Prepared for New Central Park Ltd

New Central Park Development, Paraparaumu:

Archaeological Assessment of Effects

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FINAL

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1 Introduction

1.1 Project Overview

This Archaeological Assessment of Effects has been prepared for New Central Park Ltd ('NCPL') for the proposed development of the property at 77 Kapiti Road, 109 Kapiti Road and 1 Brett Ambler Place, Paraparaumu ('the Project Area'). Minor works are also proposed within the Kāpiti Coast District Council drainage reserve to the east of the Project Area. The Project Area is approximately 34 hectares of previously undeveloped land between the MacKay's to Peka Peka Expressway (M2PP) section of State Highway 1 and Kāpiti Road, Paraparaumu (Figure 1). The Project Area comprises six land parcels. The legal descriptions are: Lot 2 DP 63437, Lot 3 DP 62046, Lot 4 DP 470759, Section 2 SO 570550, Section 3 SO 501569, and Section 4 SO 501569 (Figure 2).

The purpose of this report is to assess the effects of the proposed works on archaeological values. It is intended to support applications for resource consents and archaeological authorities to be made under the Fast-track Approvals Act.



Figure 1: The location of the proposed mixed-use development in Paraparaumu, Kāpiti, indicated by the red arrow (image from TopoMaps).



Figure 2: The proposed Project Area shown in yellow. Image from Grip Map.

1.2 Proposed Works

The development proposal is to extend the Paraparaumu Town Centre with a comprehensive commercial, mixed-use and residential development across the Project Area (Figure 3).

The project comprises subdivision, which is proposed to create:

- approximately 400 residential allotments,
- apartment allotments to enable future unit title subdivision,
- two large format retail allotments,
- smaller commercial and speciality retail allotments,
- road reserves to be vested in Kāpiti Coast District Council,
- a large reserve area for wetland offset and flood detention,
- additional open space and access lots, including for stormwater management and shared path connections.

The project will also include:

- construction of approximately 600 residential units, including terrace housing, duplexes, standalone dwellings and apartments,
- construction and operation of retail, commercial and service-based activities,
- construction of roading and access,
- provision of public and private open-space areas,
- infrastructure servicing associated with the development.

Earthworks will be undertaken over the entirety of the site, including the remnant dune landforms where the highpoints will be reduced by up to 13m.



Figure 1: The New Central Park development plan (image supplied by the client).

2 Statutory Context

There are two main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the *Heritage New Zealand Pouhere Taonga Act 2014* (HNZPTA) and the *Resource Management Act 1991* (RMA).

NCPL intends to seek resource consent under the RMA and an archaeological authority under the HNZPTA for the Project through the processes in the *Fast-track Approvals Act 2024*.

2.1 The Heritage New Zealand Pouhere Taonga Act 2014

The HNZPTA provides overarching protection to all archaeological sites (within the meaning of section 6 of the HNZPTA), whether they are recorded or not. The protection and management of archaeological sites is managed by the archaeological authority process under the HNZPTA, which is administered by Heritage New Zealand Pouhere Taonga (HNZPT). The HNZPTA makes it illegal for a person to destroy or modify, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of HNZPT.

Any person who intends to carry out work that may modify or destroy an archaeological site, or to investigate an archaeological site using invasive archaeological techniques, must first obtain an authority from HNZPT. The requirement applies to sites on land of all tenure including private, public and designated land. The HNZPTA contains penalties of up to $300,000 for unauthorised site destruction and up to $120,000 for unauthorised site modification or breaches of the conditions of an authority.

The archaeological authority process applies to all archaeological sites that fit the HNZPTA definition regardless of whether the site is recorded in the New Zealand Archaeological Association (NZAA) Site Recording Scheme 'ArchSite' or registered with HNZPT; or if the site only becomes known about as a result of ground disturbance.

'Archaeological site' is defined under section 6 of the HNZPTA 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).

HNZPT also maintains the New Zealand Heritage List/Rārangi Kōrero (The List). The List can include archaeological sites. The purpose of The List is to inform members of the public about such places, and to assist with their protection under the RMA.

There is currently one recorded archaeological site within the Project Area. It is likely that other archaeological sites, within the broad definition of the HNZPTA, may be disturbed when undertaking earthwork activities in other parts of the Project Area.

Any sites identified during the ground works in the proposed works areas will have automatic protection under the HNZPTA.

2.2 The Resource Management Act 1991

The RMA identifies the protection of historic heritage from inappropriate subdivision, use, and development as a matter of national importance (section 6(f)).

'Historic heritage' is defined by the RMA (section 2(1)) as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from archaeological, architectural, cultural, historic, scientific, or technological qualities.

'Historic heritage' includes:

- historic sites, structures, places, and areas;
- archaeological sites;
- sites of significance to Māori, including wahi tapu;
- surroundings associated with the natural and physical resources.

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 Māori.

Where resource consent is required for any activity, an assessment of effects is usually required to address cultural and historic heritage matters (RMA 4th Schedule and the district plan assessment criteria).

As noted further below, there are no listed heritage areas or buildings in the Project Area in the Operative District Plan. Reporting on historic heritage more broadly is not within the scope of this report, but I understand this is not required given that context.

This report therefore provides an assessment of the potential for disturbance to archaeological values or sites within the Project Area, and how any potential adverse effects on those sites or values are proposed to be avoided, remedied or mitigated. However, as I explain further below, I consider the conditions I have proposed to be put on the archaeological authorities for the Project will appropriately manage effects on historic heritage in terms of the RMA.

2.2.1 Operative Kāpiti Coast District Plan 2021 Requirements

District plans provide a primary means of identifying and protecting heritage through objectives, policies and rules.

The Project Area does not contain any mapped heritage areas, buildings or sites of significance to tangata whenua, under the Operative Kāpiti Coast District Plan 2021.

The key policy direction in the Operative District Plan is to recognise and identify historic heritage, and sites and areas of significance to Māori, retain them, and protect them from inappropriate use and development. In addition, it seeks to provide for the construction of buildings and structures within sites and areas of significance to Māori where it can be demonstrated that the spiritual and cultural values of the site will be protected and enhanced and avoid the demolition or destruction of sites and areas of significance.

2.3 The Fast-track Approvals Act 2024

NCPL intends to apply for an archaeological authority and resource consent under the Fast-track Approvals Act 2024. This means that NCPL is applying for both types of approvals to be granted at the same time. This is different to the standard process where a resource consent may be granted before or following the granting of an archaeological authority. Typically, this means that the conditions of resource consents include conditions that 'fall away' when the archaeological authority is granted, and effects on archaeological values are then managed through the conditions on the archaeological authority.

Because this application is for both types of approvals to be granted at the same time, I have recommended conditions for the archaeological authority only. If those conditions are imposed, in my opinion, they will also be an appropriate method to manage effects on archaeological values in RMA terms.

3 Methodology

The archaeological assessment for the Project Area was carried out using desk-top research methods and included information from site visits undertaken by other consultants.

The desk-top assessment largely utilises information from a prior archaeological assessment report prepared by Subsurface Ltd (Dodd 2022). Historical sources and reports from previous archaeological work were also consulted. These included:

- Online archives and reports held by HNZPT,
- New Zealand Archaeology Association (NZAA) site records (via ArchSite), to identify the details of any previously recorded archaeological sites in the vicinity,
- Historic survey plans (via Grip Map) and historic aerial photographs (via Retrolens and the Kāpiti Coast District Council online GIS), and
- Modern aerial photographs (via Grip Map and Kāpiti Coast District Council online GIS).

A site walkover has not been undertaken by the author in the Project Area, however the property is visible from the Kāpiti Expressway and the author is familiar with the site. Information about the ground conditions and potential presence of archaeological sites has been drawn from Dodd's (2022) survey conducted on 24 August 2022. The property has not been modified in any way since this was undertaken.

An additional ground survey was not considered necessary as typically the archaeological sites found in this landscape and not visible on the ground surface unless there has been ground disturbance. A further walkover survey is unlikely to materially alter the assessment of archaeological potential or the conclusions reached in this report.

3.1 Constraints and Limitations

The key constraints and limitations on the archaeological assessment for the Project Area are considered to be as follows:

- Archaeological site location data held in *ArchSite* should be regarded as a guide only and is generally based on reconnaissance rather than on accurate survey information. The

coordinates of many of the sites in the database are of variable accuracy and the spatial extents for many recorded sites are poorly defined.

- This report does not include an assessment of Māori cultural values. Statements are made as to the location and nature of archaeological sites and their archaeological values. There are no statements on the cultural significance of the proposed development area nor are the views of tāngata whenua represented in this report. An assessment of cultural significance will not necessarily correlate with an assessment of the archaeological significance of the area.

4 Environmental Context

The Kāpiti Coast is situated at the southern extent of a long band of coastal dunes on the southwest coast of New Zealand's North Island, running continuously north from Paekakariki to Taranaki. The topography of the Kāpiti Coast is characterised by a relatively flat coastal shelf largely covered in sand dunes and wetlands, and in front of inland hills. South of the Waikanae River the inland edge is a steep wave cut cliff. North of the river the hills form the foothills of the major Tararua Range.

There are typically three recognised phases of dune belts on the coastal terrace. The oldest sand dunes are generally found furthest inland, and more recent dunes have built up in front of them as the coastline extended out with deposition of recent material building successive foredunes (O'Keeffe 2019). Between the dune belts are flat areas of former and current wetlands, underlain with peat in places.

The duneland settings of archaeological sites on the Kāpiti Coast have been synthesised by McFadgen (1997). He has outlined three general phases of dune deposition on the coastal terrace:

- **Waitarere:** recent, less than 400 years, dunes near the coast,
- **Motuiti/Taupō:** dunes about 1000-1800 years in age about 0.8 to 2 km from the coast. These have a high content of Taupō Pumice lapilli indicating that they were accumulating at the time of the Taupō Pumice Eruption ca. 1720 BP, and
- **Foxton:** dunes older than the Taupō eruption that started forming about 6500 BP and forming the balance of the inland areas.

There are archaeological sites on the Waitarere dunes, but these would have been formed on unstable, exposed surfaces. The highest concentration of sites is on the Taupo or Foxton-era dunes, near swamps or lakes. These dunes would have been stable areas with established forest when first occupied and were interspersed with wetlands and navigable waterways connecting to the coast. The archaeological site distribution indicates that the dunes were preferred areas for settlement.

The Project Area contains high dunes likely dating to the Foxton phase (Figure 5), as well as low-lying peat swamp that is likely to have formerly been part of a wetland system comprising areas of swamp and freshwater streams connecting to the coast. This topography is typical of the Kāpiti Coast sand dune landscape. Dunes within the Project Area nearest to former wetland will have a heightened probability of containing archaeological sites.

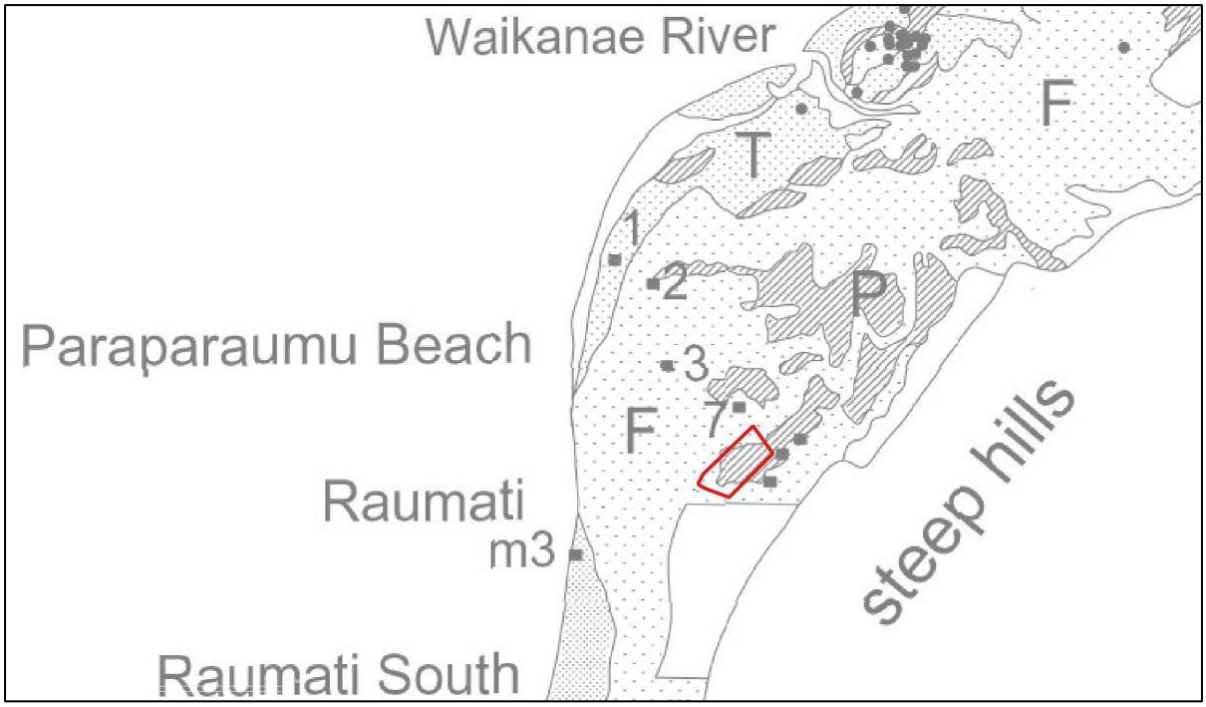


Figure 2: Approximate location of the Project Area in relation to dune phases as described in McFadgen (1997). Shows the area as Foxton dune (F) and Paraparaumu peat swamp (P). Image from Dodd (2022: 11).

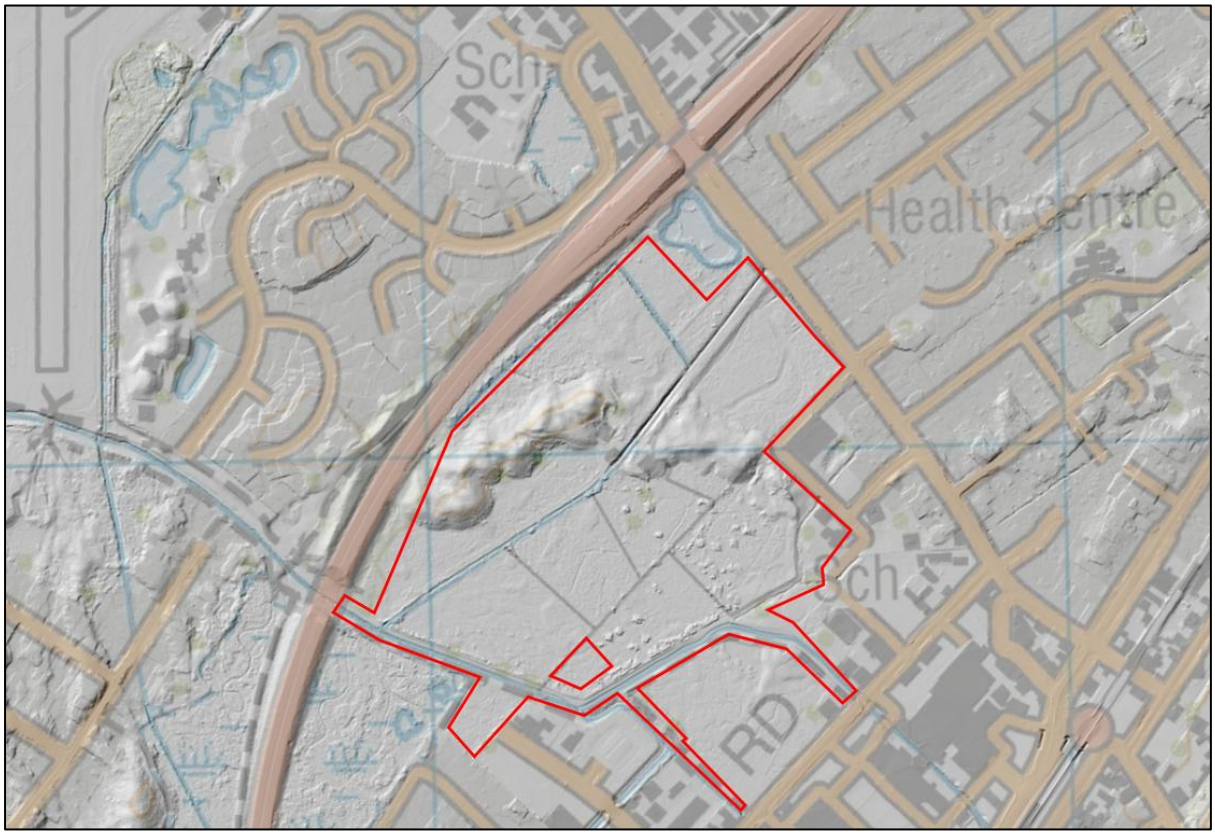


Figure 3: LiDAR image showing the sand dune band extending west-east across the Project Area (outlined in red). Image from TopoMaps.

5 Research Results

5.1 Historical Background

Humans likely settled the Kāpiti Coast shortly after Polynesian initial migration started in the late 13th century AD. Muaūpoko iwi occupied much of the Kāpiti Coast prior to 1822 when the Te Rauparaha-led Ngāti Toa iwi arrived from Kāwhia. Te Āti Awa accompanied Te Rauparaha on the heke of 1821-22 and settled around the Waikanae estuary area. Ngāti Raukawa of Waikato settled Ōtaki and up through Horowhenua/Manawatu later that decade. Te Āti Awa constructed several major pā around the Waikanae River, including Waimea Pā, Arapawaiti Pā, and the Waikanae Pā at Kenakena (Carkeek 1966).

The tribal alliance between Raukawa and Te Āti Awa was disrupted by land disputes leading to the battles of Haowhenua (1834, Te Horo area) and Kuititanga (1839, around the mouth of the Waikanae River), but both times peace was re-established. The latter battle was the last tribal battle to be fought in the Waikanae district and resulted in the loss of many warriors on both sides.

The first Europeans to settle the district were whalers, followed by missionaries of the Church Missionary Society. Bishop Octavius Hadfield built a church on the southern banks of the Waikanae River in 1842, and together with Te Rauparaha organised the building of the Rangiātea Church which opened in Ōtaki in 1851 (Carkeek 1966). An overland mail service between Wellington and Whanganui was established in the 1840s linking the two growing centres via the Kāpiti Coast. European settlement developed through the region driven largely by farming and the flax industry. Roads began to be constructed in about 1877, and the Wellington – Manawatu Rail Line was in operation by 1886 (Adkin 1948). Kāpiti Coast settlements including Waikanae expanded after the construction of the railway, attracting small farmers, flax millers and timber millers.

An important industry that developed in the area was the milling of flax. MacLean records “Kāpiti was the ideal place for a flax industry. The mainland was a series of vast interconnected wetlands, thick with *Phormium tenax*, stretching from the marshes of the Manawatu River to the north of the Taupo Swamp in the south” (MacLean 1999: 116).

Māori had traditionally processed flax for many uses: baskets, mats, fishing nets and traps, footwear, cords and ropes. After Europeans arrived in New Zealand the demand for flax increased, to be used as ropes for ships’ rigging and other purposes. Hand stripping and processing was replaced by machine processing; Māori dominated the flax trade for many decades.

5.2 Historical Survey Plans

The proposed development area was formerly part of Lot 3 of the Ngarara West B Block (Figure 4). Ownership of the 42,250-acre Ngarara Block was the subject of Native Land Court hearings from May 1873. The eastern 15,750 acres was purchased by the Crown in January 1874, and proclaimed Waste Lands in November 1881. The remaining 29,500 acres became Ngarara West and was partitioned in 1887, and again following a rehearing in 1890 (Walghan Partners 2018: WAI2200 A203:71). Ngarara West B was subdivided into ten titles in October 1901 with B3 awarded to Hemi Te Karoro (Dodd 2022).

In August 1912 Ngarara B3 was further subdivided into three small titles. B3A was allocated to Irihapeti Retimana Patoi (f), Pirihira Te Uru (f), Takiri Akihata Erueni (f). Ngarara B3B was allocated to

Teira (Teira Ihakara) Te Ngarara (m) (Walghan Partners 2018: WAI2200 A203:82). Teira (Teira Ihakara) te Ngarara (c.1838-1920) was the son of Ihakara te Ngarara and Hemi te Wairauheke Karoro. He married Taripa Rawhitu, they had one daughter Te Newhenga Metapere Taiaki. Teira farmed sheep at Paraparaumu. Pirihira te Uru was also known as Harimate Epiha. She had no biological children, but whangai-ed a number of children (Dodd 2022).

Historic survey plans of the area do not show any buildings or settlement on the subject properties during the nineteenth century. A survey plan (SO 12296) dating to 1885 shows a track passing through the Project Area (Figure 5).

Paraparaumu township had been established on the Wellington and Manawatū Railway line in 1886. It was initially land-locked with no way in or out except for the railway or pedestrian access across private land. Connecting roads south to Whareroa and north to Waikanae were completed in the 1890s but until the early twentieth century there was no road linking Paraparaumu township with the beach. Initially a rough track extended along the alignment of what would become Kāpiti Road (Dodd 2022). The formation of the connecting road was eventually completed in April 1905, and was known as the 'Paraparaumu Beach Road', and was metalled in 1907, and tar sealed and widened in 1937.

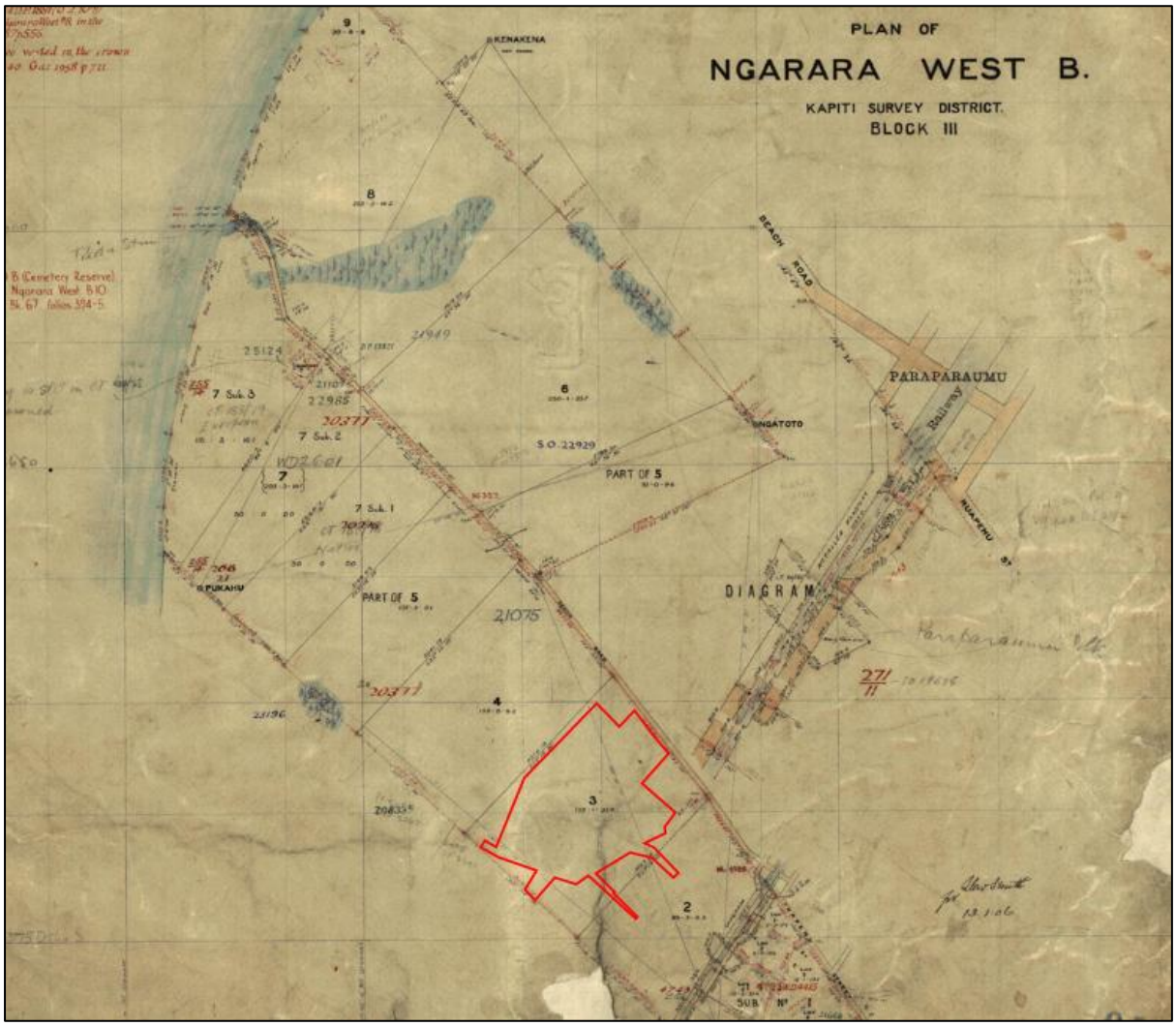


Figure 4: Survey Plan ML 1886 (dating to 1905) of the Ngarara West Block, showing the proposed Project Area outlined in red.

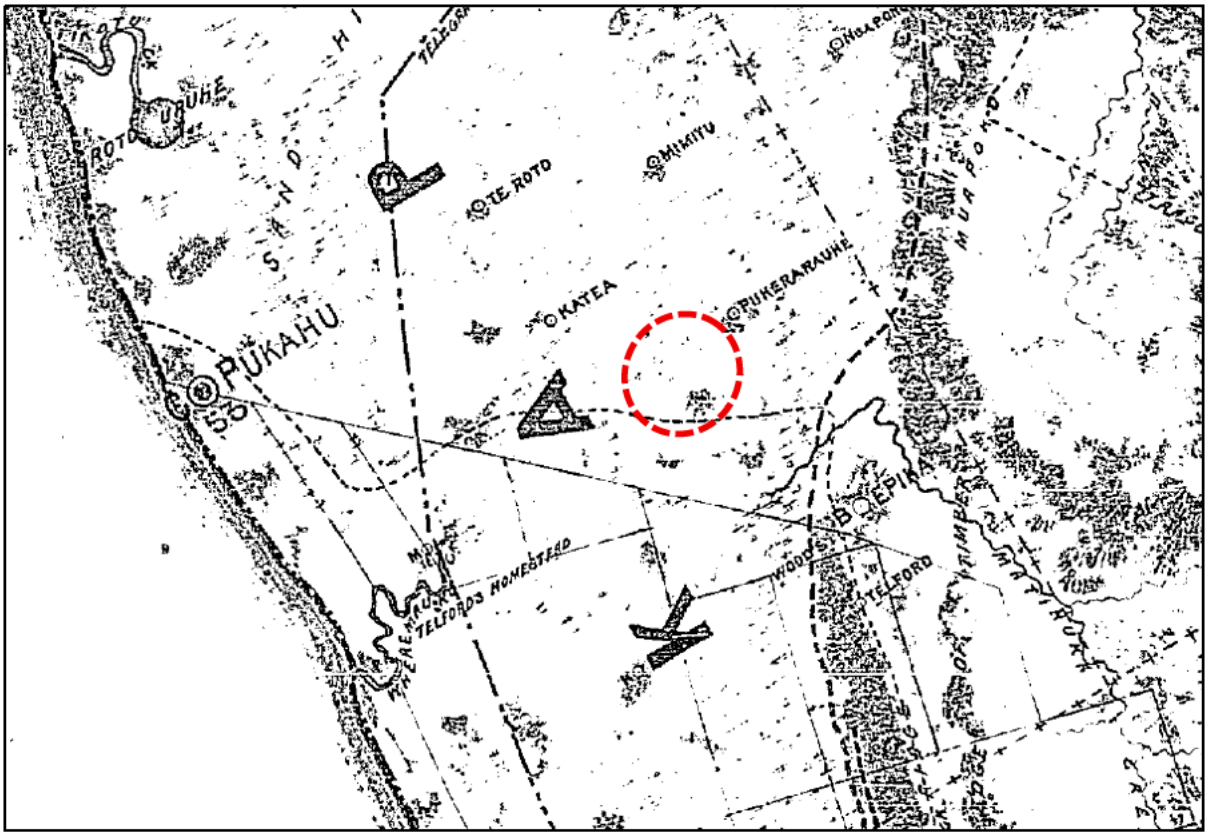


Figure 5: Detail of SO 12296 (1884) showing a track to the coast passing through the vicinity of the proposed Project Area (circled in red).

5.3 Historical Aerial Photographs

The earliest aerial images of the Kāpiti Coast date to the 1940s and they show the proposed Project Area as undeveloped pasture and wetland with very few trees (Figure 6). By this time the Wharemauku Stream had been straightened and modified to run along the southwest boundary of the property. A drainage channel is visible on the lee side of the dunes. By 1998 a dwelling and other possible industrial or farming related buildings had been built on the dunes of Lot 3B, with an access track from Kāpiti Road (Figure 7). Plantings of trees are also evident. In 2007 the aerial imagery shows the property being used as a storage yard by Kāpiti Firewood (Figure 8). Most of the buildings on the property including the house had been removed by 2022.

The aerial images show that the land has been farmed since at least the 1940s (though it is considered likely that vegetation clearance and farming began soon after European arrival). Other activity on the land over the past century has included the plantation of exotic tree species, and the construction of a small number of buildings. There is likely to have been some disturbance to the landscape to where the dwelling and firewood yard were situated, as well as from the formation of the access tracks that remain present.

Adjacent to the Project Area to the southeast is the Coastlands Aquatic Centre, which was constructed 2013, and on the northwest side is the M2PP Expressway which was constructed between January 2015 and December 2015. The expressway construction works involved truncation of the dune ridge and the deviation of the Wharemauku stream.



Figure 6: 1940s aerial image showing the proposed development area. Image from Retrolens.



Figure 7: 1998 aerial image showing the proposed development area. Image from KCDC GIS.



Figure 8: 2007 aerial image showing the proposed development area. Image from KCDC GIS.

5.4 Archaeological Recording

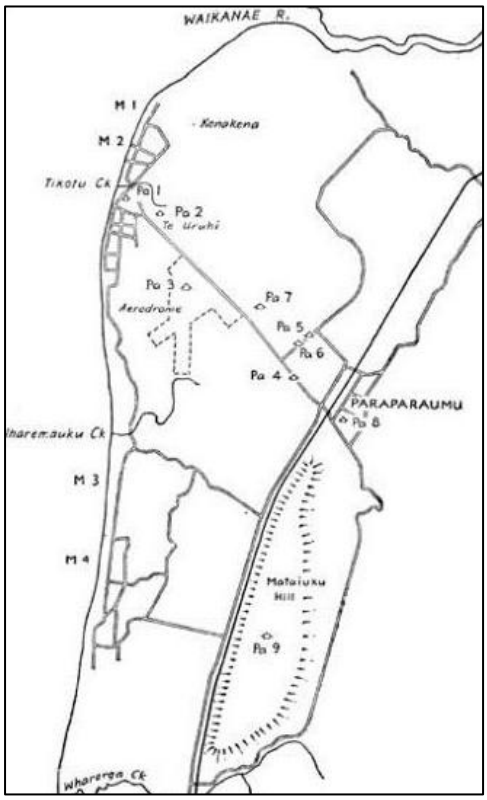
5.4.1 Previous Archaeological Work

Recording of archaeological sites on the Kāpiti Coast started in the late nineteenth century with the observations of Henry Field, a civil engineer and surveyor. Field made archaeological observations and described changes in the appearance and geomorphology on the coast in a forty-year period between 1851 and 1891 (Field 1891). Field described a site on the south side of the Waikanae River: "A sandhill 30ft to 40ft high, which formerly stood almost behind the hotel, and which from the immense amount of pipi-shells which it contained, formed a very conspicuous landmark for entering the river, has been entirely blown away, and its contents are now scattered over nearly flat ground" (Field 1891: 562).

G. Leslie Adkin (1948) is a key source of data for archaeology further north of Kāpiti, at Horowhenua. In his landmark book *Horowhenua* he reported on his years of observations and analysis of sites in Horowhenua as far south as Ōtaki. Two aspects make Adkin's data of particular significance: firstly, that he spoke with Māori in the area in the 1920s, and recorded place names and traditions of the area, and secondly, he observed and recorded many sites from the 1920s onwards, before sites were obscured or destroyed by the more intensive farming techniques of the 1950s onwards. Many of Adkin's observations on the nature and distribution of sites can be extrapolated further south to the Kāpiti area.

Peter Beckett (1957) described pā sites in the Paraparaumu area (Figure 11). Beckett mentioned several "pā" sites in the vicinity of Kāpiti Road which he interpreted as refuge sites on account of their small size (Beckett 1957:363). Pā 4 was the closest to the Project Area at the intersection of

Kāpiti and Moana Road, identified on the basis of artefacts and oven stones found in the immediate area.



Pa Sites 3, 4, 5, and 6.

These four small *pa* have been termed refuge *pa* by the writer as they could accommodate only a small number of people. They seem to have been so placed to afford a convenient rallying point for a scattered people, especially as they were adjacent to land likely to be used for cultivation, and would have been accessible to canoes in early times.

Pa 4 was not distinctive and the formation of Kapiti Road cut through this site at its junction with Moana Road. Only the presence of oven stones and the finding of a few small adzes and a fine pumice lamp fixes this site.

Pa 5 and 6 were swamp-surrounded dunes of small size north of Kapiti Road near Arawata Road. The only evidence of occupation here were large pits which may have been *whare* sites or storage pits.

Figure 9: Map and description of pā from Beckett (1957).

In 1966 Carkeek compiled a history of Māori occupation of the Kāpiti Coast based on traditional accounts, detailing important historical events like the Kuititanga battle. He included a specific chapter on the middens of the coast. A major part of his book is a list and description of place names of the coast, based on traditional evidence, and maps showing the locations of these places (Carkeek 1966). Carkeek's entry for Pukerarauhe, a named point at the same location as Beckett's Pā No 4, contains limited detail, mostly information sourced from Beckett:

Pukerarauhe (1) *This is the name of a trig station close to the main Paraparaumu township situated near the junction of Kapiti and Moana roads. It coincides with Beckett's Pa No. 4 which is described as "not distinctive and the formation of Kāpiti road cuts through this site at its junction with Moana road. Only the presence of oven stones and the finding of a few small adzes and a fine pumice lamp fixes the site." The name Pukerarauhe, which means "fern-covered hill" was not necessarily applied to the settlement there but could have been of more recent origin.* (Carkeek 1967:137-138).

MacKays to Peka Peka Expressway

Between 2013 and 2015 Mary O'Keeffe carried out extensive archaeological investigations and monitoring prior to, and during, the construction of the adjacent expressway, and numerous archaeological sites were found and recorded (Brooks *et al* 2016, O'Keeffe 2019).

Like the proposed Project Area, the expressway designation had remained largely unmodified, and landscape and archaeological features were found to be largely intact. The expressway traversed a significant portion of the hilly sand dune landscape typical of the Kāpiti Coast. The nature of this landscape, with high dune belts and intermediate navigable wetlands, allowed access throughout

the dunes, and to significant resources (O'Keeffe 2019). Harvested shellfish from the extensive and reliable tuatua beds on the sandy coast and other resources were able to be transported inland via waka where temporary camps on the dunes were set up to process the harvests (O'Keeffe 2019).

Shell middens, occasionally with evidence of cooking or smoking fires were essentially the only site type found in this rolling dune landscape (Brooks *et al* 2016). Middens sites ranged from very small (only 1 metre or so) up to the relatively large with many cubic metres of shell. O'Keeffe (2019: 107) states that "Of the total 226 sites recorded during the M2PP programme, 84% of the sites (189) were middens, or middens in association with some other archaeological feature".

The expressway designation is directly adjacent and traverses the same rolling dune landscape found within the proposed development area. It is reasonable to extrapolate that there will be a similar frequency of shell middens found on the dunes within the proposed development area to what was found during the investigations and monitoring of the M2PP expressway works.

5.4.2 Recorded Archaeological Sites

One archaeological site has been recorded within the proposed Project Area. This site (R26/829) was recorded by Andy Dodd in August 2022 (Figure 12). Dodd described the site, situated on the north-facing slope of the dune hill, as scattered tuatua, triangle shell and fire-cracked rock visible over an area approximately 6 x 10 metres, evidently dispersed and brought to the surface by recent discing. No intact deposit was observed, but one may be present below the plough horizon. Dodd also noted two additional locations where marine shell was present, albeit in very sparse quantity (Figure 12). They may be indicative of subsurface archaeological deposits but have not been formally recorded.



Figure 10: Location of R26/829 (red star), and locations of surface shell (yellow stars).

In addition to the one archaeological site recorded within the proposed Project Area, there are numerous site records in the wider landscape of the Waikanae-Peka Peka area of the Kāpiti Coast (Table 1 and Figure 13). Many of these sites were recorded during the construction of the MacKays to Peka Peka Expressway.

Table 1: Archaeological site records within the immediate vicinity of the proposed Project Area.

Site Record Number	Easting	Northing	Site Type	Recording Details
R26/264	E1768822	N5468920	Pā – Pukerarauhe (Beckett No. 4)	This site was recorded in 1994 on the basis of the description by Peter Beckett in 1957. It is positioned near the intersection of Kāpiti and Moana Roads, and it is unclear what if anything survives at this location.
R26/290	E1767844	N5469012	Midden	This site was recorded in 1999 after it was exposed in earthworks for subdivision. It was located at 47 Quadrant Heights, and comprised a deposit of tuatua, dosinia and triangle shell. A sample (Wk 8331) was submitted for radiocarbon dating and returned a result of 730±50BP (calibrated to AD 1450-1670 at 2-sigma). Nothing remains of this site at the reported location.
R26/526	E1767794	N5468914	Midden	This site was reported in 2014 following mulching of the M2PP expressway alignment. It was described as 2 patches of scattered tuatua shell, each about one square metre, a metre apart (no *in situ* lens visible). In 2016 it was reported as destroyed during M2PP earthworks.
R26/690	E1767737	N5468837	Midden	This site was reported in 2015 during earthworks for the M2PP expressway alignment. It was described as a dense area of shell, 0.6 x 0.4 metres in area 250 mm thick. A 10-lt sample from this site was included in the faunal analysis. It comprised almost exclusively tuatua with other spp accounting for marginally over 1%. Rat bone was present in the sample (Vogel 2018:158-160). It was subsequently reported as destroyed during M2PP earthworks.
R26/695	E1767864	N5468816	Midden/oven	This site was reported in 2015 during construction earthworks for the M2PP expressway alignment. It was described as a deposit of oven rake out material including shell and occasional oven stones covering an area 2.3m x0.8m, up to 300mm deep. A 7L sample from this site was included in the faunal analysis. It comprised almost exclusively tuatua with other spp accounting for marginally over 1% (Vogel 2018:166). It was subsequently reported as destroyed during M2PP earthworks.
R26/696	E1767855	N5468838	Midden	This site was reported in 2015 during construction earthworks for the M2PP expressway alignment. It was described as an area of charcoal-stained soil and midden over an area 7.8m x6.2m. Predominantly

				tuatua and dosinia. It was subsequently reported as destroyed during M2PP earthworks.
R26/697	E1767850	N5468852	Midden	This site was reported in during earthworks for the M2PP expressway alignment. It was described as an area of charcoal-stained soil and midden over an area 5.2m x5.7m. Two 22L samples from this site were included in the faunal analysis. It comprised almost exclusively tuatua with other spp accounting for marginally over 1%. Fishbone included kahawai, red cod and snapper, bird and rat bone were present in the sample (Vogel 2018:161-163). It was subsequently reported as destroyed during M2PP earthworks.
R26/698	E1767862	N5468867	Midden	This site was reported in 2015 during earthworks for the M2PP expressway alignment. It was described as a small area of densely packed midden 0.64m x0.66m 140mm deep. A 22L sample from this site was included in the faunal analysis. It comprised almost predominantly triangle shell (58%) and tuatua (41%) with other species accounting for <1%. Identified fishbone included blue cod (Vogel 2018:163-164). It was subsequently reported as destroyed during M2PP earthworks.
R26/699	E1767869	N5468904	Midden	This site was reported in 2015 during earthworks for the M2PP expressway alignment. It was described as a small midden comprised of tuatua and triangle shell over an area 0.77m x0.56m 160mm deep. It was subsequently reported as destroyed during M2PP earthworks.
R26/700	E1767855	N5468876	Midden	This site was reported in 2015 during construction earthworks for the M2PP expressway alignment. It was described as a small area of midden over an area 0.76m x0.98m. Predominantly tuatua, dosinia and triangle shell. It was subsequently reported as destroyed during M2PP earthworks.
R26/701	E1767874	N5468898	Midden	This site was reported in 2015 during earthworks for the M2PP expressway alignment. It was described as an area of dense midden over an area 1.62m x0.91m. A 22L sample from this site was included in the faunal analysis. It comprised almost exclusively tuatua with other species accounting for <1%. Rat bone was present in the sample (Vogel 2018:164-165). It was subsequently reported as destroyed during M2PP earthworks.
R26/829	E1768460	5469030	Midden	Recorded within the Project Area by Dodd during a site survey in 2022. This was observed as scattered tuatua, triangle shell and fire-cracked rock visible over an area approximately 6 x 10 m, evidently dispersed and brought to the surface by recent discing. No intact deposit was observed, but one may be present below the plough horizon.

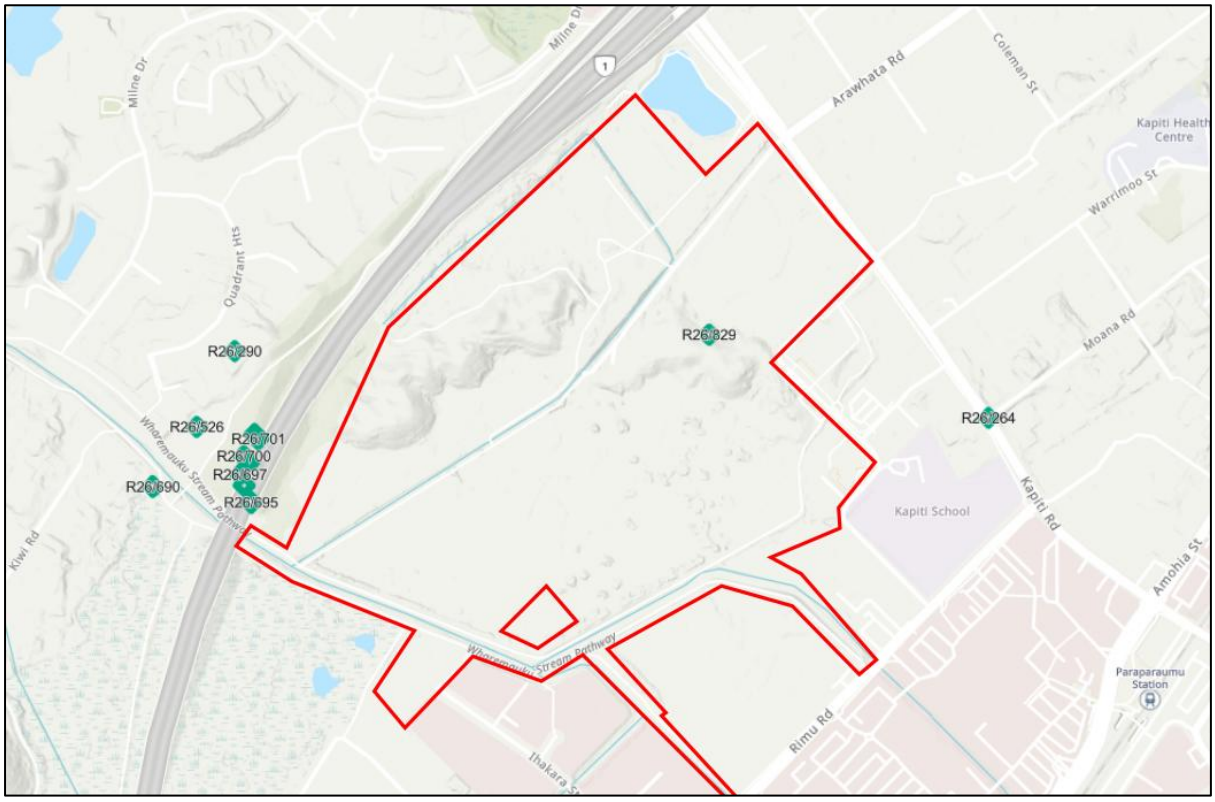


Figure 13: Archaeological site records (points marked in green) within the vicinity of the Project Area (outlined in red). Image from ArchSite, 11 September 2026.

The cluster of recorded archaeological sites located within the expressway corridor to the west of the Project Area were recorded within the same sand dune band that extends across the Project Area. From these above-mentioned records it can be surmised that additional midden sites are likely to be present further along this remnant dune extending into the proposed Project Area. The midden sites that have been recorded nearby tend to be heavily dominated by tuatua, and a few also contain fish and rat bone. These midden sites are common in the broader Kāpiti dune context. Only one of the above sites has been the subject of radiocarbon dating (R26/290).

5.5 The Physical Environment as a Predictive Model

As discussed, the physical environment of the Kāpiti Coast is a major influence on archaeology, both in terms of the types of sites present, and where they are found.

The Kāpiti Coast is situated at the southern extent of a long band of coastal dunes on the southwest coast of New Zealand's North Island, running continuously from Paekākāriki north to Taranaki. The dunes along the entire coast (north and south of the Waikanae River) have formed during successive dune building phases. Between the dune belts are flat areas of former and current wetlands, underlain with peat in places. The areas of wetland were extensive between the coastal and inland dune ridges. The wetlands had low ridges of sand running through them (O'Keeffe 2019).

The wetland areas are significant in terms of human occupation as they would have been rich sources of food and raw materials, including birds, eels and plant species. Further north in the region (north of the Waikanae River, and especially north of Ōtaki) lakes and lagoons were formed within

the dunes, which would have provided routes for waka travel, birds and freshwater species, and island pā provided safe refuges. The importance of the wetlands for the flax trade has been noted.

Data from the M2PP project (O'Keeffe 2019 and Brooks *et al* 2016) suggests these wetlands, especially those north of the Waikanae River, were previously much wetter. Whilst human draining is responsible for some diminishment of the wetlands it is also proposed that uplift from a large seismic event has caused regional drainage of the wetlands (O'Keeffe 2019: 176).

Findings from the M2PP data indicate the nature and location of sites on the coastal Kāpiti dunes is determined by the physical environment and the opportunities it presents. Very large complex middens were located on these high parabolic dunes, indicating large-scale exploitation of the shellfish and fish resources of the coast. The sites themselves within in the dunes are located up to 1.5km from the coast, suggesting people deliberately carried the resources a long way inland to process them. The sites are generally reasonably uniform in nature and form – they range in size from moderate to large deposits, and contain a complexity of constituent elements – various species of shellfish, plus fishbone, bird bone and rat bone (O'Keeffe 2019).

The wetlands surrounding the high dunes contained additional resources such as birds and eels, plus flax to make containers. In addition, the wetlands surrounding the high dunes would have been navigable by waka. This pattern is seen along the M2PP route – sites were most commonly located on high or moderate dunes, beside navigable waterways (O'Keeffe 2019).

A key aspect of the archaeology of the Kāpiti Coast is that sites are usually never visible on the ground surface. However, a predictive model can be utilised to determine potential site location and presence.

Archaeological findings from M2PP indicates that the majority of middens were located on dunes situated by current or previous wetlands. Because these wetlands would have been navigable, people appeared to be travelling to the coast by waka to take advantage of the rich fish and shellfish resources, then carrying the unprocessed food inland in their waka to areas of dunes beside wetlands. Here they would process the food, using flax from the wetlands to create baskets plus taking advantage of the birds and eels available in the wetlands.

The sites on the Kāpiti dunes appear to represent transient settlement, either small groups of people collecting resources from the coast, river, forest or swamp, or groups of people passing through the region. No evidence of permanent settlement prior to the 1800s has been found on the coastal dunes.

6 The Present Site

The present Project Area is largely covered in low-growing exotic vegetation including grasses, gorse and blackberry, and occasional isolated trees (Figure 11, Figure 12 and Figure 13). The Wharemauku Stream channel runs through the Project Area and along the southern boundary (Figure 14).



Figure 11: Looking west from the Wharemauku Stream pathway across the low-lying area toward the sand dune ridge. Kapiti Island is in the distance. Photograph taken by David Compton-Moen.



Figure 12: Looking south from Kāpiti Road across the northern low-lying area toward the sand dune ridge. Photograph taken by David Compton-Moen.



Figure 13: Looking east across the expressway to the sand dune hills in the development area. The Tararua foothills are behind. Photograph taken by David Compton-Moen.



Figure 14: The Wharemauku Stream, looking northeast. Photograph taken by David Compton-Moen.

7 Archaeological Values

Archaeological values relate to the potential of a place to provide evidence of the history of New Zealand. This potential is framed within the existing body of archaeological knowledge, current research questions and hypotheses about New Zealand's past. HNZPT has provided a series of archaeological guidelines, one of which outlines matters to be considered when assessing archaeological values. These are: condition, rarity, contextual value, information potential, amenity value and cultural associations.

An analysis of values is provided below for potential archaeological midden/oven sites within the Project Area, as these are the most common archaeological site types in the Kāpiti region and the most likely to be encountered during excavations.

Table 1: Statement of archaeological values for midden/oven sites.

Sites	Value	Assessment
Midden/oven (R26/829 and unrecorded)	Condition	R26/829 is at least partially visible on the ground surface, but these deposits are likely to be largely below the topsoil layer. Condition Value: Variable, but likely well preserved in most cases.
	Rarity/ Uniqueness	Middens and ovens are very common on the Kāpiti Coast. Rarity/Uniqueness Value: Low.
	Contextual Value	**Any archaeological sites within the Project Area would primarily be of local significance. Shell midden sites are the most common archaeological site type identified in the NZ archaeological record. However, when considered on a regional scale, a group of sites can provide significant information on the past settlement, economy, and environment of that region, in this case the Kāpiti Coast.** Contextual Value: Moderate.
	Information Potential	**Shell midden sites are the most likely archaeological site type to be found in the Project Area. Kāpiti Coast middens typically have moderate scientific values, providing information on site type, nature, location, extent, relationship with environment, how that environment may have changed, relationship with other sites and age. There is some potential for high scientific value middens.** Information Potential: Moderate.
	Amenity Value	**Visually, the type of archaeological sites likely to be located within the Project Area are not impressive or distinctive. Archaeological sites are currently not visible to the public and, if present, are located on private land. Any archaeological sites identified during development are likely to be destroyed or significantly modified.** Amenity value: Low.
	Cultural Associations	Archaeological sites will hold Māori cultural values.

8 Assessment of Effects

One archaeological site has been recorded within the proposed Project Area (R26/829), and there is robust data on Kāpiti Coast archaeological site distribution to predict a high probability of further archaeological sites being exposed during earthworks in the hilly remnant dune landscape. The low-lying flat (probable former wetland) areas have a lower probability of containing archaeological features. Archaeological sites will most likely be associated with pre-European Māori use of the landscape and will probably be almost exclusively middens and fire hearths.

Archaeological features are most likely to be within the upper 500mm of soil in the area, thus any excavation into the dune ridges has the potential to adversely impact unrecorded archaeological sites.

8.1 Minimisation Options

It will not be possible to avoid archaeological sites within the Project Area as the sites will largely be located around the crests and ridges of the remnant sand dunes, and the proposed earthworks involve excavation across the entirety of the Project Area including the dune landforms.

Archaeological monitoring of cut earthworks within the hilly sand dune areas of the Project Area would allow archaeological features to be captured and recorded as they are exposed, including the recorded site R26/829. This includes topsoil removal, site recontouring, and any other excavations that will disturb the ground in this area.

There is a legal requirement under the *Heritage New Zealand Pouhere Taonga Act 2014* to seek an Archaeological Authority from HNZPT for any works that will modify, damage or destroy archaeological sites.

9 Conclusions and Recommendations

This archaeological assessment report has been prepared for New Central Park Ltd for the proposed development of the property at 77 Kāpiti Road, 109 Kāpiti Road and 1 Brett Ambler Place, Paraparaumu.

The Project Area is situated within the wider Kāpiti dune belt, a landscape comprising stabilised remnant sand dunes and intermediate wetlands that were used by people as a food and resource gathering area, and for seasonal/temporary occupation camps where shellfish was processed for travel and storage. The sand dune landscape is strongly correlated with a high density of shell middens and associated archaeological sites throughout the Kāpiti Coast. The Project Area contains a band of hilly dunes as well as low-lying former wetland areas.

There is one recorded archaeological site within the Project Area, and two possible sites where shell scatters were observed on the ground surface during an archaeological survey. In addition, there are several archaeological sites recorded in the landscape nearby, including within the neighbouring M2PP expressway corridor to the west. The archaeological sites that were recorded within the neighbouring M2PP corridor were situated on the same dune ridge that extends into the Project Area. The recorded sites in the wider vicinity are almost all shell middens associated with pre-European activity.

Earthworks required to develop the land will adversely affect subsurface archaeological features, including at least one recorded shell midden site. It is likely that all archaeological features within the Project Area will be on the remnant sand dune ridge, which is proposed for earthwork cuts of up to 13 m. The property has not previously been developed, with the exception of minor industrial and domestic activities on Lot 3B, and it is likely that any archaeological sites present will mostly be in good condition below the ground surface and are likely to contribute information about the human history of the area through archaeological recording and analysis. While there are likely to be middens within the Project Area, this type of site has been recorded and investigated across numerous locations along the Kāpiti Coast, and individually these sites typically hold moderate to low archaeological values.

Overall, effects on archaeological sites within the Project Area are considered acceptable provided that any archaeological sites encountered during earthworks are adequately recorded and analysed by an archaeologist through targeted archaeological monitoring. It is a legal requirement that New Central Park Ltd applied for an Archaeological Authority to cover the entirety of the development area, and that an Archaeological Management Plan is prepared by and approved by HNZPT ahead of the physical works.

9.1 Recommendations

The following recommendations are made in this report:

1. An Archaeological Authority should be sought from HNZPT to cover the earthworks for the Project Area.
2. An Archaeological Management Plan should be developed to outline the archaeological monitoring strategy. This will be required for the Archaeological Authority application.
3. All cut earthworks within the sand dune areas of the Project Area should be monitored by an archaeologist.
4. All archaeological sites that are uncovered must be recorded by an archaeologist. Samples may need to be taken for analysis and radiocarbon dating.
5. Archaeological sites that are uncovered during the works will hold Māori cultural values, and mana whenua should be consulted regarding the Archaeological Authority application and this assessment report.

10 References

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