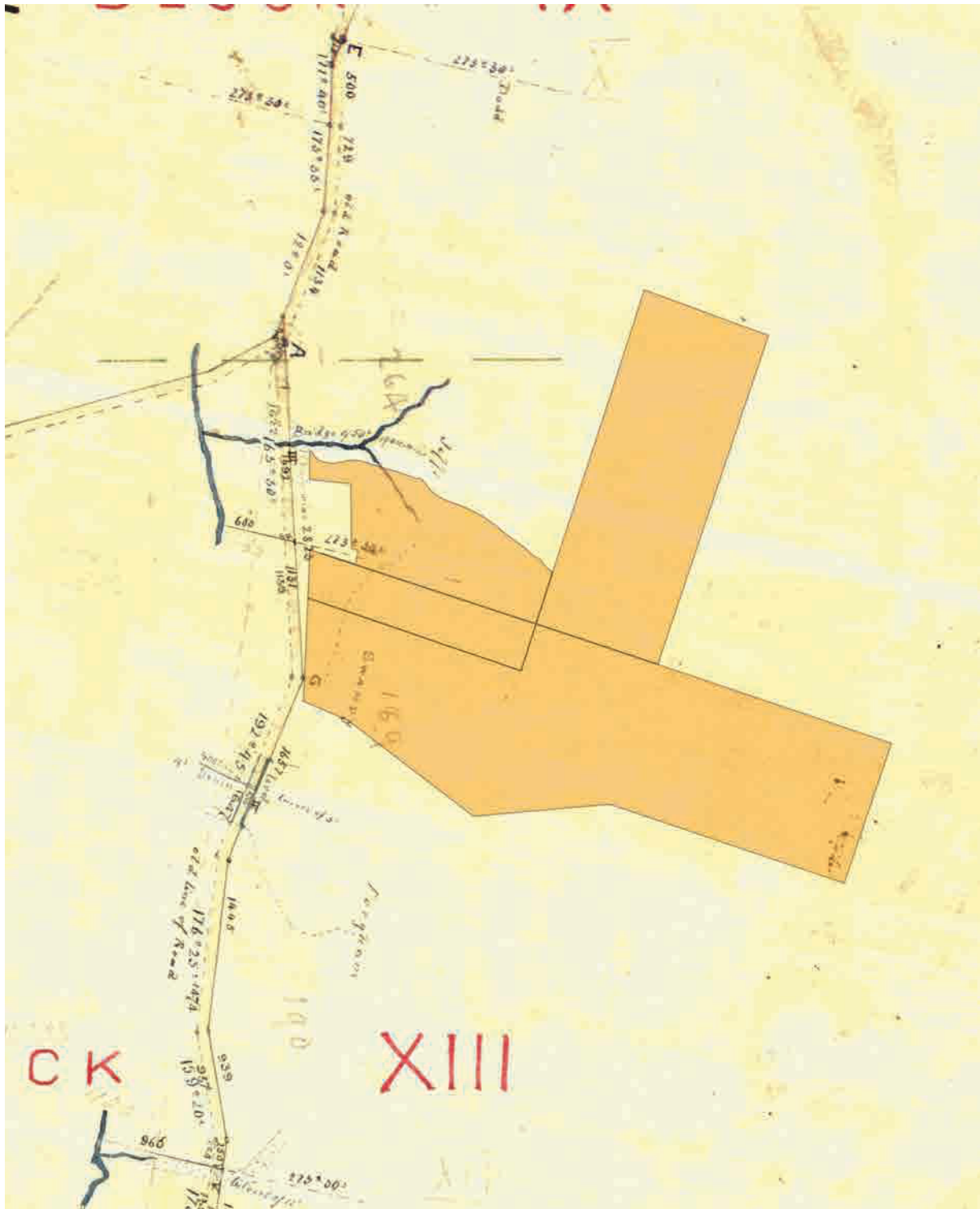


Figure 2. Survey plan SO 1118 drawn in 1874 showing the road build.

the current record on the SRS is not a full representation of pre-1900 human land use in the area. The Ōkura River and the eastern coastlines have early and complex archaeological landscapes (Tatton 2001). For example, the Long Bay area's human history has complex stratigraphic sites dating to the 1400s, and pre-European Māori gardens and terracing as well as pre-1900 European buildings and sites (e.g., Campbell et. al. 2019, Phillips and Bader 2007, Trilford 2021).

Over the past three decades some ad hoc archaeological assessments have been undertaken in the Dairy Flat area. Most of the reports were for private projects such as subdivisions and did not detect any evidence of archaeological sites (e.g. Bickler and Clough 2006, Foster 2001, Clough 1999, Clough and Prince 2001). It seems likely there was very few pre-European Māori settlements in the area but the waterways passing through were frequented for transport and this is supported by portage records. It is considered highly unlikely that archaeological evidence of pre-European Māori occupation would be found in the project area, but there is a higher likelihood for pre-1900 European sites.

The two recorded archaeological sites within 1 km of the project area are R10/1450 (the Wade Junction Hotel) and R10/1540 (whare). The Wade Junction Hotel was recorded on the SRS by Robert Brassey in 2018, presumably as part of the preparation of the Auckland Council Structure Plan report (Brassey and Francesco 2019). R10/1540 is a "whare" plotted on plan DP 2119 drawn in 1898 and the location was added to the SRS during this assessment. There is no surface evidence of that site but, similarly to the Wade Junction Hotel further north, subsurface evidence may remain.

4 Aerial photos

Aerial photographs dating back as early as 1940 were visually inspected and georeferenced to examine the potential for previously unrecorded sites or features. An early photograph from 1940 shows the project area is typical of the wider area and used for grazing – it shows the corrugated iron clad villa (CHI item 16094) (Figure 3). An aerial taken in 1957 is much clearer resolution than the 1940s and at this stage there is no evidence of substantial ground working which would have removed deposits. Aerials taken in the 1960s and 70s show farming infrastructure on the property was being installed but the iron clad villa had not moved.

5 Field Survey

The topography of the project area is almost entirely flat, with slight elevations towards the northern and eastern boundaries. The properties are divided into paddocks for farming, which are under grass and currently used for grazing. There is a wetland/small lake area near the central eastern boundary and farm drains dissect it at regular intervals on the flat areas. Other modifications of the project area include usual farming activities such as wind breaks, farm tracks and races, fences, and farm buildings. Attention was paid to the potentially pre-1900 villa (CHI 16094), and the immediate area which remains as previously described. Although the area was wet, and flooding/bogginess caused visibility problems in some areas, no other archaeological material or features were identified during the survey (Figures 4–14)

6 Assessment

6.1 Assessment of values against the AUP RPS Criteria

Historical	The site relates to the European settlement of Ōrewa/Dairy Flat and was constructed around the turn of the century. The site has moderate historical value.
Social	The site is not well understood or acknowledged in the community, the site has little social value.
Mana Whenua	Only mana whenua can comment on the value of the site to them.



Figure 3. Aerial photograph SN143/86/29 taken in 1940 with the project area outlined.

Knowledge	The site can contribute information about the European settlement of the area, including details on construction methods and materials used. The site has moderate knowledge value.
Technology	Based on the known attributes of the villa, there are no signs of special innovation, construction, components or use of materials. The site has moderate technological value.
Physical	The building is typical of those constructed at the time and does not have any clearly identifiable features to indicate it has special physical attributes. The site has little physical value.
Aesthetic	The site is visible from Dairy Flat Highway. The site has moderate aesthetic value.
Context	The site is part of the European settlement of the Ōrewa/Dairy Flat area. The site has moderate context value.

This site has moderate values, based on its highest values which are its context, aesthetic, knowledge, and historical values. Retention of these values is desirable, but it does not warrant any special protections and any loss of heritage values can be mitigated.

6.2 Assessment of effects

Final earthworks plans have not yet been prepared so it is not yet possible to assess the full effects on archaeology and heritage. However, current cut and fill plans indicate extensive working of the properties (Figure 15) and while the villa will remain, the area around it will be developed for



Figure 4. Farm Buildings modification.



Figure 5. Current state of the Historic Villa.



Figure 6. Villa looking north.



Figure 7. Villa looking west.



Figure 8. Farm sediment pond.



Figure 9. Farming modifications.



Figure 10. Example of the flat topography of the properties.



Figure 11. Lake/farm pond towards the eastern boundary..



Figure 12. Farm tracks and fencing.



Figure 13. Paddocks currently used for grazing.



Figure 14. Example of farm drains dissecting the property.

new accommodation (Figure 16). Any archaeology and heritage in any earth worked area will be destroyed.

As part of the structure planning for the Kumeu-Huapai, Riverhead, and Red Hill North business Area, Auckland Council reviewed the site but have determined it does not merit further evaluation as a scheduled historic heritage place (Francesco and Brassey 2019). As a result, this building is assessed as having no more than moderate heritage values based on the Auckland Unitary Plan RPS criteria. However, it is not known yet if the villa pre-dates 1900. If it does, its demolition and any modification of destruction of subsurface features associated with it will require an archaeological authority. It is recommended that a precautionary approach be taken so that any effects on archaeology on any potent unrecorded archaeology can be appropriately mitigated through the conditions of resource consents and an archaeological authority obtained from HNZPT.

7 Recommendations

These recommendations are only made based on the archaeological 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:

- once completed earthworks plans become available, this assessment be updated and an authority to destroy, modify or damage any subsurface archaeological deposits or features associated with the villa, or any other unrecorded archaeological deposits in the wider extent of works be applied for from Heritage New Zealand Pouhere Taonga (HNZPT) under Section 44 of the Heritage New Zealand Pouhere Taonga Act 2014;
 - note that this is a legal requirement;
 - an Archaeological Management Plan be prepared to accompany the authority application, which sets out appropriate methods for managing any effects on the sites during construction;
 - no authority should be applied for without consultation with the appropriate tangata whenua authorities; evidence of consultation, and views expressed, will be required by HNZPT, and will be taken into account when making a decision about the granting of the authority;
 - note that the application process may take up to 20 working days from the date of lodgement, and following issue there is a period of 15 working days during which works affecting the site cannot commence to allow for appeals to the Environment Court;
- a separate built heritage assessment should be undertaken to determine when the villa was built;
 - demolition of the villa should be avoided in the first instance and the villa should be incorporated into the design of the Surf Park;
 - if the villa is to be demolished, appropriate mitigation measures may include but are not limited to:
 - building removal and relocation;
 - recording by a Buildings Archaeologist during controlled deconstruction;
 - sampling and reusing of materials;
- appropriate tikanga (protocols) should be followed during works – mana whenua may make recommendations outlining these;
- in the event of kōiwi (human remains) being uncovered during any future construction, work should cease immediately and the appropriate tangata whenua authorities should be contacted so that suitable arrangements can be made;
- since archaeological survey cannot always detect sites of traditional significance to Māori, or wāhi tapu, the appropriate tangata whenua authorities should be consulted regarding the possible existence of such sites, and the recommendations in this report.

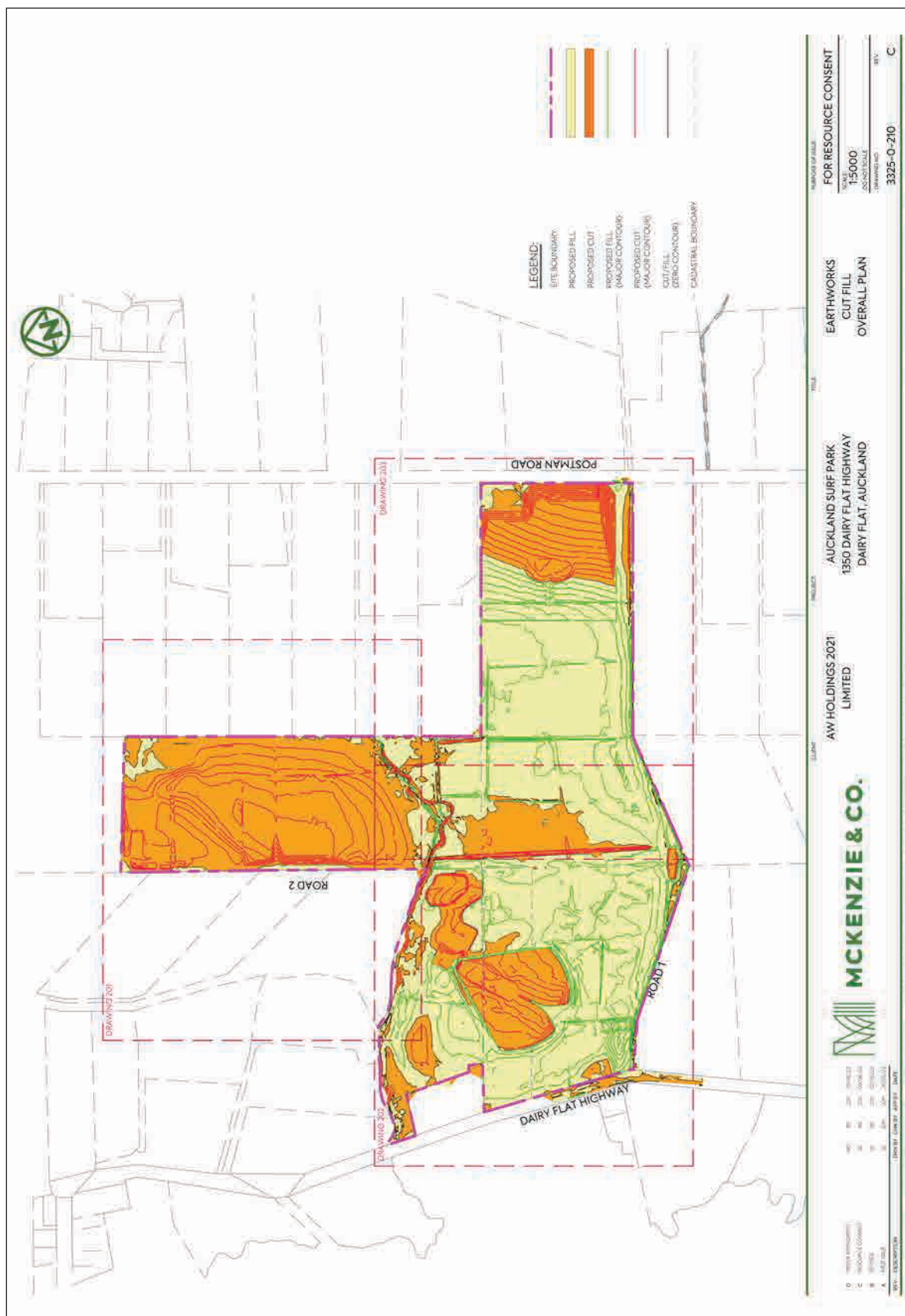


Figure 15. Current cut and fill plan for the surf park.



Figure 16. Current plan for new accommodation where the villa is located.

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