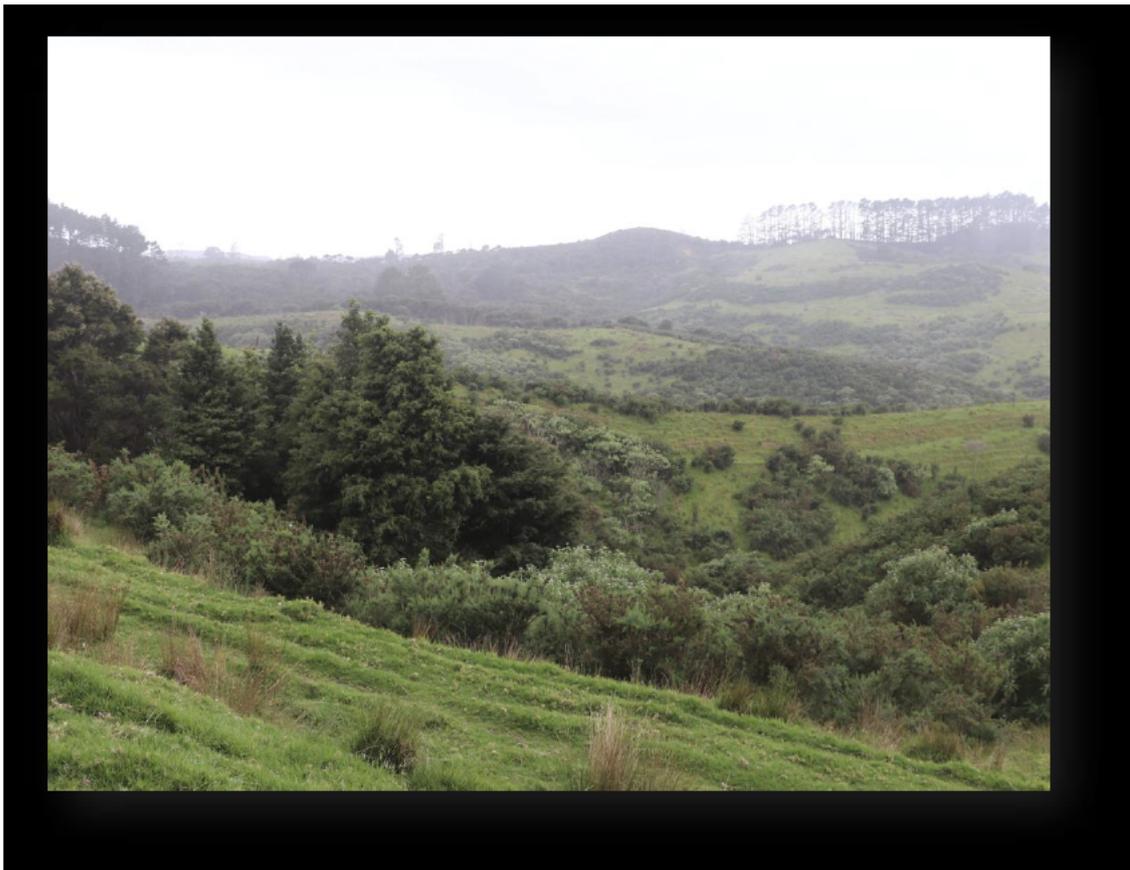


DELMORE PROPOSED RESIDENTIAL DEVELOPMENT, UPPER ŌREWA, AUCKLAND: FAST TRACK ARCHAEOLOGICAL ASSESSMENT

Prepared for Vineways Ltd
December 2025



By

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Contents

Introduction.....	1
Project Background.....	1
Methodology.....	1
Historical Background.....	5
Māori Settlement.....	5
European Settlement.....	5
Historical Ownership.....	7
Historical Survey.....	10
Information from Early Maps and Plans and Aerial.....	10
Archaeological Background.....	16
Recorded Archaeological Sites.....	16
Physical Environment.....	20
Topography, Vegetation and Landuse.....	20
Field Assessment.....	21
Field Survey Results.....	21
Discussion and Conclusions.....	33
Summary of Results.....	33
Māori Cultural Values.....	33
Survey Limitations.....	33
Archaeological Value and Significance.....	33
Effects of the Proposal.....	36
Fast Track Approval Act 2024 Requirements.....	43
Resource Management Act 1991 Requirements.....	44
Heritage New Zealand Pouhere Taonga Act 2014 Requirements.....	44
Conclusions.....	46
Recommendations.....	47
Bibliography.....	48
Appendix A: Site Record Forms.....	50
Appendix B: Details of Culverts.....	57
Appendix C: Earthworks Plans for Stage 1.....	65
Appendix D: Earthworks plans for Stage 2A and 2B.....	74
Appendix E: Earthworks Plans for Stage 2B2, 2B3 and 2C.....	80

INTRODUCTION

Project Background

Vineways Ltd is proposing a residential development project in Upper Ōrewa, Auckland (Figure 1 and Figure 2). A FTAA application was previously submitted and withdrawn. A new application is now being made with the Project Area unchanged. The addresses and legal descriptions of the properties are 88 Upper Ōrewa Road (Lot 2 DP 418770), 130 Upper Ōrewa Road (Lot 2 DP 153477), 132 Upper Ōrewa Road (Lot 1 DP 153477), 55 Russell Road (Lot 1 DP 336616), 53A Russell Road (Lot 1 DP 497022) and 53B Russell Road (Lot 2 DP 497022).

The project will be undertaken in two stages in 2 stages, with an overall lot number of 1213 (and one subserviced super lot) with a total of 485 Lots in Stage 1 and 728 lots and one subserviced superlot in Stage 2 as shown in Figure 3. Preparatory earthworks across the site comprises cut of 1,220,000m³ to fill over an area of approximately 61ha.

Walkways will be provided throughout the site, with some routes provided from the site to the Scenic Reserve to the north. Two neighbourhood parks are proposed one in each stage. Existing riparian native vegetation will be restored, and further enhancement planting will be undertaken. Existing areas of vegetation subject to consent notices will also be restored and enhanced with planting in places. These green spaces will be supported by on-street planting. This will see an approximate total of 43.7 hectares of natural environment across the site to be maintained, protected and enhanced, which comprises approximately 40% of the total site area.

The project will result in a complete urban outcome for the site. The combination of roading, housing, economic and ecological benefits will make a regionally significant contribution to ensuring Auckland has a well-functioning urban environment.

A revised archaeological assessment was commissioned by Vineways Ltd in order to establish whether the proposed development is likely to impact on archaeological values. This report has been prepared as part of the required assessment of effects accompanying a resource consent application under the Fast Track Approvals Act (2024) (FTAA). All recommendations are made in accordance with statutory requirements.

Methodology

The New Zealand Archaeological Association's (NZAA) site record database (ArchSite), Auckland Council's Cultural Heritage Inventory (CHI), Auckland Unitary Plan Operative in Part (AUP OP) schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero were searched for information on sites recorded in the vicinity. Literature and archaeological reports relevant to the area were consulted (see Bibliography). Early survey plans were checked for information relating to past use of the property and archival research was carried out to establish the history of the properties.

A visual inspection of the property was conducted on 21 November 2024 by [REDACTED] and [REDACTED]. The ground surface was examined for evidence of former occupation (in the form of shell midden, depressions, terracing or other unusual formations within the landscape, or indications of 19th century European settlement remains). Exposed and disturbed soils were examined where encountered for evidence of earlier

modification, and an understanding of the local stratigraphy. Subsurface testing with a probe and spade was to determine whether buried archaeological deposits could be identified or establish the nature of possible archaeological features. Particular attention was paid to the spur and ridge lines and creek banks (topographical features where archaeological sites are often found to be located). Sites were photographed and GPS readings taken. Field sketches were made as required and site record forms written or updated.

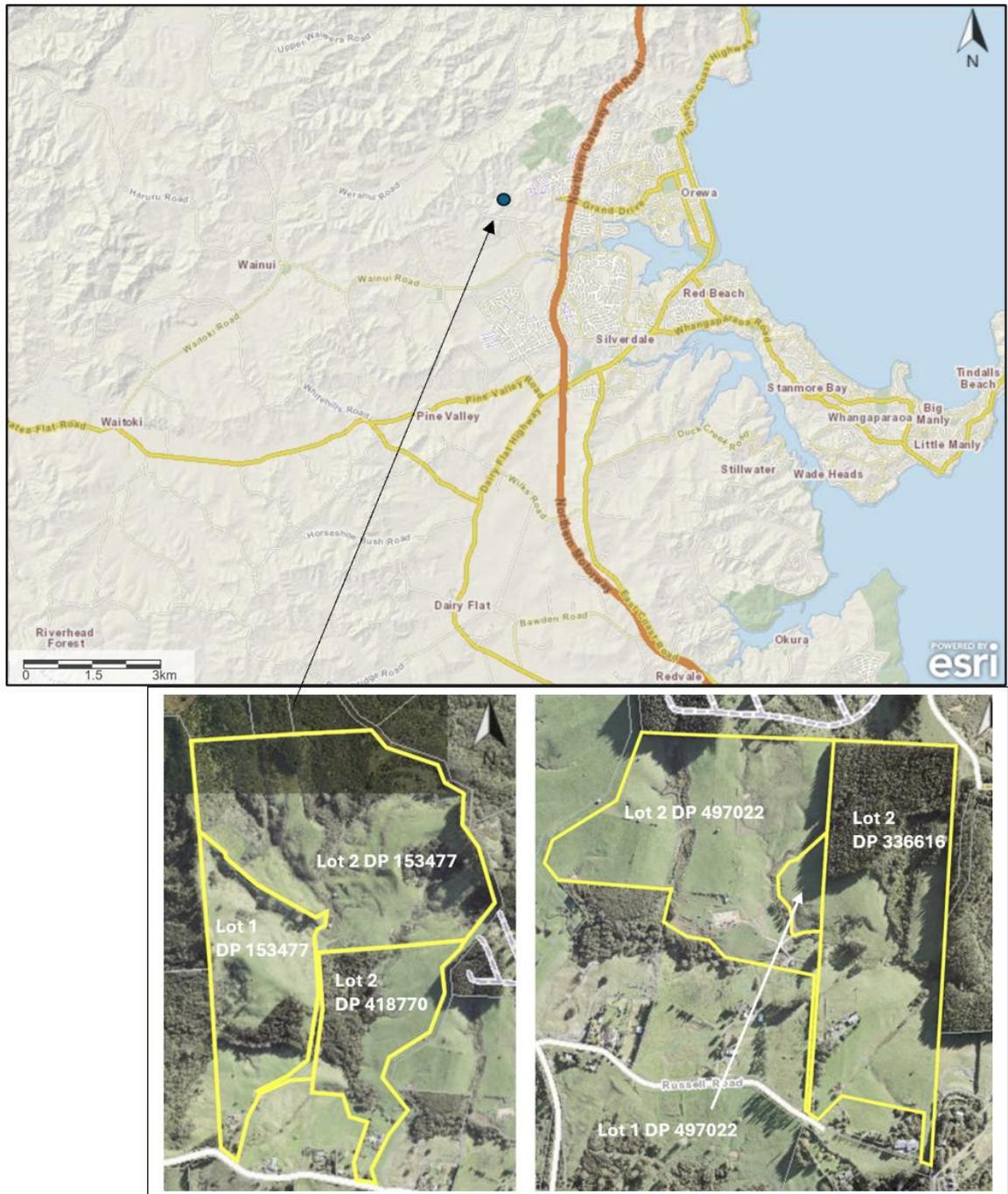


Figure 1. Upper map showing the Project Area in the local region and lower insets showing the details of the properties in the Project Area (left-Stage 2 and right- Stage 1) (source: Auckland Council GeoMaps)

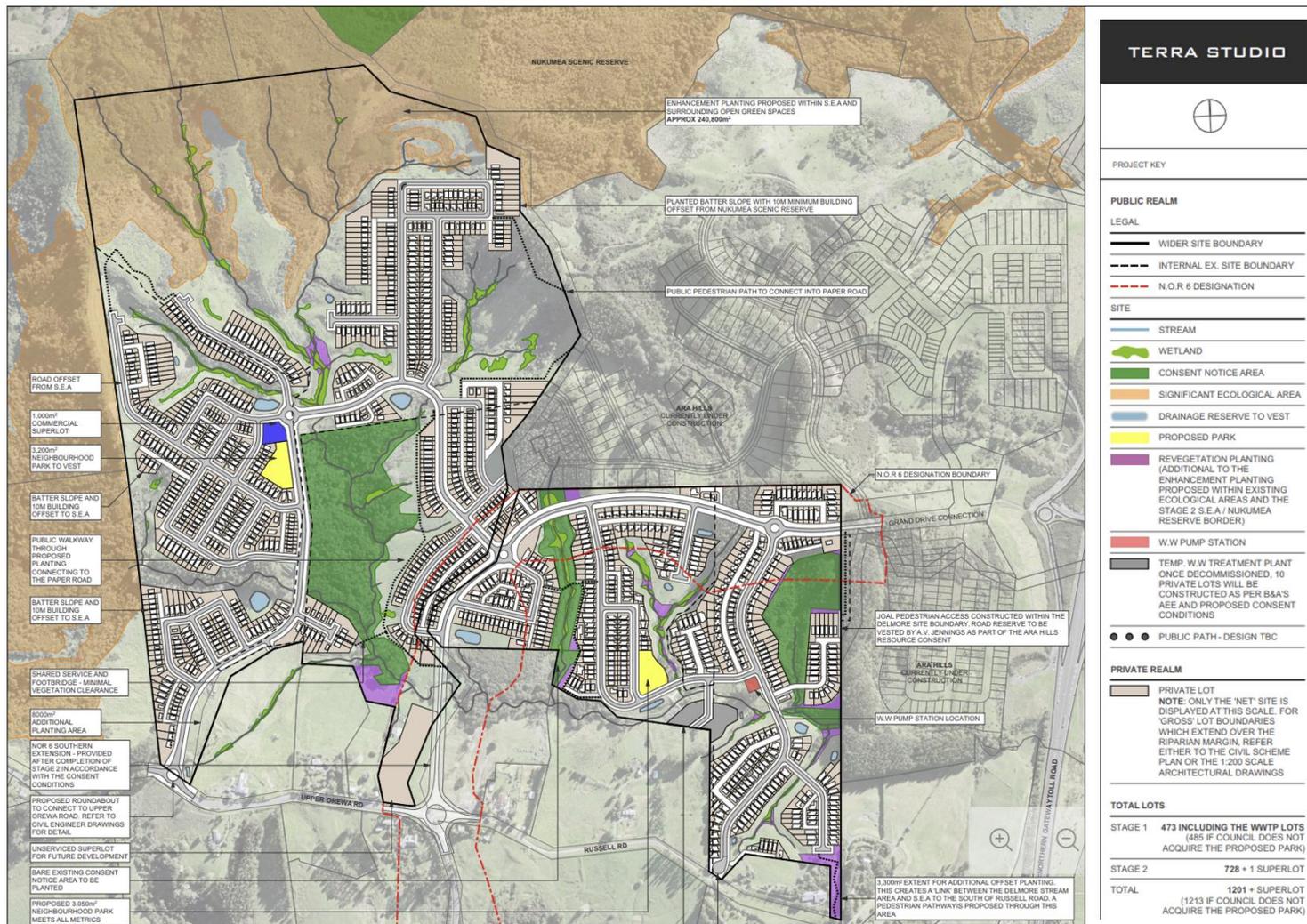


Figure 2. Scheme plan of the proposed development (source: Terra Studios)

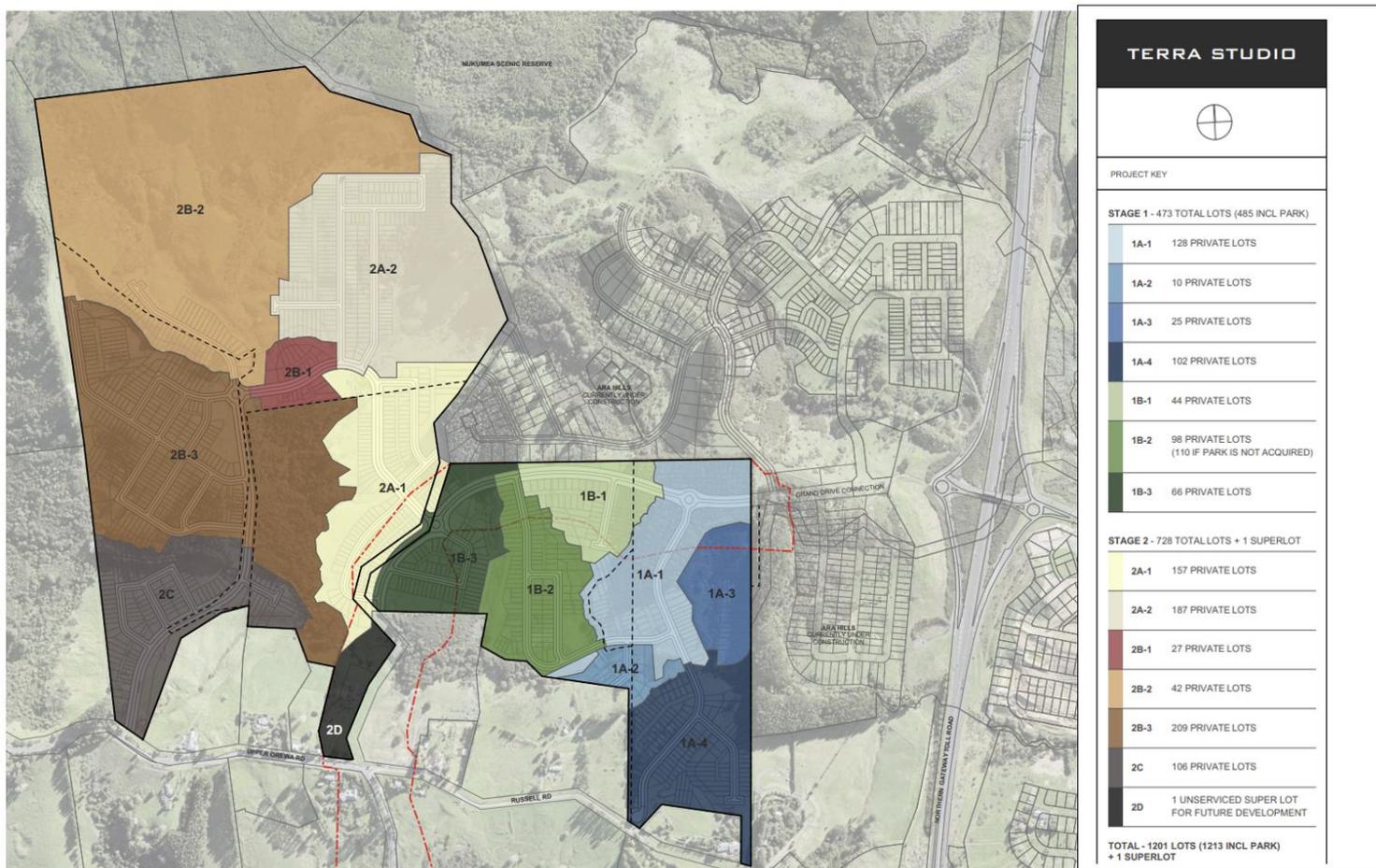


Figure 3. Staging Plan of the proposed development (source: Terra Studios)

HISTORICAL BACKGROUND

Māori Settlement¹

Campbell and Clough (2003), Judge and Clough (2005a), and Mosen et al. (2000) have each synthesised the pre- and post-European contact histories of the wider Hibiscus Coast area. These in turn draw upon earlier work by Turton (1877), Murdoch (1991) and Grover (1996). The Māori history is shown to be complex, reflecting both the mobile nature of Māori settlement and political changes through time.

Early Māori settlement across the area was focused primarily around the Whangaparāoa Peninsula and along the coastal margins to take advantage of the rich fishing grounds (particularly well known for shark fishing), coastal forest and fertile soils. The archaeological record currently indicates that settlement on the banks of navigable streams/rivers (including the Ōrewa River) tended to comprise short term encampments rather than permanent or semi-permanent settlements.

At the time of European contact in the 1820s several interrelated hapū known as Ngāriki lived in the area between Takapuna and Mahurangi, part of the wider Te Kawerau/Ngāti Rongo group with links throughout the greater Auckland area and beyond. The residents of Whangaparāoa were known as Ngāti Kahu, whose identity had emerged in the 1600s. Various migrations associated with the great voyaging canoes into this area had taken place from the late 1400s, including Ngāti Tāhuhu and the descendants of Tainui, who became Ngāti Tai and occupied Whangaparāoa (Campbell and Clough 2003:5).

In 1821 the area was attacked by musket-armed Ngāpuhi under Hongi Hika (Murdoch 1991). Following this attack, the area was left largely deserted, being used primarily as a hunting and resource collection area (Grover 1996). The area was repopulated from about 1836, and it was later sold as part of the 1841 Mahurangi Purchase (Turton 1877-78).

The Mahurangi Purchase took place on 13 April 1841 and was the first large tract of land in the area to be acquired by the Crown. This included the Mahurangi and Omaha Block (Deed No. 192) comprising 100,000 acres, 'more or less', with boundaries stretching from Takapuna in the south to Te Arai Point in the north (Locker 2001: 64). During the 1840s numerous claims were made on land included in the 1841 purchase and the government attempted somewhat unsuccessfully to settle the ownership disputes throughout the 1840s. Parts of the area remained occupied by Māori until the final settlement of claims against the Mahurangi Purchase in 1853, when they were resettled on Native Reserves to the north, between Puhoi and Tāwharanui (Bedford and Felgate 1994: 2).

European Settlement

Early European settlement during the 1840s in the Silverdale (then known as The Wade - the anglicised version of Te Weiti) and Ōrewa areas consisted primarily of temporary camps set up for resource extraction work gangs. The greater Silverdale/ Ōrewa area was exploited for its convenient source of timber and firewood for the growing settlement at

¹ While the section on Māori settlement is based on reliable documentary sources, this information should not be viewed as complete or without other context. There are a large number of iwi historically associated with the Auckland region and many other histories known to tangata whenua.

Auckland (Grover 1996). After the completion of the Mahurangi Purchase by the government in 1853-54, land in the Wade district was put up for auction. Crown grants were made to settlers who sought land within marketing distance of Auckland. In the 1850s, when the first European settlers arrived in The Wade and Ōrewa, the hills were covered with thick kauri trees, manuka and fern. Industrial development in the area included timber felling, saw milling and gum digging. After the bush was cleared, gumdiggers flocked to the area to prospect for kauri gum. The land was not particularly fertile and a living was hard won, so often a farmer would subsidise his family income by digging gum. The photograph in Figure 4 shows gumdigging activities on a farm at Ōrewa. With the gradual decline of the gum industry, the clay soil was grassed, fruit trees were planted, and cow, sheep and cattle farming and dairying began (Litchfield 1996). As well, until the mid-1920s, The Wade and Ōrewa area successfully produced fruit. Orchards produced apples, pears, grapes and citrus fruit. The orchards were subdivided by belts of pines which were milled. When fruit growing became uneconomic, the orchards were destroyed and these farms also turned to dairying for town supply (ibid).

The small communities were dependent on steamers that serviced The Wade, Puhoi, Waiwera and Ōrewa from Auckland. As roading improved, contact with markets and access to facilities became easier and the population increased. In spite of the physical and economic hardships, the farming families of the area persevered and survived. They created a demand for business services, roading, regular public transport and social amenities such as churches and schools. Many of the families who pioneered in the district were still working the land of their grandparents until recently when the majority of the large land blocks were purchased for large scale residential development.



Figure 4. Photograph dated 1903 of gumdigging at Seaview Farm Ōrewa dated Auckland Libraries Heritage Collections AWNS-19030212-16-03

Historical Ownership

55 Russell Road, Upper Ōrewa

Land within 55 Russell Road is part of original Allotment 70, Parish of Waiwera. Measuring 40 acres the Crown Grant to Allotment 70 was purchased by Samuel Watts Ruddell on 15 October 1867 (CG 10B/G15, Archives NZ). Ruddell resided at Ruakaka near Waipu (*New Zealand Herald*, 3 September 1874:2) and likely used the land solely for grazing. Ruddell died at Ruakaka on 9 December 1888 (*New Zealand Herald*, 15 December 1888:1) however land records do not indicate a change of ownership until the Registrar of the Supreme Court conveyed the property to Samuel Vaile on 18 September 1908 (DR R147/246, Archives NZ).

Samuel Vaile advertised Allot 70 (and SE71) for sale at 15s per acre, describing the land as “some light bush and flax: splendid stream” (*New Zealand Herald*, 5 April 1909:9). Vaile conveyed both parcels of land on 20 March 1913 to Ainger (DR R219/182, Archives NZ). Ainger conveyed the property to William James Davidson Jack on 5 June 1920 (DR R324/292, Archives NZ). Jack, of Silverdale, farmer, was issued Title NA759/98 for Allot 70 and SE71 on 14 December 1939 (LINZ). Jack had been the proprietor of the Globe Hotel in Papakura (*New Zealand Herald*, 17 May 1937:18) for some years prior to settling in Silverdale and likely had no direct association with the land.

On 15 October 1948 Allotment 70 was transferred to Lionel James Scott with new Title NA913/296 issued that day (LINZ). Scott retained ownership until 17 November 1966 when it was transferred to Patrick Russell of Auckland, farmer, and Margaret Marie Russell, his wife. Following Patrick Russell’s death the property was transferred solely to Margaret Russell. The property has had a number of owners since 1979 and these have not been reviewed here.

53A and 53B Russell Road, Upper Ōrewa

53A Russell Road is part of the original Allotment NE71 whilst 53B Russell Road contains the other part of Allotment NE71 and SE71.

The Crown Grant to Allotment SE71 measuring 40 acres was purchased by Richard Ogden on 19 June 1867 (CG 9BG/158, LINZ). At that time Ogden was master of the schooner *Edward Moore* (*New Zealand Herald*, 23 August 1867:3) however no information could be located regarding his association with the land. On 13 May 1892 the Registrar of the Supreme Court transferred the property under the Rating Act 1882 to Edward Earle Vaile for the sum of £7 (DR R42/70, Archives NZ).

Samuel Vaile advertised Allot SE 71 (and 70) for sale at 15s per acre, describing the land as “some light bush and flax: splendid stream” (*New Zealand Herald*, 5 April 1909:9). Vaile conveyed both parcels of land on 20 March 1913 to Ainger (DR R219/182, Archives NZ). Ainger conveyed the property to William James Davidson Jack on 5 June 1920 (DR R324/292, Archives NZ). Jack, of Silverdale, farmer, was issued Title NA759/98 for Allot 70 and SE71 on 14 December 1939 (LINZ). Jack had been the proprietor of the Globe Hotel in Papakura (*New Zealand Herald*, 17 May 1937:18) for some years prior to settling in Silverdale and likely had no direct association with the land. On 15 October 1948 Allot SE 71 was transferred to Francis Alexander Craig. Ownership beyond this date was not reviewed.

The earliest land record located for Allotment NE 71 was an Occupation License with the Right of Purchase dated 27 September 1907 made out to Joseph Alder Smith. The License to Occupy was for a period of two years from 1 January 1908 at the annual rate of £1.7.0.

On 27 November 1911 the License was transferred to William James Davidson Jack (NA148/208, LINZ). Jack purchased the Crown Grant on 20 April 1920 (PR 142/44, Archives NZ). Jack transferred the property to William Joseph McClennan of Auckland, farmer on 27 July 1920. McClennan was issued Title NA318/116 on 23 February 1921 (LINZ). He retained ownership until 22 August 1933 when it was transferred to Cyril Beehan McClennan of Silverdale, farmer. Cyril McClennan remained as owner until 21 October 1999 when it was transferred to Walter Hugh Kettlewell as executor (NA328/116, LINZ). Ownership beyond this date was not reviewed.

88 Upper Ōrewa Road

The land within 88 Upper Ōrewa Road is within original Allotment W71, Parish of Waiwera. The earliest land record located for Allotment W71 was an Occupation License with the Right of Purchase dated 27 September 1907 made out to Joseph Alder Smith. The License to Occupy was for a period of two years from 1 January 1908 at the annual rate of £1.7.0. On 27 November 1911 the License was transferred to William James Davidson Jack (NA148/208, LINZ). Jack purchased the Crown Grant on 20 April 1920 (PR 142/44, Archives NZ). Jack transferred the property to William Joseph McClennan of Auckland, farmer on 27 July 1920. McClennan was issued Title NA318/116 on 23 February 1921 (LINZ). He retained ownership until 22 August 1933 when it was transferred to Cyril Beehan McClennan of Silverdale, farmer. Cyril McClennan remained as owner until 21 October 1999 when it was transferred to Walter Hugh Kettlewell as executor (NA328/116, LINZ). Ownership beyond this date was not reviewed.

132 Upper Ōrewa Road

The property at 132 Upper Ōrewa Road lies within original Allotment 76, Parish of Waiwera. The Crown Grant to the 80 acre allotment was purchased by Thomas Wallace of Auckland, settler on 22 May 1867 (CG 7BG/242, Archives NZ). Wallace conveyed the property on 31 December 1867 to Joseph Craig of Auckland, settler for the sum of £10 (DR B3/431, Archives NZ). Craig's Probate was entered 21 July 1885 naming Joseph James Craig and Thomas John Craig as executors. The estate retained ownership of the land until 8 December 1900 when it was conveyed to Henry John Baulf of Devonport, journalist for the sum of £8 (DR R69/390, Archives NZ). Baulf owned the land until 6 May 1903, selling to Emily Mackenzie of Onehunga, wife of Frederick Mackenzie, carpenter, for the sum of £20 (DR R88/296, Archives NZ). Mackenzie retained ownership until her death, her Probate entered on 20 June 1933 (DR R584/126, Archives NZ). The Probate for Frederick Mackenzie was entered on 14 February 1936 (DR R591/463, Archives NZ). The executor Bevan conveyed the land to Albert Sharp on 30 October 1936 (DR R595/31, Archives NZ). Sharp was issued Title NA764/103 on 12 February 1941 (LINZ). On 20 November that year Sharp transferred the property to Clifford Leslie Ogle of Silverdale, farmer. Ogle retained the land for almost 5 years, selling to Mervyn Brokenshire of Silverdale, farmer on 9 April 1946. Following the death of Mervyn Brokenshire the land was transferred to Jessie Elizabeth Brokenshire of Auckland, widow on 1 July 1949. Jessie Brokenshire sold to John Lewis Old of Auckland, farmer on 4 October 1954. In September 1958 the land was sold to Horace Albert Summers and John Summers, both of Cambridge, farmers. In 1965 Horace Summers share was transferred to George Summers of Ōrewa, farmer. In 1972 the property was transferred to Archibald Lyndsay Mason and Daphne Georgina Mason. Ownership history beyond this date was not reviewed.

130 Upper Ōrewa Road

Land at 130 Upper Ōrewa Road lies within Allotments 77 and 80, Parish of Waiwera. The Crown Grant for the 80 acres included in both allotments was purchased by William Robinson of Auckland, carpenter on 15 July 1867 (CG 8BG/120, Archives NZ). Almost a year later Robinson conveyed both allotments to Henry Trimmer of Auckland, mariner for the sum of £25 on 23 June 1868 (DR B4/490, Archives NZ). A week later Trimmer took out a mortgage over the property (DR B4/491, Archives NZ) which appears to not have been repaid over the following years. Following the death of the mortgagee (in 1888) and the administrator of his estate (in 1903) the property was transferred to Joseph Craig on 21 October 1907 (DR R134/532, Archives NZ). Following the deaths of Joseph Craig and later Joseph James Craig the property was managed by appointment in 1919 (DR R301/125, Archives NZ). On 31 August 1931 the property was conveyed to Arthur Joseph Hutchinson, company director and James Thomson Fergusson Mitchell, merchant, both of Auckland (DR R574/134, Archives NZ). Hutchinson and Mitchell were issue Title NA586/292 on 18 March 1936 (LINZ).

On 30 April 1946 the allotments were transferred to Mervyn Brokenshire of Silverdale, farmer. Following the death of Mervyn Brokenshire the land was transferred to Jessie Elizabeth Brokenshire of Auckland, widow on 1 July 1949. Jessie Brokenshire sold to John Lewis Old of Auckland, farmer on 4 October 1954. In September 1958 the land was sold to Horace Albert Summers and John Summers, both of Cambridge, farmers. In 1965 Horace Summers share was transferred to George Summers of Ōrewa, farmer. In 1972 the property was transferred to Archibald Lyndsay Mason and Daphne Georgina Mason. Ownership history beyond this date was not reviewed.

HISTORICAL SURVEY

Information from Early Maps, Plans and Aerial Photographs

Early maps and plans were also reviewed to gather information on the past ownership and land use on the properties in the Project Area. The undated plan in Figure 5 has the names of landowners that reflect the mid- 19th century ownership identified through the archival research presented above. Allotments 70 at 55 Russell Road have the name Ruddell annotated, Allotment SE71 has the name Ogden annotated, Allotment 76 has the name Wallace annotated and Allotment 77 and 80 have the name Robinson, annotated. It is also noted that Allotment 77 also has the name Robert (surname not legible) crossed out and Lot 80 has the name William (surname not legible) crossed out. As no reference is made to these names in the archival research carried out for this assessment, it is not possible to identify the individuals who are referred to in the plan.

The 1894 plan in Figure 6 shows the properties in the Project Area with the still extant paper road present at that time and with the land in the Project Area described as “Open Undulating fern & manuka Land”. The plan also shows the presence of streams and stands of bush in the northern part of the Stage 2 properties. The plan does not provide any details of ownership or occupation. The 1921 plan in Figure 7 shows allotment NE71 with the name W.J. McClennan annotated and with the southern part of Allotment 70 having the name Jack annotated. Allotment 77 and 80 now have the name S.G. Walter annotated. The plan also notes that Allotment 70 was unoccupied and described as containing “Gorse, Titree and Fern”. Allotment SE71 on the other hand has now also has W. McClennan as the “Owner & Occupier” with the land described as “undulating fern land”. Another plan dated to 1921(Figure 8) has the properties to the east of the allotments 77 and 80 and to the north and east of Allotments 70 and NE71 labelled as “The Ōrewa Kauri Gum Reserve”. It was noted in a 1921 newspaper article that the reserve was being divided up for settlement at that time and the plan may have been prepared for this purpose (*The New Zealand Herald* 5 February 1921).

Aerial photographs from 1961 and 1975 are shown in Figure 9 and Figure 10. As can be seen the aerial photographs the Project Area do not show the presence of any buildings or structures. Both sets of aerials show the Project Area as having changing tree cover and open grassland. The 1961 aerial photograph shows an area of possible quarrying in the northern part of Stage 1, which is no longer visible in 1975.

Summary

The information from the historical research for this assessment indicates that the properties in the Project Area were for the most part granted from the mid-19th century. The plans dated from 1894 in Figure 6, shows that the land had been cleared of bush and was described as open country. There are no indications of buildings or structures such as homesteads in the Project Area and it is noted that most of the land bordering Upper Ōrewa Road is not included in the Project Area and this would have been the most likely location for early homesteads. It is also noted that the Project Area bordered a gum reserve and it is considered likely that gumdigging could have occurred within the Project Area as well. There is no specific reference to Māori occupation in the Project Area in old plans or documents, however, the proximity to the coast would indicate the likelihood that the Project Area may have been used for activities such as resource collection, which would not necessarily be indicated on plans.

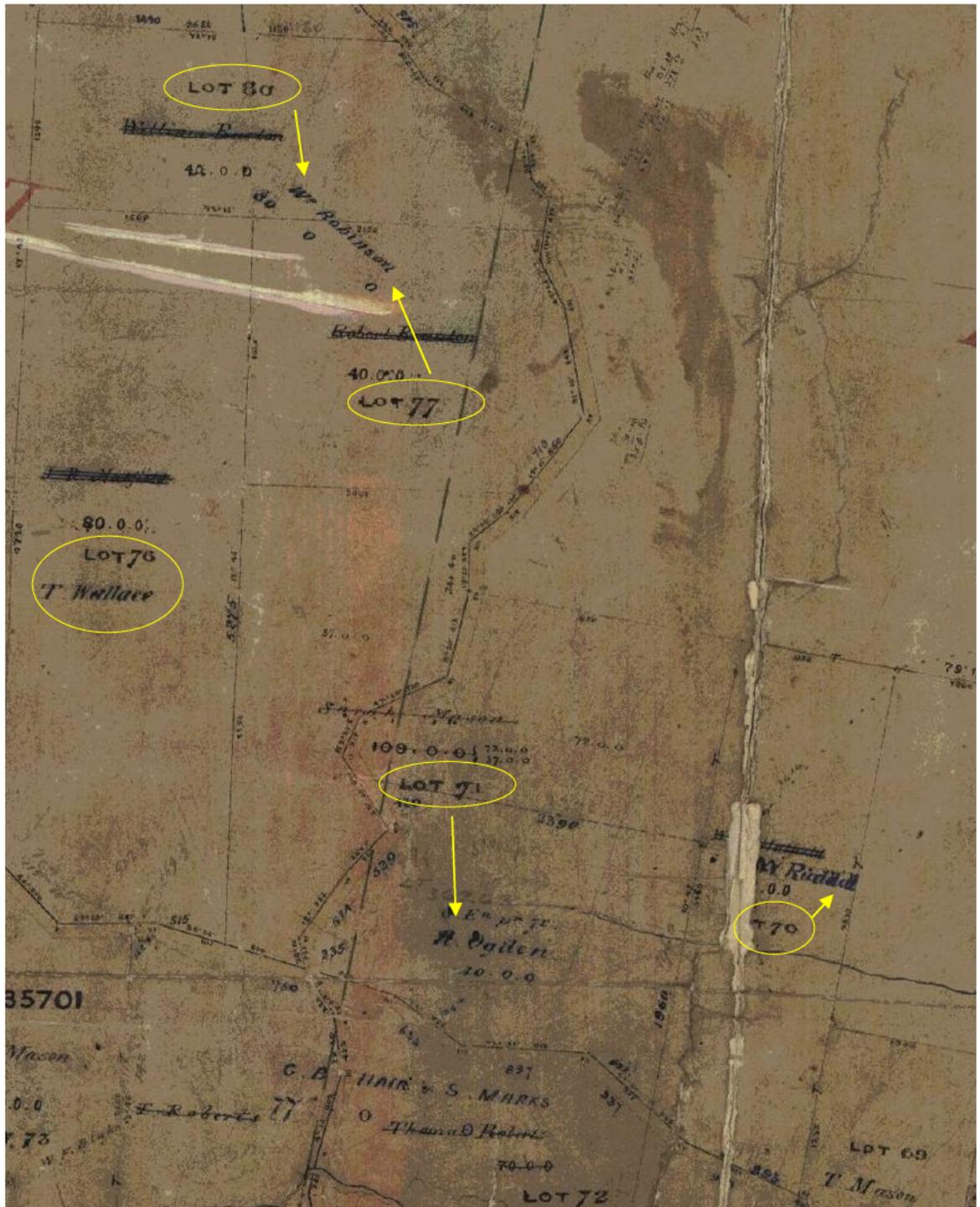


Figure 5. AK SO 1397 C undated plan showing the Allotments containing the Project Area with owners' names annotated and allotment references circled (source: Quickmap)

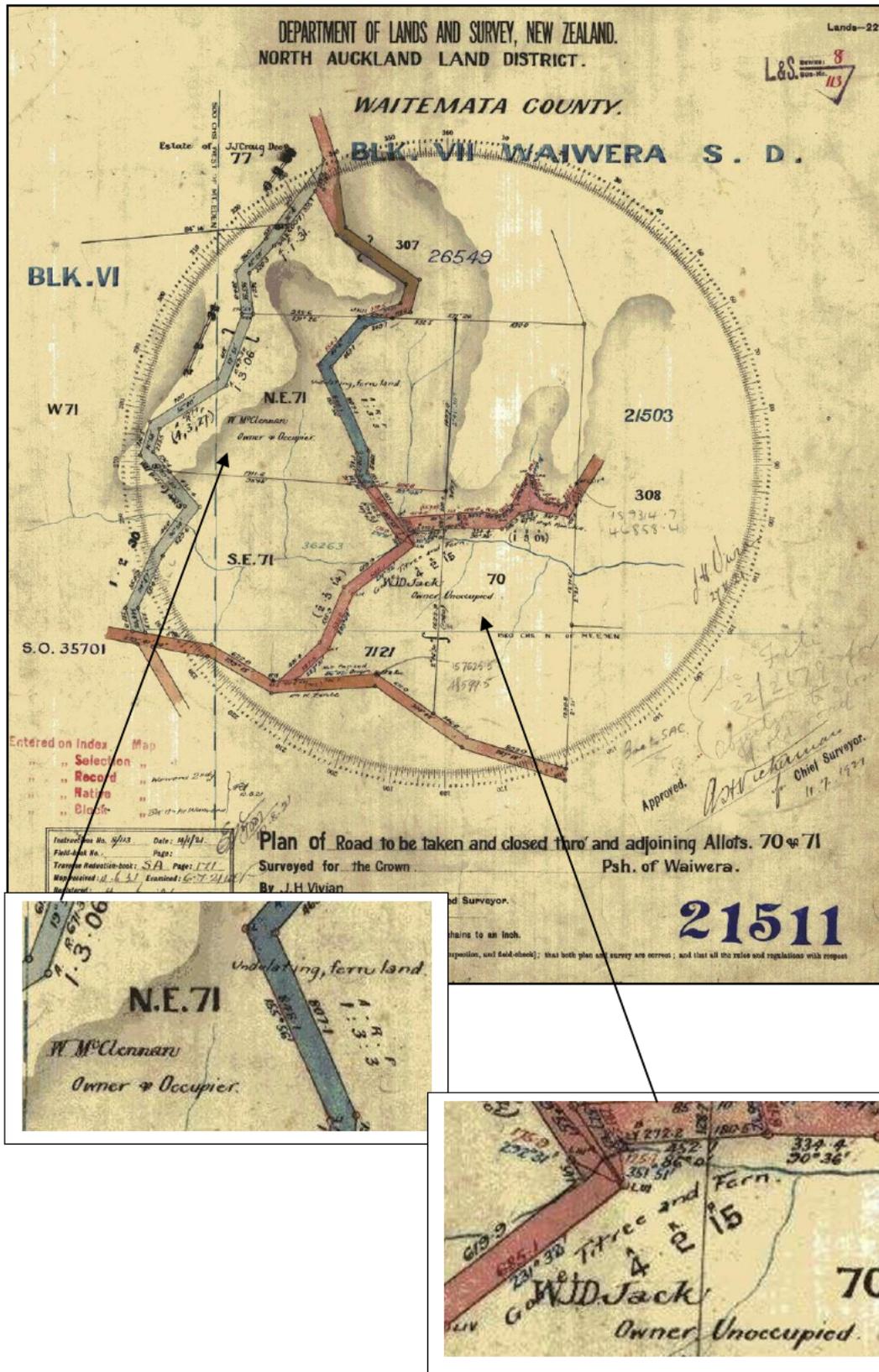


Figure 7. AK SO 21511 plan dated 1921 showing the Allotments NE71, S.E. 71 and 70 which contain Stage 1 properties with the former two having W. McClennan as “Owner & Occupier” annotated and Allotment 70 having Jack as “Owner Unoccupied” with streams shown and descriptions of the land as “Gorse, Titree and Fern in Allotment 70 and “Undulating, fern land in NE71 (source: Quickmap)

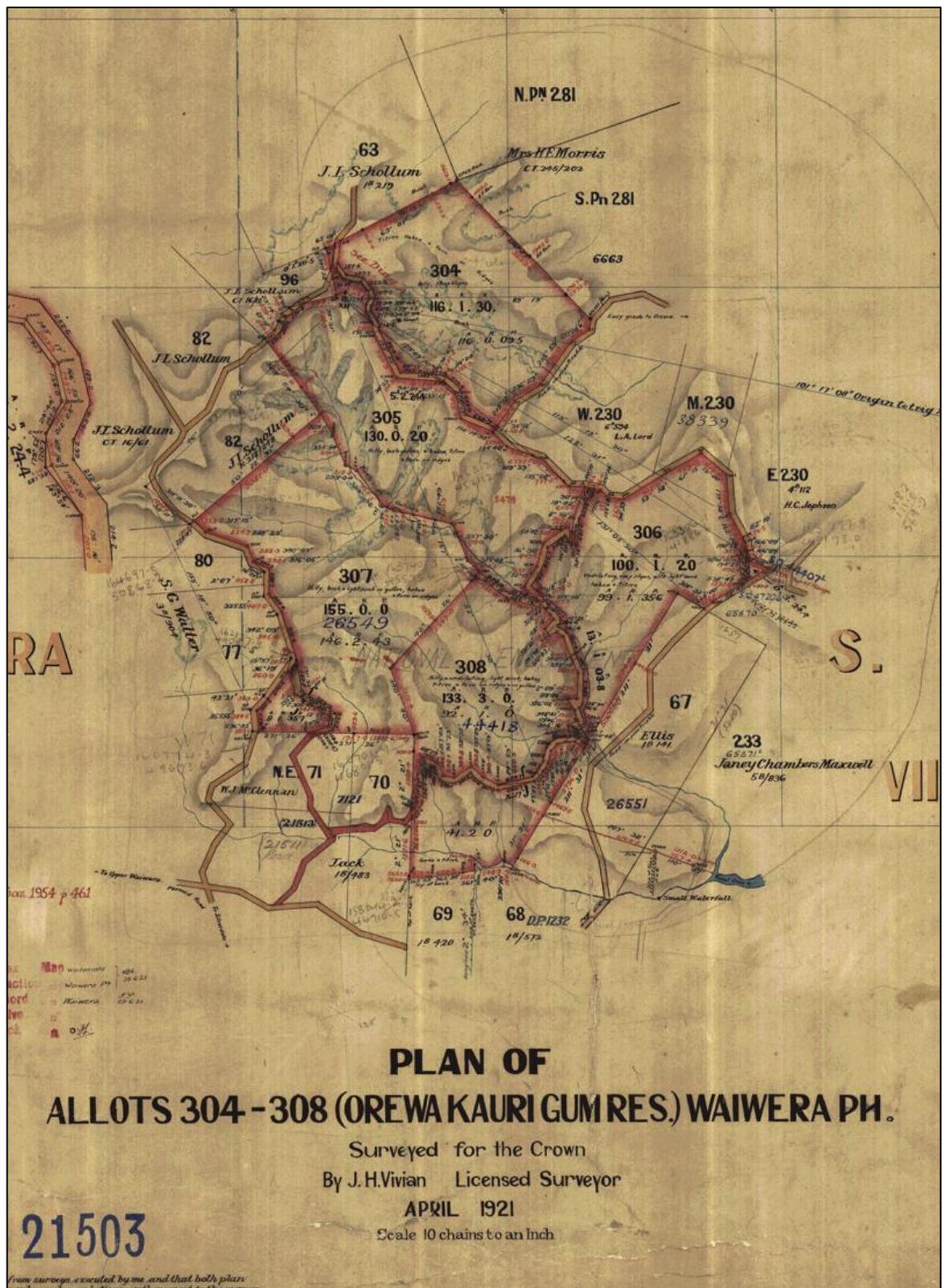


Figure 8. AK SO 21503 plan dated 1921 with Allotments NE71 having the name “W. McClennan” annotated, Allotments 77 and 80 having the name “S.G. Walter” annotated and Allotment 70 having the name “Jack” annotated with the properties in the adjacent Kauri Gum Reserve indicated by shaded red edging (source: Quickmap)

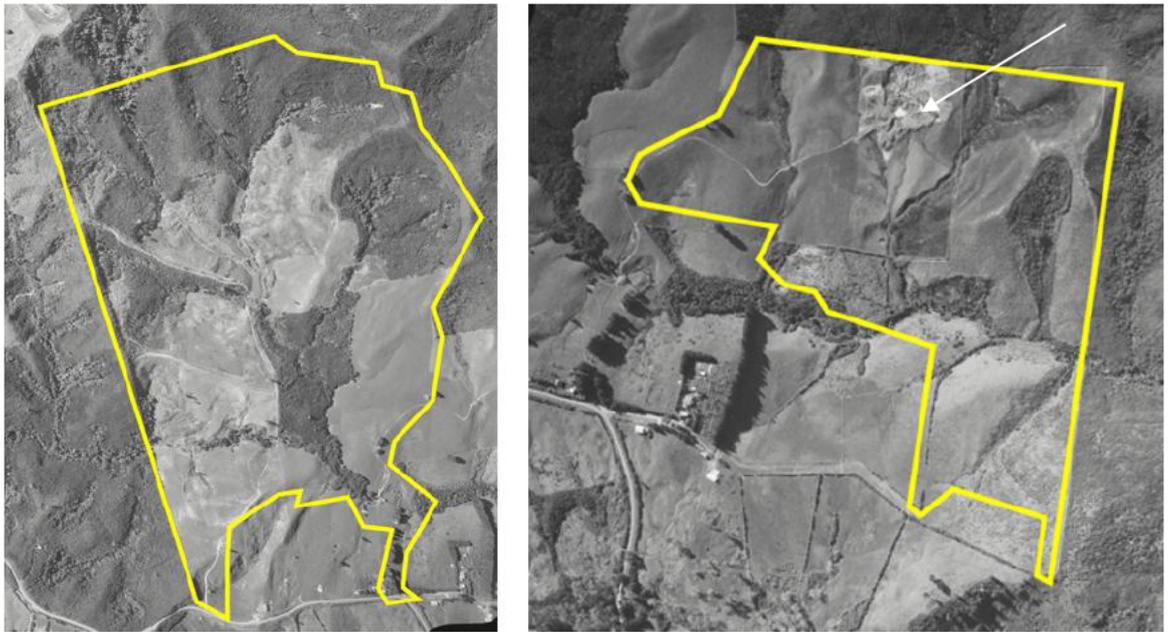


Figure 9. Aerial photograph dated 1961 (Crown 1370 C 2) showing Stage 2 (left) and Stage 1 (right) outlined in yellow and with area showing possible quarrying indicated by arrow in right hand aerial photograph (sourced from: <http://retrolens.nz> and licensed by LINZ CC-BY 3.0)



Figure 10. Aerial photograph dated 1975 (Crown 3800 F 7) showing Stage 2 (left) and Stage 1 (right) outlined in yellow (sourced from: <http://retrolens.nz> and licensed by LINZ CC-BY 3.0)

ARCHAEOLOGICAL BACKGROUND

There have been numerous archaeological survey reports relating to the wider Ōrewa area. These have ranged from small scale assessments to comprehensive regional surveys. Some have detailed the highway upgrading (Beca Carter 1992a and b; Macready et al. 1992; Foster 1997a, 1999a and b), infrastructure development (Foster 1997c; Campbell & Clough 2003; Clough & Prince 1998 and 2001a; Low 2008; Low & Clough 2008; Farley & Clough May 2009 and June 2009; Judge and Clough 2013), and residential development (Bedford & Felgate 1994; Clough & Prince 2001b; Farley & Clough 2006 a and b; Foster 1997b, 1998; Judge & Clough 2005a and b; Judge & Clough 2009; Judge & Clough 2017; Mosen 1994 a and b, 1997, 1998; Mosen & Felgate 1995; Mosen et al. 2000; Prince 2003a and b).

Many of the known archaeological sites have been recorded on and around the Ōrewa River and coast. These sites relate to both the Māori occupation of the area and early European settlement. The concentration of archaeological remains across the wider Ōrewa area reflects the importance of the Ōrewa River and Whangaparāoa Bay in providing easy access to marine resources, navigable waterways and arable alluvial flats – all elements favoured by both Māori and early European settlers.

Recorded Archaeological Sites

There is one recorded archaeological site within the Project Area. This is R10/776 (shell midden) see Figure 11. The site was recorded in 1994 and described as being located on the top of a small ridge, eroding out of an isolated farm track with signs of damage from stock trampling and farm bikes. It was also described as being bounded by two small streams. Deer fences were also noted in the area. The shell deposit was noted to be made up mostly of pipi and cockle. Fire cracked rock and charcoal was also noted. The midden was also found to be eroding down the slope. The site record form (SRF) is appended to this report for reference in Appendix A.

In general, the recorded archaeological sites in the area have been recorded closer to the coast or along the Ōrewa River to the east. As mentioned above the sites reflect both Māori and European settlement and occupation. A selection of sites within c. 1000m of the Project Area are described below to provide an overview of the types of sites that have been identified and also to identify the types of sites that may be present in the Project Area. Two of these sites are located to the south of the Project Area and to the west of SH1. These are R10/429 which was recorded as a midden and pit. It was investigated under an authority in 1998 and is now recorded as a destroyed site. It is located c. 320m to the southeast of the Project Area. R10/ 1571 is located c. 405m to the south of the Project Area on the Ōrewa River. It is the location of an area of cuts into exposed bedrock and believed to be associated with a dam that powered a flax mill. The cuts are described as being rectangular in shape and located either side of the stream measuring c. 50cm in width and being 50cm deep. The length could not be determined as the cuts extended into the centre of the stream. The mill itself would have been located to the south of the dam, most likely in the landing reserve.

The remaining sites are situated on the eastern side of SH1 to the southeast and east of the Project Area. R10/1553 (Landing Site) is located c. 650m to the southeast of the Project Area. It is described as being located on the northern bank of the Ōrewa River and was described as a small sandstone landing, probably dating to the late 1890s. R10/426 (midden) is located c. 760m to the southeast of the Project Area. It was recorded in 1994 and described as scattered shell eroding out of a river bank for c. 7m with pipi and cockle

identified and charcoal present. R10/755 (homestead) is located c. 500m to the southeast. It was recorded in 1992. It is the location of the homestead of the Bartlett family and when recorded the house platform was visible and a number of oaks and other trees associated with the homestead were also identified.

The remaining five sites are located to the east of the Project Area. Three sites are located in close proximity to one another, c. 600-750m to the east. The sites are located in an area of recent residential development, and all of the sites were investigated under authority and have been destroyed. These are R10/775 which is recorded as a midden on a northern arm of the Ōrewa River above a small stand of bush. It was described as having been heavily damaged through farming and particularly ploughing and only a sparse scatter of shell was able to be identified with cockle being the main species present. R10/1094 is recorded as a shell midden containing fire cracked rock. It was recorded as being located in a pasture at the head of a bush filled valley and also in the vicinity of a spring. Probing indicated that the midden covered a subsurface area of c. 3x4m. It was noted to be in poor condition, having been damaged through farming activities. The site was found to contain mainly cockle and pipi. A radiocarbon date provided an estimated date range of c. 1550-1700 AD. R10/1095 is also recorded as a midden. It was described covering an approximate area of 5x3m. It was found to be in poor condition having been damaged through stock trampling and general farming activities. The investigation of the midden identified 50% of the midden as consisting of cockle with pipi, tuatua and a very small amount of mudsnail. A radiocarbon date provided an estimated date range between 1550 and 1700 AD.

The final two sites are the most northerly included in the selected sites and are located c. 1000-1100m to the east of the Project Area. R10/1101 was recorded as possible terraces located on a small east-southeast trending spur. As it was noted to be in the vicinity of two streams and the possibility of midden being present was considered, although monitoring during development did not identify the presence of any archaeological remains. R10/1560 is recorded as firescoops, post holes and stakehole. It was also recorded on a low spur located to the northeast of R10/1101 with a stream to the east of the site. It was identified during topsoil stripping during development and consisted of four oval hangis, a truncated firescoop, fourteen post holes and a stakehole. The locations of the sites described above are shown on the map in Figure 12 with a brief description in Table 1.

The archaeological sites discussed above represent the types of archaeological features that are typically found in the general Ōrewa/ Whangaparāoa area with the proximity to waterways highlighted. The Project Area does not contain any major waterways, however, it does contain a number of streams that link to the Ōrewa River and would have contained a varied forested environment prior to bush clearance in the 19th century. The midden site (R10/776) in the Project Area indicates that the area was visited in the past by Māori, possibly for resource collection. It is considered likely that more substantial settlement would have been located closer to the coast, although the presence of additional sites, such as shell midden and possibly temporary camps in the Project Area is also considered possible.



Figure 11. Map showing the location of the previously recorded archaeological site (R10/776) within the Project Area which is outlined and shaded red (source: NZAA Archsite Website)

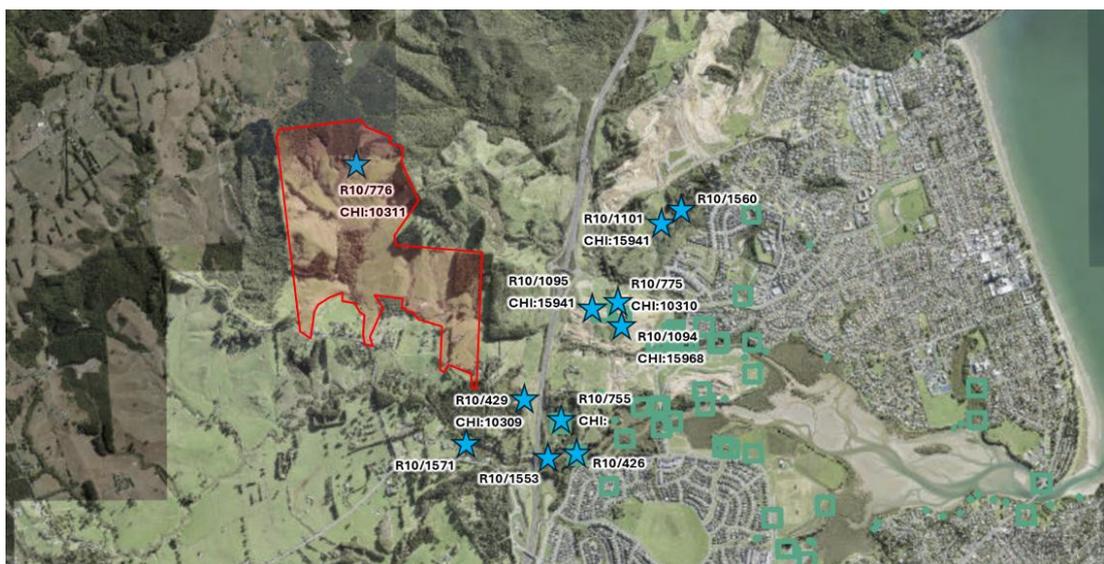


Figure 12. Aerial map showing the general distribution of archaeological sites (green dots and squares) with a selection of sites indicated by blue stars and labelled - in the general vicinity of the Project Area which is outlined and shaded in red (source: NZAA Archsite Website)

Table 1. Brief description of a selection of sites in the general vicinity of the Project Area c. 1100m with the previously recorded site located within the Project Area shaded grey

NZAA Ref	CHI Ref	Site Type	Description	NZTM Easting	NZTM Northing
R10/426	n/a	Midden	Scattered shell eroding out of a riverbank. In poor condition.	1748907	5948382
R10/429	10309	Midden and Pit		1748659	5948770
R10/755	n/a	Homestead	The location of the former Bartlett family homestead. House platform and trees present.	1748807	5948581
R10/776	10311	Midden	Shell eroding out of a farm track – poor condition.	1747580	5950281
R10/775	10310	Midden	Sparse shell scatter, very poor condition. Destroyed site.	1749205	5949282
R10/1094	15968	Midden/ Oven	Shell deposit covering c.4x3m. Dominant species cockle. Date range of 1550-1700 AD, estimated through RC dating. (Destroyed)	1749193	5949253
R10/1095	15941	Midden/ Oven	Shell deposit covering c. 5x3m with cockle the dominant species. Date range of 1550-1700 AD, estimated through RC dating. (Destroyed)	1749065	5949273
R10/1101	17059	Possible Terraces	Features were determined to not be archaeological.	1749521	5949886
R10/1553	n/a	Landing site	Small sandstone landing possibly dating to late 19th century.	1748787	5948426
R10/1560	n/a	Oven/ Postholes	Hangi and firescoop located along with postholes and a stakehole on a low spur.	1749610	5949956
R10/1571	----- -	Flax Milling	Cuts in bedrock associated with a flax mill.	1748278	5948534

PHYSICAL ENVIRONMENT

Topography, Vegetation and Landuse

The Project Area is characterised by an undulating landscape consisting of a series of ridges and gullies with streams present in a number of the gullies as can be seen in Figure 13. The review of old plans and aerial photographs undertaken for this assessment indicate that the land was cleared of bush by the 1890s and contained scrub vegetation which in parts of the Project Area has overtime been replaced by grassed paddocks for stock grazing, although the properties still contain areas interspersed with stands of trees and scrubby vegetation. The area to the northeast of the Project Area contains the Nukumea Scenic Reserve which contains a number of indigenous plant species, which would also likely have been present in the Project Area prior to the 19th century clearance. It is also noted that although the reserve is a regenerating forest, a number of bird species are also present (Goldwater 2018). As such, the environment in the Project Area prior to bush clearance would have been an attractive area for resource collection for Māori indicated by the presence of streams along with abundant plant and animal species and also because of its proximity to the coast.



Figure 13. Contour map with streams (blue lines) with the Stage 2 properties on the left and Stage 1 properties on the right (source: Auckland Council GeoMaps)

FIELD ASSESSMENT

Field Survey Results

The field survey of properties 88, 130 and 132 Upper Ōrewa Road, and 53A, 53B and 55 Russell Road was undertaken on 21 November 2024 by [REDACTED] and [REDACTED]. The weather was overcast with intermittent showers. The Project Area properties were observed to be surrounded by trees and farming tracks ran throughout them, particularly from the south leading up to the northern parts. Some parts of the properties contained grass-covered hillsides that were in use for cattle grazing at the time of the survey. There were also some modern farm buildings within the central portion of each allotment with unpaved tracks leading down from Russell Road. The hillsides in many cases also showed evidence of stock impacts through visible slumping and exposed soil. In addition, parts of the Project Area were found to contain high concentrations of gorse and other vegetation cover which restricted visibility of the ground surface. General photographs taken during the survey are shown in Figure 14- Figure 17.

One archaeological site, R10/776 (midden) had been identified in the Project Area prior to the survey. As such, particular attention was paid to the northern parts of the property where the site is located. Probing of the area was not able to identify the presence of any archaeological remains. It was noted, however, that the area had a thick vegetative cover and also disturbance from farming activities which hindered the inspection of the ground surface and subsurface testing in the form of test pits. Therefore, the site may still be present, but not visible underneath the cover of thick vegetation. A photograph of the area containing the site is shown in Figure 18.

During the survey, a shell deposit was identified along the western border of the Project Area at coordinates E1747121 N5950118 +-3m. The shell was found to be highly fragmented and eroding from a farm track. The shell was visible for a length of c. 14m from north to south. No additional features were able to be identified during the survey, although it is noted that other features such as ovens could also be present in the area. The shell deposit has been entered into the NZAA Database as site R10/1573. A photograph showing the location of site R10/1573 is shown in Figure 19 and the location of the site in relation to site R10/776 is shown on the aerial plan in Figure 21. A photograph of the shell lens taken during the survey is shown in Figure 22. The site record form for the site is also attached to this report for reference in Appendix A.

Based on the findings of the survey and the identification of two archaeological sites in the Project Area, the presence of additional sites, particularly in the form of shell midden is considered likely. As parts of the Project Area contained thick vegetation cover, the identification of such sites prior to development is hindered. It is also noted that the areas in the general vicinity of streams would be considered to be the most likely areas to contain such sites, as both of the identified sites are in the vicinity of streams.



Figure 14. A typical view of a grassed area with some scrubby vegetation and with farm buildings visible in the central part of the photo, taken from the central part of 132 Upper Ōrewa Road, looking Northeast



Figure 15. Photograph showing an example of the thick vegetative cover in parts of the Project Area, looking northwest



Figure 16. Photograph showing the general undulating character of the landscape in the Project Area with slumping from stock movements visible on the hillside in the foreground, looking northeast



Figure 17. Photograph showing a view of the landscape in the eastern part of the Project Area, with areas of exposed soil visible and stand of pines in the background, looking northeast



Figure 18. Photograph showing the vegetation cover in the area containing the recorded archaeological site R10/776, looking northwest



Figure 19. Photograph showing the location of the shell deposit now recorded as R10/1573, looking northwest



Figure 20. Aerial photograph showing the location of newly recorded site R10/1573 in relation to midden site R10/776 (source: NZAA Archsite website)



Figure 21. Photograph showing the presence of shell identified during the survey and now recorded as site R10/1573

Test Pit Results

Test pits were approximately 20cm by 20cm and were generally placed in areas thought to have the most potential for archaeological remains and in order to understand the local stratigraphy. As well, areas of exposed soil were also examined in two cases and have been labelled as Test Pit (TP1) and (TP3). The locations of the test pits are shown in Figure 22 and a brief summary of the test pit finding is in Table 2.

Test pits TP1 to TP5 were located in Lot 1 DP 153477. Test pit (TP1) was an area of exposed soil which contained a 20cm thick silt topsoil over a yellow hard and compacted clay. Test pit (TP2) contained a medium brown topsoil 15cm thick over a hard yellow compacted clay. Test pit (TP3) was also an area of exposed soil which contained a 20cm brown topsoil also over a hard yellow compacted clay. Test pit (TP4) showed a similar soil profile with a medium brown topsoil over a hard clay. Test pits (TP2 and TP4) both showed some signs of previous disturbance with the topsoil and subsoil interface showing some evidence of mixing, which was most likely the result of previous farming activity. Test Pit (TP5) was located along the western border of the Project Area near the northern point of Lot 1 DP 153477. A thin lens of shell was exposed along a ridgeline that was exposed by farming practices. The shell was exposed along a 14-meter distance, north to south and has now been recorded as site R10/1573. Photographs are shown in Figure 23- Figure 27.

Test pits 6, 7 and 8 were located in Lot 2 DP 153477 in the general area where the archaeological site R10/776 was located. Test pit (TP6) showed a 22cm thick medium brown topsoil over a hard and compacted yellow clay. Test Pit (TP7) showed a thicker but similar topsoil (27cm thick) also over a hard and compacted yellow clay. Test pit 8 (TP8) showed a 14cm thick medium brown topsoil over a hard compacted yellow clay. Test pits TP6 and TP7 did not show any obvious signs of previous disturbance. Test pit (TP8) did show some mixing of the topsoil and subsoil interface, although it is noted that the topsoil was less thick in this test pit making it more susceptible to damage from surface activities. Photographs are shown in Figure 28- Figure 30.

Test pits 9 and 10 were located in Lot 2 DP 336616. Test pit (TP9) showed a medium brown to greyish brown topsoil, 18cm thick over a hard and compacted yellow clay. Test pit (TP10) also contained a medium brown to greyish brown topsoil which was 23cm thick, again over a hard and compacted yellow clay. Both test pits showed some degree of subsurface soil mixing. Photographs are shown in Figure 31 and Figure 32.

Test pits 11 and 12 were located in Lot 2 DP 497022. Test pit (TP11) showed a 23cm thick medium brown to greyish brown topsoil which overlay a yellow hard compacted clay. Test pit (TP12) showed a similar coloured topsoil, 9cm thick although it was quite hard and compacted, again over a hard and compacted yellow clay. Photographs are shown in Figure 33 and Figure 34..

The test pits in general showed that some parts of the Project Area have been affected by stock movements and farming activities that have caused damage to the upper levels of the soil and also have resulted in increased erosion. The soil profile is relatively consistent across the Project Area with varying thickness of topsoil, which has likely been affected by farming, all overlying activities overlying natural clay.



Figure 22. Aerial plan showing the locations of the test pits in relation to the recorded archaeological sites with the properties outlined in red



Figure 23. Photograph showing the exposed soil profile of Test Pit (TP1)



Figure 24. Left photograph showing the detail of test pit (TP2) and right photograph showing the general location, looking south



Figure 25. Left photograph showing the detail of the exposed soil profile of test pit (TP3) and right photograph showing the general location, looking northwest



Figure 26. Left photograph showing the detail of the exposed soil profile of test pit (TP4) and right photograph showing the general location, looking east



Figure 27. Left photograph showing the detail of test pit (TP5) with shell fragments visible and right photograph showing the location of the test pit indicated by red arrow, looking southeast



Figure 28. Left photograph showing the detail of the exposed soil profile of test pit (TP6) and right photograph showing the general location, looking southeast



Figure 29. Left photograph showing the detail of the exposed soil profile of test pit (TP7) and right photograph showing the general location, looking north



Figure 30. Left photograph showing the detail of the exposed soil profile of test pit (TP8) and right photograph showing the general location, looking south



Figure 31. Left photograph showing the detail of the exposed soil profile of test pit (TP9) and right photograph showing the general location, looking east



Figure 32. Left photograph showing the detail of the exposed soil profile of test pit (TP10)and right photograph showing the general location, looking east)



Figure 33. Left photograph showing the detail of the exposed soil profile of test pit (TP11) and right photograph showing the general location, looking southeast



Figure 34. Left photograph showing the detail of the exposed soil profile of test pit (TP120 and right photograph showing the general location, looking southeast

Table 2. Summary of the test pit findings

Test Pit	NZTM Coordinates	Layer 1	Layer 2
Test Pit 1	1747463 5949675	20cm Mixed particle size topsoil	Yellow clay hard compacted
Test Pit 2	1747312 5949690	15cm Medium brown topsoil	Yellow hard compacted clay
Test Pit 3	1747184 5949693	20cm Mixed particle size topsoil	Yellow hard compacted clay
Test Pit 4	1747190 5949986	16cm Medium brown topsoil	Yellow hard compacted clay
Test Pit 5	1747121 5950118	10 cm Medium brown topsoil	Shell, highly fragmented, rare charcoal
Test Pit 6	1747667 5950134	22cm Medium brown topsoil, occasional charcoal	Yellow hard compacted clay
Test Pit 7	1747688 5950298	27cm Medium brown topsoil, occasional charcoal	Yellow hard compacted clay
Test Pit 8	1747740 5950183	14cm Medium to light brown topsoil	Yellow hard compacted clay
Test Pit 9	1748256 5949155	18cm Medium brown, greyish topsoil	Yellow hard compacted clay
Test Pit 10	1748277 5949431	19cm Medium brown, greyish topsoil	Yellow hard compacted clay
Test Pit 11	1748042 5949526	23cm Medium brown, greyish topsoil	Yellow hard compacted clay
Test Pit 12	1747858 5949490	9cm Medium brown, greyish topsoil, hard compacted	Yellow hard compacted clay

DISCUSSION AND CONCLUSIONS

Summary of Results

Two archaeological sites (both shell midden) have been recorded in the Project Area. These are R10/776 which was recorded prior to this assessment and R10/1573 which was identified during the survey for this assessment. The presence of the sites indicates the likelihood of pre-European usage of the area by Māori and the presence of additional sites, such as shell midden are considered possible, particularly in areas bordering streams.

Māori Cultural Values

This is an assessment of archaeological values and does not include an assessment of effects on Māori cultural values. Such assessments should only be made by the tangata whenua. Māori cultural concerns may encompass a wider range of values than those associated with archaeological sites. The historical association of the general area with the tangata whenua is evident from the recorded sites, traditional histories and known Māori place names.

Vineways Ltd is undertaking ongoing consultation with iwi concerning the development.

Survey Limitations

It should be noted that archaeological survey techniques (based on visual inspection and minor sub-surface testing) cannot necessarily identify all sub-surface archaeological features, or detect wāhi tapu and other sites of traditional significance to Māori, especially where these have no physical remains.

As some parts of the Project Area were covered by thick vegetation, the ground surface was not able to be observed.

Archaeological Value and Significance

The Auckland Regional Policy Statement within the AUP identifies several criteria for evaluating the significance of historic heritage places. In addition, Heritage NZ, has provided guidelines setting out criteria that are specific to archaeological sites (condition, rarity, contextual value, information potential, amenity value and cultural associations) (Heritage NZ 2019: 9-10). Both sets of criteria have been used to assess the value and significance of the archaeological sites R10/776 and R10/1573 which have been evaluated together as they have both been recorded as shell midden (see Table 3 and Table 4).

The archaeological value of sites relates mainly to their information potential, that is, the extent to which they can provide evidence relating to local, regional and national history using archaeological investigation techniques, and the research questions to which the site could contribute. The surviving extent, complexity and condition of sites are the main factors in their ability to provide information through archaeological investigation. For example, generally pā are more complex sites and have higher information potential than small midden (unless of early date). Archaeological value also includes contextual (heritage landscape) value. Archaeological sites may also have other historic heritage values including historical, architectural, technological, cultural, aesthetic, scientific, social, spiritual and traditional values.

Based on the criteria discussed, sites R10/776 and R10/1573 are considered to generally have limited archaeological value, although the information potential for providing dates of deposition through radiocarbon dating, which could contribute to the understanding of occupation and settlement patterns in the local area has been evaluated as moderate. It is also noted that any currently unrecorded sites in the Project Area would likely be of a similar nature and have similar values.

Table 3. Assessment of the archaeological values of sites R10/776 and R10/1573 based on Heritage NZ criteria (Heritage NZ 2019: 9-10)

Value	Assessment
Condition	The sites were both noted to be in poor condition from visual inspection. The subsurface extents and condition of the deposits are not known.
Rarity	Shell midden sites are common both locally and regionally.
Contextual value	The sites are just one of a collection of sites considered in the context of wider Māori settlement in the Ōrewa/ Whangaparāoa area. Other site types in the archaeological landscape consist of pits, midden, terraces. The sites therefore represent one element in an extensive archaeological landscape.
Information potential	The sites have moderate potential to provide information relating to Māori settlement in the area through environmental analysis and radiocarbon dating.
Amenity value	The sites have no amenity value as it is located on private property and have limited visual extents.
Cultural associations	The cultural significance of the sites is for tangata whenua to determine.
Other	No other values have been identified.

Table 4. Assessment of the historic heritage significance of site R10/776 and R10/1573 based on the criteria in the AUP OP (Chapter B5.2.2)

Criterion	Comment	Significance Evaluation
a) historical: The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within New Zealand, the region or locality	The date of the sites is not known but based on the presence of the surrounding archaeological sites it is likely to be prior to contact with Europeans. It is not known to be associated with any important historical events or people.	Little
b) social: The place has a strong or special association with, or is held in high esteem by, a community or cultural group for	There are no known community or cultural associations.	None

Criterion	Comment	Significance Evaluation
its symbolic, spiritual, commemorative, traditional or other cultural value		
c) Mana Whenua: The place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value	To be determined by mana whenua	Not assessed
d) knowledge: The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality	Potential for archaeological remains such as midden, charcoal samples, and potentially artefacts to provide new information relating to resource procurement and date of occupation through scientific analyses.	Moderate
e) technology: The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials	The sites do not contain any structural elements.	None
f) physical attributes: The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder;	The sites do not contain any notable features.	None
g) aesthetic: The place is notable or distinctive for its aesthetic, visual, or landmark qualities	No notable or distinctive features are known.	None
h) context: The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting	The sites are just one of the many sites associated with Māori settlement in the Ōrewa and Whangaparāoa area. Other sites in the archaeological landscape consist of pits, midden and terraces sites. The site therefore represents one element in an extensive archaeological landscape	Little

Effects of the Proposal

The proposed development will require earthworks with the earthwork extents shown in Figure 35 – Figure 37. The detailed plans of the earthworks are shown in Appendix C for Stage 1; Appendix D for Stage 2A and 2B and Appendix E for Stage 2B-2, 2B-3 and 2C. The plans indicate that the Stage 1 earthworks have cut depths between .5m to 12.50m; for Stage 2A and 2B cut depths are between .5m to 15m and for Stage 2B-2, 2B-3 and 2C cut depths are between .5m to 17m. Along with the cut works topsoil stripping will be required for areas requiring fill. Based on the above any unrecorded archaeological sites in the Project Area would be modified or destroyed by the proposed earthworks.

As can be seen in the plans in Figure 36 and Figure 37 the two archaeological sites are located outside of the earthwork extent. There are no works planned in the vicinity of site R10/776, and it will not be affected by the proposed development and protective measures will not be required. Site R10/1573, however, is located near an area that will undergo vegetation clearance and planting, and the estimated extent of the site should be marked out by an archaeologist prior to the commencement of works so that the site will be avoided by these works.

In any area where archaeological sites have been recorded in the general vicinity it is possible that additional unrecorded subsurface remains may be exposed during development. In this case, it is considered likely that unrecorded subsurface archaeological sites will be exposed during development, particularly in areas bordering streams, and it is therefore recommended that an Authority to cover all works is applied for prior to the start of earthworks so that potential delays can be avoided should sites be exposed.

There are also works proposed for twelve culverts at stream crossings as shown on the plan in Figure 38 for Stage 1 and Figure 39 for Stage 2 with detailed plans provided in Appendix B. The earthworks for the culverts will require cut depths up to 14.87m along streams with lengths of the culverts being between c. 6m to 37m. The details for each of the culverts is shown in Table 5 and the plans are included in Appendix B. As there is potential for archaeological sites to be present in areas in proximity to streams, works in the orange outlined areas in Figure 38 and Figure 39 should be carried out under archaeological supervision.

Vegetation clearance and planting is proposed in the vicinity of streams in both Stage 1 and Stage 2 and as there is potential for archaeological sites to be present in proximity to streams, as such the works in the purple outlined areas in Figure 38 and Figure 39 should be carried out under archaeological supervision.

Based on the findings of this assessment complex archaeological sites are not expected to be encountered during the works and the recorded sites have been evaluated as having overall limited archaeological values with some moderate value with respect to information provided from obtaining radiocarbon dates for the sites. Any additional sites encountered during the works are expected to have similar values and the effects if any sites cannot be avoided are expected to be minor.

Table 5. Details of the culvert earthworks

Culvert No.	Stage	Cut/ Fill Depths (m)	Length (m)
1	1	2.29 – 5.78	18.35
2	1	1.68 – 3.33	6.56
3	1	4.27 – 7.23	20.13
4	1	2.42 – 7.10	17.75
5	1	2.39 – 6.23	18.35
6	1	7.97 – 14.87	27.42
7	1	6.46 – 9.29	26.70
8	2	4.35 – 9.15	37.86
9	2	6.10 – 8.31	27.38
10	2	2.79 – 6.88	21.66
11	2	5.80 - 10.00	30.22
12	1	1.94 – 2.53	10.50

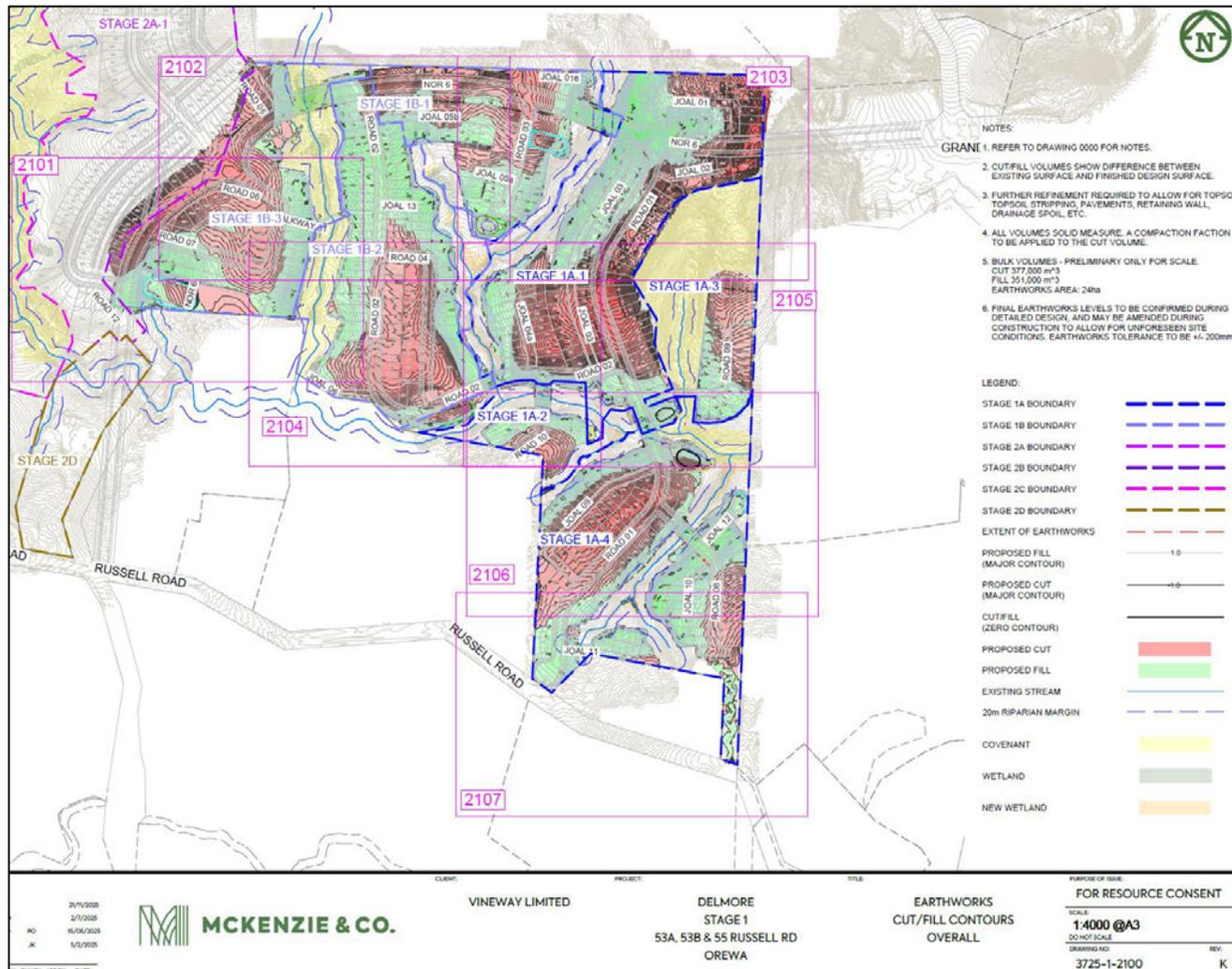


Figure 35. Earthworks extent for Stages 1A and 1B of the proposed development (source: McKenzie and Co.)

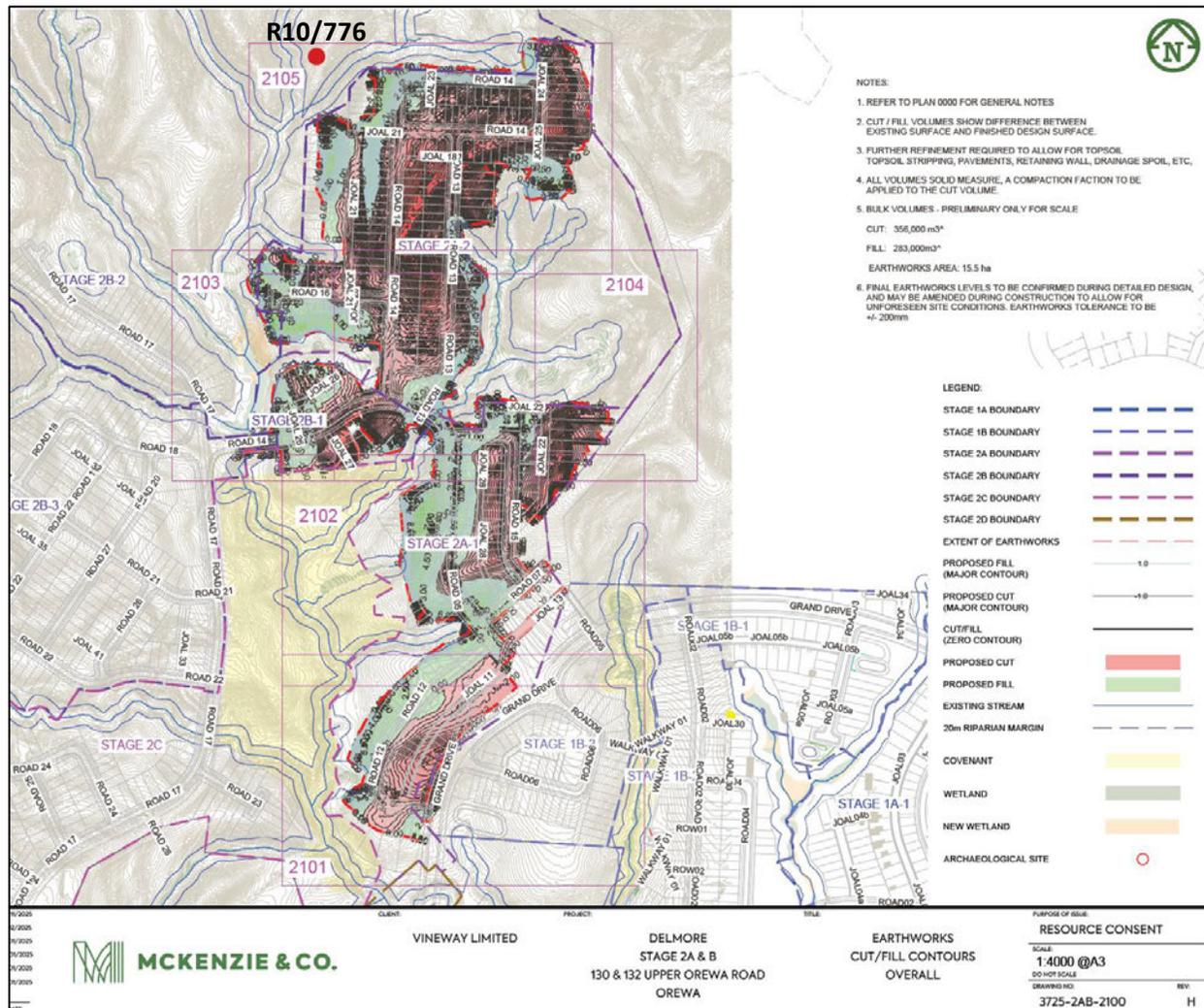


Figure 36. Earthworks extent for Stages 2A and 2B of the proposed development in relation to archaeological site R10/776 (source: McKenzie and Co.)

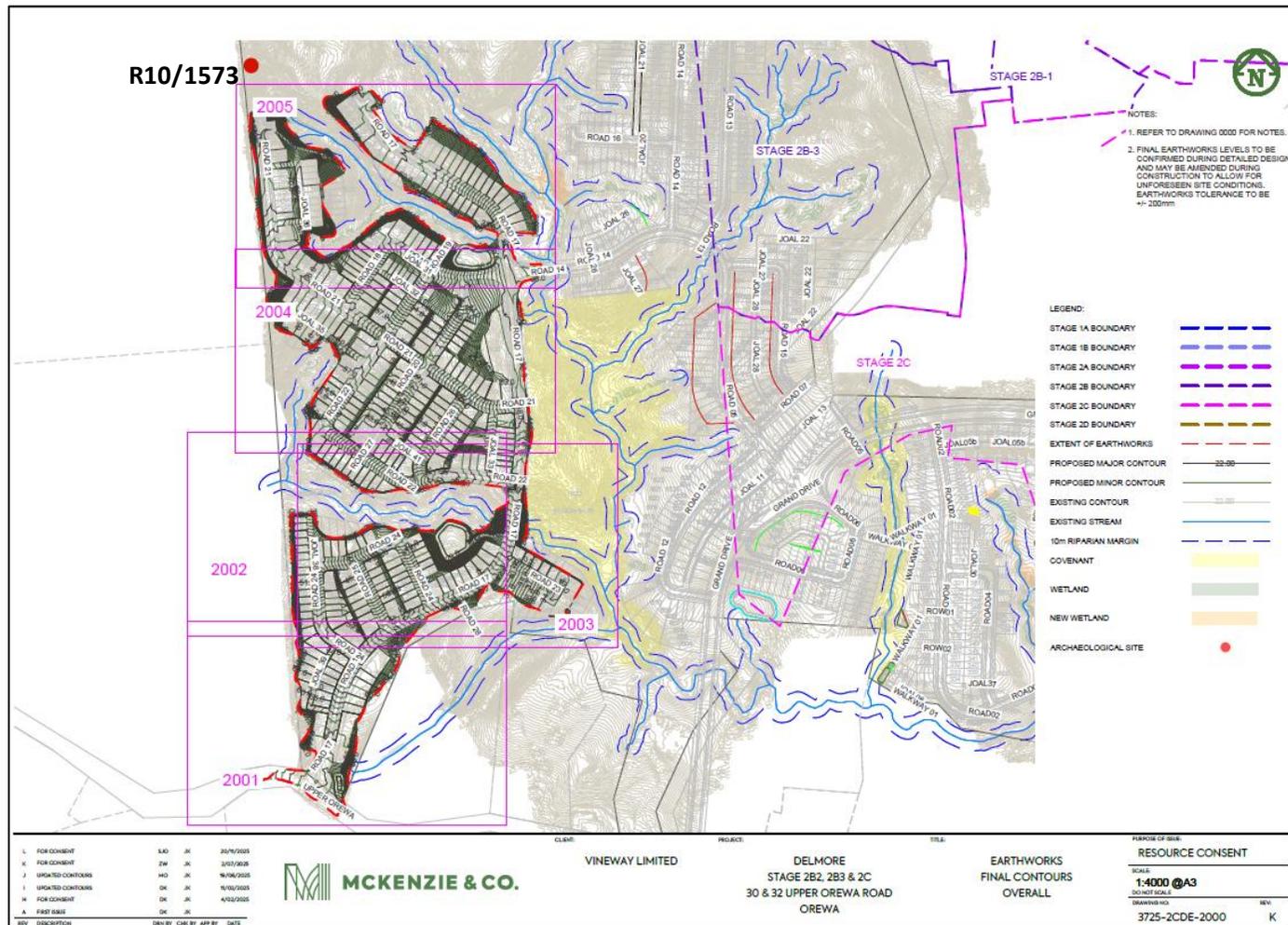


Figure 37. Earthworks plan Stages 2B-2 and 2B-3 and 2C in relation to archaeological site R10/1573 (source: McKenzie and Co.)

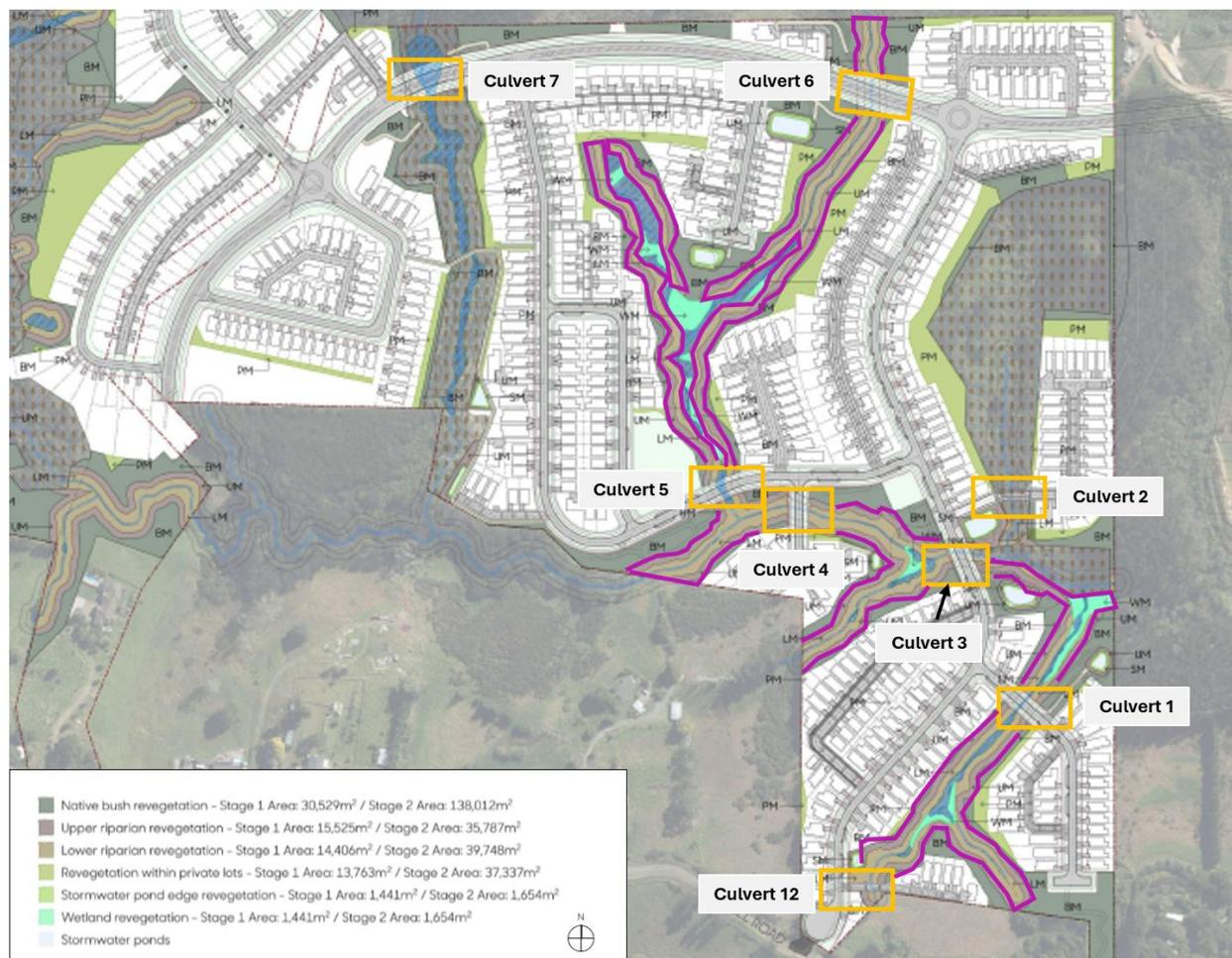


Figure 38. Landscape Revegetation Plan of Stage 1 showing the locations of earthworks for culverts outlined in orange which should be carried out under archaeological supervision and purple outlined areas bordering streams where vegetation clearance and planting should be carried out under archaeological supervision (source: Greenwood Associates)

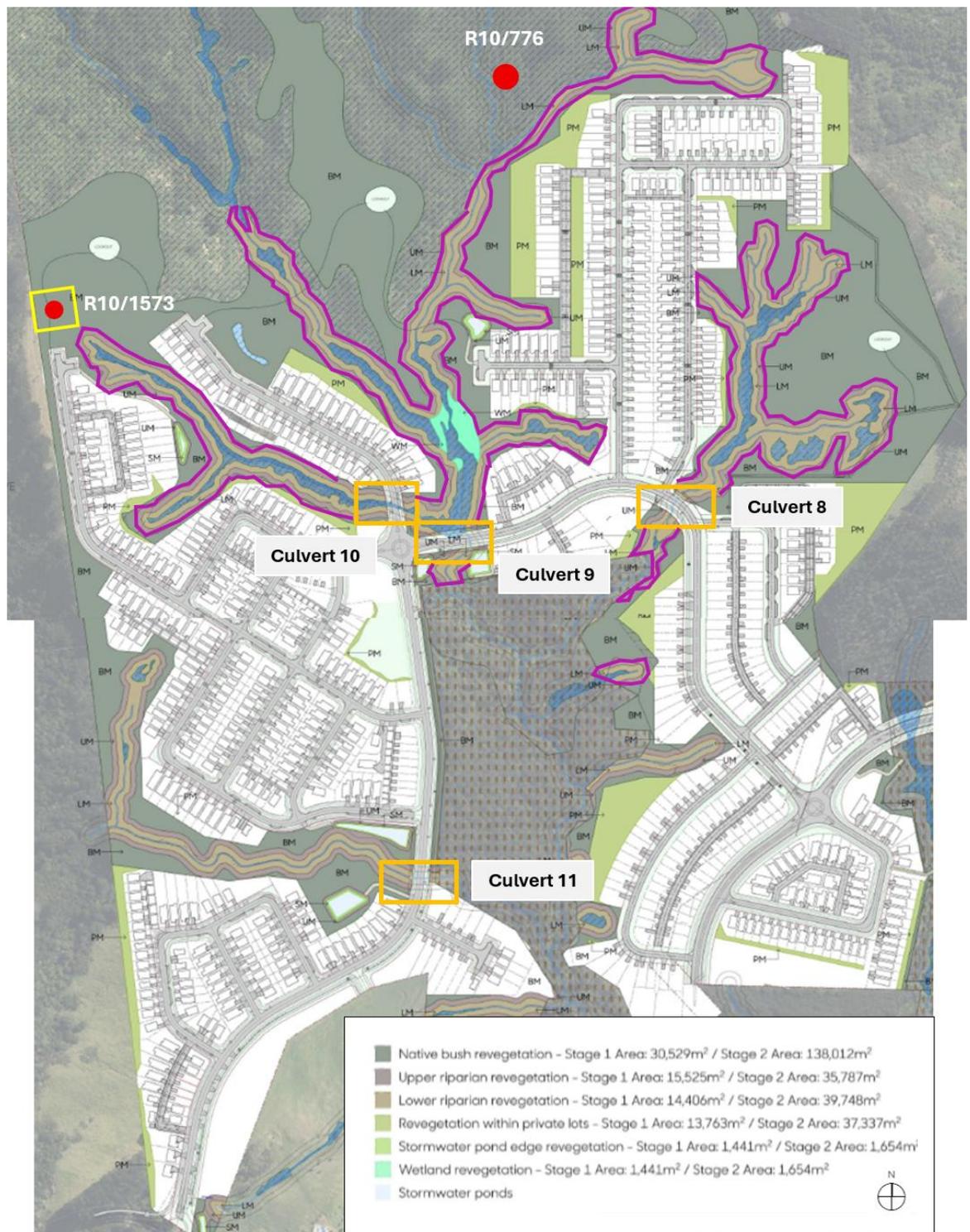


Figure 39. Landscape Revegetation plan of Stage 2 showing the locations of the two recorded archaeological sites with yellow outlined area around site R10/1573 to be marked out by temporary fencing during the construction works; with purple outlined areas around streams where vegetation clearance/ planting is proposed and orange outlined areas where earthworks for culverts are proposed to be carried out under archaeological supervision (source: Greenwood Associates)

Fast Track Approval Act 2024 Requirements

Under the Act in Section 42 (1), an authorised person for a listed project or a referred project may lodge with the EPA. Under section 42 (3) (a) the applicant must be eligible to apply for any corresponding approval under a specified Act. A substantive application may seek: under Section 42(4)(a) a resource consent that would otherwise be applied for under the Resource Management Act 1991 and section 42(4)(d) a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991. As well, under Section 42 subsection (4) (i) an archaeological authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014 that would otherwise be applied for under that Act- but as stated in section 42 subsection (9) (a) may be made only if the application also seeks an approval described in subsection 4 (a) or (d); it may also include an application under clause 7 of Schedule 8 application for approval of person to carry out activity subsection 9 (b).

Schedule 8 clause 4 (1) states that the panel when considering an application for an archaeological authority, the panel must take into account

- (a) The purpose of this Act; and
- (b) The matters set out in section 59 (1) (a) and (5) of the HNZPT Act; and
- (c) The matters set out in section 47 (10 (a)(ii) and 5 of the HNZPT Act; and
- (d) A relevant statement of the general policy confirmed or adopted under the HNZPT Act.

Schedule 8 clause 9 states that an authority granted under this Act-

- (a) Has the same force and effect as if it were granted under section 48 of the HNZPT Act; and
- (b) For the purposes of the HNZPT Act, must be treated as if it were an authority granted under that Act.

Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other heritage sites. The plans are prepared under the provisions of the RMA. The Auckland Unitary Plan Operative in Part 2014 (AUP OP) is relevant to the proposed activity. The purpose and principles of the RMA in relation to historic heritage are discussed below. Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other historic heritage sites. The plans are prepared under the provisions of the RMA. The Auckland Unitary Plan (OP) is relevant to the proposed activity.

There are no scheduled historic heritage sites included on the AUP (OP) in the Project Area. This assessment has established that although the two recorded archaeological sites in the Project Area will be avoided there is potential for unrecorded archaeological sites to be affected by the development works. If an archaeological site were to be exposed, it would be subject to the provisions of the HNZPTA. As such it is recommended that an authority is applied for to cover all works undertaken for the proposed development, prior to the commencement of earthworks. This will allow any additional archaeology uncovered during the development to be dealt with immediately, avoiding delays while an Authority is applied for and processed. The conditions of the authority are likely to include archaeological monitoring and recording of archaeological evidence before it is modified or destroyed.

Resource Management Act 1991 Requirements

Section 6 of the RMA recognises as matters of national importance: ‘the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga’ (S6(e)); and ‘the protection of historic heritage from inappropriate subdivision, use, and development’ (S6(f)).

All persons exercising functions and powers under the RMA are required under Section 6 to recognise and provide for these matters of national importance when ‘managing the use, development and protection of natural and physical resources’. There is a duty to avoid, remedy, or mitigate any adverse effects on the environment arising from an activity (S17), including historic heritage.

Historic heritage is defined (S2) as ‘those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological’. Historic heritage includes: ‘(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Māori, including wahi tapu; (iv) surroundings associated with the natural and physical resources’.

Heritage New Zealand Pouhere Taonga Act 2014 Requirements

The purpose of the Act is to promote the identification, protection and conservation of the historical and cultural heritage of New Zealand under the guiding principles that all persons performing functions and exercising powers under this Act must recognise-

- (a) the principle that historic places have lasting value in their own right and provide evidence of the origins of New Zealand’s distinct society; and
- (b) the principle that the identification, protection, preservation, and conservation of New Zealand’s historical and cultural heritage should—
 - (i) take account of all relevant cultural values, knowledge, and disciplines; and
 - (ii) take account of material of cultural heritage value and involve the least possible alteration or loss of it; and
 - (iii) safeguard the options of present and future generations; and
 - (iv) be fully researched, documented, and recorded, where culturally appropriate; and
- (c) the principle that there is value in central government agencies, local authorities, corporations, societies, tangata whenua, and individuals working collaboratively in respect of New Zealand’s historical and cultural heritage; and
- (d) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tūpuna, wāhi tapu, and other taonga.

A statement of general policy will be prepared by Heritage New Zealand Pouhere Taonga after the commencement of this Act (17)(1) (b) must state the general policy for

- (i) for the administration of archaeological sites under subparts 2 and 3 of Part 3 and subpart 2 of Part 4; and
- (ii) for the historic places owned or controlled by, or vested in, Heritage New Zealand Pouhere Taonga; and

- (iii) for the administration of the New Zealand Heritage List/Rārangī Kōrero; and
- (iv) for the administration of the Landmarks list; and
- (v) for the statutory role of advocacy conferred on Heritage New Zealand Pouhere Taonga by section 13(1)(c) and on the Council by section 27(1)(i).

(2) Before adopting a statement, Heritage New Zealand Pouhere Taonga must-

- (a) give public notice of the availability of the draft statement for public inspection; and
- (b) invite persons and organisations to lodge written comments on the draft statement with Heritage New Zealand Pouhere Taonga before a date specified in the public notice, which must not be less than 40 working days after the date of publication of the notice; and
- (c) make the draft statement available for public inspection free of charge during usual business hours at the principal office of Heritage New Zealand Pouhere Taonga in Wellington and at its regional offices and on its Internet site; and
- (d) submit the draft statement to the minister.

(3) Heritage New Zealand Pouhere Taonga must consider any comments received and review the draft statement before adopting it as a statement of general policy.

(4) A statement must, while it is current, be available for public inspection free of charge during usual business hours at the principal office of Heritage New Zealand Pouhere Taonga in Wellington and at its regional offices and on its Internet site.

(5) Each statement of general policy adopted by Heritage New Zealand Pouhere Taonga must be reviewed by Heritage New Zealand Pouhere Taonga not later than 10 years after its adoption, in accordance with subsections (1) to (4).

The HNZPTA protects all archaeological sites whether recorded or not, and they may not be damaged or destroyed unless an Authority to modify an archaeological site has been issued by Heritage NZ (Section 42).

An archaeological site is defined by the HNZPTA Section 6 as follows:

‘archaeological site means, subject to section 42(3), –

(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)’

Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished.

Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide ‘significant evidence relating to the historical and cultural heritage of New Zealand’ can be declared by Heritage NZ to be an archaeological site.

Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the

purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Māori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapu and are subject to the recommendations of the Māori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

As stated in section 59(1)(a) In determining an appeal made under section 58, the environment court-

(a) must, in respect of a decision made on an application made under section 44, have regard to any matter it considers appropriate, including—

(i) the historical and cultural heritage value of the archaeological site and any other factors justifying the protection of the site:

(ii) the purpose and principles of this Act:

(iii) the extent to which protection of the archaeological site prevents or restricts the existing or reasonable future use of the site for any lawful purpose:

(iv) the interests of any person directly affected by the decision of Heritage New Zealand Pouhere Taonga:

(v) a statutory acknowledgement that relates to the archaeological site or sites concerned:

(vi) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tūpuna, wāhi tapu, and other taonga;

The proposed activity will avoid the two recorded archaeological sites in the Project Area, however, as it is considered likely that unrecorded archaeological sites may be encountered during the works it is recommended that the fast track application includes an authority to modify issued under the FTAA to avoid any delays if archaeological sites are encountered during the development works. This should be obtained before any earthworks commence. The conditions of the authority are likely to include archaeological monitoring of vegetation and planting and preliminary earthworks and procedures for recording any archaeological evidence before it is modified or destroyed. This approach would have the advantage of allowing any archaeology uncovered during the development of the property to be dealt with immediately, avoiding delays while an Authority is applied for and processed.

Conclusions

Two archaeological sites have been recorded in the Project Area and both will be avoided by the proposed development. However, as the possibility of additional sites to be encountered during the development is considered likely it is recommended that an authority to modify is applied for under the FTAA as part of the fast-track application. Overall, it is considered unlikely that any complex sites are located in the Project Area and that any adverse effects on archaeological values resulting from the proposed development are likely to be minor subject to the implementation of the recommendations set out below.

RECOMMENDATIONS

- 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 as shown by the yellow square in Figure 39.
- Because it is possible that additional unrecorded archaeological sites may be encountered during the works, the Authority application should include any additional sites that may be discovered when works are under way.
- Vegetation clearance/ planting as indicated by the purple outlined areas Figure 38 and Figure 39 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 38 and Figure 39 should be carried out under archaeological supervision to identify if any archaeological remains are present.
- Any archaeological remains affected by the development should be avoided if possible, or investigated, recorded and sampled in accordance with the conditions of an Authority issued under the FTAA.
- 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, 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.
- Since archaeological survey cannot always detect sites of traditional significance to Māori, such as wahi tapu, the tangata whenua should be consulted regarding the possible existence of such sites in the Project Area.

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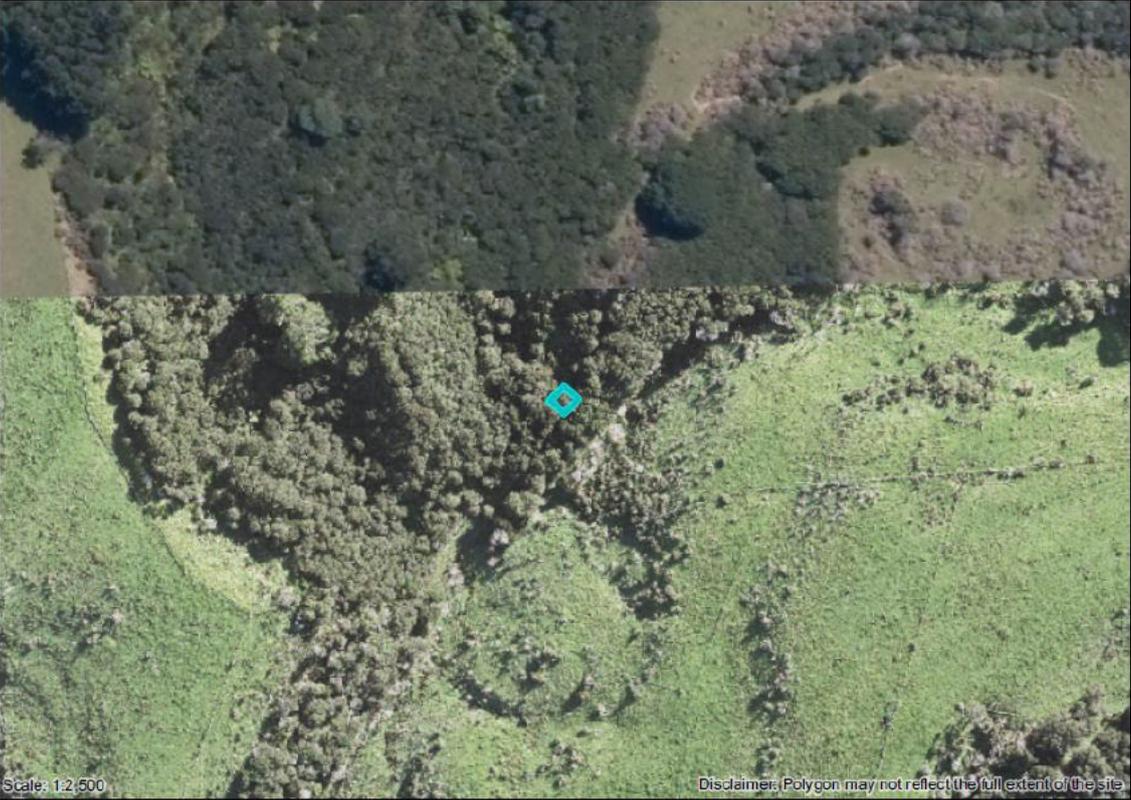
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| The New Zealand Herald 5 February 1921 | The New Zealand Herald 3 September 1874 |
| The New Zealand Herald 5 April 1909 | The New Zealand Herald 23 August 1867 |

APPENDIX A: SITE RECORD FORMS

NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED

<h1>Site Record Form</h1>	
	<p>NZAA Site Number: R10/776</p> <p>Imperial Site Number:</p> <p>Site Type: Midden/Oven</p> <p>Site Name(s):</p>
	<p>Site Coordinates (NZTM)</p> <p>Easting: 1747580</p> <p>Northing: 5950281</p> <p>Source: Handheld GPS</p>
	
Scale: 1:2,500	Disclaimer: Polygon may not reflect the full extent of the site
<p>Finding Aids to the Location of the Site:</p> <p>The site is located c.1200m directly SSW of trig point Waiwera XII at 134m A.S.L and on top of a small ridge bounded by two small streams. Access is via farm race running north from farm at 130 Upper Orewa Road.</p>	
<p>Brief Description:</p> <p>Originally recorded as a concentrated area of very crushed shell midden, charcoal and firecracked rock. Identified shell included cockle and pipi.</p>	
<p>Condition of Site when last visited:</p> <p>No Recent Info</p>	

Printed by: CLOU [redacted] ArchSite

Date Report Created: 29/10/2024

NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Indigenous pre-1769

Ethnicity:

Maori

Site Features:

Midden

Associated Sites:

Description:

Condition Notes:

A small patch of fragmented pipi and cockle shell was found eroding out of an isolated farm track around the area of the existing grid. The surface material was well distributed by cattle trampling/farm bike etc. Possibly subsurface deposits in area.

Date Report Created: 29/10/2024

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (NZMS260) NZMS 260 map number R10 NZMS 260 map name Whangaparaoa NZMS 260 map edition 1 1981		NZAA METRIC SITE NUMBER R10/776 DATE VISITED 22/6/94 SITE TYPE midden SITE NAME: MAORI OTHER	
Grid References Easting <u>26 5 8 1 0.0.</u> Northing <u>6.5 1 2 0 700</u>			
1. Aids to relocation of site (attach a sketch map) On top of a small ridge bounded by two small streams, and crossed by deer fence.			
2. State of site and possible future damage Under pasture. Some stock damage.			
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) Concentrated area of shell midden, largely pipi and cockle. Firecracked rock and charcoal also. Circular in area (c. 5m in diameter) and eroding down either side of the ridge.			
4. Owner Address		Tenant/Manager Address	
[Redacted]		[Redacted]	
5. Nature of information (hearsay, brief or extended visit, etc.) Photographs (reference numbers and where they are held) Aerial photographs (reference numbers and clarity of site)		brief visit	
6. Reported by Address		Filekeeper Date [Redacted] 14 1994	
7. Key words midden			
8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code			
Latitude S		Longitude E	
Type of site		Present condition & future danger of destruction	
- Local environment today		Security code	
Land classification		M J Local body	



NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED

<h1 style="margin: 0;">Site Record Form</h1>													
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">NZAA Site Number: R10/1573</td> <td style="width: 33%;">Site Coordinates (NZTM)</td> <td style="width: 33%;"></td> </tr> <tr> <td>Imperial Site Number:</td> <td>Easting:</td> <td></td> </tr> <tr> <td>Site Type: Midden/Oven</td> <td>Northing:</td> <td></td> </tr> <tr> <td>Site Name(s):</td> <td>Source: Handheld GPS</td> <td></td> </tr> </table>	NZAA Site Number: R10/1573	Site Coordinates (NZTM)		Imperial Site Number:	Easting:		Site Type: Midden/Oven	Northing:		Site Name(s):	Source: Handheld GPS	
NZAA Site Number: R10/1573	Site Coordinates (NZTM)												
Imperial Site Number:	Easting:												
Site Type: Midden/Oven	Northing:												
Site Name(s):	Source: Handheld GPS												
													
Scale: 1:2,500	Disclaimer: Polygon may not reflect the full extent of the site												
<p>Finding Aids to the Location of the Site: Located on a farm track in the northwest corner of Lot 1 DP153477</p>													
<p>Brief Description: Shell midden scattered along farm track</p>													
<p>Condition of Site when last visited: Poor</p>													

Printed by: Cl Oll [redacted] ArchSite

Date Report Created: 12/12/2024

NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Indigenous pre-1769

Ethnicity:

Maori

Site Features:

Midden

Associated Sites:

R10/776

Description:

Updated 09/12/2024 (Field Visit), submitted by: CLOU [REDACTED] ArchSite, visited 21/11/2024 by [REDACTED]

A lens of shell exposed along a farm track for c. 17m. Shell is very fragmented and sparse.

Condition Notes:

Updated 09/12/2024 (Field Visit), submitted by: CLOU [REDACTED] ArchSite, visited 21/11/2024 by [REDACTED]

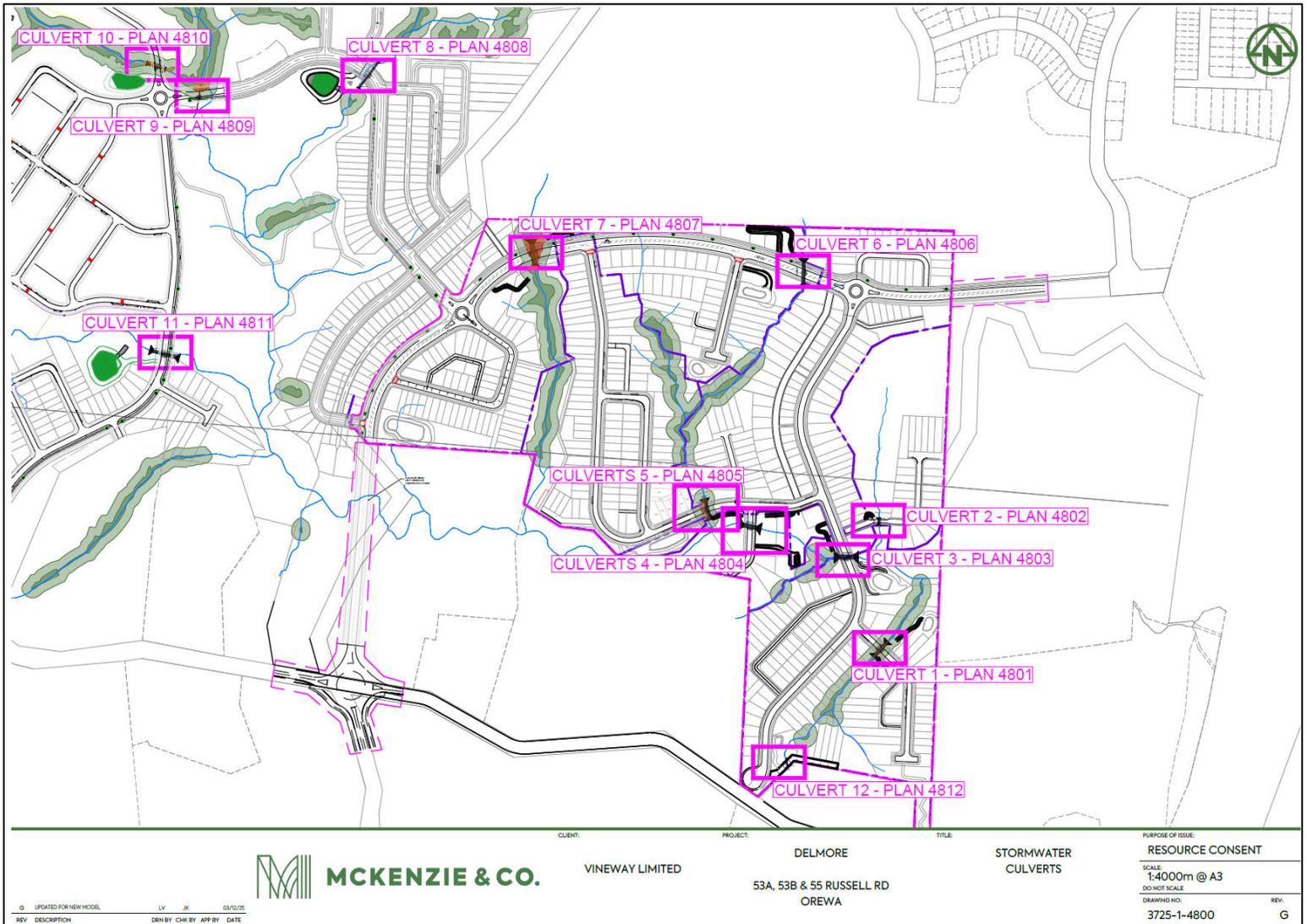
Exposed shell has been damaged by erosion.

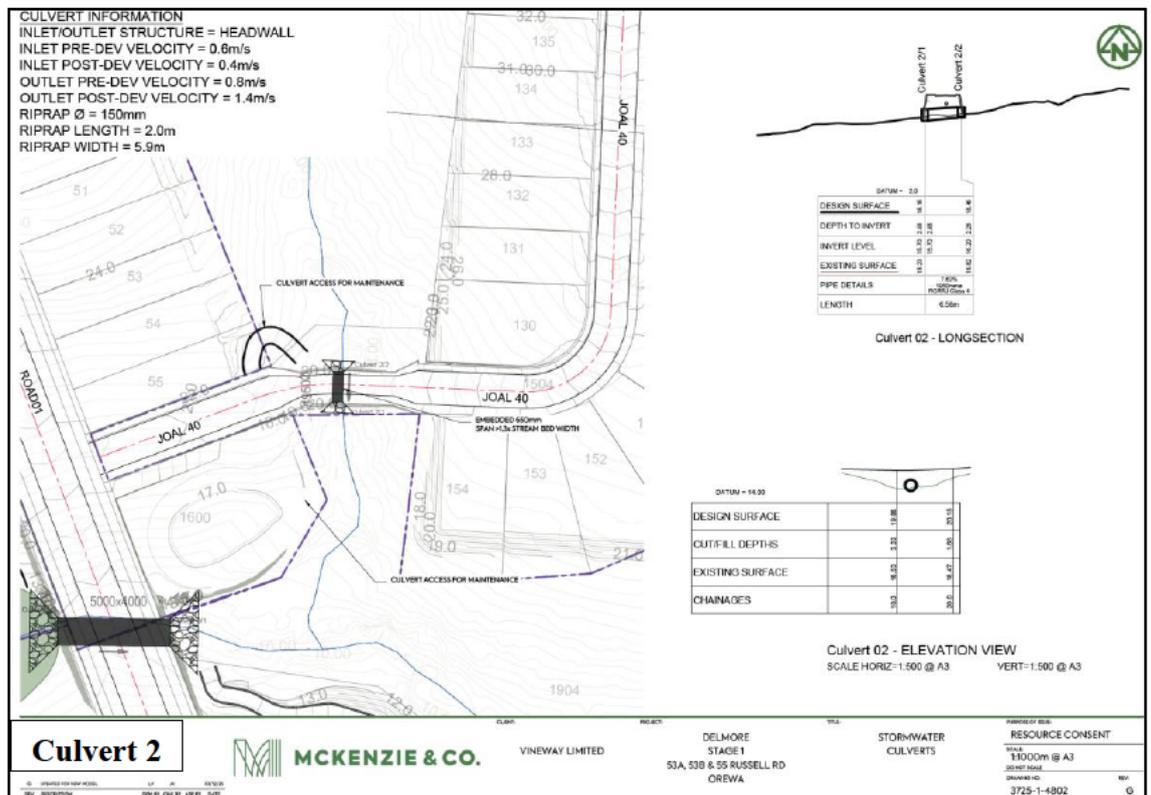
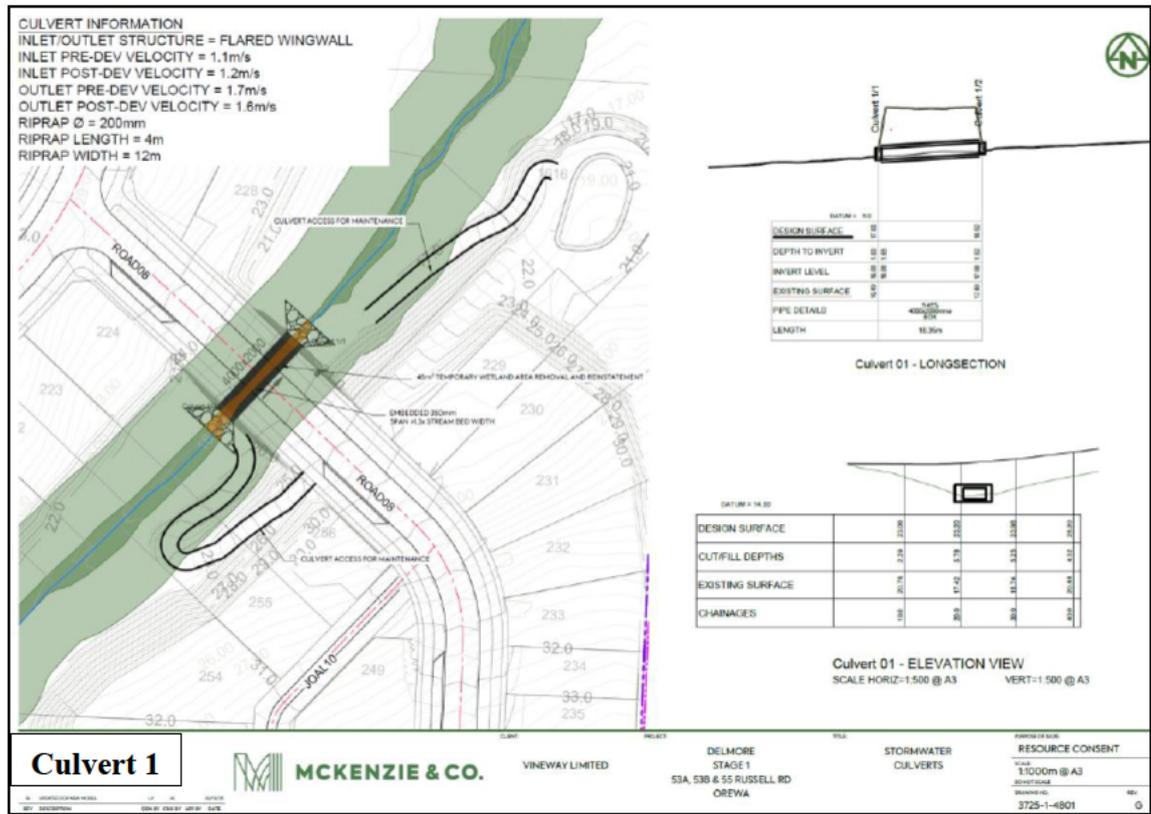
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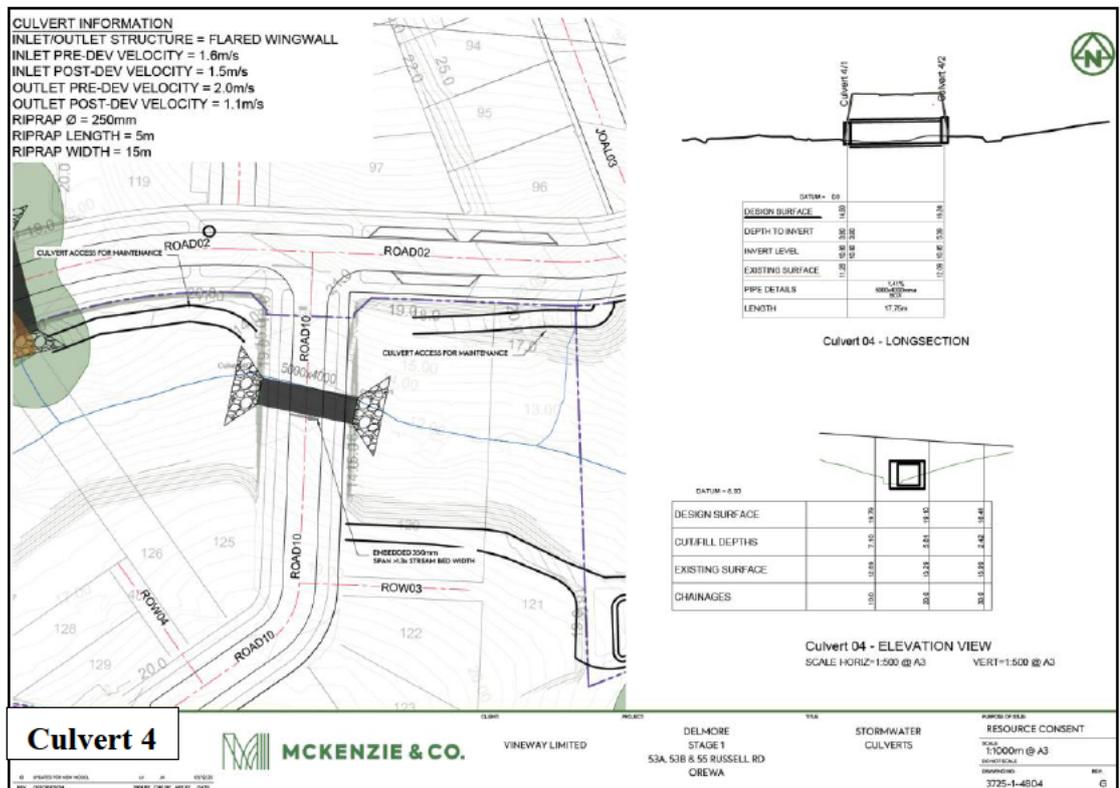
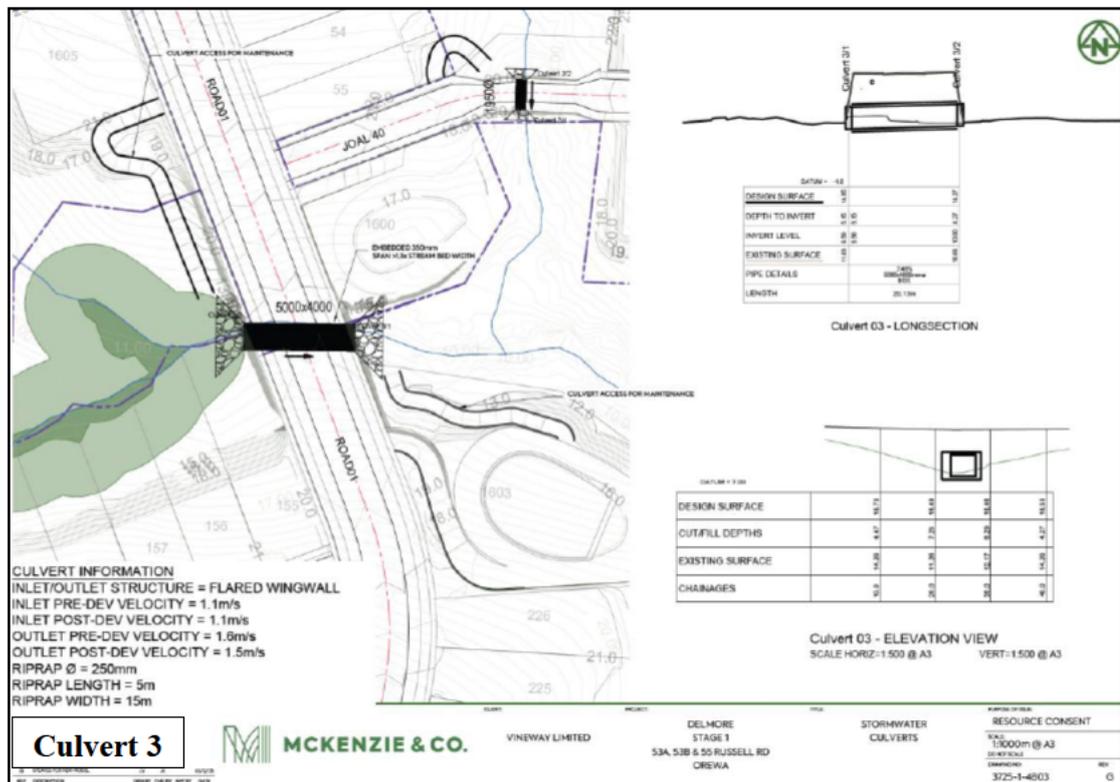


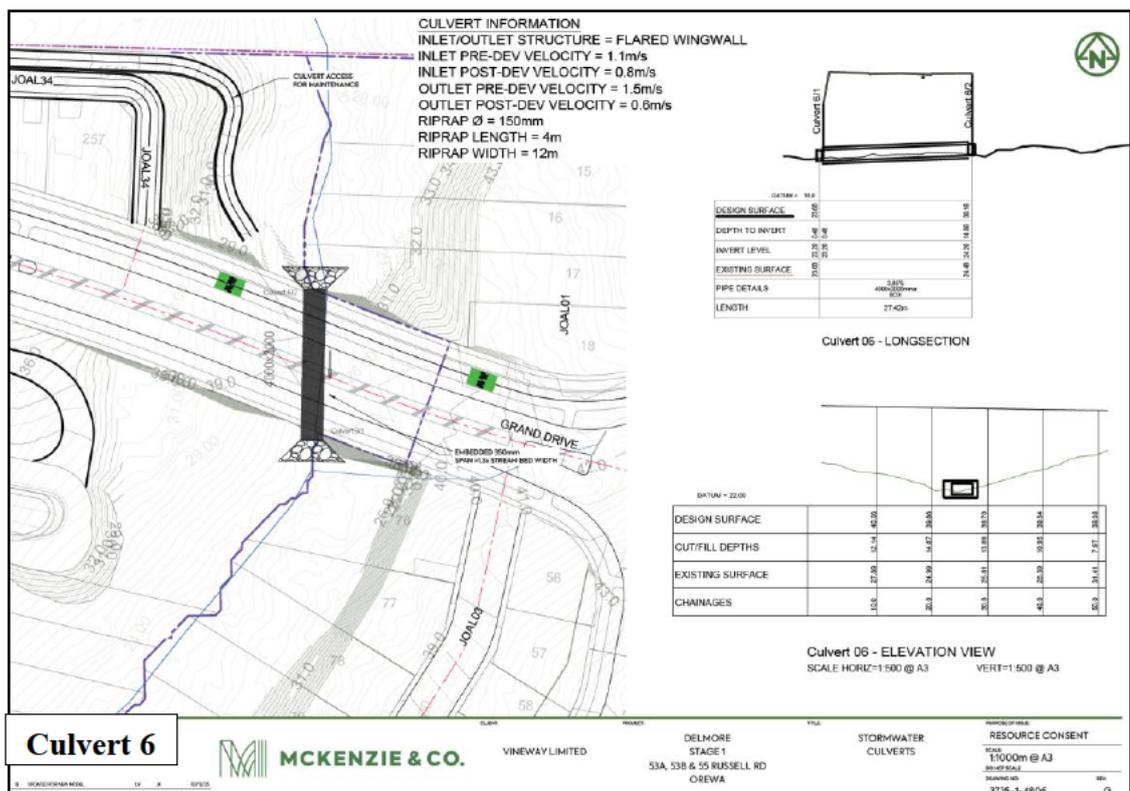
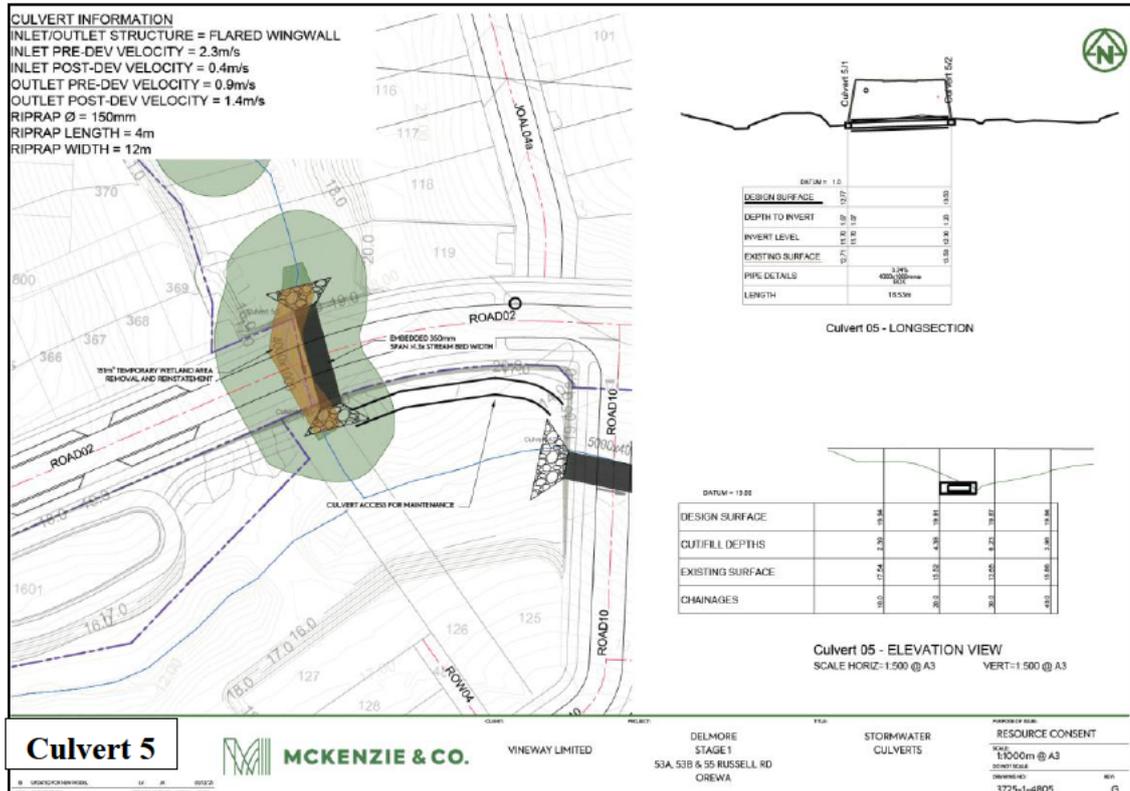


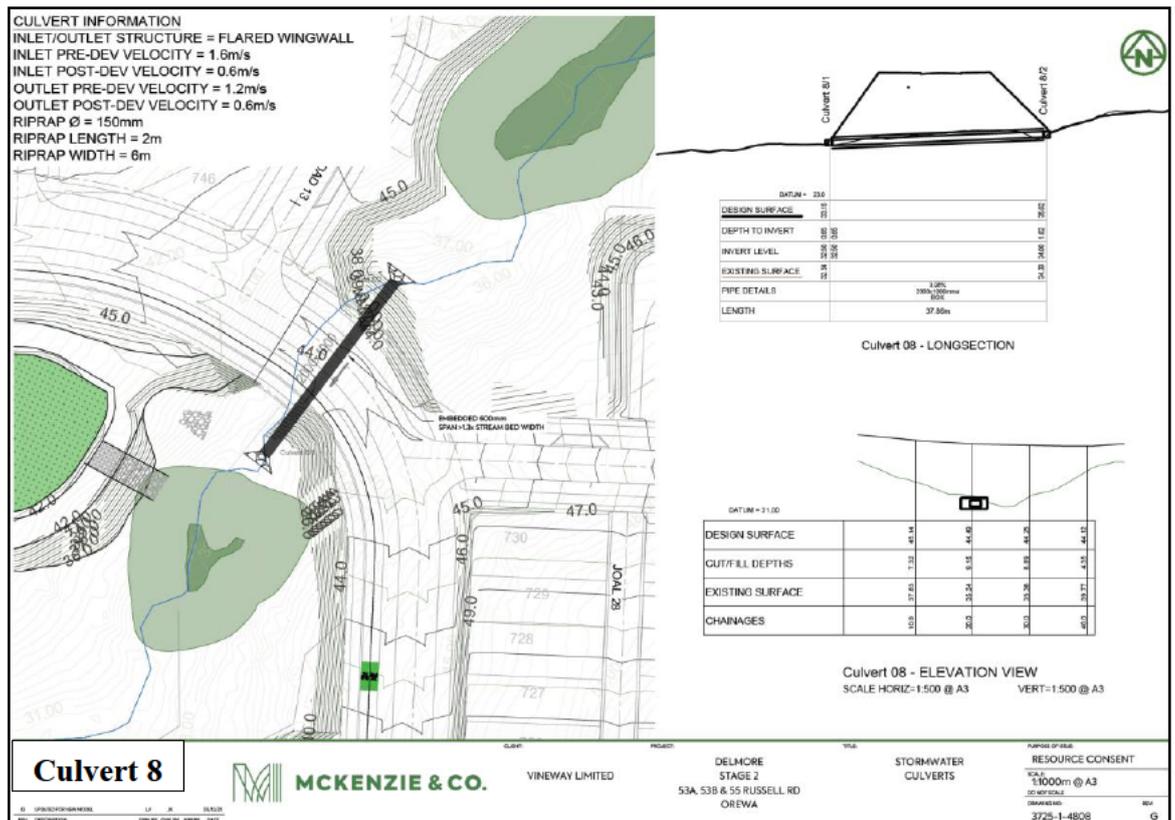
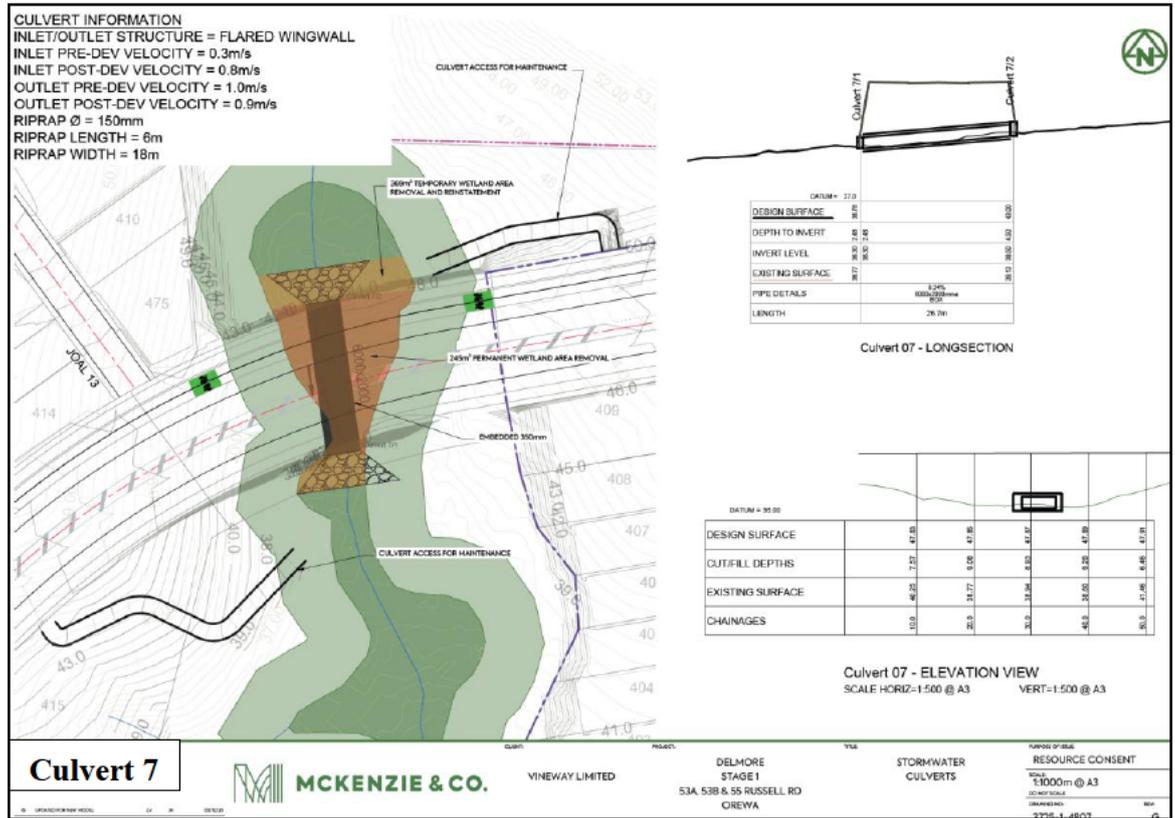
APPENDIX B: DETAILS OF CULVERTS

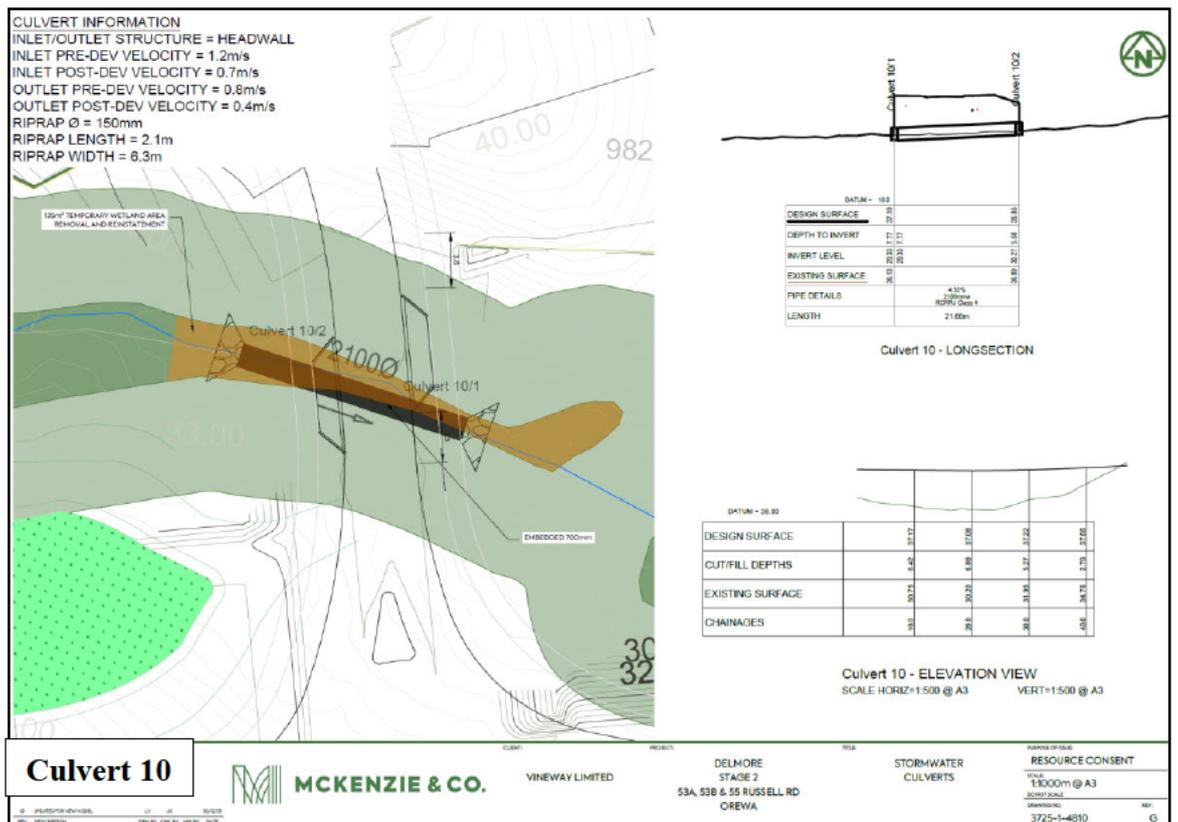
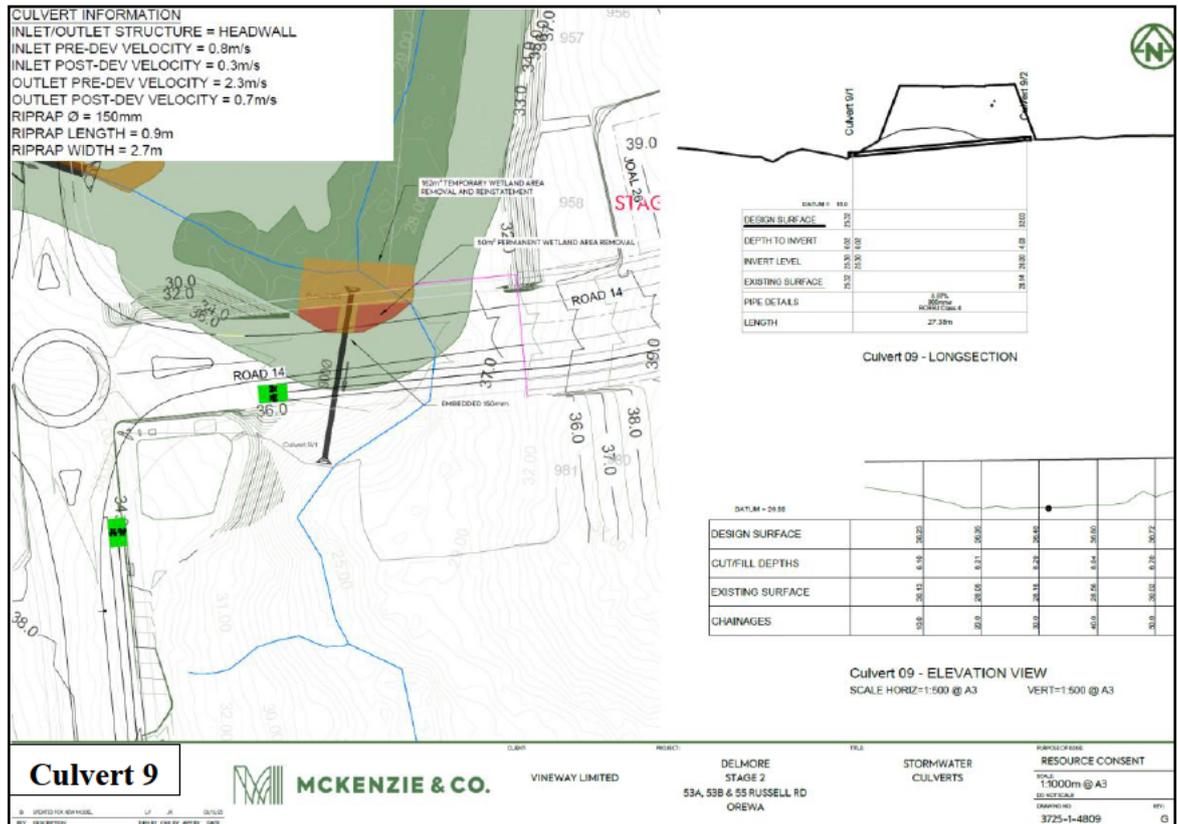


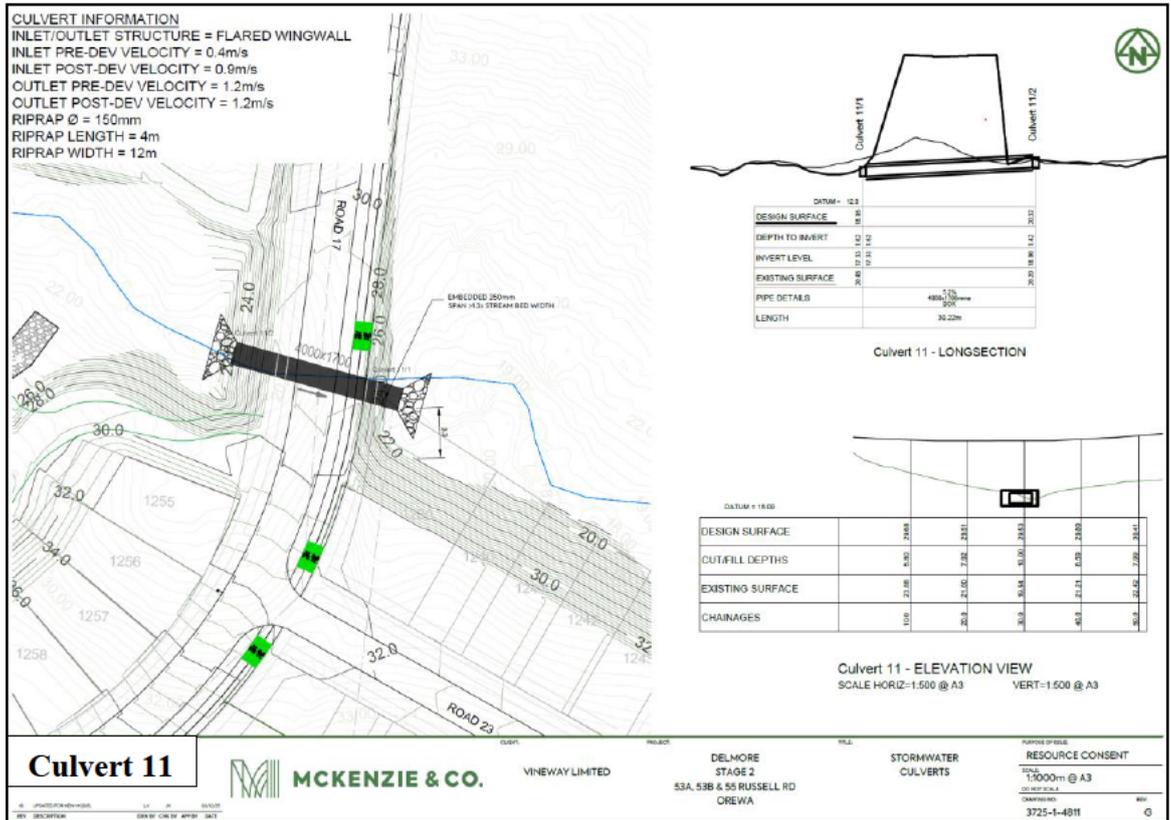




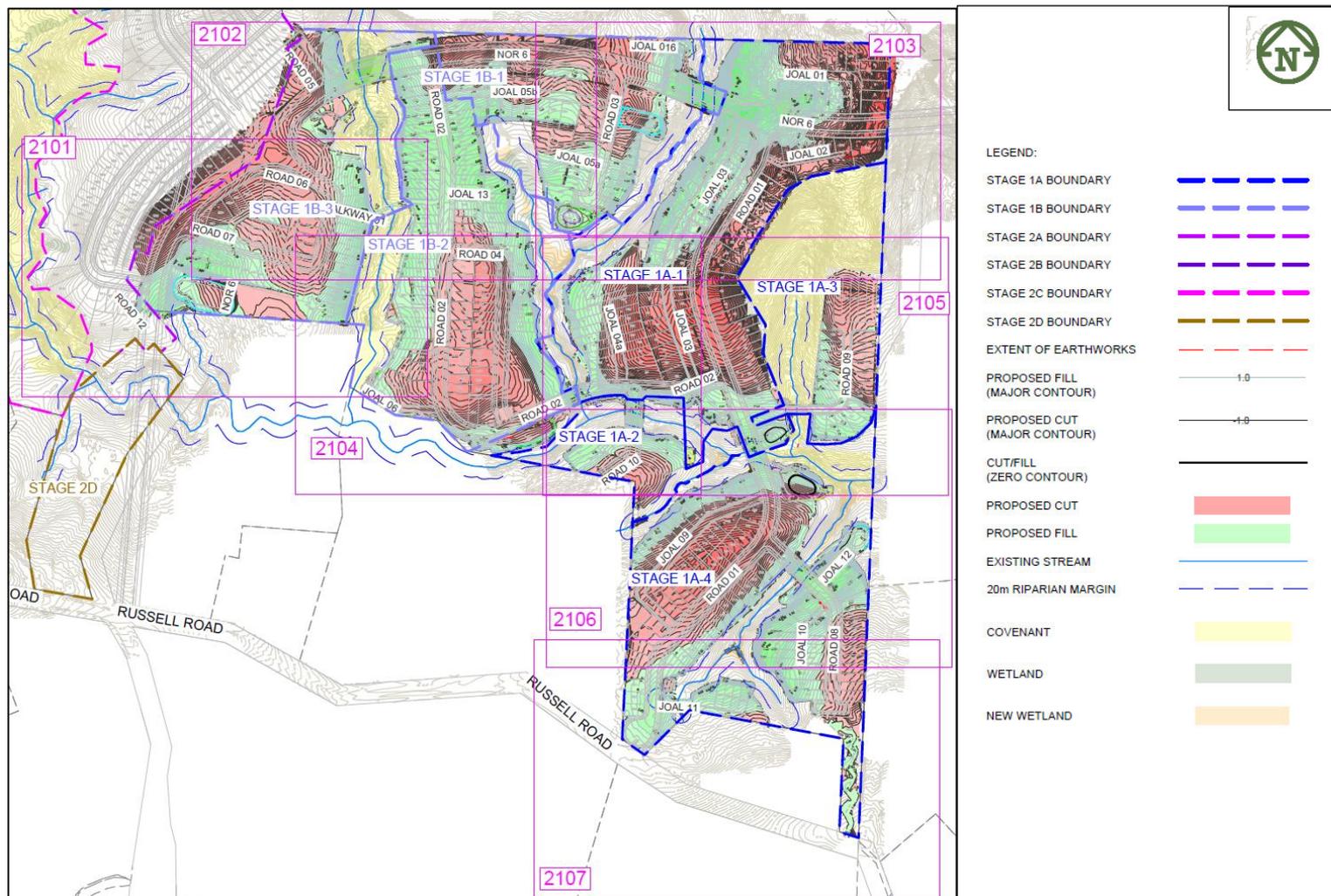




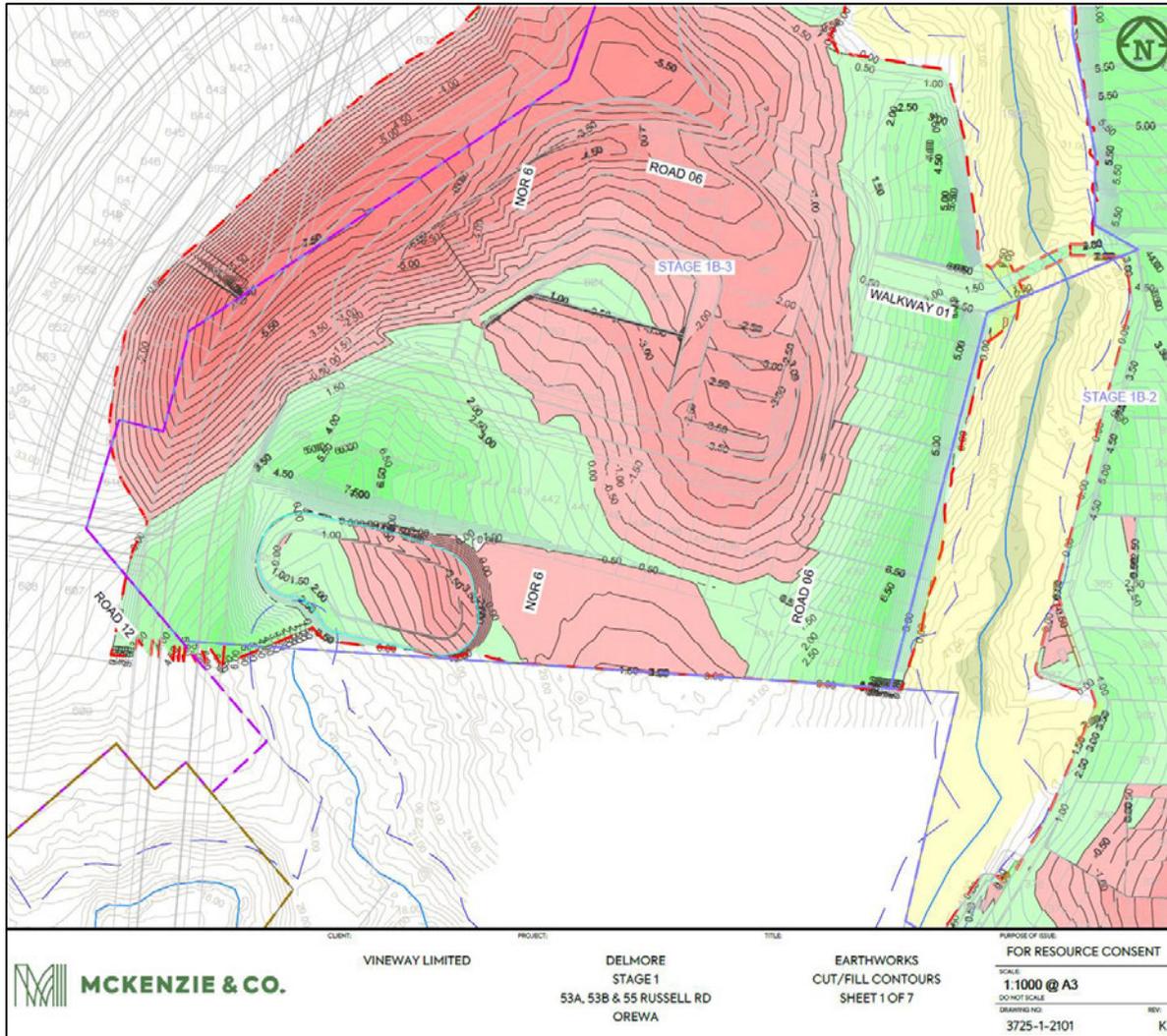




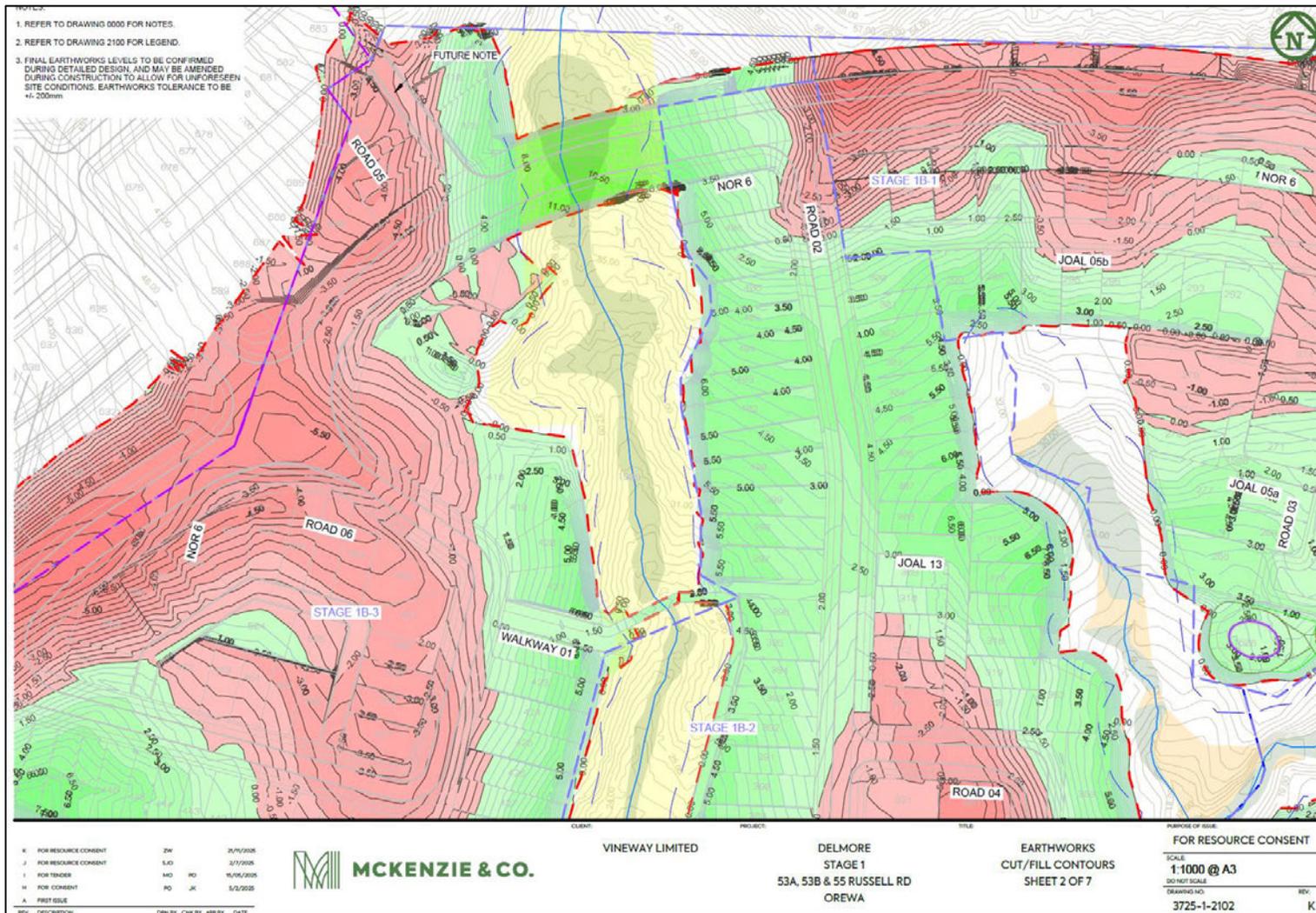
APPENDIX C: EARTHWORKS PLANS FOR STAGE 1



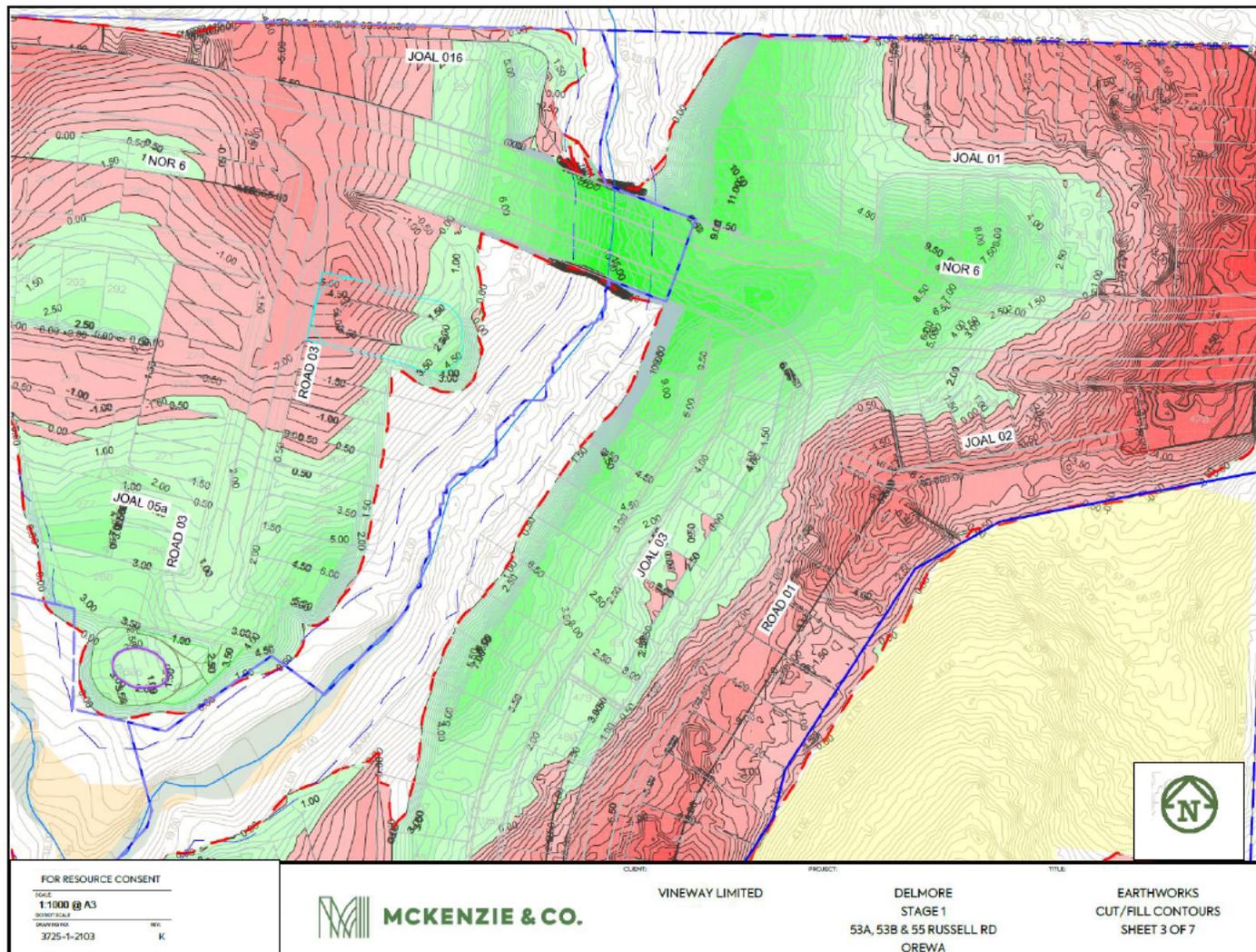
Key Plan of the Stage 1 Earthworks (source: McKenzie and co.)



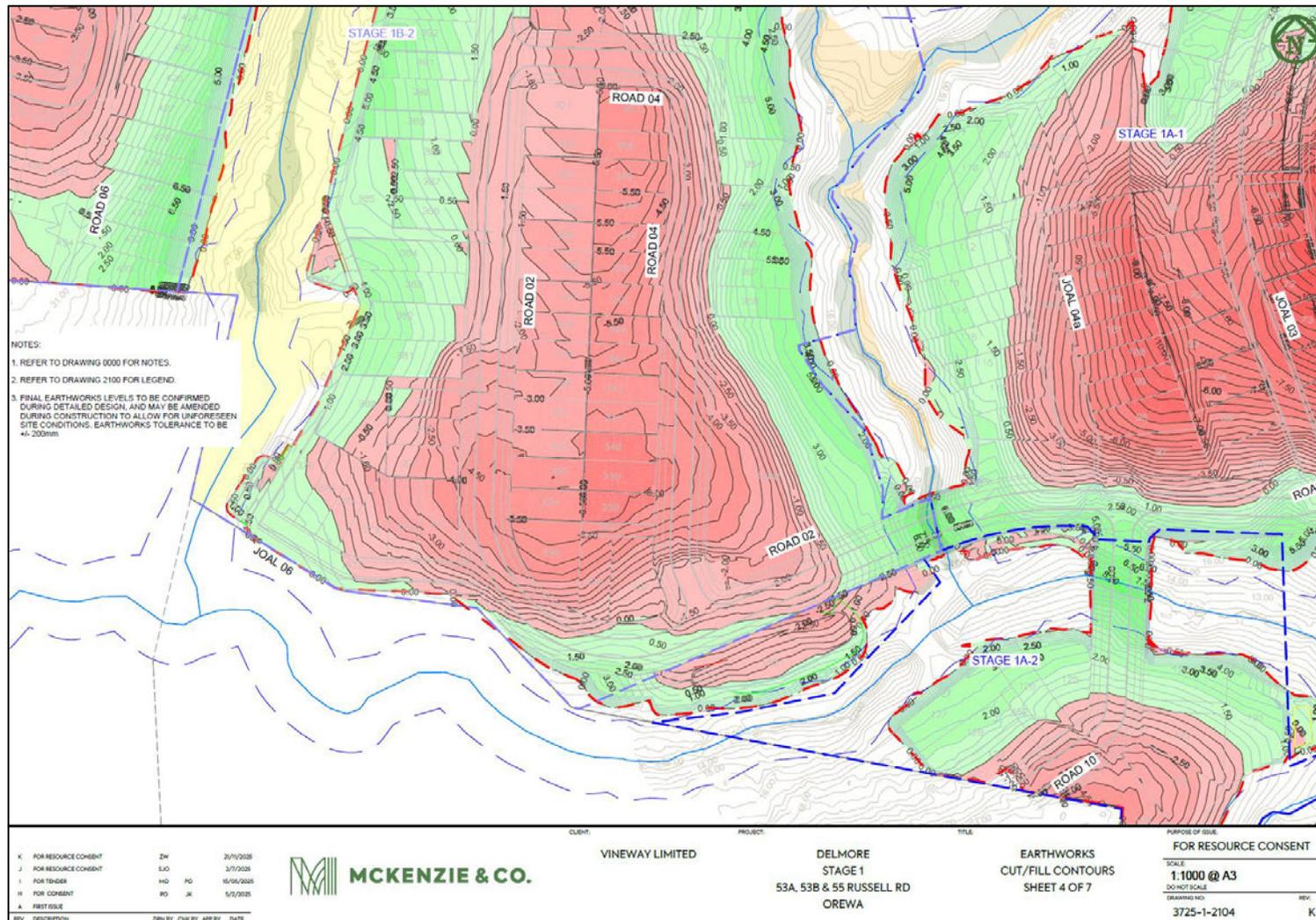
Cut Fill Plan 2101 (source: McKenzie and co.)



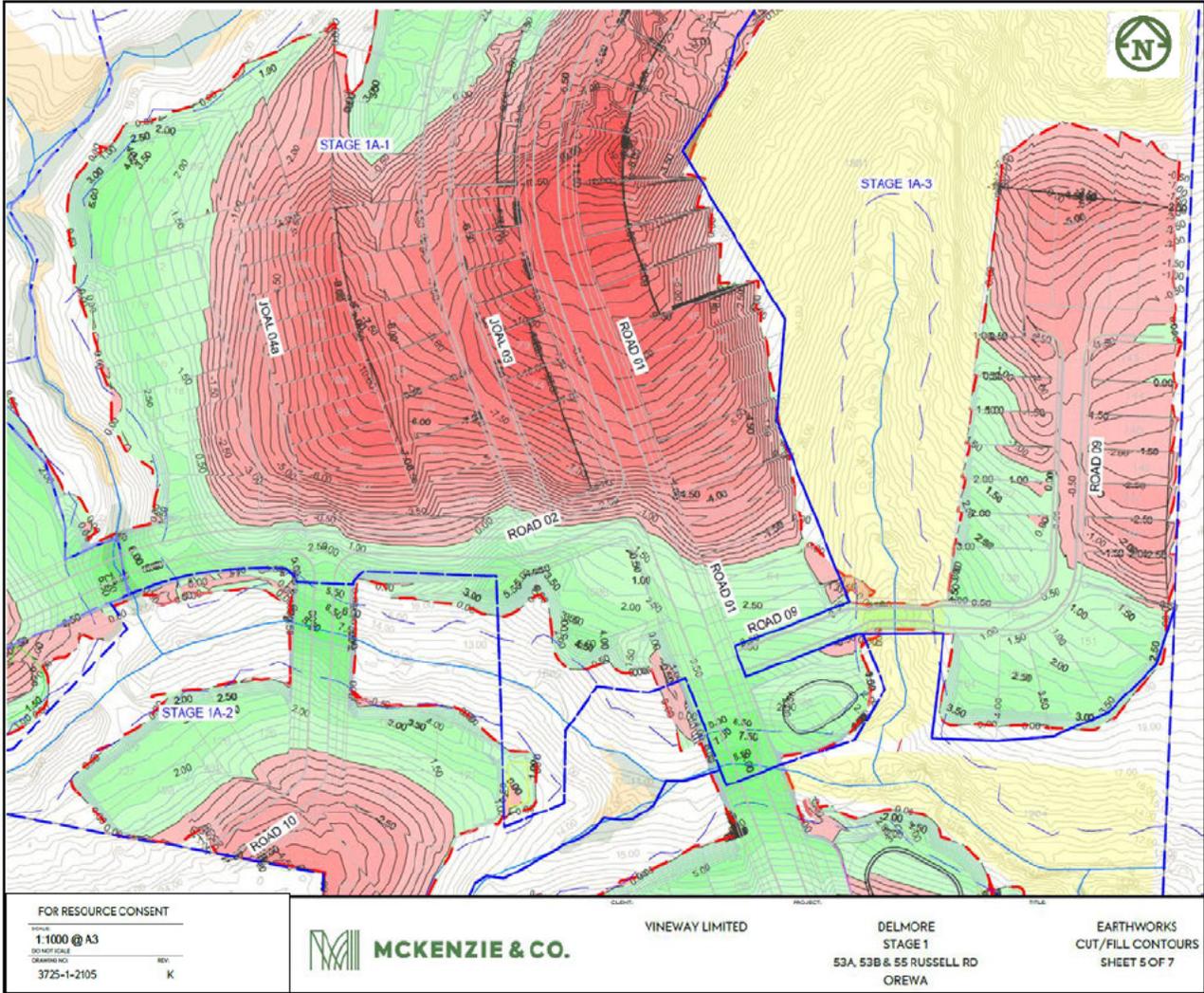
Cut Fill Plan 2102 (source: McKenzie and co.)



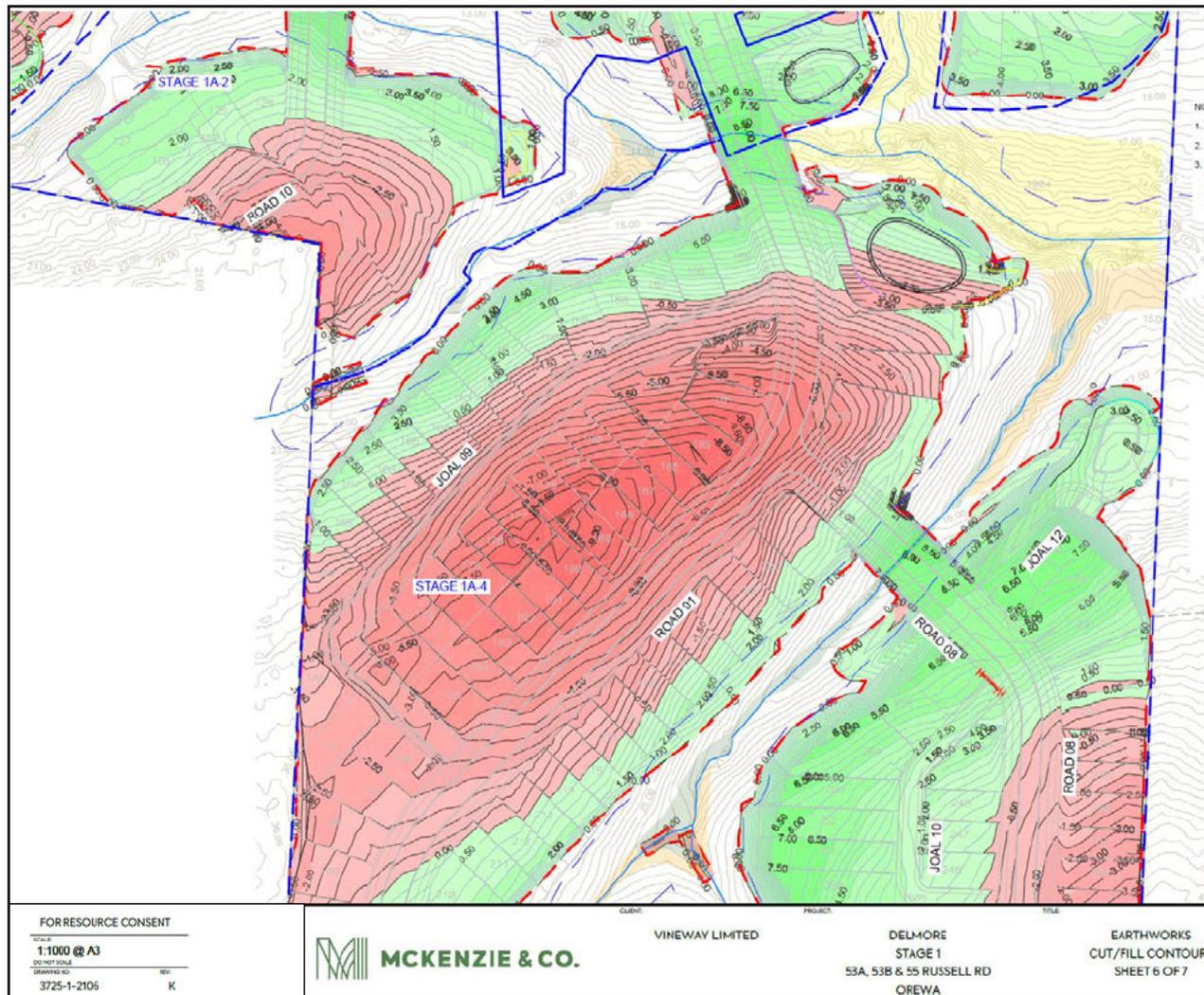
Cut Fill Plan 2103 (source: McKenzie and co.)



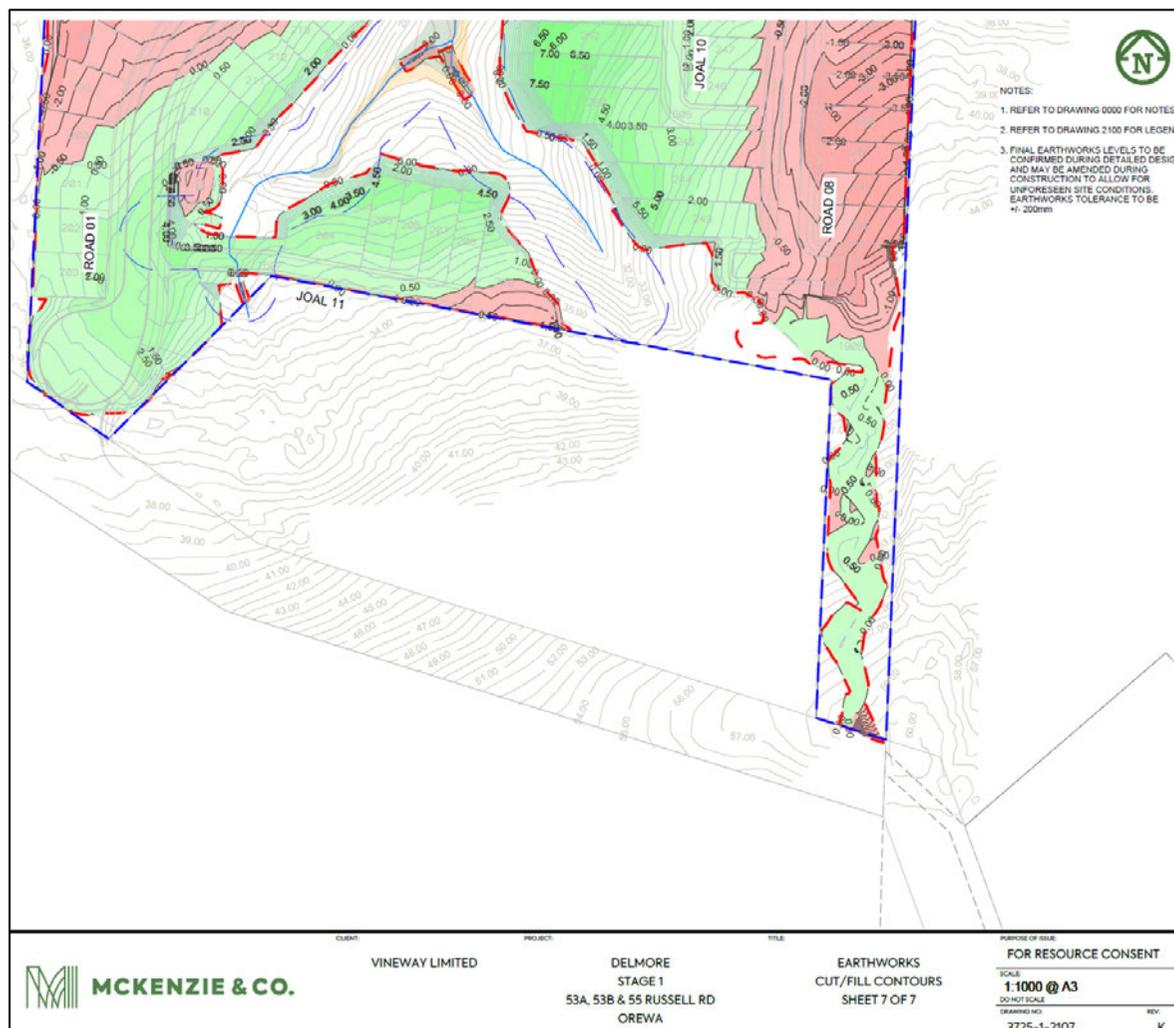
Cut Fill Plan 2104 (source: McKenzie and co.)



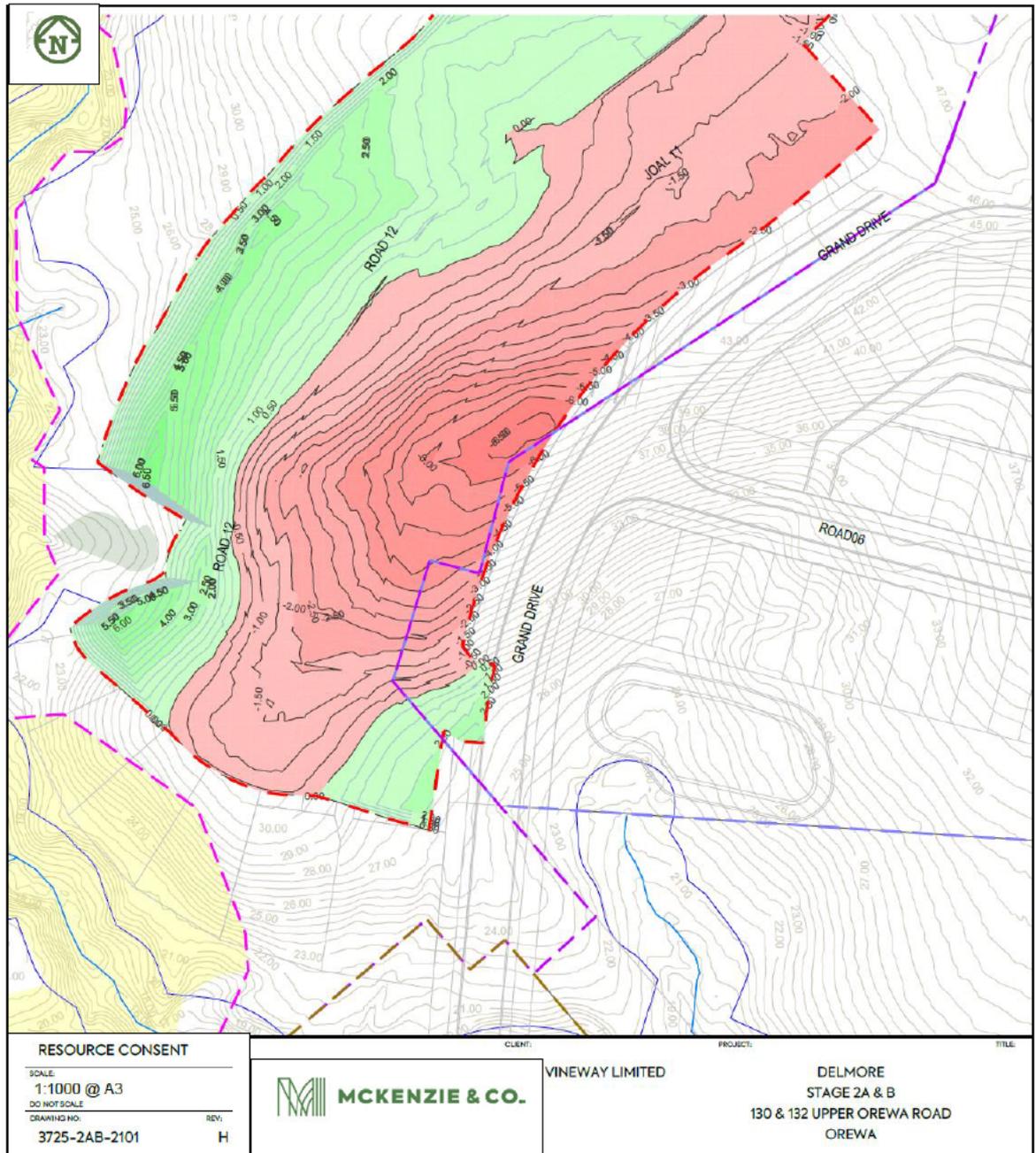
Cut Fill Plan 2105 (source: McKenzie and co.)



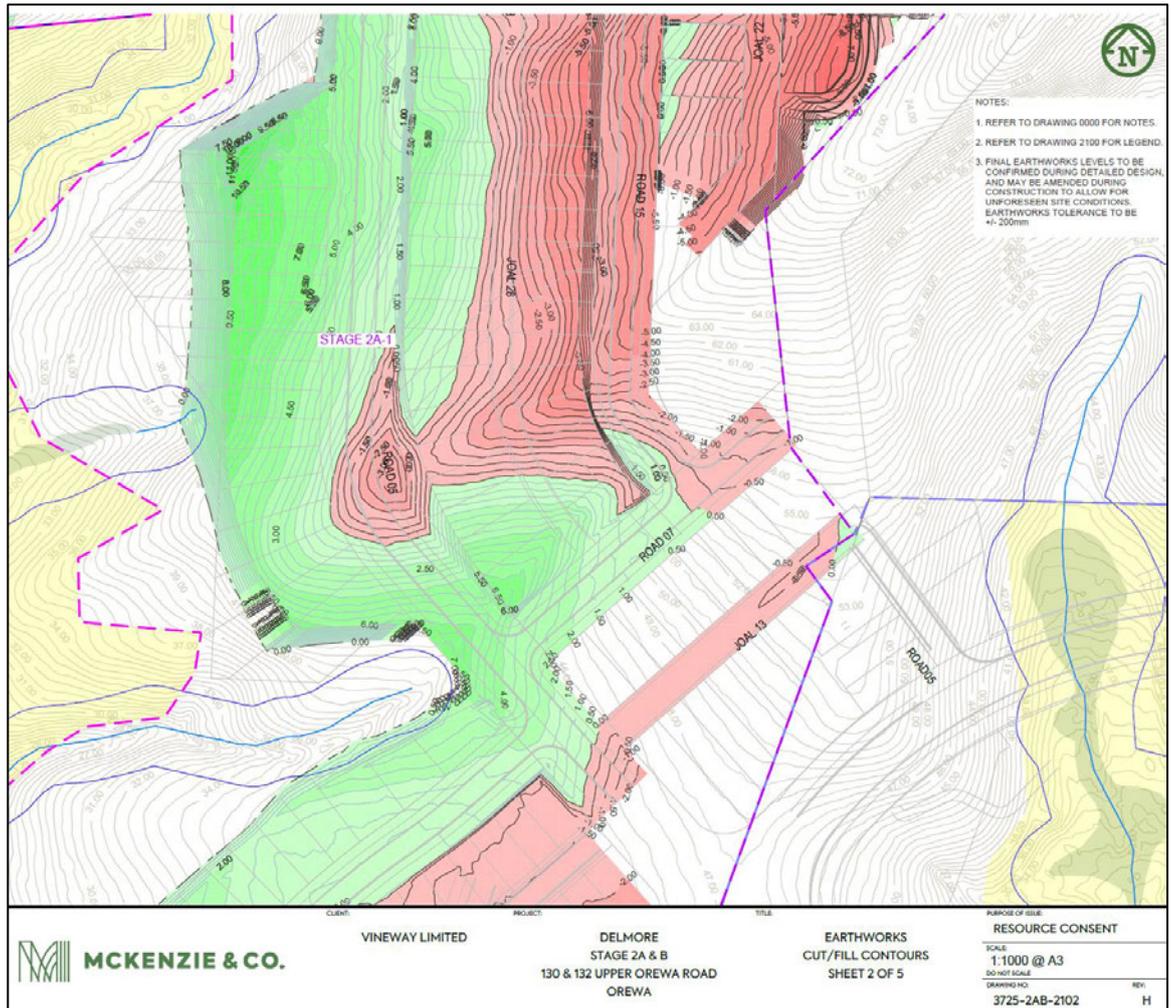
Cut Fill Plan 2106 (source: McKenzie and co.)



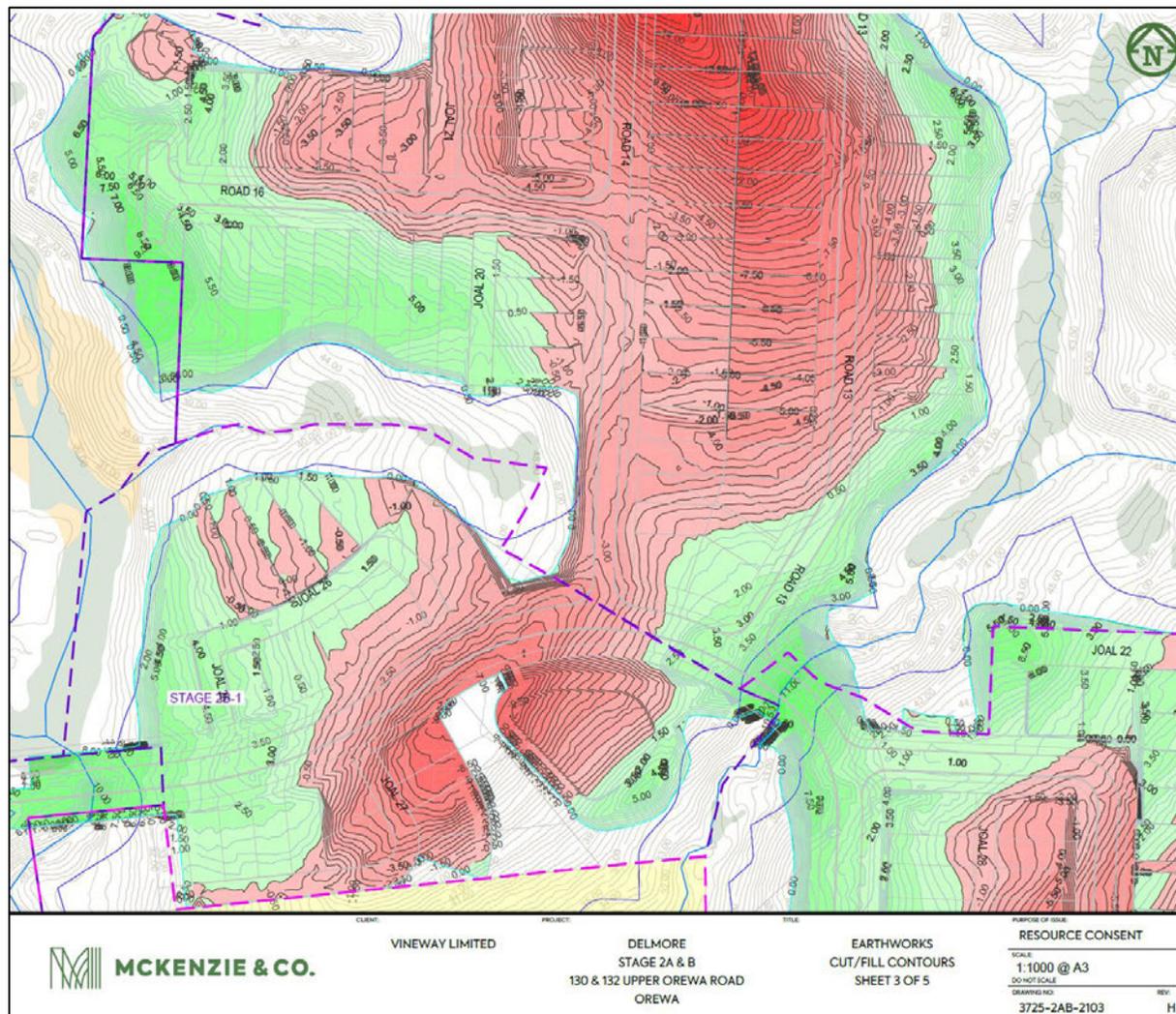
Cut Fill Plan 2107 (source: McKenzie and co.)



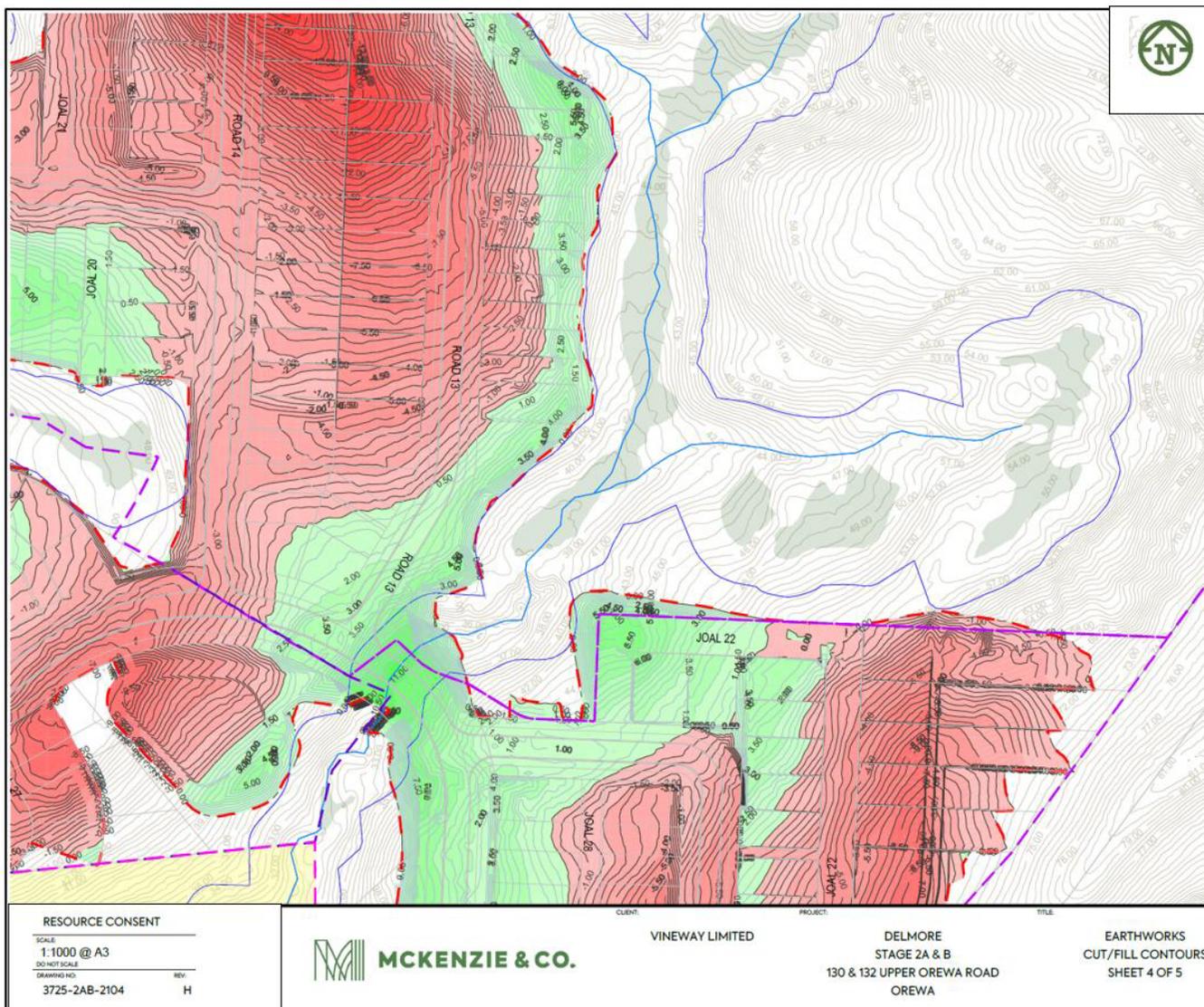
Cut Fill Plan 2101(source: McKenzie and co.)



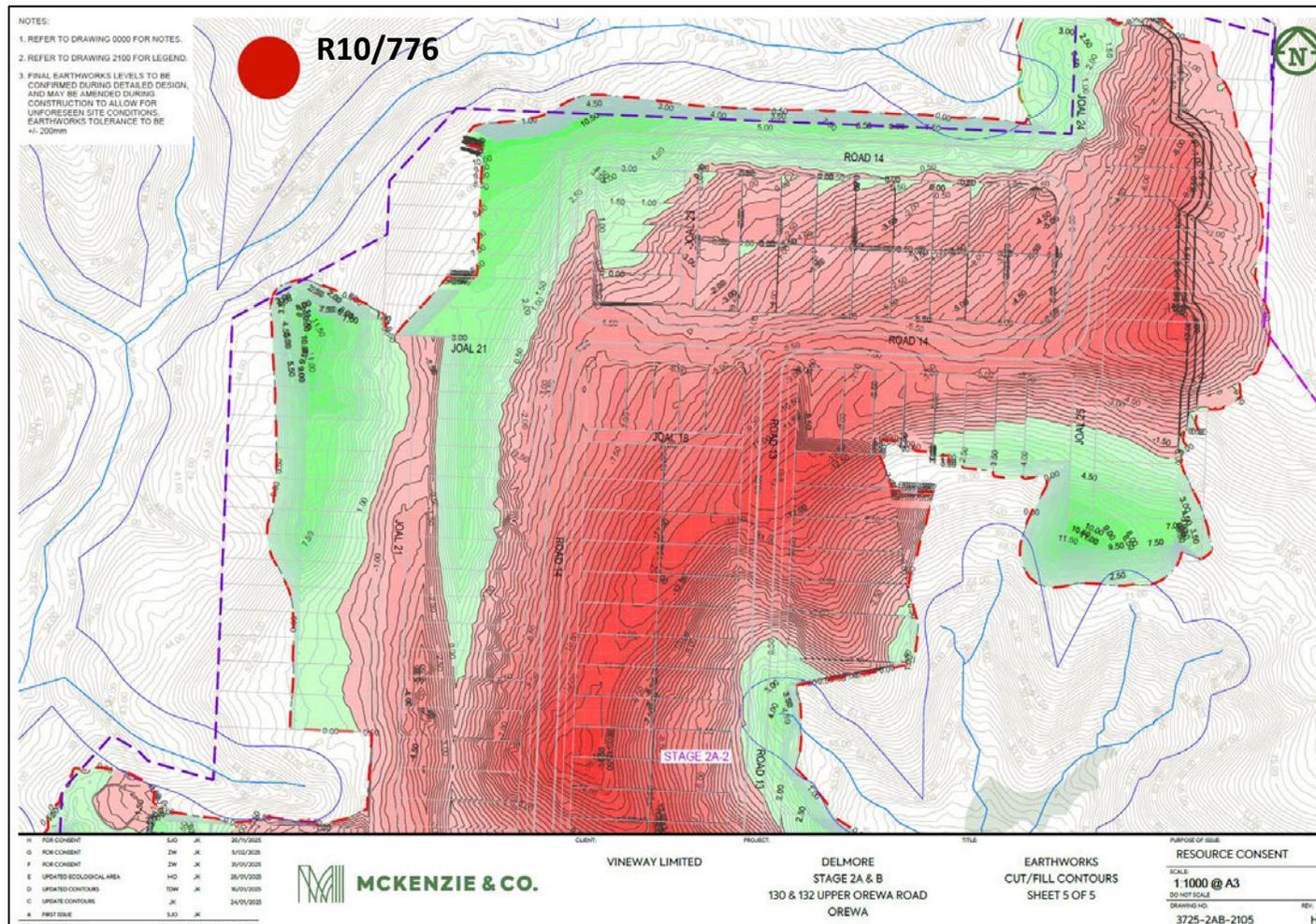
Cut Fill Plan 2102 (source: McKenzie and co.)



Cut Fill Plan 2103 (source: McKenzie and co.)

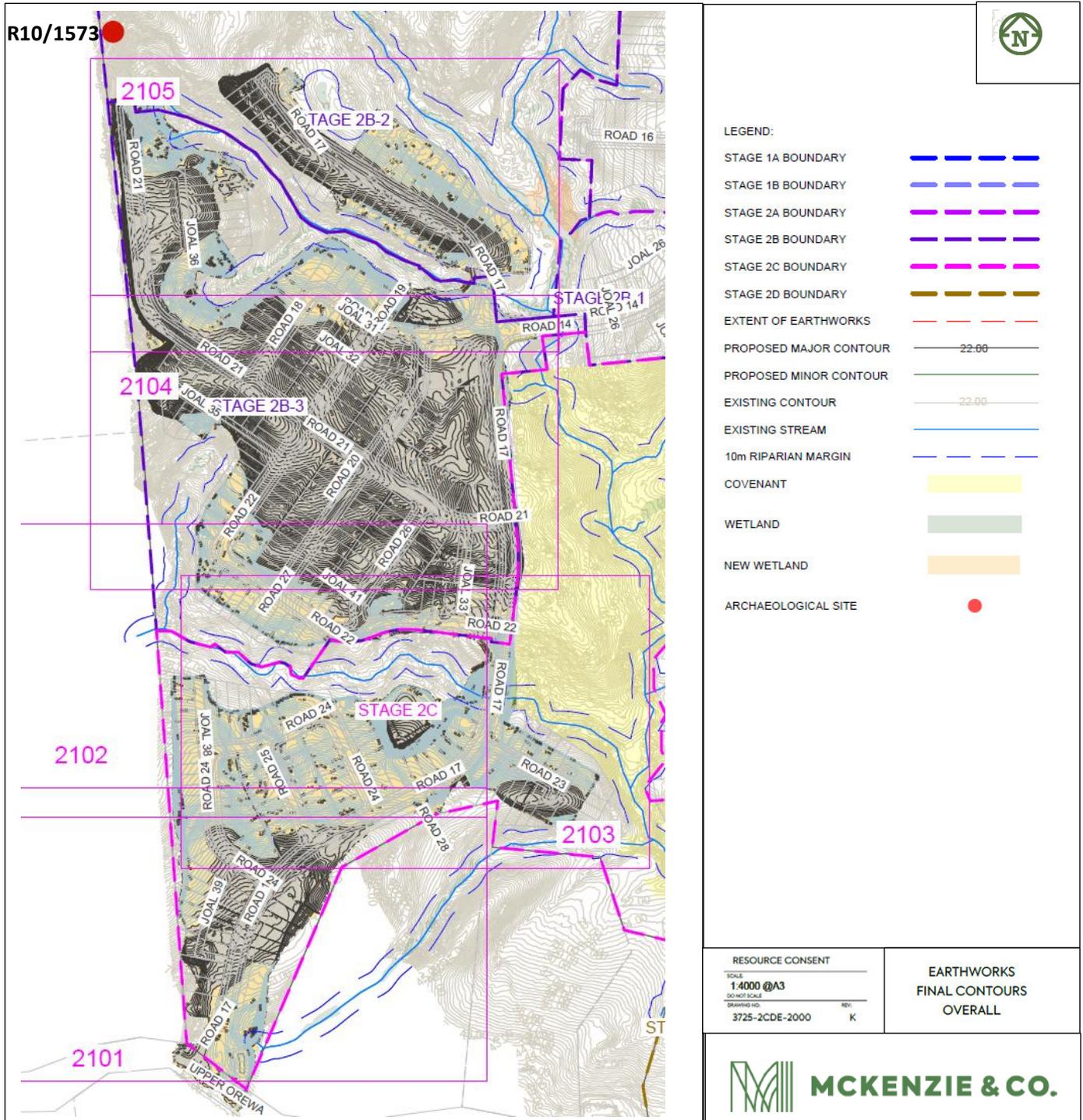


Cut Fill Plan (source: McKenzie and co.)

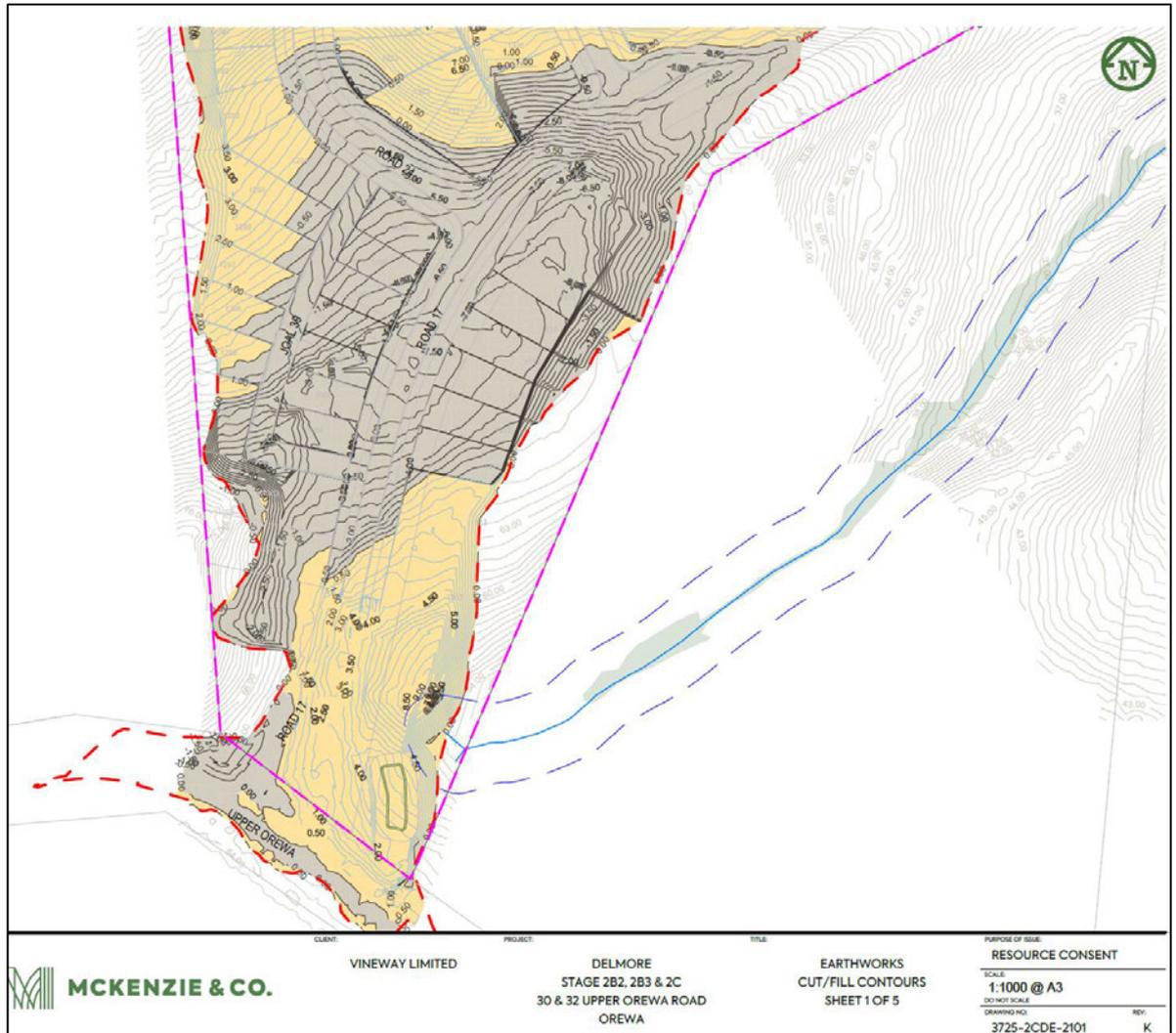


Cut Fill Plan 2105 Stage 2AB with archaeological site R10/776 indicated by red circle (source: McKenzie and co.)

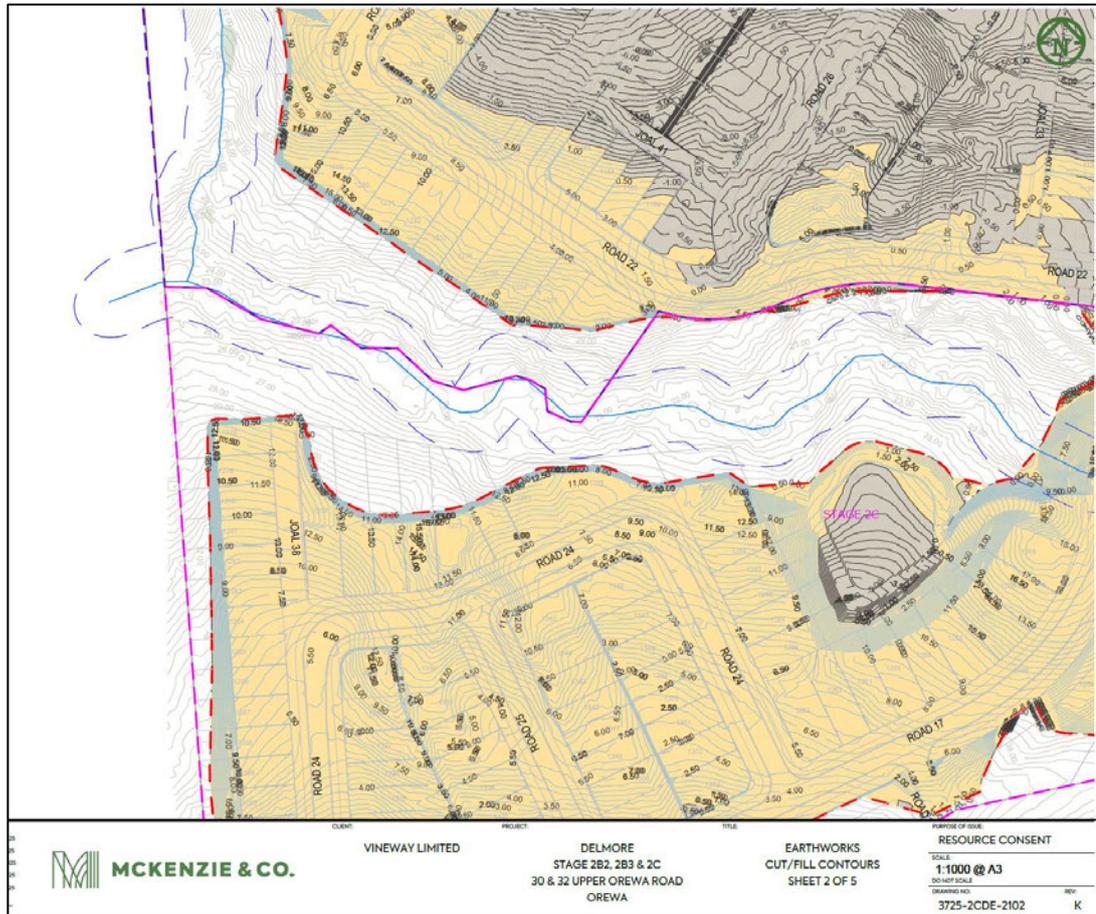
APPENDIX E: EARTHWORKS PLANS FOR STAGE 2B2, 2B3 AND 2C



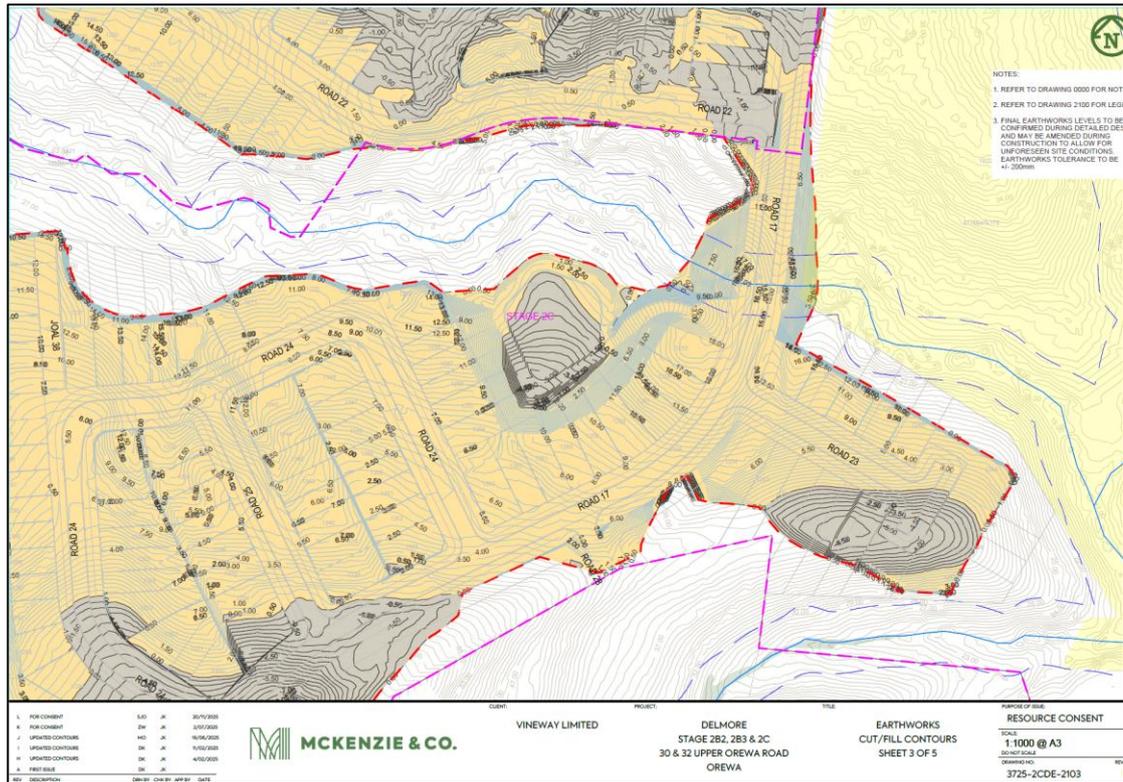
Key Plan of Stages 2B2, 2B3 and 2C with location of archaeological site R10/1573 indicated by red circle (source: McKenzie and co.)



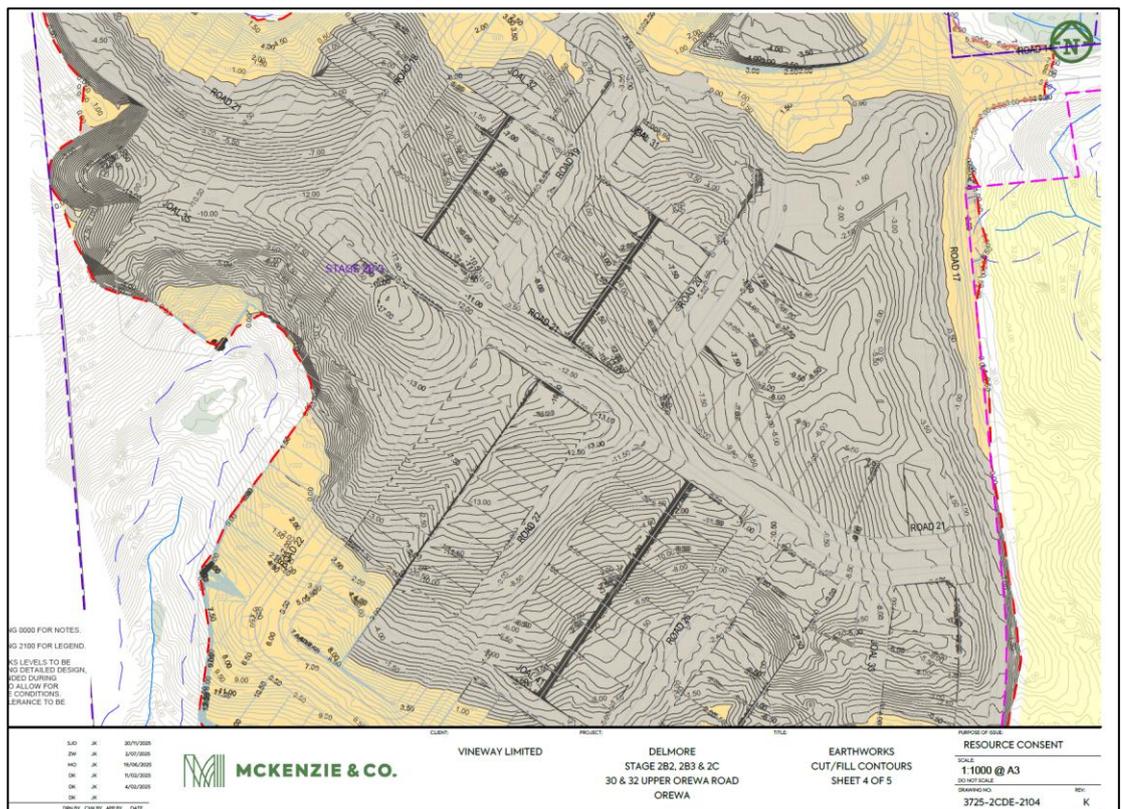
Cut Fill Plan 2101 (source: McKenzie and co.)



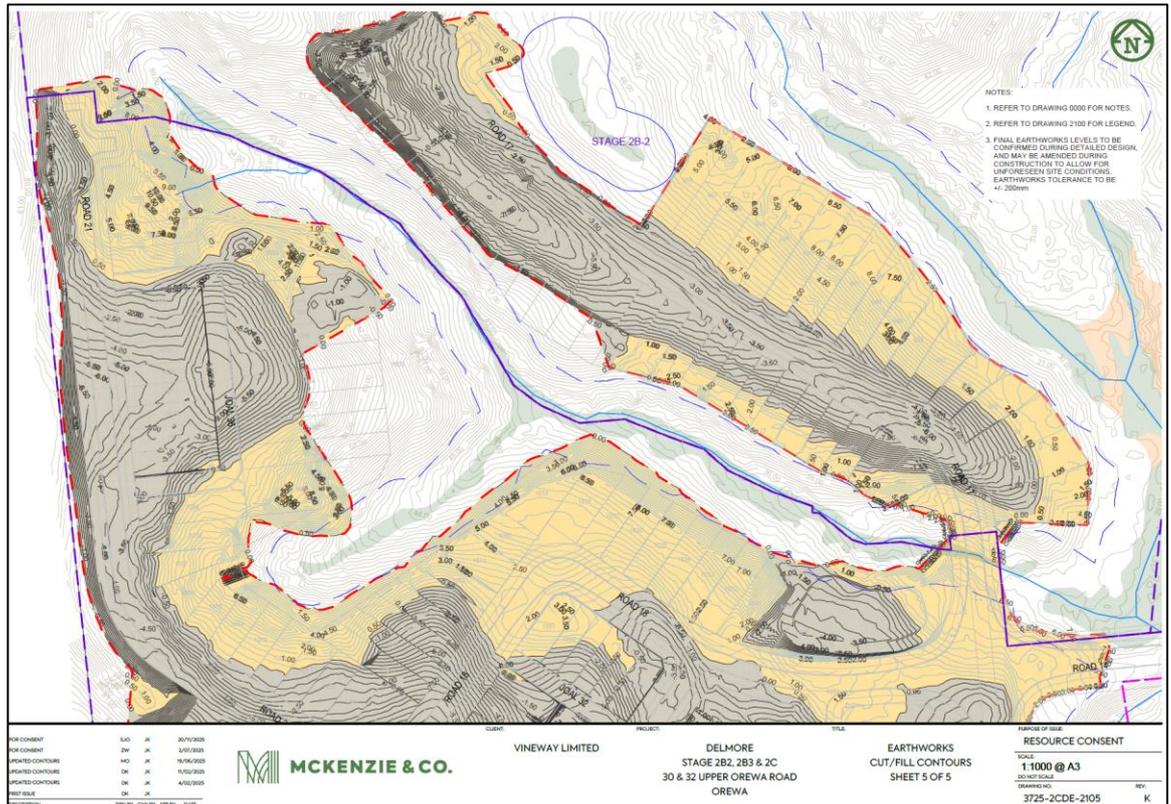
Cut Fill Plan 2102 (source: McKenzie and co.)



Cut Fill Plan 2103 (source: McKenzie and co.)



Cut Fill Plan 2104 (source: McKenzie and co.)



Cut Fill Plan 2105 (source: McKenzie and co.)