

BEACHLANDS SOUTH FAST TRACK: ARCHAEOLOGICAL ASSESSMENT

Prepared for Beachlands South Limited Partnership

June 2026



By
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BASIS OF THE REPORT

This report has been prepared for Beachlands South Limited Partnership (BSLP) in respect of its application for all approvals under the Fast-track Approvals Act 2024 (FTAA) for the Beachlands South listed project.

Statement of Qualifications and Experience

My name is Glen David Farley. I am an archaeologist and Co-Director of Clough and Associates Limited, Heritage Consultants. I have had 23 years' experience in the field of archaeology. I have obtained a Master of Arts in Anthropology from the University of Auckland.

I have been engaged by BSLP since 2021 to provide expert archaeological advice on the potential effects of the Beachlands South development (the Development). My role has been to assess the potential effects of the Development on archaeological values, evaluate the significance of those effects, and recommend appropriate measures to avoid, remedy, or mitigate adverse effects.

In this capacity, I have worked with colleagues at Clough & Associates to undertake a range of assessments, including field survey of the Development area, evaluation of site significance, preparation of technical reporting, and participation in consultation with iwi. My involvement has included both fieldwork and the preparation of supporting documentation for statutory processes.

Together with Dr Rod Clough and Dr Simon Bickler, I am a co-author of the Archaeological Assessment of the Beachlands South Structure Plan, dated March 2022, which supported application for Private Plan Change 88 to rezone the land for urban development.

More recently, I was the author of the *Beachlands South – Stage 1: Archaeological Assessment* (July 2025), prepared for BSLP in support of its application for an earthworks consent covering part of the Development site, which has since been granted (LUC 60453761), with works now underway. I am also the appointed archaeologist under s 45 of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for Authority 2026/140, which relates to those Stage 1 works, and am responsible for implementing archaeological management measures during ground disturbance undertaken under that authority. The authority was obtained under s 44(a) of the HNZPTA for an activity that may modify or destroy one or more archaeological sites within the land identified in the application as Stage 1.

Code of Conduct Statement

I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I have complied with it when preparing this report. Other than when I state I am relying on the advice of another person, this report is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

INTRODUCTION

Project Overview

This report has been prepared in support of a substantive application submitted by Beachlands South Limited Partnership ('BSLP') under the Fast-track Approvals Act ('FTAA'). The Project name is 'Beachlands South' and is included in Schedule 2 of the FTAA as a Listed Project with significant regional or national benefits. The Project location or Site is 110 Jack Lachlan Drive and 620, 712, 758 and 770 Whitford-Maraetai Road, Beachlands.

In summary, the Project will provide for the development of live zoned land at Beachlands into a comprehensively planned and public transport focussed community to achieve a well-functioning urban environment comprising residential dwellings, a hotel and conference venue, community and commercial activities, protected ecological restoration areas, walking and cycling networks, and community facilities, and enable the potential development of two schools, as well as all associated earthworks and all associated infrastructure including transport facilities, intersection upgrades and roading, telecommunications, power, and water supply, stormwater, and wastewater infrastructure (including any treatment or storage facilities, drainage, pipes, pump stations, outfalls and discharges). A portion of Future Urban zoned land will be used for wastewater management purposes.

Key elements of the Project include:

- Residential activities comprising approximately 2,000 dwellings in a variety of housing types, densities and vacant sites for future residential development;
- Establishment of a commercial local centre supported by employment opportunities within and around the periphery of the local centre and on the Whitford-Maraetai Road frontage comprising approximately 27,000m² of commercial GFA and 30,000m² of light industrial GFA;
- Education facilities comprising the development of both primary and secondary schools;
- Establishment of an Ecological Protection Area Network (EPAN) comprising approximately 75 hectares of land being replanted, restored, maintained and enhanced including preservation of streams and their margins
- A series of open spaces including a suburban park, neighbourhood parks, the Fairway Reserve, golf course, esplanade reserve and riparian margins;
- Provision of public access to and along the coastal marine area and the creation of a quality coastal pathway;
- Public transport enhancements and integrations including expanded ferry passenger capacity;
- Staged road upgrades including the provision of pedestrian and cycling facilities along Jack Lachlan Drive, the upgrade of Whitford roundabout, a series of intersection upgrades; and
- Establishment of infrastructure to service the project including wastewater, water supply, stormwater, telecommunications and power.

An archaeological assessment was commissioned by BSLP to establish the potential effects of the Development on archaeological values. This report has been prepared as part of the required assessment of effects for a substantive application for approvals relating to the Resource Management Act 1991 (RMA) and relating to the HNZPTA (including an

application for archaeological authority and an associated approval of person to carry out an activity under an archaeological authority) for the Development under the FTAA. Recommendations are made in accordance with statutory requirements.

Methodology

A review of archaeological and historical records was undertaken, including searches of the New Zealand Archaeological Association (NZAA) ArchSite database, Auckland Council Cultural Heritage Inventory (CHI), Auckland Unitary Plan (AUP) scheduled sites, and the Heritage New Zealand List/Rārangī Kōrero. Published archaeological reports and relevant literature for the surrounding area were also consulted (see Bibliography). Early cadastral plans held by Land Information New Zealand (LINZ), together with historic aerial photography, were reviewed to inform an understanding of past land use and landscape modification.

Field investigations included visual inspection of the wider property undertaken in August and December 2021, and January 2022 as part of the Plan Change process (Bickler et al. 2022; Farley 2023). Additional field surveys were undertaken on 15 May and 16 June 2026 to revisit previously recorded archaeological sites in the vicinity of the Development site.

The ground surface was systematically inspected for evidence of archaeological material, including shell midden, terracing, depressions, and other features indicative of Māori occupation, as well as evidence of 19th-century European activity. Exposed and disturbed soils were examined where present to assess stratigraphy and identify any subsurface archaeological deposits.

Subsurface testing was undertaken using a probe and spade in areas of potential archaeological sensitivity, with particular focus on the coastal margins and landforms historically associated with site distribution. These areas are commonly associated with archaeological deposits in the local landscape. All identified sites were photographed, and GPS coordinates were recorded. Field sketches were prepared where appropriate, and NZAA site record forms were completed or updated as required.



Figure 1. General location plan with Beachlands arrowed

Key Plan



Beachlands South Project Area



JASMAX

Project Number: 220103

**Beachlands South - Fast
Track Application**

Client
Beachlands South Limited
Partnership

Sheet
PROJECT AREA

Scale @ A3 1 : 10000

Discipline
Urban Design

Drawing Number	Revision
FC-01	A

DO NOT SCALE OFF THIS DRAWING
CONTRACTOR MUST VERIFY ALL DIMENSIONS
ON SITE BEFORE COMMENCING ANY WORK
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Figure 2. Aerial plan showing the Beachlands South Masterplan proposed layout

June 2026

Beachlands South Fast-Track: Archaeological Assessment

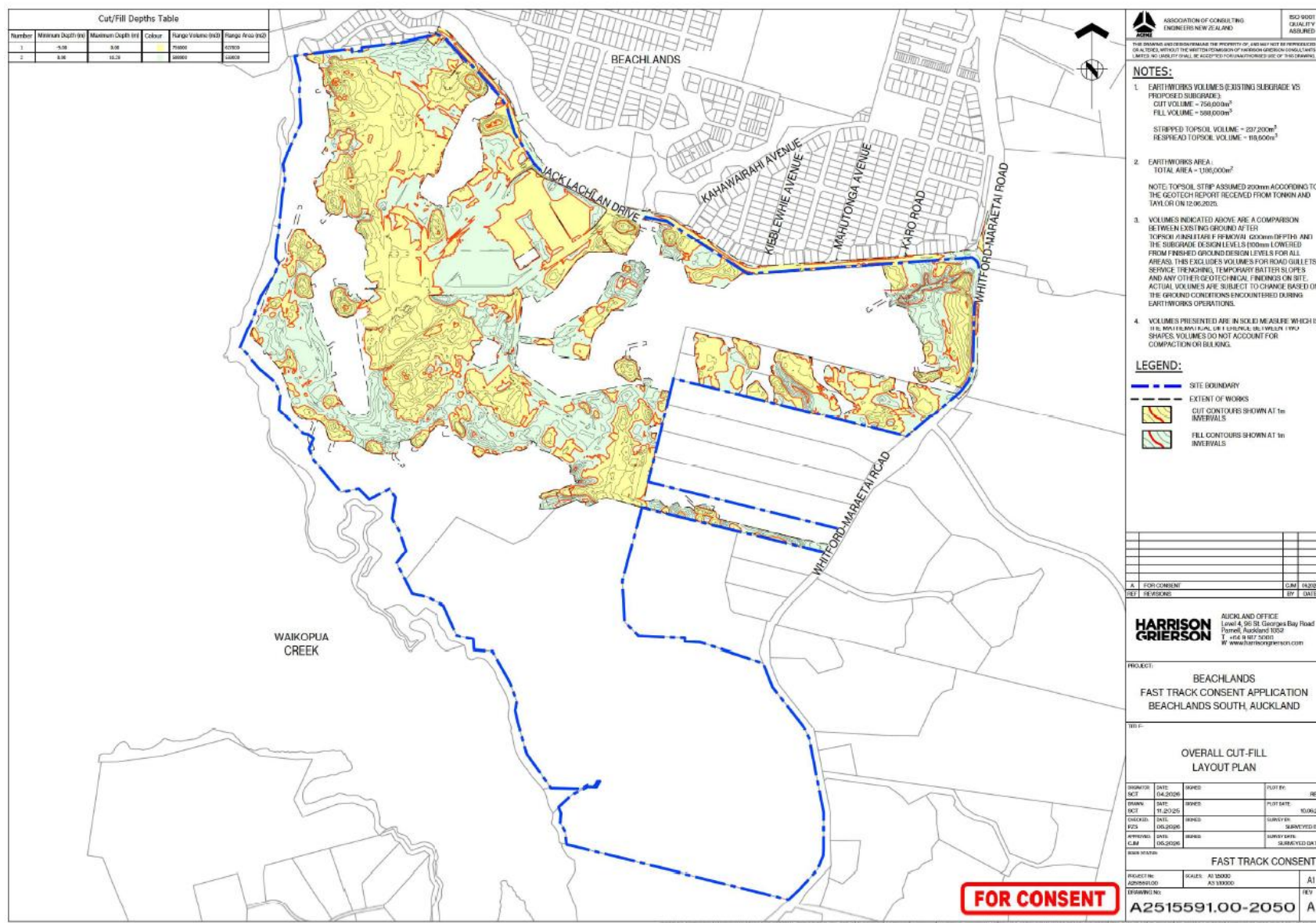


Figure 3. Cut-fill plan for the Fast-Track development area

HISTORICAL BACKGROUND¹

Māori Settlement

Refer to the Cultural Values Assessment (CVA) prepared by Ngāi Tai ki Tāmaki for detailed information on Māori settlement history within the wider area.

The Fairburn Purchase

Between 1836 and 1839 five iwi, including Ngāi Tai ki Tāmaki, negotiated transactions with a missionary for a large land block in Tāmaki, known as the Fairburn Purchase. The block incorporated a significant amount of land in the Ngāi Tai ki Tāmaki rohe.

‘Beginning at ‘the Dragging Place at Otahuhu’, the boundary line ran southeast to Papakura, then towards modern Clevedon, thence down the Wairoa River to Umupuia, up the western shore of the Hauraki Gulf to the Tamaki River and thence to Otahuhu, where it ends’ (Stone 2001: 167).

Described as ‘...by far the largest pre-Treaty land “purchase” in Hauraki to be validated by the Land Claims Commission’ (L. Cotterall quoted in Monin 2001: 84), the Fairburn Purchase, known as ‘Tamaki’ in Old Land Claim file – OLC 589-590 (Tonson 1966: 50), came into being as the result of peace-making attempts by missionaries.

According to Stone (2001:165) the missionaries mistakenly believed that the underlying reason for the instability of the Tāmaki region was the competition between Waikato and Thames tribes for the large area of relatively unpopulated borderland later incorporated in the ‘purchase’. Henry Williams argued that the territory should be ceded to missionaries and held in trust as a buffer between the contending parties, thereby removing any immediate obstacles to peace (Stone 2001: 165; Tonson 1966: 51). However, the main reason for sparse settlement of the area was regional instability resulting from almost two decades of musket wars (Stone 2001:165) and a fear, held by Hauraki Māori, of conflict with Waikato tribes from the Manukau Harbour (Monin 2001: 81). There were, in fact, not two but many rival claimants for the territory, including Ngāi Tai (Stone 2001:165).

On 22 January 1836, William Thomas Fairburn, a lay catechist with the Church Missionary Society (CMS), attended a peace-making meeting at Puneke, on the Tāmaki River, between Ngāti Pāoa, Ngāti Tamaterā, Waikato, and Ngāti Te Ata (La Roche 1991). As a result, the deed of sale for this huge block of land, originally calculated as being 40,000 acres, was ‘...signed by thirty-two chiefs ...and witnessed by Henry Williams, two other Pakeha and one Māori’ (Stone 2001: 167).

The land was acquired by a series of payments, almost exclusively in trade goods such as blankets, pipes, adzes, tobacco, garden implements, clothing etc, valued at £907.17.6 (Stone 2001; Tonson 1966). Having purchased this vast acreage, Fairburn now found himself in conflict with the CMS for the scale of his acquisition (Monin 2001).

So, on 12 July 1837, Fairburn signed an agreement promising to return one-third of the block back to its Māori owners once the boundaries had been surveyed (Stone 2001). In the 1840s Fairburn’s Purchase was examined by the Land Claims Commission and eventually he received several grants totalling 5,495 acres, slightly less than one-seventh

¹ Historical Background adapted from Bickler, Clough and Farley 2022

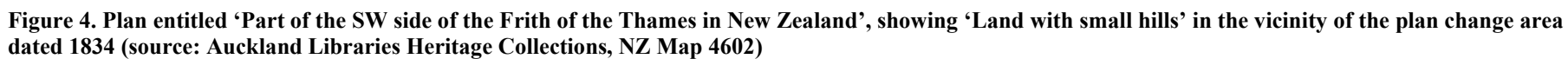
of his original purchase. However, the ‘disallowed’ parts of the Purchase did not automatically revert to the Māori owners but became ‘Surplus Land’ at the disposal of the Crown. By 1854, much of the land between the Tāmaki River and what is now Howick had been taken up by European settlers (Stone 2001; Te Warena Taua in La Roche 1991; Tonson 1966). Though various tribal groups claimed certain areas within the Fairburn Block, Ngāi Tai claimed Mana Whenua over the entire area. As a result, the Crown, represented by Land Purchase Officer John White, moved to complete the sale by paying the ‘Chiefs of Ngāti Tai Tribe’ £500 on 21 February 1854. ‘Ngāi Tai who then numbered under 100 people maintained their old kāinga at Maraetai – Umupuia and on the eastern side of the Wairoa River inland to Otau’ (Te Warena Taua in La Roche 1991: 36).

Settlement by European farmers began during the 1850s and 1860s. Having cleared the land, which was heavily forested with kauri trees, the majority of the early Turanga (Whitford) settlers proceeded to make a living from ‘... selling firewood, ... wheat, oats, hay, butter and cheese for the Howick and Auckland markets [and] ... flax for the Whitford, Clevedon and Auckland mills’ (La Roche 1991:210). Some farmers supplemented their income by selling kauri gum to be used in the manufacture of varnish. The timber from the felled trees was used to construct houses and schools in the area and for boat building (ibid.: 205). By the end of the 19th century the largest holding in the area was L.D. Nathan’s Whitford Park (2,656 acres), which included a famous ostrich farm (La Roche 1991; Tonson 1966).

Information from Early Maps, Plans and Aerials

Early mapping indicates that the general area was largely forested or lightly modified during the early European period. An 1834 plan describes the landscape as “land with small hills” (Figure 4), while mapping from the 1860s suggests predominantly bush-covered terrain (Figure 5).

SO 50579 dating to 1876 showed the survey of the main road through to Maraetai (Figure 6), probably indicative of the growth of farming in East Auckland, with the land blocks allocated to different settlers (Figure 7). Subsequent subdivision of the larger blocks in the 20th century indicates that much of the area remained in scrub or transitional vegetation until this period (Figure 8). Aerial photography shows the widespread conversion to pasture by the 1940s (Figure 9 and Figure 10).



10

11



Figure 7. Part of Roll 65 showing general project area owned by A.H. Russell (source: LINZ)

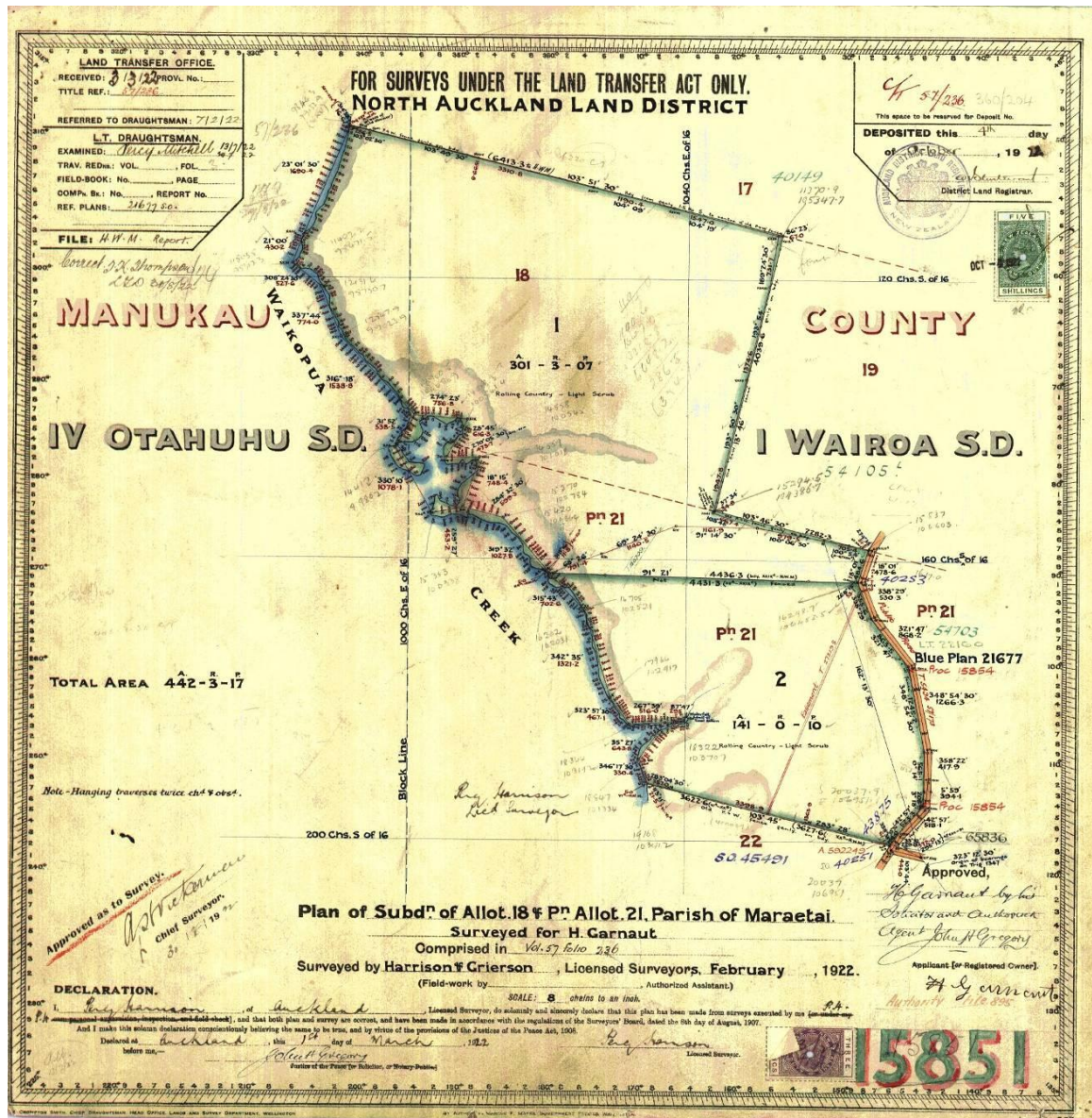


Figure 8. DP 15851 dated 1922, showing subdivision of current property. The land is described as 'Rolling Country – Light Scrub' (source: LINZ)



Figure 9. Close-up of topographic map of the Wairoa Survey District, dated 1941 (source: Sir George Grey Special Collections, Auckland Libraries, NZ Map 9295)



Figure 10. Beachlands and Maraetai settlement with farmland from Clifton Beach, with the Firth of Thames and Coromandel Peninsula beyond, East Auckland in 1956 (source: Whites Aviation Ltd. Ref: WA-40774-G. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/30115348>)

Historical Allotment Land History

The Development area encompasses land that was originally described as parts of Allotments 17, 19, 20, and 21, and the entirety of Allotment 18, Parish of Maraetai. Crown Grants for these properties were issued in the 1850s. Roll Plan 65, likely dating from the 1860s, shows the extents of the early allotments. This plan was georeferenced and the allotment extents are mapped on Figure 11. The historic ownership of the parcels are discussed below.

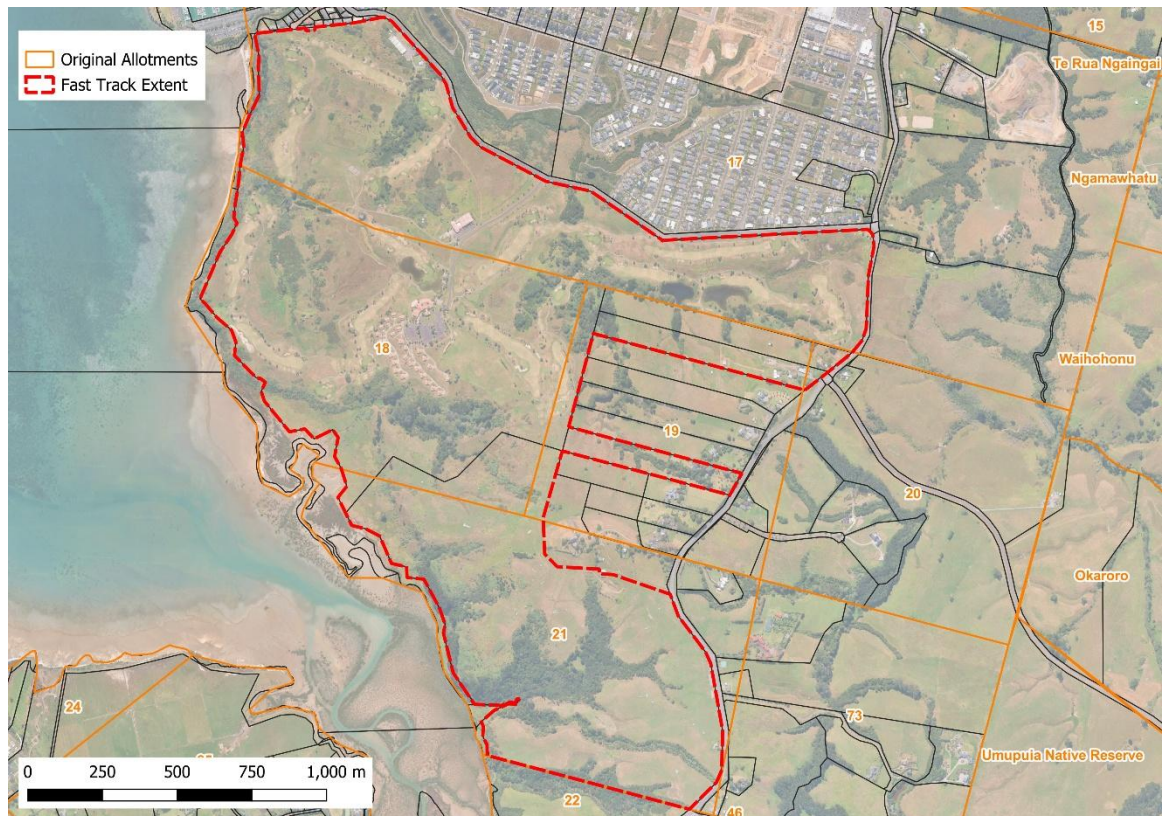


Figure 11. Plan showing the Development area in relation to the early Allotments. Allotments extents derived from Roll Plan 65.

Historical Ownership of Allotment 17, Parish of Maraetai²

A substantial part of the Development area was originally part of Allotment 17 Parish of Maraetai. The Crown Grant to the 1059 acre Allotment 17 Parish of Maraetai was issued to Andrew Hamilton Russell on 30 December 1854 for the sum of £487.2.9 (CG 1G/2862, Archives NZ, Figure 12, left). This property extended from the eastern side of the Te Puru Stream across to the western coastline, including what is now the Pine Harbour Marina area. A portion also extended north to the coast around View Bay and Shelly Bay.

² From Low and Farley 2023, in Farley 2023.

During this period of time there were two gentlemen identified by the name of Andrew Hamilton Russell, a father and son.³ Both were associated with the military, both men were also appointed JPs, with the father becoming the Minister of Native Affairs. It was the father who owned the land in Maraetai, as Colonel Russell was identified as a large landholder in the area in the 1870s during appeals on rates charges (*New Zealand Herald*, 22 August 1876:1 Supplement), and whose land was referred to as uncultivated. The elder Russell arrived in New Zealand in 1845 as Captain of the 58th Regiment. He was appointed as Superintendent of Military Road, based in Wellington. In 1859 he retired from the military as a Brevet Lieutenant-Colonel in 1859, and settled on Mangakuri Station in the Hawke's Bay. In 1874 he sold that farm, retired from public service, and returned to England, eventually passing away in 1900.⁴

On 13 February 1882 the property was conveyed by Andrew Russell of Hastings to Herbert Henry Russell of Palmerston North for natural love and affection and the sum of £10 (DR 34M/911, Archives NZ). Herbert Henry was Andrew Russell's fourth son. Herbert had joined the military in 1866, stationed on Malta with the 1st Battalion of the 8th Regiment. In 1868 the 1st Battalion was transferred to India, where it remained for a decade. The 1st Battalion returned to England in 1879, at which time Herbert retired from the military.⁵ Shortly thereafter he returned to New Zealand.

In 1883 a portion of Allotment 17 was conveyed to the Crown for the purposes of a road – a portion of the Whitford-Maraetai Road (DR R8/144, Archives NZ). Beginning in 1889 a series of subdivisions of Allotment 17 occurred with four portions outside the subject area being sold. The land (measuring 399 acres) including the subject area was not sold until 6 June 1898 when it was purchased by Robert Stephen Town of Maraetai, farmer, for the sum of £199.10.0 (R61/377, Archives NZ). Robert Town died shortly after and the Letters of Administration passed to his widow, Alicia Mary Town (DR R61/378, Archives NZ).

On 2 September 1910 the property was conveyed to George James Town for the sum of £200 (DR R181/273, Archives NZ, Figure 12, right). Town was issued a Certificate of Title NA767/57 on 4 December 1941 (Figure 13). An aerial from 1939 shows a group of buildings within Allotment 17, situated on the eastern side, adjacent to Whitford-Maraetai Road (aerial not presented). All but one of these structures were outside of the Development area, and this structure was subsequently removed during the development of the golf course.

Town later subdivided the property into two portions, with the eastern portion alongside the Whitford-Maraetai Road containing 198a(acres) 1r(rod) 24p(perches) issued Title NA1072/272 in the name of George James Town on 27 May 1953 (LINZ). In 1955 this was transferred to [illegible] Lewis Town and Robert Charles Town of East Tamaki Farms as tenants in common. An aerial from 1955 shows a new homestead and farm buildings had been constructed within this western block (aerial not presented). The western half, measuring 200a.2r.16p, was transferred to Lionel Ogilvie Ross of Papatoetoe, farmer, and Robert Days of Howick, farmer, as executors on 14 September 1959. The property was

³ Andrew Hamilton Russell, the junior, was in turn the father of another Andrew Hamilton Russell, being the Major-General Sir Andrew Hamilton Russell, who commanded the New Zealand Division during the First World War.

⁴ Andrew Russell [https://en.wikipedia.org/wiki/Andrew_Russell_\(New_Zealand_politician\)](https://en.wikipedia.org/wiki/Andrew_Russell_(New_Zealand_politician)).

⁵ Herbert Henry Russell (abt. 1848). <https://www.wikitree.com/wiki/Russell-21207>.

transferred to George's son, Douglas Charles Town (BDM 1908/18209), on 18 December 1959 (NA767/57, LINZ) with new Title NA1800/20 issued that day.

The 1961 and 1972 aerials show little change within Allotment 17 (aerials not presented). The 1988 (aerial not presented) aerial shows the development of the Pine Harbour Marina underway. Earthworks from that project extended within the Stage 1 area. The 1996 (Figure 14) aerial shows the development of the golf course underway, with substantial earthworks extending across Allotment 17.

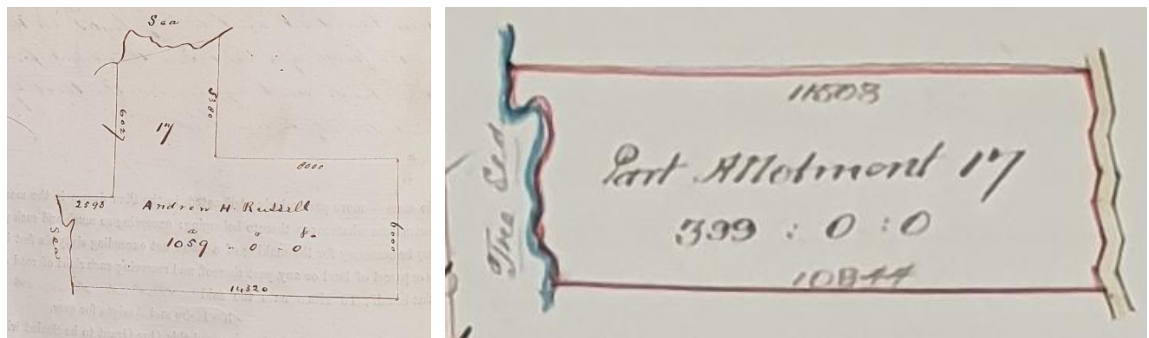


Figure 12. Boundaries of Allotment 17 as drawn on Crown Grant 1G/2862 (left); and part of Allotment 17 transferred to George Town in Deed entered in R181/273 (right)

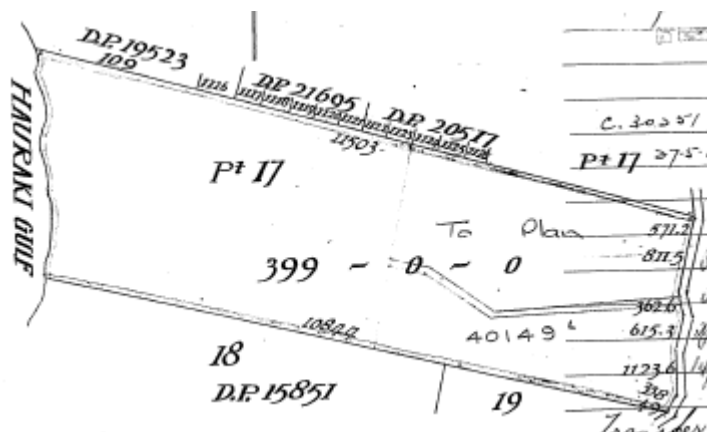


Figure 13. Plan, dated 1941, showing part Allotment 17 as shown in NA767/57 (LINZ)

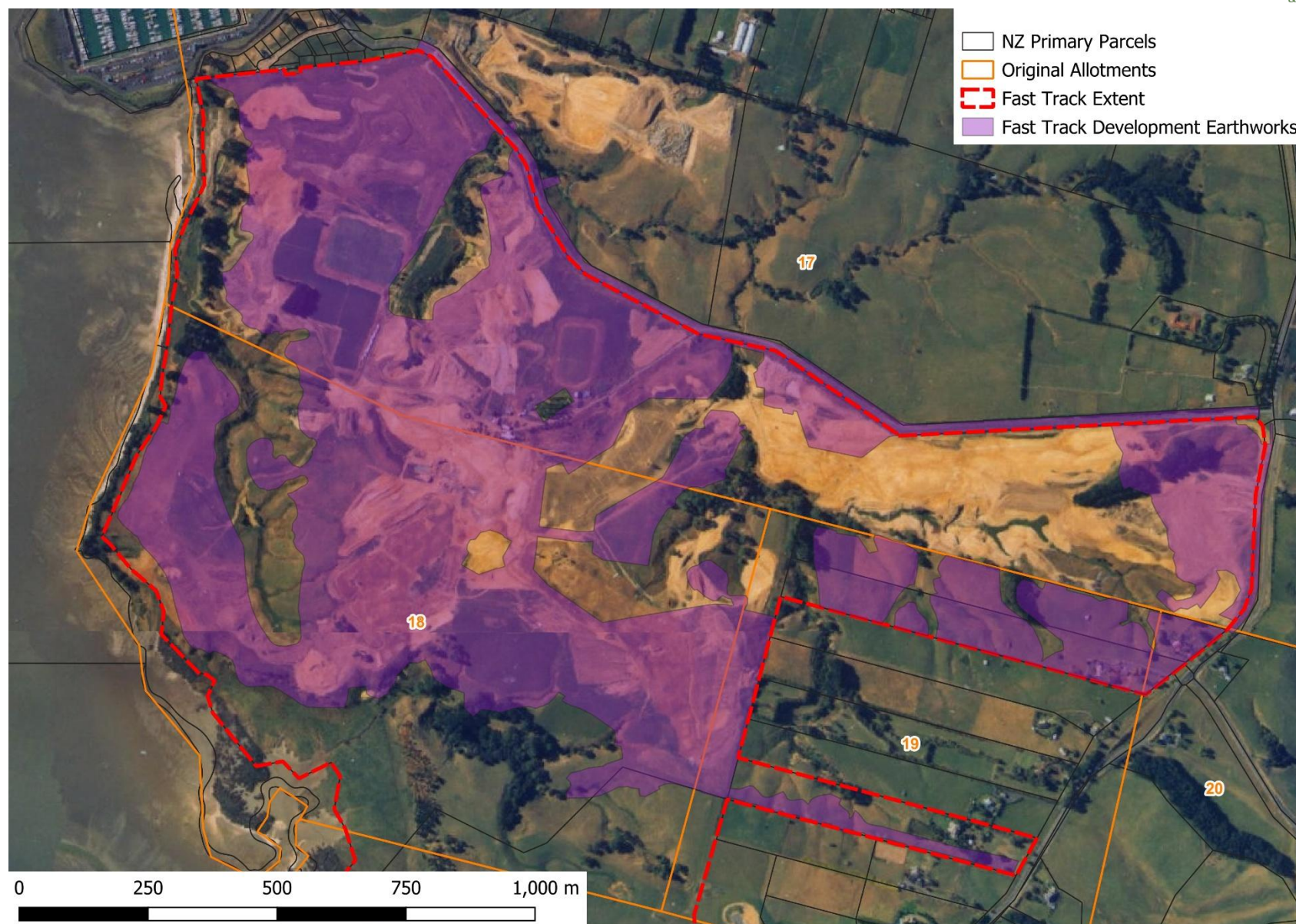


Figure 14. Plan showing The Fast-Track development area in relation to the original allotments, with 1996 aerial displayed

June 2026

Beachlands South Fast-Track: Archaeological Assessment

Historical Ownership of Allotments 18 and 21, Parish of Maraetai

The Crown Grant to the 223 acre Allotment 21 Parish of Maraetai was issued to Henry Colin Balneavis on 13 January 1853 for the sum of £102.3.0 (CG 1G/2418, Archives NZ, Figure 15, right). The Crown Grant to the 227 acre Allotment 18 Parish of Maraetai was issued to Henry Colin Balneavis two years later, on 23 February 1855, for the sum of £100.7.0 (1G/2416, Archives NZ, Figure 15, left).

Balneavis was likely a man of some means as he had previously purchased Allotment 10 [and Allotment 11] Section 33 in the town of Auckland in 1852 [located on Barrack Street] (*New Zealander*, 29 January 1853:4), Allotment 71 Section 32 City of Auckland in 1853, and Allotments 58 and 59 Section 36 [Edwardes Street] (*New Zealander*, 23 November 1853:4). All of the central Auckland properties were in close proximity to the Albert Barracks, where Balneavis was stationed. In 1854 Balneavis was promoted to Captain of the 58th Regiment (*New Zealander*, 4 October 1854:3). In 1856 Balneavis was a successful applicant for Special Occupation Land in the Waiuku Block, gaining some 372 acres (*Daily Southern Cross*, 1 April 1856:2).

Balneavis was granted the title of Captain and Adjutant in the Auckland Regiment of the New Zealand Militia in October 1856 (*New Zealander*, 8 October 1856:4) before again being promoted to Deputy Adjutant-General of Militia and Volunteers in New Zealand (*New Zealander*, 27 August 1859:2). He was also an accomplished violinist, regularly playing at society events along with other members of the band of the 58th Regiment (*New Zealander*, 16 May 1857:3).

In 1856 a farm of 450 acres was advertised for sale:

'FARM OF 450 ACRES NEAR HOWICK. MR. HANSARD Has been favoured with the instructions of the proprietor (who is now occupying) to offer for sale by private contract, SPLENDID FARM of 450 acres, in the Parish of Maraitai, near Howick, having a very extensive frontage to the sea and creek, thereby requiring but little fencing. The greater proportion of the land is very excellent; and is, with small exception, all cultivable. There is large quantity of timber and firewood close to the water's edge, for which there is always ready sale at Howick. A Fishery might be established with much success, as at each tide large quantities of fish visit the creek, for which also immediate sale at Howick could be had. A board dwelling-house, stable, and outhouses. A few acres in grass and clover. Boat, dingy, punt to carry six or seven tons, fishing net, &c, &c, may be had at valuation. The price is very moderate; and as it can be viewed without difficulty, by steamer to Howick, and thence in a boat which will be provided, Mr. Hansard confidently expects an immediate sale, the more so, as it is a property which can be entered upon without a day's delay, and would earn its price whilst a new homestead was getting as forward as it now is.' (*New Zealander*, 22 March 1856:4).

Although the listing does not specify the Allotment numbers or owner of the property, the acreage matches, as does the general location description. Furthermore, a copy of the Balneavis family scrapbook and diary is held by the Alexander Turnbull Library. A newspaper clipping of the above advertisement is kept within the scrap book (Balneavis, Henry Colin, 1818-1876: [Album, 1830s-1914]. Ref. E-952-f, Folio 77). Based on the above it is thought likely that this farm offered for sale is the land owned by Balneavis, and therefore the land was occupied at that time, but it is not known by whom. The land offered did not sell at that time.

In 1858 Balneavis offered seven lots for sale by auction. These seven lots held a total of 14 Allotments, primarily situated in Howick. Lot 3 was described as '450 acres at Maratiti, within fifteen minutes' sail of Howick, having a large water frontage, with plenty of water and timber on it.' (*New Zealander*, 24 February 1858:2).

In Balneavis' obituary of 1876 it states that he 'retired in 1858, having completed his 20 years of service. He received the New Zealand War Medal, and also a grant of land at Maraetai, where he settled for a while after the departure of his regimen' (*Auckland Star*, 28 August 1876:3).⁶ Shortly before his promotion in 1859 Balneavis advertised for sale Allotment 18 containing 227 acres and Allotment 21 containing 223 acres, although no description of the land was given (*New Zealander*, 27 July 1859:1).

If Balneavis did settle at Maraetai after his retirement from the military in 1858 his occupation of Allotments 18 and 21 was not for long. In the jury lists for 1859-1860 and 1860-1861 Balneavis was listed as resident in Ponsonby Road (*New Zealander*, 12 February 1859:1; *Daily Southern Cross*, 7 February 1860:4). On 8 February 1859 Balneavis married Meri Makarina Hineahua of Te Whakatōhea.⁷ In 1864 he used the freehold of Allotments 18 and 21 as claim to vote in the District of Franklin (*New Zealand Herald*, 12 April 1864:3). In June of that year Allotments 18 and 21 were again advertised for sale, although no description of the land was provided (*Daily Southern Cross*, 16 June 1864:2).

On 4 February 1865 Allotment 18 and Allotment 21 were conveyed to Morgan Stanislaus Grace of Auckland, Doctor of Medicine for the sums of £176 and £174 (DR 19D/240 and 241, Archives NZ). It is unclear whether Grace ever occupied the land, and by 1866 he was resident in Wellington (*Wellington Independent*, 1 September 1866:5), where he started a very successful medical practice. He was appointed Honorary Surgeon at the Wellington Hospital from 1879 to 1882, and Honorary Consulting Surgeon at Wellington Hospital between 1883 and 1886. In 1870 he received a letter from Sir William Fox, Premier of New Zealand, inviting him to the upper house of the New Zealand Parliament, the Legislative Council. He served on the Council until his death in 1903.⁸

It is possible Grace leased the property without it being recorded against the land information. Grace was issued a Certificate of Title NA8/24 on 21 March 1884 (LINZ). In 1884 a portion of Allotment 21 was transferred to the Crown for the purposes of a road. On 9 August 1890 the remaining 445a.1r.30p. was transferred to Henry Garnaut of Maraetai, settler (NA8/24, LINZ), being issued new a Title NA57/236 (LINZ). Little information regarding Garnaut could be located other than an altercation he had with a neighbour, John Gilbert, in 1900 (*New Zealand Herald*, 17 February 1900:3).

Garnaut leased the property for a term of five years from 22 March 1915 to Leslie Hawken which was surrendered in 1918. Garnaut then leased part of the property to John Keane for a term of 10 years from 26 June 1919 [portion of Allotment 21 east side of Whitford-Maraetai Road]. In 1929 this land was transferred to John Keane.

The land to the west of the Whitford-Maraetai Road, measuring 442a.3r.17p., was transferred to Albert Jacobs on 5 October 1922 (NA57/236, LINZ) who was issued a new

⁶ The 58th Regiment depart for Portsmouth in November 1858 (58th Rutlandshire) Regiment. Puke Ariki. <https://collection.pukeariki.com/persons/12849/58th-rutlandshire-regiment>

⁷ Garry James Clayton. 'Balneavis, Henry Colin', Dictionary of New Zealand Biography, first published in 1990. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/1b2/balneavis-henry-colin>

⁸ [https://en.wikipedia.org/wiki/Morgan_Grace_\(politician\)](https://en.wikipedia.org/wiki/Morgan_Grace_(politician))

Title NA360/204 (LINZ) (Figure 16). Jacobs took out a number of mortgages, one of which he was unable to pay. The mortgagor (the State Advances Superintendent) exercised the power of sale, conveying the land to Noel Hensleigh Norris of Hamilton, farmer, on 7 August 1929. Two weeks later Norris transferred the property to Oliver Ernest Nicholson of Auckland, farmer. The Auckland Electric Power Board was granted access to Allotment 21 for the purposes of erecting power poles and cables on Allotment 21 in October 1935.

The 1939 aerial does not extend far enough south to cover all of Allotment 18, and none of Allotment 21. The 1939 aerial shows that Allotment 18 appears to have solely been used for farming at that time.

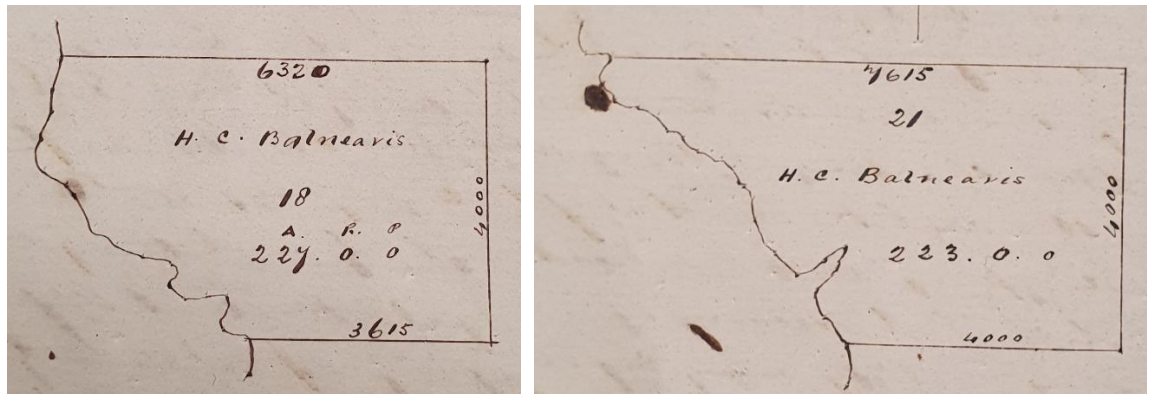


Figure 15. Boundaries of Allotment 18 and Allotment 21 as drawn on Crown Grants 1G/2416 and 1G/2418 (Archives NZ)



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified November 2002, Plan is probably current as at 10/07/2023

Figure 16. DP 15851, dated 1922, entitled 'Plan of Subdivision of Allotment 18 and Part Allotment 21, Parish of Maraetai'

Following Oliver Nicholson's death the property was transferred to his executors Graeme Warne Nicholson of Whitford, farmer, Oliver Ross Nicholson, surgeon and Clifford Francis Nicholson, solicitor, in February 1953. The 1955 aerial shows only pasture within the extent of Stage 1. On 13 March 1961 the property was transferred to Allan Dacre Kempthorne of Whatawhata, farmer ($\frac{2}{3}$ share) and Joyce Lillian Kempthorne ($\frac{1}{3}$ share). In 1996 the north portion of Allotment 18 was being earthworked as part of the golf course development (Figure 14).

Following Oliver Nicholson's death the property was transferred to his executors Graeme Warne Nicholson of Whitford, farmer, Oliver Ross Nicholson, surgeon and Clifford Francis Nicholson, solicitor, in February 1953. The 1955 aerial shows a homestead and cluster of farm buildings situated within Allotment 21 (aerial not presented). On 13 March 1961 the property was transferred to Allan Dacre Kempthorne of Whatawhata, farmer ($\frac{2}{3}$ share) and Joyce Lillian Kempthorne ($\frac{1}{3}$ share). An aerial photograph from that same year shows some changes to the farm building cluster. A new building was also erected near the southern boundary (aerial not presented). In 1971 8 perches of land was taken by the

Manukau City Council for the purposes of a street. In 1972 the property was transferred to Unit Subdivisions Development Limited. An aerial photograph from that year shows further changes to the farm building complex, and additional structures erected at the southern complex (aerial not presented). A farm track was also bulldozed through the pā site. In 1979 the property was transferred to Ian Cameron Baillie and Warren John Robinson of Auckland, company directors. By 1988 a new house had been erected to the west of the main farm complex, and an additional farm building erected within Allotment 18 (aerial not presented). In 1996 the north portion of Allotment 18 was being earthworked as part of the golf course development (aerial not presented). Further earthworks were also being made in the vicinity of the new house in Allotment 21, and extending north in Allotment 19.

While it cannot be confirmed, it is possible the location of the cottage or stable was close to the Waikopua Creek edge, and potentially identified in a previous survey which noted:

*“Building Site (Historic): The building site lies on a natural section of coastal platform below the steep eastern slope of the Waikopua Creek. A farm track has been cut to the north of the site and rises up to the upper areas of the farm. Westward of the site the lower reaches of the Creek have been drained and converted to pasture lands. The building belonged to grandparents of the farm owners and was probably post-1900 in date. The remnant foundations consist of shell mortar pieces scattered across an area of 10m x 5m (**Error! Reference source not found.**). The building was used as accommodation before adequate roading was in place and when access to the farming area was by boat (farm manager, pers. comm.)”* (Bickler, Clough and Farley, 2022:47).

Auckland Council archives files were searched and the property file examined. While the general information held by Auckland Council Archives suggests the construction of a cottage on Allotment 21 (at 680 Whitford-Maraetai Road, and therefore outside of the Development area) by 31 December 1899 no supporting file could be located (Lene Aiono, pers. comm.). The property file includes a file with photographic images of all structures on the property including a cottage which has been heavily modified. Supporting documents within the file note the building consent (application no. 33233z) for the modifications (“extend cottage”) was issued on 28 June 1965 (LUC60394500 Appendix F – LIM Report, Property File, Auckland Council). While the original date of construction remains unknown, it is possible that the cottage was built during the ownership of Henry Garnaut c1890, and prior to the date of 31 December 1899 suggested within Auckland Council records.

Historical Ownership of Allotments 19 and 20, Parish of Maraetai

The Crown Grant to Allotments 19 and 20 measuring a total of 320 acres was issued to Reverend Thomas Kerr on 29 May 1855 for the sum of £144.0.0 (CG 1G/2120, Archives NZ, Figure 17, left).

Rev. Kerr died on Valentia Island, Ireland, in 1875. His brother James Hooper Kerr, Esquire, was appointed sole executor of his estate. James, who was a Staff Commander in Her Majesty’s Fleet at the time Thomas Kerr wrote his Last Will and Testament, was named as the sole beneficiary to Thomas Kerr’s estate including all land (at least 19 parcels in New Zealand and elsewhere) and money held within banking establishments (DR31D/665, Archives NZ). Following the death of James Kerr in England, Letters of Administration were granted by the Supreme Court to Thomas Buddle in 1887 to

administer the assets of the estate on behalf of executors Elizabeth Harriet Bull, John Franklin Robins Aylen and William Blakeney, with proceeds from the management of the estate to benefit his children (DR R24/820, Archives NZ). In 1897 Buddle was granted an Order to dispose of property held in New Zealand with all land to be offered by Public Auction prior to any sale by private contract (DR R58/870, Archives NZ).

The subject property was advertised in 1898 but did not provide a detailed description: - “Allotments 19 and 20, containing 320 acres, to be sold in two portions, as divided by the road. This land adjoins the properties of Messrs Garnett [likely Garnaut] and Watts and Colonel Russell” (*Auckland Star*, 22 February 1898:8). The portion of land containing 125.2r.35p being parts of Allotments 19 and 20 on the western side of the road (Figure 17) was purchased in May 1898 at auction by Martin Kelly of Maraetai, farmer, for the sum of £37.14.6 (DR R63/110, Archives NZ, Figure 17, right). Martin Kelly was issued a Certificate of Title NA597/22 on 26 June 1937 (LINZ). Martin Kelly owned a number of lots in the area and his main farm appears to have been located on Allotments 15, 42 and 43, which was later split into three farms for his sons (R9369345, Archives NZ).⁹

In the Last Will and Testament of Martin Kelly, dated 1935 (R9369345, Archives NZ), in relation to part Allotments 19 and 20, Kelly had included the following:

“AS to that piece of land containing one hundred and twenty-five acres two roods and thirty-five perches more or less being parts of Allotments Nineteen and Twenty Parish of Maraetai I direct my trustees to hold the same UPON TRUST for my son Mervyn Ashley for his life subject to the condition that he shall pay to my wife the sum of Ten Shillings per week during her life so long as she shall remain my widow and shall permit my said wife to live in and occupy with my said son the house upon the said lands during her life or for so long as she shall remain my widow and upon the death of my said son UPON TRUST for all or such one or more exclusive of the other or others of the male issue of my said son Mervyn Ashley for such estates and in such manner as my said son shall by deed or by his last will or codicil appoint and in default of such appointment UPON TRUST to dispose of such land as if formed part of my residuary estate”.

Mervyn Ashley Kelly had been killed accidentally in 1941 (*New Zealand Herald*, 26 May 1945:1), and this necessitated a codicil to Kelly’s will. In the codicil, dated 1942 (R9369345, Archives NZ), Kelly bequeathed part Allotments 19 and 20 to his wife “upon the condition that she shall not sell the said land until the expiration of five years from the date of my death”. The 1939 aerial shows the location of the house referenced in the will of Martin Kelly at 740 Whitford-Maraetai Road (situated outside of the Development area), and possibly some outbuildings.

Following the death of Martin Kelly in December 1942 the property was transferred to The New Zealand Insurance Company Limited (as executors of Martin Kelly’s estate) on 16 April 1943. The company transferred the property to Mary Annie Florence Hamlin Kelly of Maraetai, widow, on 7 July 1948. Less than two months later Mary Kelly transferred the property to Arnold Ernest Kelly of Maraetai, farmer. Arnold Kelly retained ownership of the property until 22 December 1964, when it was transferred to Unit Subdivisions Limited (NA597/22, LINZ). The 1955 aerial clearly shows two outbuildings around the homestead,

⁹ Information held on eHive (<https://ehive.com/collections/3000/objects/1086718/martin-kellys-homestead-at-maraetai>) by the Howick Historical Village identifies a house as ‘Martin Kelly’s Homestead’, with clues from the image indicating it is the house at 897 Whitford-Maraetai Road. This places the house within Allotment 15. The information dates the house to 1855, which would suggest it was built prior to Kelly’s ownership, as he cannot have been born prior to 1864 based on his stated age at age of death (BDM 1942/30261)

It is considered unlikely that any structures were built on the property prior to Martin Kelly purchasing the land. The house located on the property is considered likely to have been constructed sometime after 1898 and prior to 1935.

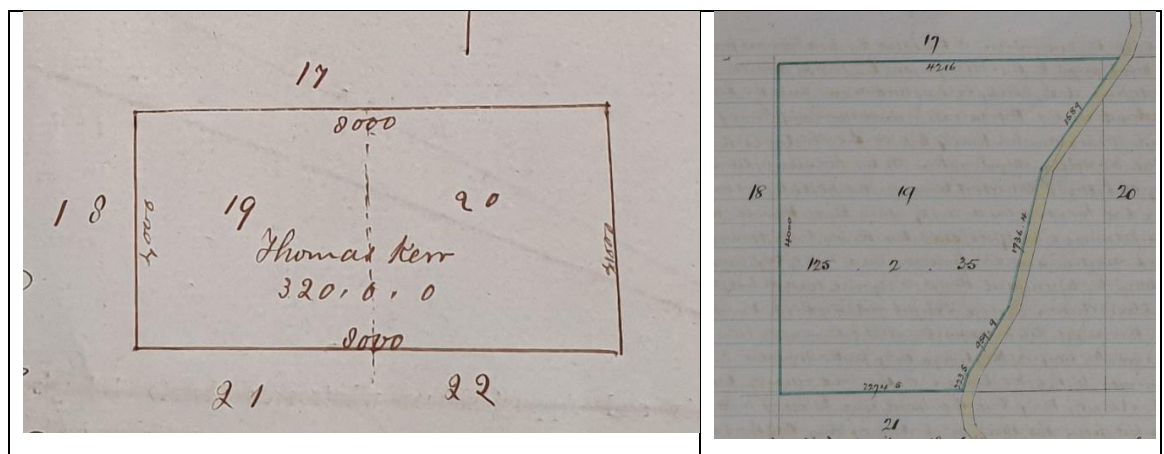


Figure 17. Boundaries of properties on Crown Grant (left) and subdivided portion Allotments 19 and 20 transferred to Martin Kelly from Deeds Register R63/110 (right)

ARCHAEOLOGICAL BACKGROUND

Previous Archaeological Work

Numerous archaeological surveys have been undertaken in the wider Whitford and Beachlands area (see Bibliography), including investigations associated with residential development, infrastructure works, and the Pine Harbour Marina development. Previous investigations have primarily identified midden deposits, with comparatively limited evidence relating to structural features or settlement layout. Of these investigations only the Tui Brae excavation was situated in the immediate vicinity of the Development area.

Plowman and Cable (2008) investigated midden site R11/2366 at Shelly Bay Reserve during walkway upgrade works in 2007. The midden comprised fragmented marine shell, predominantly cockle, with smaller quantities of pipi, scallop, oyster, and speckled whelk, together with minor fire-cracked rock. The material was interpreted as evidence of shellfish processing and cooking activity. The midden was determined to be in secondary deposition, having eroded downslope from the coastal escarpment. Radiocarbon dating indicated an original deposition date in the mid-15th to early 16th century.

A second midden site, S11/559, was investigated during construction of the coastal walkway between Beachlands and Maraetai (Baquié 2011). The site was located near the bridge linking Te Puru Park and Omana Regional Park. Midden contents consisted primarily of cockle and pipi, with minor quantities of scallop, blue mussel, and speckled whelk. Fishbone recovered from the site included snapper and jack mackerel. A bone artefact identified as the point of a two-piece composite fishhook dating to the Classic Māori period was also recovered. Radiocarbon dating indicated occupation during the late 17th century through to approximately 1840 AD.

Microfossil analysis undertaken by Horrocks (reported in Baquié 2011) identified abundant charcoal, bracken spores, and evidence of taro and probable kūmara cultivation, together with introduced pine pollen. The results indicate a landscape subject to repeated forest clearance and burning, with associated horticultural activity. Charcoal analysis similarly suggested vegetation dominated by coastal shrub and scrub species, including pōhutukawa and pūriri.

Investigation of midden site R11/2139 was undertaken in 2006 during residential subdivision works at Spinnaker Bay (Bickler and Clough 2006). The midden consisted predominantly of cockle shell with smaller quantities of pipi and scallop. Previous farming activities and geotechnical investigations had substantially disturbed the site and no intact associated features were identified. Radiocarbon dating returned a date of approximately AD 1600.

A limited investigation of midden and terrace site R11/342 on the Puriri Road Reserve walkway was undertaken during upgrade works in 2006 (Bickler et al. 2009). The midden was again dominated by cockle shell with moderate quantities of pipi and minor occurrences of other species. Radiocarbon dating suggested deposition between approximately AD 1560 and 1710. No associated archaeological features were identified during the investigation.

The Tui Brae Excavation

During development of the Pine Harbour Marina in the 1980s, Foster (1986) investigated site R11/343, located northwest of the Development area, to determine its extent and

character. Test pit excavation established the approximate extent of the site, largely based on the distribution of midden material.

Coster (1994) subsequently reviewed Foster's work and prepared management recommendations, including an overlay plan that appears to have informed later protection measures for the site. Although Coster considered the recorded features relatively common within the local context, he noted the potential for additional archaeological features associated with occupation of the headland that may have been identified through broader area excavation.

Parts of R11/343 were later protected by covenant during subdivision works associated with 23 and 27 Tui Brae. Construction of a dwelling at 23 Tui Brae was monitored under NZHPT Authority 2004/223 to ensure archaeological deposits were not adversely affected (R. Clough pers. comm.; G. Walter, Heritage New Zealand pers. comm. April 2015).

Subsequent construction at 27 Tui Brae required modification of the covenant arrangement and archaeological authority approval for ground disturbance works. Archaeological excavation undertaken at that time (Shakles et al. 2017) identified 10 archaeological features relating to pre-European Māori occupation. Radiocarbon dating indicated the principal phase of activity occurred during the first quarter of the 16th century. No evidence of historic Māori or 19th century European occupation was identified, and no artefacts were recovered.

The Golf Course Block (110 Jack Lachlan Drive)

The Development area was surveyed by Matthew Felgate in the 1990s prior to development of the golf course (Felgate 1995). Felgate also summarised the archaeological investigations undertaken within the area to that time and mapped the known archaeological sites across the property (Figure 18).

Initial recording of archaeological sites within the area was undertaken by Steven Edson in 1976 along the margins of the Tūranga and Waikopua estuaries. These included site R11/343, a pit and midden site near the northeastern corner of the property; R11/344 (later also recorded as R11/1620), which was identified as a midden and possible pā site; and R11/345, comprising coastal terraces associated with midden deposits.

A subsequent resurvey by Sewell in 1987 updated the site record forms and identified several additional archaeological sites across the property. These included a number of midden deposits (R11/1617, R11/1621, R11/1622, and R11/1623), a terrace and midden site (R11/1618), and pā site R11/1619 at the southern end of the property. Felgate (1995: 4–55) suggested that R11/1619 may have formed part of a more extensive open settlement complex.

Felgate's 1995 resurvey included limited probing and test excavation and refined the extent of a number of previously recorded sites. The work also identified several additional archaeological features, including midden deposits, terraces, possible storage pits, and modified landforms distributed across the coastal margins and spur systems within the property. Some recorded features, particularly R11/1444, were noted as potentially relating to later gum-digging activity rather than pre-European Māori occupation.

Three sites near the southern boundary of the golf course block (R11/1442, R11/1443, and R11/1444) were subsequently revisited by Baquié during survey of the adjacent Ahuareka Block in 2009 (Baquié et al. 2012). Baquié suggested that sites R11/1441–1443 likely formed part of a single archaeological complex. Two additional archaeological sites

(R11/2521 and R11/2522), comprising pit and terrace features, were also identified during that investigation.

Further archaeological survey was undertaken by Clough & Associates in 2021 and 2022 as part of the Plan Change application process (Bickler et al. 2022; Farley 2023).

Surveys were carried out by Simon Bickler, Leah Harding, and Glen Farley in August and December 2021 and January 2022, with a particular focus on reidentifying previously recorded archaeological sites, many of which had not been revisited since the mid-1990s, and refining the extent of pā site R11/1619 to inform future management recommendations.

Field conditions along the coastal margins were generally poor for archaeological visibility due to extensive long grass, gorse, and dense scrub vegetation. Survey concentrated on the coastal ridgelines and margins adjacent to the fairways, including the ridge extending south from the Golf Course Villas. Most previously recorded archaeological sites were located outside the maintained fairways within areas of unmanaged vegetation.

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Recorded Sites

A 250 m buffer from the Fast Track extent was used to identify recorded archaeological sites in the vicinity of the proposed works. A total of 27 previously recorded archaeological sites are located within this buffer (Figure 19 and Table 1). One of these sites, R11/1445, lies within an area subject to an earthworks consent covering part of the Development Site and is covered by Archaeological Authority 2026/140, which was obtained under s 44(a) of the *Heritage New Zealand Pouhere Taonga Act 2014* (HNZPTA) for works authorised by that consent. One additional archaeological site was recorded following the second site survey. Details of that site are presented with the Field Assessment section below. Overall, a total of 28 recorded archaeological sites are located within 250 m of the Development area.

A review of the Beachlands South Precinct Plan 4 (Cultural Landscape) identified the same recorded sites within 250 m of the project area. The plan information was derived in part from archaeological records. The plan also identifies a named location within Stage 1, Te Huinga o Peretū (“The Gathering Place of Peretū”), a name gifted by Ngāi Tai as a wayfinding name for the Village Centre development.

Table 1. Recorded archaeological sites within 250m of the Fast-Track Development area

NZAA Site Number	Tutangi Ora Number	Easting	Northing	Type
R11/343	HI-3318	1777273	5915395	Pit, terrace, midden
R11/344	HI-12467	1777286	5915112	Midden
R11/345	HI-7550	1777226	5914293	Midden
R11/1438	HI-12372	1777239	5914179	Terrace, midden
R11/1439	HI-12373	1777307	5914165	Midden, terrace
R11/1440	HI-12374	1777741	5914126	Pits, midden
R11/1441	HI-12375	1777760	5914063	Midden, terrace
R11/1442	HI-12376	1777808	5914048	Pits, terrace
R11/1443	HI-13350	1777977	5913944	Terrace?
R11/1444	HI-12378	1778044	5913816	Pit?
R11/1445	HI-12379	1777789	5915213	Midden
R11/1617	HI-7135	1777510	5914113	Midden
R11/1618	HI-7566	1777586	5914147	Terrace, midden
R11/1619	HI-7477	1777477	5914043	Pa
R11/1621	HI-13280	1777222	5914847	Midden
R11/1622	HI-7137	1777166	5914736	Midden
R11/1623	HI-7138	1777053	5914497	Midden
R11/2521	HI-16137	1777885	5913972	Pits
R11/2522	HI-16948	1777817	5914065	Pit, terrace
R11/2523	HI-16949	1777657	5913824	Midden
R11/2524	HI-16950	1777746	5913774	Midden
R11/2525	HI-16951	1777846	5913694	Pit, terrace

R11/2526	HI-16952	1777843	5913614	Midden
R11/2527	HI-16953	1777891	5913438	Midden
R11/2528	HI-16955	1777919	5913376	Midden
R11/2529	HI-16956	1777920	5913330	Midden
R11/2530	HI-16957	1777962	5913263	Midden

R11/343 – Pit/Midden:

This site was originally recorded in 1976 as a poorly defined pit and cockle midden, with a limited excavation undertaken in 1988. The 1994 update noted the pit location and the presence of midden scattered down the northern slopes. An excavation in 2016 examined the deposit at 27 Tui Brae which uncovered midden, fire scoops postholes and a drain feature. This occupation was dated to the 16th century.

R11/344 – Midden:

This site was originally recorded in 1976 as a possible pā. The record notes that much of the site has been destroyed by the construction of a pond and midden was found exposed at several locations. In 1988 an update noted that the recorded ditches appeared to be natural erosion gullies. The 1994 update to the record identified two knolls with shell midden, with an earth causeway linking the features. The northern knoll was identified as having possible defensive ditches and flattened platforms, but also notes the features could relate to bulldozer activity. A further update in 2022 primarily recorded the midden.

R11/345 – Midden/Terrace:

This site was originally recorded in 1976 as several terraces with midden present. The site had been partially destroyed by the formation of a vehicle track. An update in 1987 added no further details.

R11/1438 – Terrace/Midden:

This site was originally recorded in 1994 as a scatter of midden with a shallow terrace cut at the top of the spur.

R11/1439 – Terrace/Midden:

This site was originally recorded in 1994 as a terrace with midden eroding below this feature.

R11/1440 – Pit/Midden:

This site was originally recorded in 1994 as a series of four possible pits and midden.

R11/1441 – Terrace/Midden:

This site was originally recorded in 1994 as a terrace and midden.



Figure 19. Plan showing recorded archaeological sites within a buffer of 250m of the Development area

R11/1442 – Pit/Terrace:

This site was originally recorded in 1994 as a terrace, with a midden eroding from the slope below. Two pits were recorded up slope from the terrace.

R11/1443 – Terrace:

This site was recorded in 1994 as an indistinct terrace.

R11/1444 – Pit:

This site was originally recorded in 1994 as a possible pit.

R11/1445 – Midden:

The site was originally recorded in 1994 as a 5cm thick lens of shell midden that was found on the northwestern side of a small earth dam. The deposit was identified as extending 30m upstream from the dam (south). The 1994 assessment noted that construction of the track and dam had partially destroyed the deposit, but the golf course would not destroy the site.

R11/1617 – Midden:

The site was originally recorded in 1987 as midden eroding from the end of a small spur. An update in 1994 noted the site was to be affected by the development of the golf course.

R11/1618 – Terrace/Midden:

This site was originally recorded in 1987 as terrace and midden, the terrace is identified as near the end of a spur, with midden eroding downslope. A 1994 update noted the site would be destroyed by golf course development.

R11/1619 – Pā:

This site was originally recorded in 1987 as an extensive open settlement with midden and a pit. The 1994 update identified the site as a pā, with a series of terraces with midden.

R11/1621 – Midden:

The site was originally recorded in 1987 as a 7m long section of shell midden. The update in 1994 considers this deposit is connected with site R11/1622, with additional midden deposits identified scattered between the two sites. This connection means the combined sites extend over a distance of some 100m.

R11/1622 – Midden:

This site was originally recorded in 1987 as a midden exposed on the cliff edge and along the farm track to the beach.

R11/1623 – Midden:

This site was originally recorded in 1987 as a patch of midden scattered over some 15m by 10m. The 1994 update noted the site would not be affected by the golf course.

R11/2521 – Pit:

This site was recorded in 2009 as two pits each measuring 3m x 2m.

R11/2522 – Pit/Terrace:

This site was originally recorded in 2009 as a 4m x 3m terrace with 3m x 2m pits.

R11/2523 – Midden:

This site was originally recorded in 2009 as a midden exposed for 4m in a farm track cutting. The deposit was below 400mm of topsoil and was between 75 and 100mm in thickness.

R11/2524 – Midden:

This site was originally recorded in 2009 as a scatter of shell spread over 48m down a slope.

R11/2525 – Pit/Terrace:

This site was originally recorded in 2009 as a group of three pits situated upslope from a terrace.

R11/2526 – Midden:

This site was recorded in 2009 as a midden deposit present over a 2m by 1m area.

R11/2527 – Midden:

This site was recorded in 2009 as a midden deposit. The material was identified on a steep slope on the southern side of a stream. The deposit was exposed for some 4m.

R11/2528 – Midden:

This site was recorded in 2009 as two midden deposits exposed along the edge of natural terraces. The first deposit measured some 5m in length, while the second deposit measured a similar size, on a terrace some 15m to the south.

R11/2529 – Midden:

This site was recorded in 2009 as an 8m long midden deposit exposed along the edge of a natural terrace.

R11/2530 – Midden:

This site was recorded in 2009 as two midden deposits exposed on natural terraces. These were situated on the northern and southern side of a gully and were exposed over some 10 and 12m.

PHYSICAL ENVIRONMENT

The Development area comprises the Formosa Golf Course at 110 Jack Lachlan Drive, and rural land at 620, 712, 758 and 770 Whitford-Maraetai Road, Beachlands. The golf course was constructed during the 1990s across land that had previously been used predominantly for pastoral farming for much of the preceding century. The Waikopua Estuary forms the coastal margin of the property, while Pine Harbour Marina is situated immediately north of the former creek entrance into the estuary.

Vegetation within the Development area is now largely limited to remnant bush associated with waterways, shelter belts, and more recent golf course planting. Prior to European settlement, however, the surrounding hillsides are likely to have been extensively forested, including stands of kauri forest (Felgate 1995: 4). These forest resources would have complemented the abundant and readily accessible marine resources available within the adjacent estuarine environment.

The area is dominated by clay soils associated with the East Coast Bays Formation, with coastal margins characterised by mudstone and sand deposits. Unlike the more fertile volcanic soils present elsewhere in the Auckland region, these soils generally offered comparatively limited horticultural potential.

Substantial modification of the landscape has occurred during the last 50 years, significantly affecting the survival and integrity of archaeological deposits within the golf course block. Review of historic aerial imagery demonstrates extensive earthworks associated initially with development of Pine Harbour Marina during the 1980s, with earthworks visible within the northwestern part of the project area by 1988 (aerial not presented).

By 1996 (Figure 14), large-scale earthworks associated with construction of the golf course had resulted in widespread modification of the original land surface across much of the property. In areas where topsoil and subsoil were removed or substantially reworked, the survival of intact archaeological features is unlikely. Modification appears to have affected the majority of the golf course block, with the principal exceptions being portions of the coastal margin and parts of the southern area.

FIELD ASSESSMENT

Field Survey Results

The Development area was surveyed on 15 May and 16 June 2026 by Kirstin Roth and Glen Farley, with the first survey under generally clear weather, while the second was under overcast and light rain conditions. The site comprises predominantly landscaped golf course terrain, bounded by Pine Harbour to the northwest, Jack Lachlan Drive to the north, and a vegetated creek margin to the south. The properties at 620 and 712 Whitford-Maraetai Road are rural in character and consist of paddocks in pasture. Steep coastal slopes along the western and southern margins retain areas of native vegetation, scrub, and extensive gorse cover (Figure 21 and Figure 22).

Survey effort focused on the less modified coastal margins of the property, where the previously recorded archaeological sites are located. The purpose of the investigation was to reidentify the recorded archaeological sites and identify any previously unrecorded archaeological features (Figure 23-Figure 31).

Survey methods included systematic probing and targeted test excavation, particularly along coastal ridgelines and slopes considered likely to retain intact archaeological deposits. Test pits were excavated to investigate areas of potential cultural modification and assess subsurface stratigraphy.

Cut-fill and earthworks information was derived from the overall cut-fill layout plan, the proposed contours overall plan, the wastewater site plan, and the engineering site plan for the proposed palisade wall locations. This information was entered into a GIS for the project to compare with the recorded archaeological site locations.

The first survey focussed on the northwestern coastline, and attempted to revisit sites R11/343, R11/344, R11/345, R11/1439, R11/1440, R11/1617, R11/1618, R11/1621, R11/1622, and R11/1623. The location of these sites, along with test pit and photo point locations is displayed on Figure 20, with stratigraphic profiles shown in Figure 32-Figure 36 and coordinates provided in Table 2.

The second survey focussed further to the south, and attempted to revisit sites R11/1440, R11/1441, R11/1442, R11/1443, R11/1444, R11/2521, R11/2522, R11/2525, R11/2526, R11/2527, R11/2528, R11/2529, and R11/2530. The location of these sites is displayed on Figure 37 with a selection of stratigraphic profiles shown in Figure 50 to Figure 53.

R11/343 (Pit, terrace, midden)

R11/343 was not reidentified during the survey. The northern part of the area has been substantially modified through construction of the golf course and adjacent residential development, with a metalled access track now extending along the northern boundary (Figure 23). It is unclear whether any intact archaeological deposits remain, although the recorded site extent overlaps the proposed earthworks area.

R11/344 (Midden)

Access to the recorded site area was restricted by dense gorse and vegetation cover, preventing detailed inspection of the midden locality (Figure 24). The site is situated within

the Ecologically Protected Area Network (EPAN) area, approximately 30m from the earthworks extent and will not be affected by those works.

R11/345 (Midden)

Site R11/345 was originally recorded in 1976 as an eroding midden partially affected by a farm track. Test Pit 8 identified a darkened topsoil horizon containing burnt sandstone fragments, suggesting past burning activity; however, no shell material was identified during test excavation or probing. Modern disturbance within the area was indicated by the presence of a golf ball within the upper soil horizon (Figure 25). The site is situated outside of the extent of the earthworks, but is within 30m of those works

R11/1438 (Terrace, Midden)

The site could not be reidentified during the survey and no archaeological material was identified through probing or test excavation. However, possible terrace-like features are visible within the LiDAR data beneath dense vegetation cover. If these features correspond to the recorded site, the site would be located approximately 40 m outside the earthworks extent.

R11/1439 (Midden, terrace)

R11/1439 was previously recorded as terraces associated with midden eroding down the cliff face. The examination included probing and test pit excavation along the upper cliff margin. Although midden material was not identified, Test Pit 6 revealed a darkened soil horizon potentially indicative of charcoal staining, although no charcoal fragments were observed. The site may survive within dense vegetation near the cliff edge. The test pit was located approximately 2 m outside the earthworks extent and, while most of the site is likely beyond the proposed works, it remains possible that associated deposits extend inland.

R11/1440 (Pits, midden)

R11/1440 was previously recorded within the gully system in 1994. Dense gorse substantially limited access to the site area and no archaeological material was identified during the present survey (Figure 26 and Figure 32). An examination of the LiDAR data identified a series of erosion terraces within the vegetated gully, which may correspond with the previously recorded features located within 20 m of the earthworks extent.

R11/1617 (Midden)

Site R11/1617 was successfully reidentified within vegetated slopes extending toward the southern gully. Test Pit 5 identified charcoal within a darkened soil horizon, while probing indicated the presence of shell deposits extending southeast of the test pit area down the spur (Figure 27 and Figure 34). Earthworks extend to within 10m of the identified archaeological material and may expose related deposits.

R11/1618 (Terrace, midden)

R11/1618, originally recorded in 1994 within the proposed golf course development area, was not reidentified during the survey (Figure 28 and Figure 33). A terrace feature corresponding with the recorded site is visible within the LiDAR data beneath dense vegetation cover, less than 10 m downslope from the earthworks extent.

R11/1621 and R11/1622 (Midden)

The site areas were investigated through probing and test excavation; however, no archaeological material was identified. The surrounding inland area exhibited substantial modern modification, including construction of a toilet block (see Figure 30 and Figure 36). The farm tracks identified in the site record forms are recognisable within the LiDAR data, however these were not able to be clearly examined during the field survey due to the vegetation cover. These are situated outside of, although within 10m of the extent of earthworks.

R11/1623 (Midden)

Site R11/1623 was successfully reidentified along the coastal margin within dense vegetation and gorse cover. Test Pit 9 identified shell deposits approximately 100 mm below ground surface comprising cockle and whelk shell within a darkened soil matrix. Probing indicated that the midden deposit extended westward beyond the excavated area (Figure 31 and Figure 35). The earthworks extend to within approximately 30 m of the identified deposits, although it is possible that associated deposits extend further inland.

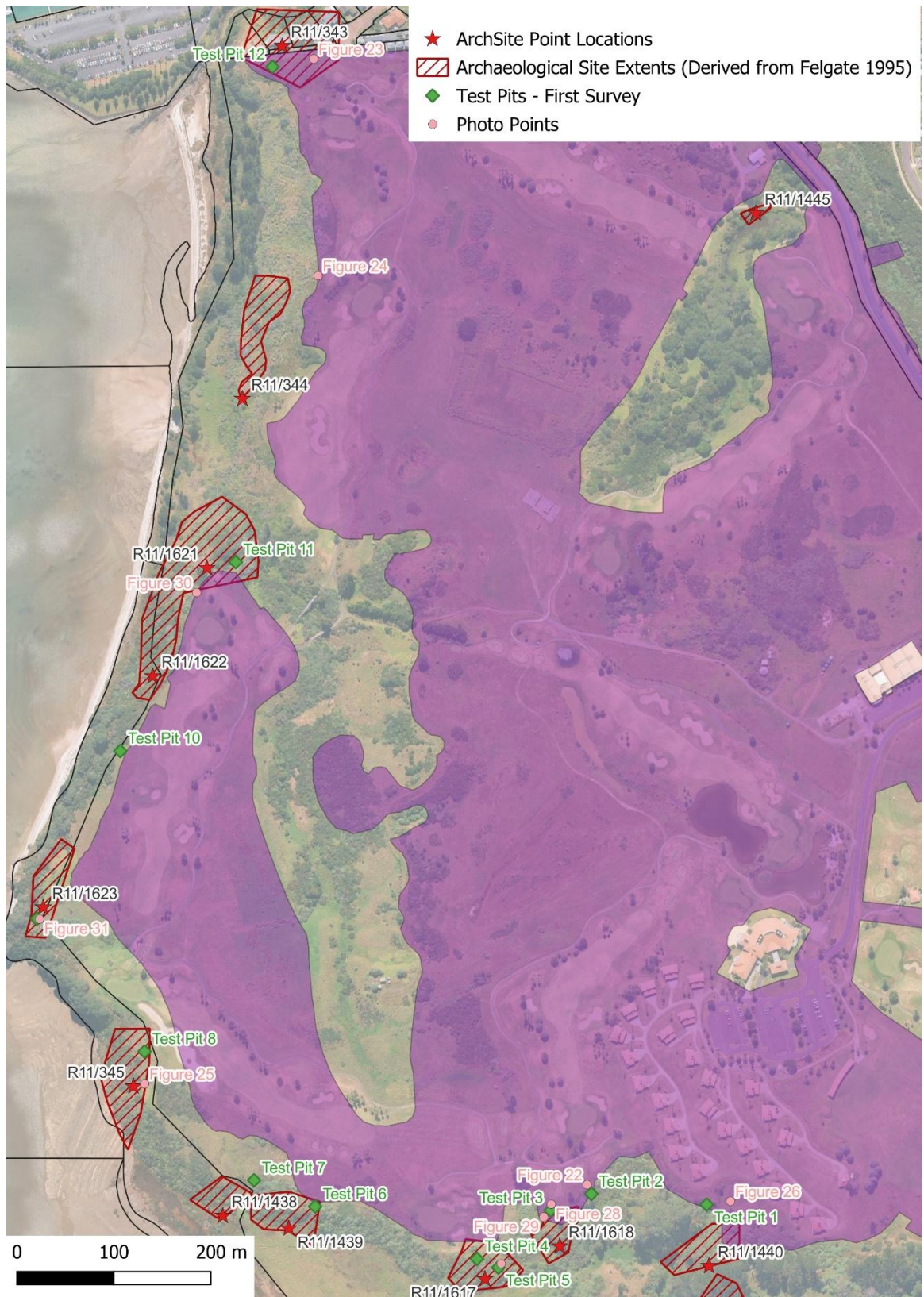


Figure 20. Plan showing archaeological site and test pit locations within the Development area



Figure 21. View facing southwest, showing dense vegetation along perimeter of project area



Figure 22. View facing west, showing golf course with vegetation along the perimeter



Figure 23. View facing west, showing location of R11/343



Figure 24. View facing southwest, showing location of R11/344



Figure 25. View facing southwest, showing vegetation and slope down to see around site R11/345



Figure 26. View facing south west, showing location of R11/1440



Figure 27. View facing southeast, showing location of midden site R11/1617



Figure 28. View facing south showing vegetation around sites R11/1618



Figure 29. View facing southwest showing slope and vegetation around sites R11/1618



Figure 30. View facing northwest, showing location of R11/1621 and R11/1622



Figure 31. View facing west, showing location of site R11/1623 (outlined in red)

Table 2. Test pit locations and stratigraphic profiles. Test pit locations are displayed on Figure 20

ID	Easting	Northing	Layer 1	Layer 2
Test Pit 1	1777738	5914191	17cm mid brown topsoil	Light yellow clay
Test Pit 2	1777619	5914202	16cm mid to dark brown topsoil	Yellow clay
Test Pit 3	1777577	5914185	26cm dark brown topsoil	Yellow clay
Test Pit 4	1777501	5914135	11cm mid brown topsoil	Yellow orange clay
Test Pit 5	1777523	5914126	25cm dark brown topsoil with charcoal above base	Mottled yellow clay
Test Pit 6	1777334	5914189	18cm dark black soil	Orange yellow clay
Test Pit 7	1777271	5914216	24cm mid brown topsoil	Yellow clay
Test Pit 8	1777158	5914349	28cm very dark black topsoil with golf ball and chunks of burnt sandstone	Yellow clay
Test Pit 9	1777047	5914486	10cm dark black topsoil	Shell topsoil mix
Test Pit 10	1777133	5914659	20cm mid brown topsoil	Grading into a mix topsoil and yellow clay natural. subsoil not reached

Test Pit 11	1777252	5914854	20cm mid brown mottled topsoil	Yellow clay
Test Pit 12	1777290	5915365	20cm mid brown topsoil	Yellow clay



Figure 32. Test pit 1



Figure 33. Test pit 3



Figure 34. Test pit 5



Figure 35. Test Pit 9



Figure 36. Test pit 11

The second survey attempted to reidentify previously recorded sites R11/1441, R11/1442, R11/1443, R11/1444, R11/2521, R11/2522, R11/2525, R11/2526, R11/2527, R11/2528, R11/2529, and R11/2530. R11/2530 were located outside the project area. Several of these sites, particularly R11/2527–R11/2530, were inaccessible during the survey because they are situated down a steep cliff face (Figure 47).

R11/1440 (Pit, midden)

A further attempt was made to revisit RT11/1440 by accessing the area from the southeastern side. However, due to its position down a steep bank and in dense vegetation cover, with limited safe access and visibility this was not successful (Figure 38).

R11/1441 (Pit, terrace, midden)

Site R11/1441 was successfully reidentified within bush clad slopes (NZTM: 1777764 5914098.). The terrace and possible pit were visible in grass amongst various trees. Midden was observed eroding out of the steep embankment and extending northwards towards a gully. Probing was ineffective in confirming the full extent of the site due to dense tree roots throughout the vegetated area.

R11/1442 and R11/2522 (Pits, terrace)

R11/1442 and R11/2522 were reidentified within dense vegetation on the southern end of a spur (NZTM: 1777816 5914056), directly east of pā R11/1619 and southwest of the current fence line. Two pits were clearly visible, with dense gorse growing within the cuts (Figure 41). A 4m by 3m terrace was also relocated to the southwest of the pits, extending north down the spur (Figure 42). By examining the written descriptions of both sites with the on site topography and features it is considered most likely that these two site records are recording the same group of features. Probing was unable to confirm the presence or extent of the midden due to dense tree roots; however, the pits and terrace were successfully relocated.

R11/1443 (Terrace)

R11/1443 could not be reidentified during the field survey (Figure 43). This may be due to previous landscaping or ground modification in the area, which appears to have obscured or removed any visible surface expression of the recorded terrace.

R11/1444 (Pit?)

This site was not convincingly reidentified. The original record describes a vague pit feature, and there are some potential features in the area, although these do not exactly match up with the locational information (Figure 44).

R11/2521 (Pits)

R11/2521 was able to be reidentified, situated at NZTM: 1777929 5914003. Two possible pits were seen through the grass fields (Figure 45).

R11/2525 (Pits)

R11/2525 was reidentified on the headland spur above a small stream. Three pits were identified on the basis of subtle topography changes and differential vegetation visible along the west-facing slope descending towards the stream (Figure 46). These features are

also visible on LiDAR-derived terrain data. Additional vegetation variation extending east along the ridge may indicate the presence of further pit features; however, no corresponding or clearly defined surface expression or topographic anomalies were observed during field inspection. As such, this interpretation could not be confirmed on the ground and may alternatively relate to historic agricultural activity or other forms of ground disturbance.

R11/2526 (Midden)

Site R11/2526 was successfully reidentified along the steep coastal cliffs within dense vegetation and gorse cover

R11/2527 - 2530 (Midden)

Sites R11/2527, R11/2528, R11/2529, and R11/2530 were not revisited. These sites are situated low down on a natural terrace situated some 20m below the limits of the project works. The ground upslope from these was examined to determine if any elements of these sites continued up on to the higher ground.

R11/3602 (Midden) (new archaeological site)

One new archaeological site, R11/3602, was identified during the survey (NZTM: 1777955 5913808) (Figure 48-Figure 49). The site comprised of midden exposed in turf divots, with probing indicating an approximate extent of 15m by 15m. The exposed stratigraphy consisted of 8cm of very dark topsoil overlying 7cm of densely compacted and highly fragmented cockle shell midden.

Table 3. Test pit locations and stratigraphic profiles from the second field survey. Test pit locations are displayed on

ID	Easting	Northing	Layer 1	Layer 2
Test Pit 1	1778185	5914002	17cm mid brown clayey topsoil	Orange clay
Test Pit 2	1778092	5914030	21cm Mid brown topsoil	Yellow clay
Test Pit 3	1777951	5914063	26cm mid brown friable soil	Orange clay
Test Pit 4	1778088	5913953	28cm mid brown friable clay with rock inclusions and charcoal present at 13cm	Yellow clay
Test Pit 5	1778150	5913885	Mid brown topsoil	Yellow clay
Test Pit 6	1777894	5913861	42cm very dark brownish black topsoil with burnt clay	Pale yellow brown clay
Test Pit 7	1777972	5913794	24cm mid brown clayey topsoil	Light yellow clay
Test Pit 8	1777887	5913759	26cm mid brown friable topsoil	Orange clay
Test Pit 9	1777936	5913702	25cm mid brown clayey soil	Pale yellow clay
Test Pit 10	1777877	5913601	23cm mid grey, brown	whiteish clay

Test Pit 11	1777955	5913567	25cm mid brown friable	Pale yellow clay
Test Pit 12	1778217	5913541	28cm mid brown clayey topsoil	Pale yellow
Test Pit 13	1778048	5913424	23cm mid brown clayey soil	Mid yellow clay
Test Pit 14	1777985	5913346	29cm mid brown clayey topsoil	Pale yellow clay
Test Pit 15	1778250	5913387	20cm mid brown topsoil	Yellow clay
Test Pit 16	1778280	5914054	26cm mid brown topsoil	Yellow clay

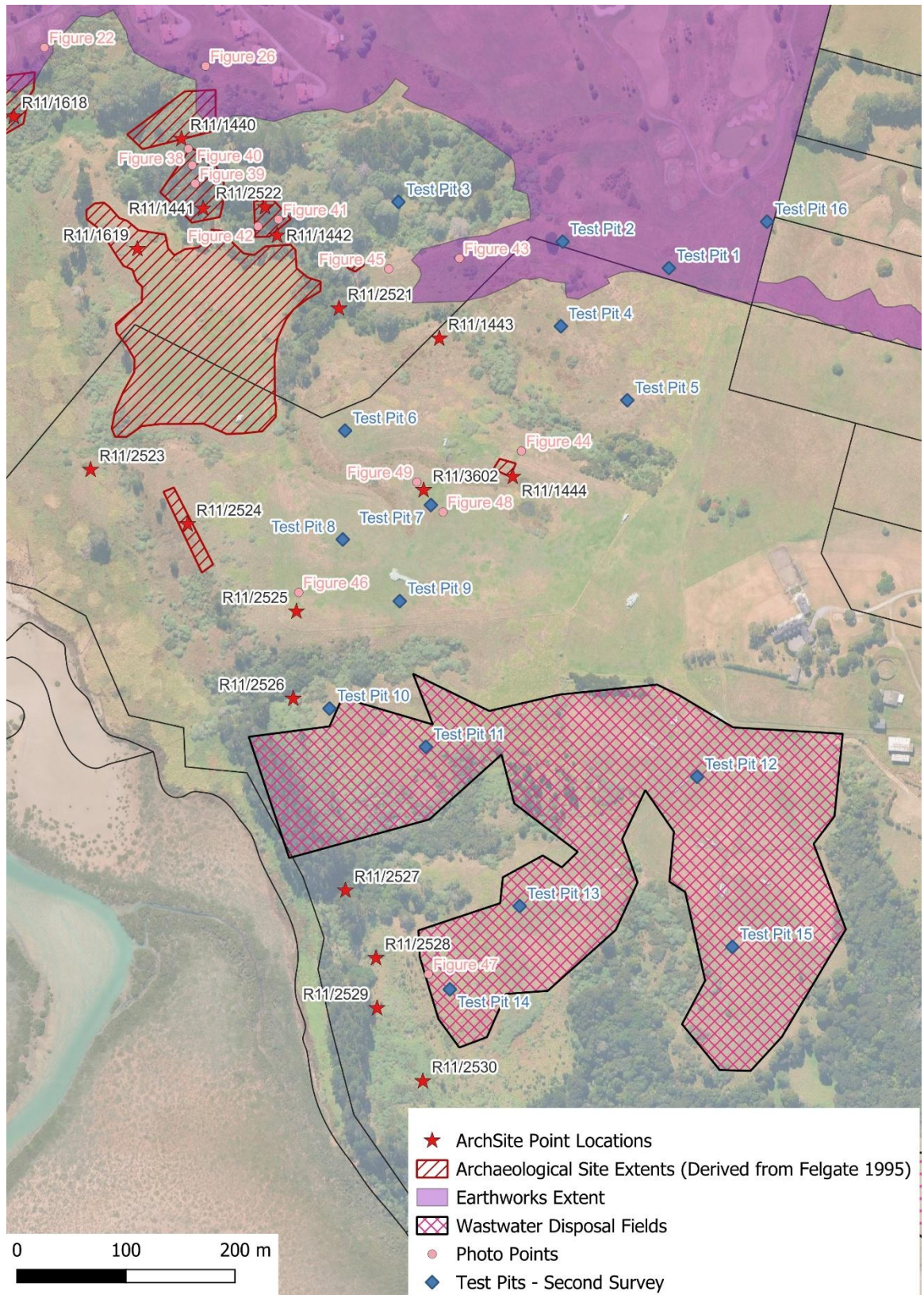


Figure 37. Plan showing archaeological site and test pit locations within the Development area



Figure 38. View facing north, showing direction towards R11/1440



Figure 39. View facing northwest, showing location of midden site R11/1441 (Red outline)



Figure 40. View facing west, showing midden site R11/1441 eroding out the steep embankment (Red outline)



Figure 41. View facing southwest, showing on of the large pits forming site R11/1442 (outlined in red)



Figure 42. View facing southwest, showing terrace site R11/1442 (outlined in red)



Figure 43. View facing northeast, showing recorded location of site R11/1443



Figure 44. View facing west, showing recorded location of site R11/1444



Figure 45. View facing northwest, showing site R11/2521



Figure 46. View facing east. Showing pit site R11/2525, and showing variable vegetation extending up the ridgeline to the east



Figure 47. View facing southwest, showing recorded locations of sites R11/2527-R11/2530



Figure 48. View facing west, showing new midden site R11/3602 (Red arrow)



Figure 49. Midden site R11/3602 exposed through topsoil



Figure 50. Test pit 1



Figure 51. Test pit 4



Figure 52. Test pit 6



Figure 53. Test pit 11

DISCUSSION AND CONCLUSIONS

Summary of Results

A total of 28 recorded archaeological sites are located within 250 m of the Development area. These sites relate to Māori occupation and comprise midden deposits, terraces, pits, and one recorded pā site (R11/1619). One recorded site, R11/1445, lies within an area subject to an earthworks consent covering part of the Development Site and is covered by Archaeological Authority 2026/140. The authority was obtained under s 44(a) of the HNZPTA for an activity that may modify or destroy one or more archaeological sites within the land identified in the application as Stage 1.

Field surveys undertaken in May and June 2026 focused on the less modified coastal margins and southern portions of the Development area, where archaeological potential was considered highest. Survey methods included pedestrian inspection, probing, and targeted test excavation.

During the first survey, two recorded sites, R11/1617 and R11/1623, were successfully reidentified, with subsurface archaeological deposits confirmed through test excavation and probing. At R11/1617, shell deposits and charcoal-bearing soils were identified within approximately 10 m of the proposed earthworks extent. At R11/1623, midden deposits comprising cockle and whelk shell were identified approximately 30 m from the proposed works, with probing indicating that deposits may extend beyond the investigated area.

Several additional recorded sites, including R11/1438, R11/1439, R11/1440, and R11/1618, could not be definitively reidentified during the survey due to dense vegetation cover and modification associated with historic golf course development. However, LiDAR review and field observations indicate that archaeological features associated with these sites may survive within vegetated coastal margins and gullies between 10 m and 40 m from the earthworks extent.

The second survey successfully reidentified sites R11/1441, R11/1442-2522, R11/2521, R11/2524, R11/2525, and R11/2526. The locations of R11/1443 and R11/1444 were revisited; however, these sites could not be definitively confirmed due to vague location information and indistinct surface features. A new midden deposit was identified and recorded as R11/3602, located outside the proposed earthworks area. All recorded sites investigated during the second survey were outside the area of proposed works.

While substantial portions of the Development area have undergone landscape modification, the survey demonstrates that archaeological deposits survive within less-modified coastal and vegetated margins adjacent to the proposed works. Although the potential for intact archaeological deposits is likely to be greatest in these less-modified areas, previously unrecorded archaeological material may also survive elsewhere within the Development area. Consequently, there remains potential for archaeological material to be encountered during earthworks

Māori Cultural Values

Feedback has been provided from Ngāi Tai ki Tāmaki as Mana Whenua over this land and they have referred us to their Cultural Values Assessment. The key outcomes relevant to this Development are identified as follows from their CVA:

1. Ngāi Tai must continue to be included in all design aspects of the site and proposed developments assuming the Structure Plan is accepted by the decision makers.
2. All parties to observe and uphold RMA, Sections 6, 7 and 8. Employ Cultural Discovery Protocols should any unknown or unregistered Māori or cultural sites be unveiled during earthworks.
3. Should kōiwi (human remains) be unearthed or other major activators arise, a rāhui will be discussed with (and if suitable invoked by) Ngāi Tai to allow appropriate holistic mitigation measures.
4. Should cultural material discoveries occur, that consideration to provide resourcing for a Pou Whenua, kōhatu, or Ngāi Tai marker, where appropriate, to be installed to mark the significance of the whenua.
5. Ngāi Tai require our Kaitiaki to be engaged for cultural monitoring of earthworks from the outset to completion of each stage.
6. BSLP, its contractors and their employees are to demonstrate, by way of policy or procedure, their process relating to Archaeological Discovery Protocols and enable Ngāi Tai to respond according to our tikanga.
7. Ngāi Tai require BSLP to regularly demonstrate cultural competency of their employees and contractors, and will regularly wānanga with Ngāi Tai either onsite or at Umupuia Marae and the Archaeologists presenting as almost a site cultural induction.
8. Ngāi Tai Kaitiaki will liaise with the Project Manager and Archaeologist at all times, and report directly with our office. This is the general earthworks condition Ngāi Tai applies to similar projects within significant cultural landscapes.
9. Where New Zealand native trees may require to be removed, Ngāi Tai require to be contacted in the first instance. Generally, if the specimen is a healthy native tree that cannot be replanted within the project area, Ngāi Tai request that they be relocated. If from the outset the trees cannot be relocated or replanted, Ngāi Tai require to assess the trees to determine suitability for carving, otherwise, that they are then mulched and returned within the project landscaping or, the mulch delivered to Umupuia Marae at 153 Maraetai Coast Road. This is to be arranged with the Kaitiaki.
10. We strongly advise requirement for appropriate sediment controls. Failure to do so will impact waterways and add to the further degradation to an already overburden waterway.
11. Ngāi Tai reserve the right to provide an Addendum to this Cultural Values Assessment – Tapuwae Ohiti should accidental archaeological discoveries be made during each stage of the development.
12. In the event Ngāi Tai are challenged by another Iwi or group who wish to demonstrate their affiliation to the project area, then Ngāi Tai, and Ngāi Tai only, will consider the challenge and provide a response.
13. Karakia/Blessing is to be carried out at the beginning and end of the development and immediately following accidental archaeological finds or unexplained incidents by Ngāi Tai.

14. Cultural Inductions – we consider this a useful tool for Contractors and encourage this for all new staff or Contractors throughout the lifetime of the development.
15. Cultural document control, in the form of providing Ngāi Tai with any formal communications. This will provide an opportunity for Ngāi Tai Kaitiaki to review the communications and provide an appropriate response regarding the effects, if any to our Wairua, Tinana, Whānau, and Hinengaro.
16. Document Control – Contamination: Where possible our Ngāi Tai Kaitiaki and office is to receive any technical reports relating to the MBR Wastewater Treatment, Waterways e.g., aquifer and earthworks. Ngāi Tai will always have real concerns of the potential for contaminants to leach into the whenua, waterways, and the special pockets of native forests along the awa and within the development area.
17. The whenua and waterways within the development site are of high significance, the names, the areas as expressed throughout. Our waterways cannot be treated as a means to ‘carry away’ untreated discharge, sediments, stormwater runoff and overland flows. Ngāi Tai acknowledge Tonkin + Taylor have provided environmental, SNA (significant natural area) and Ecological Reports to BSLP.
18. Ngāi Tai are to be engaged in developing all Road names and facilities.
19. ‘Cultural Markers’ identifying sites of significance or sites of interest is an opportunity of wayfinding and an opportunity to educate the community and visitors alike. Ngāi Tai seek the opportunity to incorporate our story telling, our footprint, design, and development of these cultural elements into the ULDF.
20. All landscape plantings are to be natives, and that preferably, they whakapapa in and around the Kahawairahi-Formosa footprint. Ngāi Tai aspirations for a native nursery, our knowledge of local plants, and our ongoing seed banking, ensures shared knowledge with the landscape design team.
21. Ngāi Tai recognise that the statutory considerations of the RMA, as the overarching document controlling the use and development of natural and physical resources, which clearly identifies that there needs to be provision for, and recognition of, cultural and Ngāi Tai ki Tāmaki values. However, it is our hope that our Ngāi Tai tikanga, values and kōrero are heard, and supported alongside those of the RMA.

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.

It is noted that dense vegetation restricted the examination of some sections of the coastal margins (Figure 54), where there is potential for archaeological sites or deposits to be present. However, the development and earthworks plans indicate that very little earthworks or development are proposed within these areas, although some planting activities are planned in the north, and some wastewater disposal fields are present in the south.

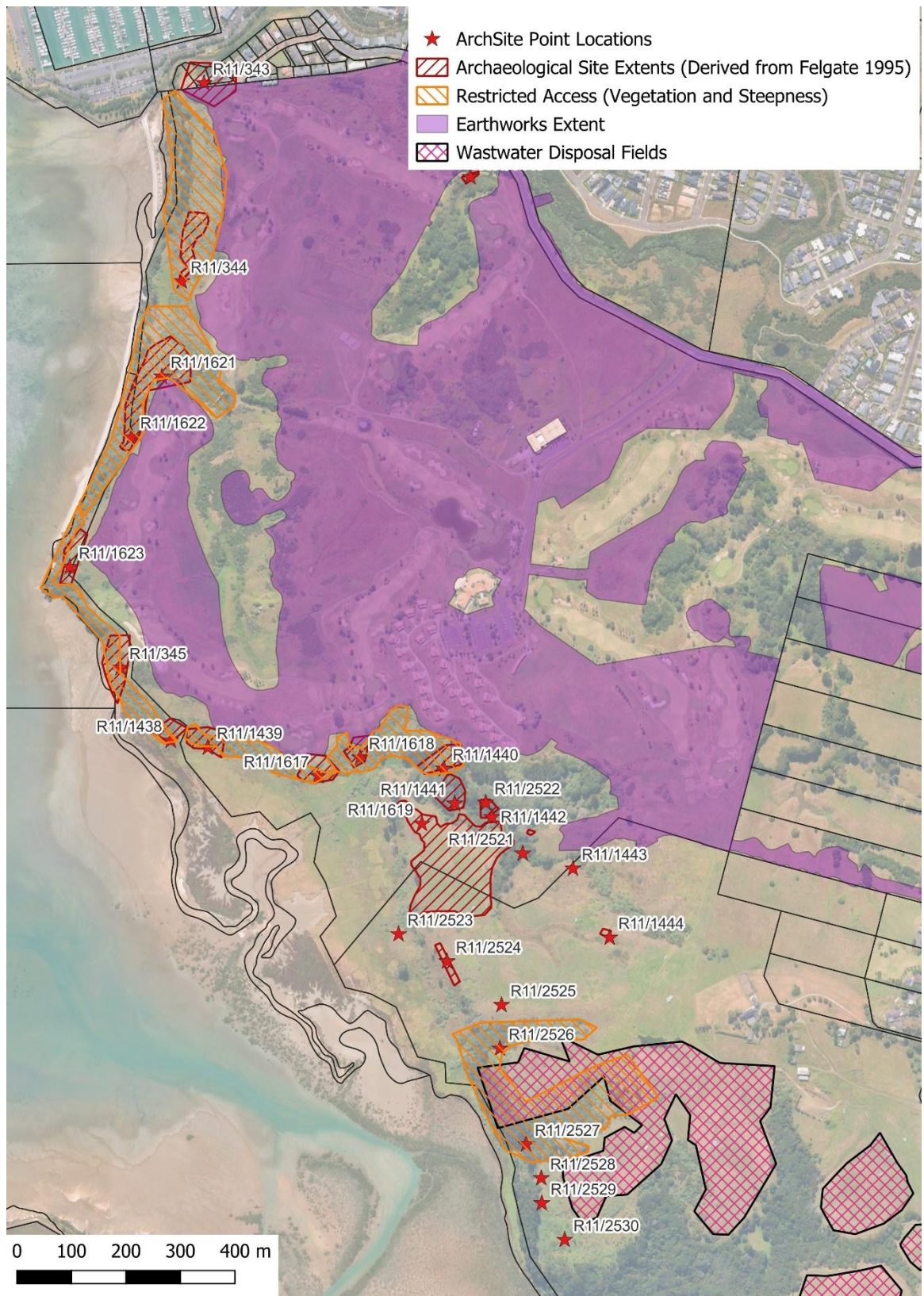


Figure 54. Plan showing restricted access (orange hatching) in relation to the recorded archaeological sites, proposed earthworks and wastewater disposal fields

Archaeological Value and Significance

The Auckland Regional Policy Statement in the AUP (Chapter B5.2.2) identifies several criteria for evaluating the significance of historic heritage places. In addition, Heritage New Zealand Pouhere Taonga (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 (Table 4 and Table 5).

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 utilising 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 encompasses contextual value, which in this case relates to the interrelated nature of the recorded sites as part of a wider Māori archaeological landscape comprising terraces, pits, midden scatters, and settlement features distributed across coastal margins, spurs, and gully systems. Archaeological sites may also have other historic heritage values including historical, architectural, technological, cultural, aesthetic, scientific, social, spiritual, traditional and amenity values.

Overall, the sites are assessed as having limited to moderate archaeological value at a site-specific level, with variation across the group. While a number of sites have been modified or not reidentified, others retain intact subsurface deposits with moderate information potential. When considered collectively as a landscape, the archaeological values are assessed as moderate to high, reflecting both the presence of surviving deposits and the degree of historic modification across the broader area. (Table 4 and Table 5).

Table 4. Assessment of the historic heritage significance of sites R11/343, R11/344, R11/345, R11/1438, R11/1439, R11/1440, R11/1441, R11/1442, R11/1443, R11/1444, R11/1617, R11/1618, R11/1621, R11/1622, R11/1623, R11/2521, R11/2522, R11/2523, R11/2524, R11/2525, R11/2526, R11/2527, R11/2528, R11/2529, R11/2530, and R11/3602 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	The sites represent a cluster of Māori occupation evidence within the Beachlands coastal landscape, including midden, terraces, pits and a pā (R11/1619 outside this grouping but part of the wider landscape context). The sites collectively reflect repeated occupation and use of coastal margins and ridgelines, consistent with wider patterns of settlement in the eastern Auckland region. None of the sites are currently associated with named	Moderate

Zealand, the region or locality	individuals or specific documented historical events.	
b) social: The place has a strong or special association with, or is held in high esteem by, a community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value	The sites are not known to be held in high public esteem or to have strong contemporary community use or recognition. However, they form part of a broader cultural landscape that retains significance to Mana Whenua as evidence of ancestral occupation.	Little to Moderate
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	Values are to be determined through consultation with Mana Whenua. However, the sites are part of a wider ancestral landscape of coastal settlement and resource use and hold cultural associations.	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	The sites have variable but generally moderate potential to contribute to archaeological knowledge. Several sites retain intact or partially intact midden deposits (e.g. R11/1617, R11/1623, R11/3602), while others may survive beneath vegetation or modified ground surfaces (e.g. R11/1438, R11/1439, R11/1618). Collectively, the group has potential to provide information on settlement patterns, subsistence practices, and environmental change through excavation, dating, and analysis.	Moderate
e) technology: The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials	The sites primarily comprise midden, pits and terraces and do not exhibit evidence of technological innovation or structural complexity beyond customary Māori earthwork and occupation features.	Little
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	The physical integrity of the sites varies. Some sites retain identifiable subsurface deposits (e.g. R11/1617, R11/1623, R11/3602), while others were not relocated and may be partially or fully modified by later land use. Where present, features are representative of	Little to Moderate

notable architect, designer, engineer or builder;	common site types including midden deposits, terraces, and pits.	
g) aesthetic: The place is notable or distinctive for its aesthetic, visual, or landmark qualities	The sites are generally subsurface or partially obscured by vegetation and do not possess notable aesthetic, landmark, or visual qualities.	Little
h) context: The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting	The sites form part of a wider archaeological and cultural landscape within the Beachlands coastal area. Although the setting has been modified through golf course development, residential subdivision, and land modification, the distribution of sites across ridges, slopes, and gullies retains clear landscape patterning indicative of past settlement choices.	Moderate

Table 5. Assessment of the archaeological values of sites R11/343, R11/344, R11/345, R11/1438, R11/1439, R11/1440, R11/1441, R11/1442, R11/1443, R11/1444, R11/1617, R11/1618, R11/1621, R11/1622, R11/1623, R11/2521, R11/2522, R11/2523, R11/2524, R11/2525, R11/2526, R11/2527, R11/2528, R11/2529, R11/2530, and R11/3602 (midden, terrace, pit and associated archaeological deposits) based on Heritage NZ criteria (Heritage NZ 2019: 9-10)

Value	Assessment
Condition	The condition of the sites is highly variable, reflecting both historic modification and differential survival of subsurface deposits. Several sites (R11/343, R11/1438, R11/1618) were not reidentified during survey, consistent with long-term modification through golf course, residential development and earthworks; R11/343 and R11/1445 in particular are known to have been partially impacted by track and dam construction, with prior excavation evidence confirming truncated but surviving occupation deposits at R11/343. R11/344 retains recorded midden and possible modified landforms (including knolls and potential earthworks), though access constraints prevented confirmation of surface survival. R11/345 shows evidence of past burning and disturbance, with no shell identified during testing, consistent with partial truncation. R11/1439 retains possible subsurface cultural horizons (charcoal staining) despite no exposed midden during testing. R11/1440, R11/1621 and R11/1622 are likely to retain only remnant or localised subsurface deposits, although LiDAR and historic records indicate modified gully and cliff-edge contexts where archaeological material previously occurred. In contrast, R11/1617 and R11/1623 retain intact midden deposits, including shell-bearing layers and charcoal, with confirmed lateral extent beyond test pits. R11/1618 is strongly indicated in LiDAR as a terrace feature immediately downslope of the works area, though not relocated on the ground. The sites situated further to the south outside

	of the impacts of the golf course are in a much better condition overall, and are considered to be primarily intact. Overall, site survival ranges from confirmed intact subsurface deposits through to heavily modified or unconfirmed locations where archaeological remains may be absent or deeply buried.
Rarity	Midden, terrace and pit features are common regionally and nationally; however, the density and diversity of recorded features within this landscape, including pā (R11/1619), extended midden scatters (R11/1621, R11/1622, R11/3602), terraces and occupation evidence (e.g. R11/343, R11/1618, R11/344), reflects a relatively uncommon concentration of interrelated settlement features within a confined coastal–gully landscape.
Contextual value	The sites form part of a coherent and multi-component Māori archaeological landscape encompassing occupation areas, terraces, pits, midden scatters, and a recorded pā (R11/1619). Spatial relationships between coastal margins, spurs, terraces and gully systems indicate structured landscape use, including settlement, food processing and resource exploitation. The linkage between sites (particularly R11/1621–1622 as a continuous midden zone, and R11/1617–1618 along spur and slope systems) reinforces these connections. Despite modification, the landscape retains high contextual integrity as a clustered archaeological zone within the wider Beachlands–Whitford area.
Information potential	The group retains moderate to high information potential overall. R11/1617 and R11/1623 contain intact shell-bearing midden and charcoal deposits capable of providing data on diet, chronology, environmental use and site function. R11/343 retains confirmed 16th century occupation evidence (including postholes, fire scoops and drainage features). R11/1439 and R11/344 retain moderate potential through remnant cultural horizons and complex recorded landforms. R11/345 shows limited potential due to lack of shell in testing but retains evidence of past burning. R11/1440, R11/1621 and R11/1622 have low to uncertain potential due to disturbance and non-identification of material during survey, although earlier records indicate wider midden distributions. Sites not reidentified (R11/343, R11/1438, R11/1618) may still retain buried deposits, particularly where LiDAR indicates surviving landform features.
Amenity value	The sites have little to no amenity value, being subsurface or obscured by dense vegetation, gorse, or modified landforms including golf course infrastructure, tracks, and drainage works. None are visible or legible as heritage features in the contemporary landscape.
Cultural associations	All sites have strong Māori cultural associations as part of a broader ancestral landscape of occupation, resource use and settlement. This includes confirmed pā (R11/1619), extended occupation zones (R11/343, R11/1621–1622), and coastal midden sites (R11/1617, R11/1623). The nature and extent of cultural values, including

	associations with place, whakapapa, and customary use, are for determination by tangata whenua.
Other	Historic records demonstrate that several sites have been previously partially destroyed or modified by infrastructure (tracks, dam construction, golf course development), yet subsurface survival persists in some locations. The presence of both heavily modified and well-preserved deposits highlights the potential for additional unrecorded subsurface remains within and adjacent to the project footprint.

Effects of the Proposal

The proposed Development will involve bulk earthworks across the Development area (beyond the approved Stage 1 earthworks area) and subsequent subdivision and development of the land. The EPAN will be developed through the establishment of paths and walkways, weed removal, and native planting. A wastewater treatment facility and several wastewater disposal fields are also to be established. A total of eleven recorded archaeological sites are either located within, or extend into, areas of proposed ground disturbance associated with bulk earthworks or EPAN works.

The main Development area will undergo a bulk topsoil strip followed by cut-and-fill activities generally involving up to 5 m of excavation or fill (Figure 3 and Figure 55). Earthworks in the vicinity of sites R11/1439, R11/1440, R11/1617 and R11/1618 will also involve the installation of palisade walls, requiring either 600 or 900mm diameter piles to be installed. These works have the potential to remove or modify any archaeological deposits present within the earthworks footprint. However, the extent of effect will depend on the presence, nature, and distribution of archaeological material within individual areas of disturbance.

The earthworks extent for the Development intersects the previously recorded extents of seven archaeological sites (R11/343, R11/1439, R11/1617, R11/1618, R11/1621, R11/1623, and R11/1440, see Figure 55). The recorded site extents are based on previous investigations and/or recorded locations and do not necessarily represent the full extent or distribution of archaeological deposits.

No intact archaeological deposits were identified within the proposed earthworks footprint for these sites during the field survey. Therefore, while the proposed works overlap with recorded archaeological site extents, there is currently no evidence that intact archaeological deposits will be affected within the areas of earthworks. However, the possibility remains that isolated archaeological deposits or features survive within these areas and could be modified or removed during earthworks.

The potential effects on these recorded sites are considered to be limited, given the absence of confirmed archaeological deposits within the earthworks footprint and the localised nature of the areas where potential effects may occur. The sites are of archaeological value as evidence of Māori occupation and land use within the wider Beachlands landscape; however, the proposed works are not expected to result in substantial loss of archaeological information. Any archaeological material encountered during works will be managed in accordance with the requirements of the archaeological authority.

The EPAN follows the natural gullies, stream corridors, and coastal margin (Figure 56 to Figure 58). Existing high-value vegetation will be retained where present, while extensive revegetation will be undertaken elsewhere within the EPAN. Weed removal activities may result in localised ground disturbance depending on the methods employed, while planting activities will require minor ground disturbance associated with plant establishment.

Six planting ecotones have been identified: Coastal Zone, Riparian Gully Base, Lower Gully Slopes, Upper Gully Slopes, Coast Side Terraces, and Inland Terraces (Figure 56 to Figure 58). Of these, the latter two are of limited relevance to the recorded archaeological sites. Most sites are located wholly within the Coastal Zone (R11/345, R11/1438, R11/1439, R11/1440, R11/1617, R11/1618, R11/1622, and R11/1623). Site R11/343 extends across the Coast Side Terrace, Gully Base, and Upper Gully Slope zones. Site R11/1445 is located within the Gully Base Zone, while R11/344 occupies the Coastal Zone, Gully Base, and Riparian Gully Base zones. Site R11/1621 extends across the Coastal Zone, Upper Gully Slope, and Riparian Gully Base zones.

A network of shared paths and walking tracks is proposed throughout the EPAN. The primary shared path will be constructed of asphaltic concrete, while secondary pathways will comprise stabilised bound gravel on a compacted basecourse with edge restraints. Boardwalks, bridges, and stairs will also be constructed where required. Associated infrastructure will include benches, wall seating, picnic tables, viewing platforms, play elements, cycle stands, lighting, signage, and markers. The installation of these features will require localised excavation associated with path formation, foundations, and footing construction. In areas where archaeological deposits are present, including potential midden deposits within coastal and vegetated margins, these works may result in modification of subsurface archaeological material.

These effects are expected to be localised and minor in extent, given the limited spatial footprint and shallow nature of the proposed works, and the overall distribution of archaeological values across the wider Development area. Where archaeological sites are present, any effects will be managed in accordance with the relevant archaeological authority conditions.

The wastewater disposal fields are to have a primary disposal area of 150,000m², and reserve disposal areas of 75,000m². The disposal system is to be either via a subsurface irrigation system or via a surface laid pressure dripper system. The disposal fields are situated away from known archaeological sites and will not have an impact on known values.

In areas where archaeological sites have been recorded, as well as adjacent areas that have not been subject to detailed archaeological investigation, there remains the potential for previously unrecorded archaeological deposits to be present. While the historic development and operation of the golf course is likely to have substantially modified parts of the landscape, some areas may have experienced limited disturbance and could retain archaeological deposits.

Consequently, there remains a possibility that previously unrecorded archaeological features or deposits may be exposed during development. It is therefore recommended that an archaeological authority be obtained prior to the commencement of earthworks to enable the management of any archaeological material encountered and to avoid potential project delays.

Archaeological features and remains may include burnt or fire-cracked stones, charcoal concentrations, midden deposits, bone, glass and ceramic artefacts, pits, ditches, banks, structural remains, Māori and early European artefacts, or human burials.

Relevant Planning Provisions

Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other heritage sites. The AUP is relevant to the proposed activity. However, none of the recorded archaeological sites in the vicinity are scheduled within the AUP.

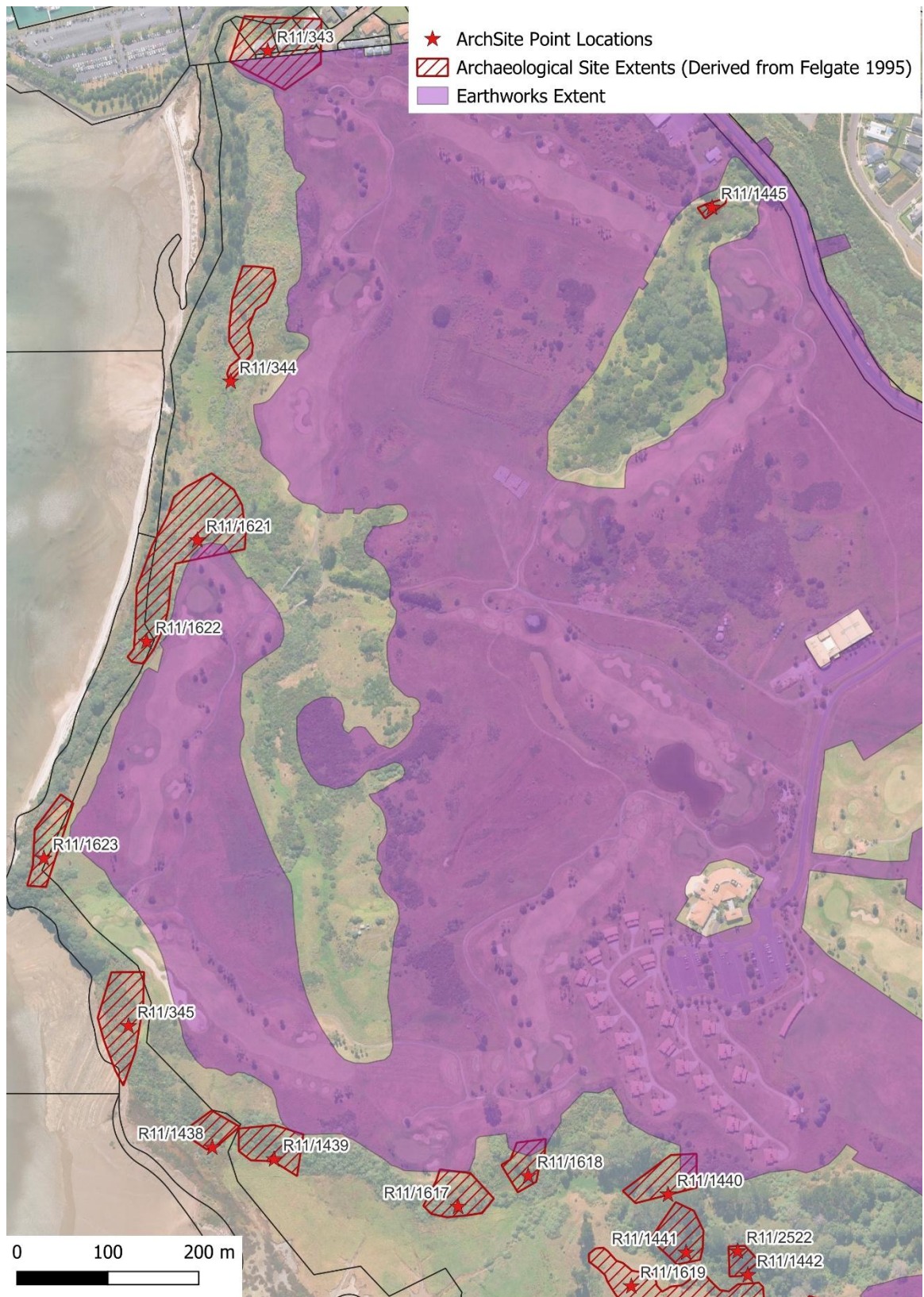


Figure 55. Plan showing earthworks extent (purple shading) in relation to the recorded archaeological sites.



Figure 56. Plan showing the recorded archaeological sites in relation to the proposed EPAN planting and walkways. Dark green indicates existing high-value vegetation to be retained; mid-green indicates revegetation areas; blue-green indicates riparian planting; pale blue indicates wetland areas; and pale yellow lines indicate the proposed shared paths and walkways.



Figure 57. Plan showing the recorded archaeological sites in relation to the proposed EPAN planting and walkways. Dark green indicates existing high-value vegetation to be retained; mid-green indicates revegetation areas; blue-green indicates riparian planting; pale blue indicates wetland areas; and pale yellow lines indicate the proposed shared paths and walkways.

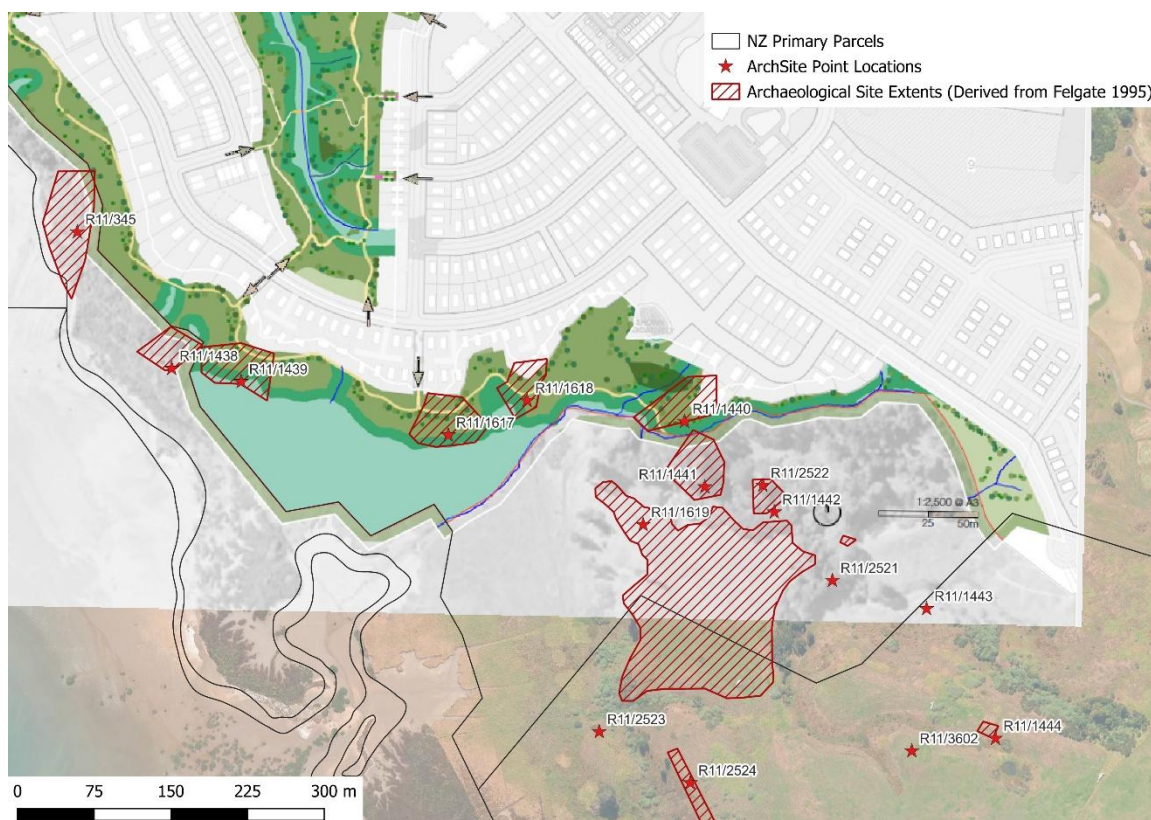


Figure 58. Plan showing the recorded archaeological sites in relation to the proposed EPAN planting and walkways. Dark green indicates existing high-value vegetation to be retained; mid-green indicates revegetation areas; blue-green indicates riparian planting; pale blue indicates wetland areas; and pale yellow lines indicate the proposed shared paths and walkways

Archaeological Authority Application under the Fast-track Approvals Act 2024

An archaeological authority will be sought as part of the Fast-track approvals application under the Fast-track Approvals Act 2024 (FTAA). In accordance with Schedule 8, clause 2 of the FTAA, the following information is provided to support the application.

Clause, Schedule 8	Information required for an approval described in section 43(3)(i) Archaeological Authority	Relevant information
2(1)(a)	a legal description of the land or, if one is not available, a description that is sufficient to identify the land to which the application relates	Lot 2 DP 501271 – 110 Jack Lachlan Drive Lot 100 DP 504488 – 620 Whitford-Maraetai Road Lot 4 DP 54105 – 712 Whitford-Maraetai Road Lot 9 DP 54105 – 758 Whitford-Maraetai Road Lot 10 DP 54105 – 770 Whitford-Maraetai Road Lot 3 DP 166414 (Local Purpose Reserve Esplanade)

		Lot 7 DP 125200 (Local Purpose Reserve Esplanade)
2(1)(b)	the name of the owner of the relevant land, if the applicant is not the owner of the land <i>Guidance note 1: If the substantive application is to be lodged by more than 1 authorised person, the reference to the applicant in subclause (1)(b) will be read as a reference to the authorised person who is to be identified in the application as the proposed holder of the archaeological authority.</i> <i>Guidance note 2: If multiple landowners will be affected, provide the legal description of the land owned by each affected owner.</i>	758 Whitford-Maraetai Road: • Nigel Coyle Hannan 770 Whitford-Maraetai Road: • Colleen Flora McNab • Ian Fraser McNab
2(1)(c)	proof of consent, if the owner of the relevant land has consented to the proposed activity <i>Guidance note: Landowner consent in relation to an archaeological authority means that they have:</i> •<i>read and understood the description of proposed activity included in this application and acknowledge and accept any implications the activity may have on them and their land;</i> •<i>been consulted regarding the proposed activity and give their consent to the activity being carried out; and</i> •<i>have read and understood the following information on legal responsibilities concerning archaeological material:</i> <i>Archaeological material includes any material removed from an archaeological site. This can mean artefacts, faunal material,</i>	Consent will be obtained from those owners prior to any works commencing on 758 and 770 Whitford-Maraetai Road.

	<i>botanical material and environmental material.</i> <i>The conditions provided in an archaeological authority may require that analysis be undertaken on any archaeological material found. Once analysis is completed the long-term management and final repository of the material must be considered. When considering ownership, archaeological material can be classed as either:</i> <i>Taonga tūturu</i> <i>• defined in the Protected Objects Act 1975 as any artefact removed from an archaeological site that relates to Māori culture, history, or society, and was or appears to have been manufactured or modified in New Zealand by Māori, or brought into New Zealand by Māori, or used by Māori, and is more than 50 years old.</i> <i>• once found, the Crown assumes ownership • the legislation relating to taonga tūturu is managed by the Ministry for Culture and Heritage. For further information please visit the Ministry's website at http://www.mch.govt.nz/nz-identityheritage/protectedobjects</i> <i>Other material (i.e. not taonga tūturu):</i> <i>• this is property of the land owner at the time the material was recovered</i> <i>• this includes any artefacts that don't fall within the definition of taonga tūturu, as well as faunal material, botanical material and environmental material</i>	
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2(1)(d)	confirmation that the application complies with sections 46(2), 42, 43, and 44 of the Act, confirmation that the application relates solely to a listed project or a referred project, confirmation that any fee, charge, or levy payable under regulations in respect of the application is paid.	The application complies with sections 46(2), 42, 43, and 44 of the Act. The application relates solely to Beachlands South Limited Partnership's (BSLP) listed Fast-track project - Beachlands South. We understand that BSLP intends to pay any fee, charge, or levy payable under regulations in respect of the application at the time of lodgement.
2(1)(e)	a description of each archaeological site to which the application relates and the location of each site <i>Guidance note: Please provide the New Zealand Archaeological Association's (NZAA) site reference if your proposed activity may affect a known archaeological site.</i>	The description of each archaeological site is provided, in both the review of the recorded sites and the field survey sections. The site record forms are also provided in Appendix A to the Archaeological Assessment.
2(1)(f)	a description of the activity for which the authority is sought <i>Guidance note: Please include a list of all earthworks or ground-disturbing activities for your project. Attach related final plans, drawings, engineering specifications and/or photographs. Plans need to show the activity in relation to the location and extent (if known) of the affected archaeological sites.</i>	The proposal includes undertaking vegetation removal and bulk earthworks to establish the landform necessary to prepare the site for future roading, residential, commercial, and community development, and future infrastructure. This will involve earthworks of part of the existing Formosa Golf Course, and properties at 620, 712, 758, and 770 Whitford-Maraetai Road. To minimise the earthworks volume to the extent practicable the majority of earthworks will involve topsoil stripping following by cut to fill activities generally involving up to 5 m of excavation or fill.
2(1)(g)	a description of how the proposed activity will modify or destroy each archaeological site	The Archaeological Assessment identified 28 archaeological sites within 250 m of the Development area, the majority of which are outside the main earthworks footprint. There are eleven recorded sites (R11/343, R11/344, R11/345, R11/1438, R11/1439, R11/1440, R11/1617, R11/1618, R11/1621, R11/1622, and R11/1623) that are either located within, or extend into, areas of proposed ground disturbance associated with bulk earthworks or EPAN works. Within the main Development earthworks footprint, these sites may be subject to modification or destruction through bulk excavation and cut-and-fill activities, where archaeological deposits are present. In areas where no intact archaeological deposits were identified

		during survey, the potential effect is limited to the possibility of encountering isolated or residual archaeological material. Within the EPAN, potential effects are limited to localised and shallow ground disturbance associated with vegetation clearance, planting, and the installation of walking tracks and associated infrastructure. These works may result in minor modification of subsurface archaeological deposits, including midden material, where present. There remains the potential for previously unrecorded archaeological material to be encountered during earthworks in areas that have not been subject to detailed archaeological investigation. Such material is most likely to include midden, oven stones, and associated occupation debris.
2(1)(h)	except in the case of an approval described in section 44(b) of the HNZPT Act, an assessment of— (i) the archaeological, Māori, and other relevant values of the archaeological site in the detail that is appropriate to the scale and significance of the proposed activity and the proposed modification or destruction of the archaeological site; and (ii) the effect of the proposed activity on those values	Detailed assessment of the archaeological values are presented in the Archaeological Values and Significance section above. The archaeological sites within the Development area represent evidence of past Māori occupation and use of the coastal landscape. Site types include midden deposits, pits, and terraces. These sites have archaeological value for their potential to provide information on settlement patterns, resource use, and cultural activity in the wider Tāmaki region. They also hold cultural significance for mana whenua as tangible evidence of ancestral occupation and association with the landscape. R11/343 is considered to have a low-limited archaeological value. Sites R11/344, R11/345, R11/1438, R11/1439, R11/1440, R11/1617, R11/1618, R11/1621, R11/1622, and R11/1623 are considered to have limited archaeological value.
2(1)(i)	a statement as to whether consultation with tangata whenua, the owner of the relevant land (if the applicant is not the owner), or any other person likely to be affected— (i) has taken place, with details of the consultation, including the names of the parties and the tenor of the views expressed; or (ii) has not taken place or been completed, with the reasons why	Tangata whenua were consulted on this application as part of BSLP's wider Fast-track Approvals application. This includes all iwi as required by the Auckland council consultation process. However, no group provided comment apart from Ngāi Tai ki Tāmaki, who are partners with the development. Ngāi Tai ki Tāmaki have prepared a cultural values assessment for the proposed development.

	consultation has not occurred or been completed (as applicable).	
6(2)	Duration of archaeological authority	BSLP seeks an Authority under the Fast-track Approvals Act 2024, covering a period of 15 years.
	Additional information applicants may include in their application for an approval described in section 43(3)(i) Archaeological Authority	
	Have any archaeological authorities been granted for this location in the past?	Yes. 2016/520. This Authority was for an investigation of site R11/343 at 27 Tui Brae, a site that was situated immediately adjacent to the Development area. 2026/140 to BSLP for an area identified as Stage 1 of the Beachlands South Development, being near the northwestern corner of 110 Jack Lachlan Drive.
	Identification of the relevant planning overlays, i.e. are there any relevant Heritage or QEII covenants or Heritage Orders, District Plan schedules, New Zealand Heritage list/Rārangī Kōrero entries?	There are no additional covenants, Council scheduling or Heritage Listed locations within the Development area.
	Assessment of statutory matters	
	Section 59(1)(a) HNZPTA considerations	The proposed activity is necessary to facilitate development of the site and has been designed to avoid or minimise, where practicable, areas where archaeological material is likely to be present. Alternative design options and staging of earthworks have been considered to reduce adverse effects on known and potential archaeological values. Those sites assessed as having higher archaeological integrity and value have been avoided where practicable and are not subject to proposed ground disturbance.
	Sections 47(1)(a)(ii) and 47(5) considerations	The archaeological values of affected sites range from low (previously modified or destroyed contexts) to moderate and high (intact or potentially intact deposits, including burial-related sites). The proposed works will result in adverse effects through physical modification and destruction of archaeological deposits. These effects will be mitigated through archaeological investigation, recording, and analysis under authority conditions, ensuring that information values are appropriately recovered.

Conclusions

A total of 28 recorded archaeological sites are located within 250m of the proposed Development area. These sites comprise a range of Māori archaeological features including midden deposits, terraces, pits, and associated occupation evidence.

Field survey results indicate that site survival is variable across the Development area. Some sites, including R11/1617 and R11/1623, retain intact subsurface midden deposits with confirmed shell and charcoal material and identifiable extent beyond test excavation areas. Other sites, such as R11/343, R11/1618, and R11/1440, were not able to be reidentified during the present survey but are considered likely to retain at least partial subsurface archaeological deposits based on previous records and LiDAR-derived landform evidence. Sites such as R11/345, R11/1621, and R11/1622 showed limited or no identifiable archaeological material during testing, although historic records indicate past midden distribution across a wider area than is currently observable.

The proposed Development will involve earthworks, vegetation clearance, replanting, and the construction of walkways and associated infrastructure in close proximity to, and in some cases within, areas of known or potential archaeological deposits. This includes works in the vicinity of R11/343, R11/1617, and R11/1618, as well as within or adjacent to R11/344, R11/345, R11/1621, R11/1622, R11/1623, R11/1438, R11/1439, and R11/1440.

Any subsurface archaeological deposits within the extent of earthworks will be subject to adverse effects through modification or removal. These effects should be addressed through archaeological mitigation, including archaeological monitoring of ground disturbance, controlled investigation and excavation of exposed features, detailed recording (including plans, sections, and photographic record), and sampling for specialist analysis (where appropriate) to recover information relating to Māori settlement and land use within the Beachlands–Whitford landscape (as set out in the recommendations section below).

Where practicable and in consultation with Mana Whenua, the results of archaeological investigations may also be supported through interpretation outcomes, such as interpretation panels, signage, or other cultural interpretation along proposed walkways, to communicate the archaeological and cultural history of the area to the public.

An archaeological authority is therefore being sought under the Fast-track Approvals Act 2024 as part of the broader Fast-track application for the Beachlands South Project. This authority is required prior to the commencement of any works that may modify archaeological sites or their associated subsurface deposits.

RECOMMENDATIONS

- An archaeological authority to modify archaeological sites within the Development area must be obtained under the Fast-track Approvals Act 2024 prior to the commencement of any earthworks. This includes works affecting or in close proximity to recorded sites R11/343, R11/1617, R11/1618, and R11/1623, and potential subsurface remains associated with the wider site cluster (including R11/344, R11/345, R11/1621, R11/1622, R11/1438, R11/1439, and R11/1440).
- The archaeological authority should encompass all ground-disturbing activities associated with the Development, including bulk earthworks, vegetation clearance, weed removal, planting, and the construction of walkways, boardwalks, bridges, and associated infrastructure within the EPAN, in addition to works within the main Development footprint, and the formation of the wastewater disposal fields.
- An archaeological monitoring programme should be implemented for all ground disturbance within and adjacent to known or potential archaeological areas, including EPAN planting zones, ecotones, and walkway construction areas. Monitoring should be undertaken by a suitably qualified archaeologist, with provision for the investigation, recording, and sampling of any archaeological remains exposed during works.
- Where practicable, known site locations should be clearly identified and demarcated prior to construction to reduce the risk of accidental disturbance from machinery or ancillary works.
- Prior to commencement of earthworks, contractors should be made aware of the Archaeological Discovery Protocol and associated cultural procedures, including processes for engagement with Mana Whenua should archaeological material or kōiwi tangata be encountered.
- Mana Whenua should be provided with the opportunity to participate in the management of archaeological discoveries and archaeological investigations undertaken within the Development area.
- If kōiwi tangata (human remains) are uncovered, all works in the immediate vicinity must cease, and appropriate procedures followed, including immediate notification of Mana Whenua, Heritage New Zealand Pouhere Taonga, Auckland Council, and the New Zealand Police, to enable appropriate management and recovery.
- In the event that kōiwi tangata are identified, Mana Whenua should be involved in decisions regarding the investigation, recovery, management, and reinterment of the remains in accordance with tikanga Māori. Consideration should also be given to the implementation of a rāhui where requested by Mana Whenua.
- Consideration should be given to incorporating cultural interpretation, cultural markers, or other appropriate measures developed in consultation with Ngāi Tai ki Tāmaki where significant archaeological or cultural discoveries are made during the course of the Development.

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Martin Kelly Will and Codicil R9369345

Land Information New Zealand

Crown Grant: 1G/2120, 1G/2416, 1G/2481, 1G/2862

Certificate of Title: NA8/24, NA57/236, NA360/204, NA597/22, NA765/57, NA1072/272, NA1800/20

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APPENDIX A: SITE RECORD FORMS

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

 Site Record Form		
NZAA Site Number: R11/343 Imperial Site Number: N42/350 Site Type: Pit/Terrace Site Name(s):	Site Coordinates (NZTM) Easting: 1777273 Northing: 5915395 Source: On Screen	
		
Finding Aids to the Location of the Site: R11/343 is located across Lots 23 and 27 Tui Brae Beachlands.		
Brief Description: Pit, shell midden, slightly raised platform, ovens, drains, postholes. Starch analysis suggest kumara cultivation.		
Condition of Site when last visited: Below surface		

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Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Indigenous pre-1769

Ethnicity:

Maori

Site Features:

Drain, Midden, Oven (intact), Pit, Post hole

Associated Sites:

Description:

Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1777268 / N5915394) to centroid of site polygon (E1777273 / N5915395).

Updated 27/09/2023 (other), submitted by johncoster

Grid reference (E1777268 / N5915394)

Reference added: Coster, John, 1994. Preliminary Report to Harrison Grierson Consultants Ltd on Archaeological Site R11/343, Pine Harbour Marina, Beachlands.

Updated 29/05/2017 (other), submitted by richardshakles

Grid reference (E1777268 / N5915394)

Information update - Radiocarbon Dating and Microfossil Analysis.

Dating

Two samples were taken from a shell midden deposit (context 104) and the fill of an oven (context 117) respectively, and submitted for radiocarbon dating analysis. The sample from context 104 (the northern shell midden) was taken from close to the centre of the deposit, while the other sample was collected from the fill (117) of an oven (context 116) cut into the subsoil approximately beneath the centre of the southern midden (context 107).

The sample from the shell midden (context 104) consisted of cockle shell and produced a result of 782 ± 26 BP (Wk-45070), with a calibrated radiocarbon date range of 1463 – 1573AD (1s). The radiocarbon data suggests a date early in the first quarter of the 16th century.

The sample taken from the fill (context 117) of the oven (context 116) also consisted of cockle shell and produced a result of 772 ± 27 BP (Wk-45071), with a calibrated radiocarbon date range of 1471 – 1588AD (1s). The radiocarbon data suggests a date only slightly later than that for the shell midden (context 104), perhaps towards the end of the first quarter of the 16th century.

Microfossil Analysis.

The Beachlands samples contained high concentrations of microscopic fragments of charcoal, reflecting burning of vegetation at the site. The pollen assemblages were dominated by spores of bracken (*Pteridium*) fern. These features reflect a landscape largely fire-cleared of forest by people.

Spores of hornworts (*Anthocerotaceae*) also featured in the samples, similarly reflecting a disturbed landscape. Hornworts are small inconspicuous plants that colonise freshly disturbed and exposed soils.

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Pollen of dandelion/puha (*Taraxacum/Sonchus*) was found in both samples, with the midden sample containing a larger amount. Puha is indigenous while dandelion is European-introduced; both are invasive herbaceous plants and pollen of the two can be difficult to differentiate. The large amount of this pollen type in the midden sample, 15% of the pollen sum, strongly suggests that shoots of this type of plant were part of the food scraps placed on the midden.

One type of starch was identified in the midden sample. This type comprised small amounts of amyloplasts (sub-cellular units specialised for the synthesis and storage of starch grains) and individual starch grains consistent with the tuberous root of kumara (*Ipomoea batatas*). In addition, fragments of a type of xylem (tracheary tissue) were found, likewise consistent with kumara root.

The microfossils provide evidence for large-scale landscape disturbance in the area by Maori, and the cultivation of Maori-introduced kumara.

Updated 20/01/2017 (Field visit), submitted by richardshakles, visited 15/12/2016 by Shakles, Richard
Grid reference (E1777268 / N5915394)

The portion of site R11/343 that was within the footprint of the property at 27 Tui Brae was investigated by means of an archaeological excavation undertaken by Clough & Associates between 13 and 15 December 2016.

After removal of the topsoil, several archaeological features relating to Maori occupation of the site were discernible, amongst which three distinct patches of shell midden were the most notable.

Stratigraphy

The stratigraphy present across most of the excavation area consisted of a dark greyish brown silt topsoil that was up to 0.14m thick and sealed a buried topsoil. The buried soil was a greyish light brown slightly clayey silt, that was up to 0.08m thick, and contained occasional inclusions of small rounded stones, heat fractured rock and occasional charcoal, likely derived from oven features. The buried soil graded into a yellowish brown clay colluvial subsoil that sealed the extremely compacted natural clay.

Northern Midden Deposit - The largest of the three shell midden deposits (context 104) was situated in the north of the excavation area where it extended for 8.53m (north to south) and 4.9m east to west. The midden noticeably decreased in thickness before it extended beyond the edge of excavation to the north and east. The midden deposit had a maximum thickness of 0.12m and was sealed by the modern topsoil. The deposit consisted of shell midden (whole and fragmented shells) within a silty matrix that contained occasional inclusions of heat fractured rock. Shellfish species present in the deposit consisted primarily of cockle, though pipi and mudsnail were also observed to be present. A fifteen litre sample was taken for the purposes of species analysis and radiocarbon dating. No artefacts were present within the deposit.

Southern Midden Deposit

A concentration of shell midden (context 107) approximately 5.46m long (NW to SE) and 3.64m wide (SW to NE), was situated close to the southwestern boundary of the excavation (Figure 1 and Figure 2). The midden deposit was sealed by the modern topsoil, and was up to 0.14m thick, and in turn sealed a buried pre-European topsoil. The deposit was very compacted and consisted of shell midden (whole and fragmented shells) within a silty matrix that contained occasional inclusions of heat fractured rock and charcoal. The midden was comprised predominantly of cockle with pipi, whelk, mudsnail, oyster and scallop also present in lesser amounts. The midden was situated on what was probably a terraced level area to the west of the recorded pit and was formed from the waste of activities associated with the cooking and consumption of shellfish on the terrace. This activity was possibly associated with a small whare with at least one associated storage pit. The shell midden was likely discarded off the western edge of the terrace where the deposit was observed to decrease in thickness with distance from the terrace, and as the slope increased in steepness. A fifteen litre sample was taken for the purposes of species analysis and radiocarbon dating. No artefacts were present within the deposit.

Western Midden Deposit

A small firmly compacted concentration of shell midden was situated 5.4m southwest of the western extent of the southern midden deposit, in a slight depression. The shell midden deposit measured 3.1m (north-south) by 2.7m (east-west) and was

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up to 0.06m thick. The deposit consisted of cockle, pipi and mudsnail (both whole and fragmented) within a greyish brown, ashy silty matrix and contained occasional to moderate inclusions of heat fractured rock and charcoal.

A seven litre sample was taken for the purposes of species analysis. No artefacts were present within the deposit. As with the other two middens, no artefacts were present within the deposit.

Oven features

A total of four hangi were recorded during the archaeological excavation of site R11/343, all of which were excavated (Figure 3). Two of the features were sealed beneath the northern and southern midden deposits respectively, while one was observed to cut the southern midden deposit 107. Only one of the features was not present beneath the footprint of a midden deposit. All the oven features were cut through the buried soil and subsoil.

Other features

The remaining archaeological features exposed during the investigation of site R11/343 consisted of a drain and three postholes. The drain was a curvi-linear feature cut into the subsoil and extended for some 4.40m on an northeast-southwest alignment out from the eastern baulk edge of excavation close to the recorded pit feature, before turning westward and extending for another 1.83m to its terminus (Figure 4). The postholes were all steeply cut with concave bases and were located in isolation. As such no conclusions can be drawn on their function.

All of the archaeology present within the property at 27 Tui Brae was 100% excavated. The site record form will be updated when the results of the environmental analysis and radiocarbon dating are complete.

Updated 01/12/2015 (other), submitted by ianlawlor
Grid reference (E1777268 / N5915394)

The site-type is more correctly MIDDEN (SHELL)/ PIT/ ?PIT/ PLATFORM (OPEN SETTLEMENT) following a 39-year history of recording, investigation and formal recognition through both covenanting and scheduling RMA91 plans (Operative Manukau and the PAUP).

On screen site extent is based on the site area extent as defined by Russell Foster (1986) that was then included on the Kaipara Ltd Drawing No. 51-19735-C003 (PDF attached).

Condition Notes:

Updated 27/09/2023 (other), submitted by johncoster

Updated 29/05/2017 (other), submitted by richardshakles

The site within 27 Tui Brae was 100% excavated and as such is destroyed. The condition of the remaining portion of the site within the footprint of the garden at 23 Tui Brae is subsurface and its condition is therefore unknown. However, the southern midden deposit (context 107) was observed in the excavation boundary on the edge of 23 Tui Brae and extends for an unknown distance to the east and northeast.

Updated 20/01/2017 (Field visit), submitted by richardshakles, visited 15/12/2016 by Shakles, Richard

The extent of the site within 27 Tui Brae has been completely excavated, with no deposits or features remaining.

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER R11/343	
SITE DESCRIPTION		DATE VISITED 19 July 1994	
NZMS 260 map number	R11	SITE TYPE Midden/Pit	
NZMS 260 map name	Auckland	SITE NAME: MAORI -	
NZMS 260 map edition	1, 1981	OTHER -	

J Coster -2-

vicinity. Shell midden deposits on the northern slopes are generally intermittent and possibly of little archaeological significance, though some were recorded as being stratified by Foster (1986:3). In particular, an extensive area of midden is visible in the upper half of the western end of the northern slope. Contents: non-concentrated whole and broken cockle (*Chione stutchburyi*) shell in a dark topsoil matrix, to a depth of 5-10 cm in topsoil up to 20 cm thick.

Reference:
Foster, Russell, 1986. *Test Excavations at Site R11/343 Pine Harbour Marina*. NZ Historic Places Trust, Auckland, 1986/4.

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE DESCRIPTION		NZAA METRIC SITE NUMBER R11/343 DATE VISITED 19 July 1994 SITE TYPE Midden/Pit SITE NAME: MAORI - OTHER -
NZMS 260 map number R11 NZMS 260 map name Auckland NZMS 260 map edition 1, 1981	NZ2 350	

Three hours were spent on and near R11/343 on 19 July 1994 by John Coster, undertaking a site inspection for Harrison Grierson Consultants Ltd.

The site is situated on a low promontory overlooking the estuary of the Waikopua Creek, with clear views of the Hauraki Gulf, toward Motukorea and Rangitoto. No indication of archaeological features was noted on the gently-rising land within 200 m to the east of the site, though the 1988 aerial photographs indicate that much of this area was bulldozed at the time of the development of the Pine Harbour marina.

Edson's description of the site as occupying a "levelled area" or "platform" does not conform to the present topography, though much of the site is reasonably level. Edson's estimate of 1500-2000 m² as the area of the site would seem to be excessive.

No clear archaeological features are visible on the surface of the site, apart from the shallow pit previously recorded and an area of lush grass growth on the highest part of the site, corresponding roughly to the eastern edge of the area indicated by Foster (1986:4) as the maximum extent of archaeological deposits. Some time was spent looking for any sign of a landward ditch which might have formed part of a defended site, but no conclusive evidence was found, apart from a very slight elongated depression about ten metres to the east of the site as mapped by Foster. The site is in any case dominated by rising ground to the east and southeast and is not in a particularly good situation to have been defended by earthworks.

The pit, now visible as a depression measuring 5 x 2.5 x 0.25 m, but originally probably substantially deeper and smaller in area (say 3 x 2 m), lies within 1.5 m of the top of the steep northern slope. A concrete pillar, about a metre high and 20 cm in diameter, previously noted by Sewell in July 1988, lies 2.8 m west of the pit.

Midden is scattered down the northern slopes beneath the site, but none was noted on the western slopes. Recent earthmoving, apparently connected with development of a coastal walkway, at the foot of the western cliff has exposed little or nothing in the way of archaeological deposits. Shell midden in a dark topsoil matrix to a depth of 5-10 cm is exposed at the foot of the northern slopes, just inside a locked gateway on a previously-bulldozed vehicle track between the existing channelled stream and the foot of the slope. Redeposited mixed shell midden and gleyed estuarine deposits were noted on the landward edge of the track, but no archaeological deposits were visible in any of three recently-dug holes in the

/2...

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New Zealand Archaeological Association SITE RECORD FORM (NZMS 260) NZMS 260 map number: R11 NZMS 260 map name: Auckland NZMS 260 map edition: 1		NZAA METRIC SITE NUMBER: R11/343 DATE VISITED: 1988 SITE TYPE: SHELL MIDDEN SITE NAME: MAORI OTHER	
Grid References		Easting: 2687600	Northing: 6477000
1. Aids to relocation of site (<i>attach a sketch map</i>): On summit of spur approximately 250m north of R11/344.			
2. State of site and possible future damage: partly damaged continuing minor damage, not affected by the proposed golf course development			
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets attached include a summary here</i>): Poorly defined pit 4m x 2m and cockle midden on the northern scarp. Russell Foster undertook excavations of the site for the NZHPT in 1986.			
4. Owner: Pine Harbour Marinas Address: Beachlands		Tenant/Manager: Address:	
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>): Photographs (<i>reference numbers, and where they are held</i>): Aerial photographs (<i>reference numbers, and clarity of site</i>):			
6. Reported by: Russell Foster Address: Department of Conservation, Auckland		Filekeeper: Date:	
7. Key words: MIDDEN; ?PIT			
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code			
Latitude S		Longitude E	
Type of site		Present condition and future danger of destruction	
Local environment today		Security code	
Land classification		Local body	
New Zealand Archaeological Association SITE RECORD FORM (NZMS 260) ADDITIONAL INFORMATION SHEET			

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (NZMS260)		NZAA METRIC SITE NUMBER R11/343 DATE VISITED 19.7.88 SITE TYPE Open settlement SITE NAME: MAORI OTHER	
NZMS 260 map number R11 NZMS 260 map name Auckland NZMS 260 map edition 1st			
Grid References Easting 8 7 6		Northing 7 7 0	
1. Aids to relocation of site (<i>attach a sketch map</i>) At Beachlands, on headland immediately to south of Pine Harbour marina. N42/350			
2. State of site and possible future damage Fair - bulldozers have used the area to turn round on and there is a concrete pillar set in the ground alongside the pit.			
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here</i>) This site consists of a pit, midden and slightly raised platform at the end of a small headland.			
4. Owner Address Pine Harbour Marinas		Tenant/Manager Address	
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>) Brief visit Photographs (<i>reference numbers, and where they are held</i>) Aerial photographs (<i>reference numbers, and clarity of site</i>)			
6. Reported by Address Brenda Sewell Regional Archaeology Unit Department of Conservation Auckland		Filekeeper Date S. BULMER 20.7.88	
7. Key words Open settlement			
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code			
Latitude S Type of site Local environment today Land classification		Longitude E Present condition and future danger of destruction Security code Local body	

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER R11/343	
SITE RECORD FORM (NZMS260)		DATE VISITED 10.10.87	
NZMS 260 map number R11		SITE TYPE Pit, Midden.	
NZMS 260 map name Auckland		SITE NAME: MAORI	
NZMS 260 map edition 1		OTHER	
Grid References		Easting	Northing
		8 7 7	7 7 0
1. Aids to relocation of site (<i>attach a sketch map</i>) At Beachlands on headland immediately south of the new marina. See sketch with R11/343 for relocation.			
2. State of site and possible future damage Good.			
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here</i>) Midden eroding down northern slopes of headland. Pit on ridge top 3.5 x 2.5 right on northern edge of ridge.			
4. Owner Address		Tenant/Manager Address	
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>) Brief visit			
Photographs (<i>reference numbers, and where they are held</i>)			
Aerial photographs (<i>reference numbers, and clarity of site</i>)			
6. Reported by Address Brenda Sewell DOC Auckland		Filekeeper Date S. BULMER 11.10.87	
7. Key words Pit, Midden			
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code			
Latitude S		Longitude E	
Type of site		Present condition and future danger of destruction	
Local environment today		Security code	
		Local body	

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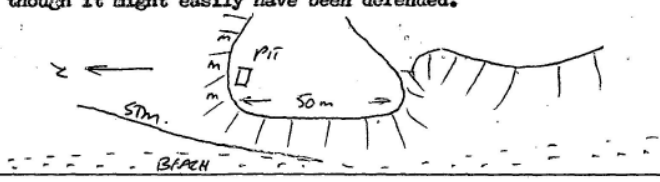
CH AW -- BB AA DT

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM Map number 1142 Map name Auckland Map edition N.Z.M.S. 1 2nd ed. 1962 Grid Reference 503560 502557		SITE NUMBER 1142/350
		SITE NAME: MAORI Beachlands/Waikopua Ch. OTHER
		SITE TYPE platform/midden/pit

1. Aids to relocation of site **E250100 N655700 on spur South of the stream midway along the sweeping sandy beach East of the Waikopua Ch. Estuary.**

2. State of site; possibility of damage or destruction
Summit of spur may well have been ploughed in at some stage. Only distinctive feature is a poorly defined pit. Northern & Western scarps under pine trees.

3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)
A levelled area on the summit of the spur contains a poorly defined pit (4 x 2m) and discontinuous bands of cockle midden on the northern upper scarp. The platform covers an area of 1,500 - 2,000m² roughly, but contains no further surface features, though it might easily have been defended.



4. Owner **not ascertained** Tenant/Manager
Address Address

Attitude Attitude

5. Methods and equipment used **brief recce**
Photographs taken: Yes/No (Describe on Photograph Record Form)
Date recorded **24/5/76**

6. Aerial photograph or mosaic No. **1919: 49,50** 1920: **Clearly/badly/not at all** Site shows:

7. Reported by **S. Edson** Filekeeper
Address **68 Maskell Street, St. Heliers, Auckland.** AILEEN FOX
AUCKLAND MUSEUM
1976
Date **28th May 1976** Date

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 Site Record Form		
NZAA Site Number: R11/344 Imperial Site Number: N42/351 Site Type: Midden/Oven Site Name(s):	Site Coordinates (NZTM) Easting: 1777286 Northing: 5915112 Source: Handheld GPS	
		
Finding Aids to the Location of the Site: Much as described. The site is easily accessed from the Golf Course to the south a small rise and past the small dam. The ground drops and then rises to an obvious knoll.		
Brief Description: Shell midden, terrace, and possible defensive ditch features		
Condition of Site when last visited: Fair		

Printed by: CLOU_GlenFarley_ArchSite

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Indigenous pre-1769

Ethnicity:

Maori

Site Features:

Midden, Terrace, Ditch - defensive

Associated Sites:

Description:

Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1777285 / N5915127) to centroid of site polygon (E1777286 / N5915112).

Updated 26/01/2022 (Field visit), submitted by simonbickler , visited 15/12/2021 by Bickler, Simon

Grid reference (E1777285 / N5915127)

Shell is visible around the edges of the knoll eroding in places including some small steps cut into the ground up towards highest of the knolls. The site extends to the south along the small relatively narrow ridge with a small gully that may have been the ditch described in earlier reports. It is possible that additional subsurface features would be located along this small ridge. The ground drops relatively sharply along the northern and seaward side of the ridge. This has also been recorded as R11/1620.

(Note from Central Filekeeper 1 Feb 2022: duplicate site R11/1620 deactivated)

Updated 10/02/2016 (other), submitted by emmabrooks

Grid reference (E1777172 / N5915045)

Site location adjusted to sit on the coast as per description on SRF (E. Brooks, Feb. 2016).

Condition Notes:

Updated 26/01/2022 (Field visit), submitted by simonbickler , visited 15/12/2021 by Bickler, Simon

Site is in relatively poor condition with the pine trees damaging the upper surface and erosion nearby. Pine removal is likely in 2022.

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Description:

Eroding shell in cut steps leading up to knoll (R11/344). Simon Bickler 15/12/2021



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Description:

Eroding shell in eastern bank below knoll (R11/344). Simon Bickler 15/12/2021



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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Description:

View looking north at the larger knoll of R11/344. S. Bickler 15/12/2021



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New Zealand Archaeological Association SITE RECORD FORM (NZMS 260) NZMS 260 map number:R11 NZMS 260 map name:Auckland NZMS 260 map edition:1		NZAA METRIC SITE NUMBER:R11/344 DATE VISITED:25 November 1994 SITE TYPE: MIDDEN (SHELL) / PA (?) SITE NAME: MAORI OTHER									
Grid References		Easting: 2687506 Northing: 6476722									
1. Aids to relocation of site (<i>attach a sketch map</i>): 300m south of Pine Harbour marina boundary fence, on the coast, on two steep knolls immediately to seaward of a small earth dam.											
2. State of site and possible future damage: Eroded clay knolls, slightly modified by earth dam construction. Under thinned and trimmed pines. Not affected by the proposed golf course development.											
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets attached include a summary here</i>): Two knolls with shell midden patches up to ten cm thick exposed in places. there is an earth causeway linking the two knolls, with shell midden exposed under one end. Possible defensive ditches and artificially steepened scarps with flattened platform on top of northern knoll, or alternatively this could be a bulldozed farm track across a natural gully. No wheel tracks visible. Dense shell midden is eroding from beneath the cliff edge of an expansive flat 50m south of R11/344, mainly cockle with pipi, scallop and fire-cracked rock in a matrix of charcoal stained soil. Possible terrace 3x3m used for shelter by stock and damaged. This area has been included in R11/344 on the survey map for Woodland construction. See attached map. See also <i>An Archaeological Survey of the proposed National Golf Course Site, Beachlands, East Auckland.</i>											
4. Owner: Woodland Construction Ltd Address:Box 28386, Remuera		Tenant/Manager: Address:									
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>): Brief Visit Photographs (<i>reference numbers, and where they are held</i>): Aerial photographs (<i>reference numbers, and clarity of site</i>):											
6. Reported by:Matthew Felgate Address:C/O Bioresearches, Box 2828, Auckland 1		Filekeeper: Date: 10 JUL 2011									
7. Key words:SHELL MIDDEN; ?PA											
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code <table border="0"> <tr> <td>Latitude S</td> <td>Longitude E</td> </tr> <tr> <td>Type of site</td> <td>Present condition and future danger of destruction</td> </tr> <tr> <td>Local environment today</td> <td>Security code</td> </tr> <tr> <td>Land classification</td> <td>Local body</td> </tr> </table>				Latitude S	Longitude E	Type of site	Present condition and future danger of destruction	Local environment today	Security code	Land classification	Local body
Latitude S	Longitude E										
Type of site	Present condition and future danger of destruction										
Local environment today	Security code										
Land classification	Local body										

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER R11/344	
SITE RECORD FORM (NZMS260)		DATE VISITED October 1988	
NZMS 260 map number	R11	SITE TYPE	Midden
NZMS 260 map name	Auckland	SITE NAME: MAORI	
NZMS 260 map edition	1st	SITE NAME: OTHER	
Grid References		Easting	
		8 7 7	
		Northing	
		7 6 8	
1. Aids to relocation of site (<i>attach a sketch map</i>) Midway between the two streams, roughly halfway along the sweeping sandy beach, on east bank of Waikopua Creek estuary. On ridge under pine trees, running parallel with beach below. Beach was filled with dredging from Pine Harbour Marina. West of farm pond.			
2. State of site and possible future damage			
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here</i>) Site recorded by Edson in 1976 as N42/351, a ridge Pa. However the "ditches" noted by Edson appear to be natural erosion gullies with no evidence of any modification. Cockle midden present in patches all over. No sign of oven debris mentioned by Edson.			
4. Owner Address		Tenant/Manager Address	
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>) Brief visit. Photographs (<i>reference numbers, and where they are held</i>) Aerial photographs (<i>reference numbers, and clarity of site</i>)			
6. Reported by Address		Filekeeper Date	
R Foster Regional Archaeology Unit Department of Conservation Auckland.		S. BULMER 16 MAR 1989	
7. Key words			
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code			
Latitude S		Longitude E	
Type of site		Present condition and future danger of destruction	
Local environment today		Security code	
Land classification		Local body	

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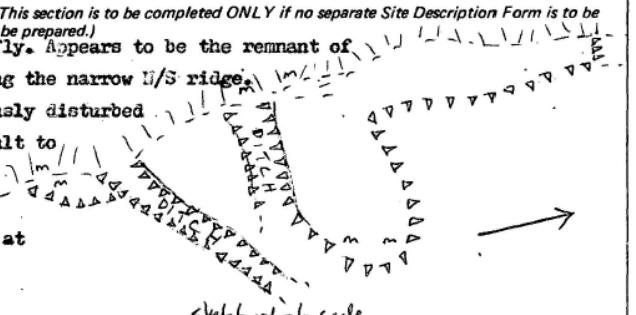
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER 211/344	
SITE RECORD FORM (NZMS260)		DATE VISITED 10.10.87	
NZMS 260 map number	R11	SITE TYPE	Terrace, midden
NZMS 260 map name	Auckland	SITE NAME: MAORI	
NZMS 260 map edition	1	SITE NAME: OTHER	
Grid References		Easting	Northing
		8 7 7	7 6 7
1. Aids to relocation of site (<i>attach a sketch map</i>) At Beachlands on spur above beach, immediately south of small creek and 70m south of 211/620 For relocation see sketch with 211/617			
2. State of site and possible future damage Good.			
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here</i>) Midden seen eroding in patches down to beach. Black matrix, ovenstones, cockle and pipi (mainly) but some catseye, scallop, whelk. Immediately up-slope of midden is a terrace 3 x 6 m - roughly circular with midden eroding down front towards sea and also eroding down slope to back of terrace from remainder of paddock 2m further inland.			
4. Owner Address		Tenant/Manager Address	
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>) Brief visit Photographs (<i>reference numbers, and where they are held</i>) Aerial photographs (<i>reference numbers, and clarity of site</i>)			
6. Reported by Address		Filekeeper Date	
Brenda Sewell DOC Auckland		S. BULMER 11.11.87	
7. Key words			
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code			
Latitude S		Longitude E	
Type of site Local environment today		Present condition and future danger of destruction Security code Local body	

Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

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AD AW +- BD AA DT

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM Map number 1142 Map name Auckland Map edition N.Z.H.S. 1 2nd ed. 1962 Grid Reference 504558 503555		SITE NUMBER 1142/351 SITE NAME: MAORI Beachlands/Waikopua Ck. OTHER SITE TYPE Ridge-top pa
1. Aids to relocation of site E250300 N655500 Midway between the two stream exits, roughly halfway along the sweeping sandy beach, on the East bank of the Waikopua Ck. Estuary. On the ridge, under pine trees, running parallel with the beach below.		
2. State of site; possibility of damage or destruction Much of the site has been destroyed by the construction of a pond.		
3. Description of site (NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.) Site visited very briefly. Appears to be the remnant of a small pa running along the narrow N/S ridge. The site has been seriously disturbed and is therefore difficult to classify categorically. Cockle midden and oven debris are exposed at several points.  Sketch not to scale		
4. Owner Address Attitude	Tenant/Manager Address Attitude	
5. Methods and equipment used brief recce Photographs taken: Yes/No (Describe on Photograph Record Form) Date recorded 24/5/76		
6. Aerial photograph or mosaic No. 1920 or 1919		Site shows: Clearly/Not clearly/not at all
7. Reported by S. Mason Address 68 Maskell Street, St. Heliers, Auckland. Date 28th May 1976		Filekeeper AILEEN FOX AUCKLAND MUSEUM 1976 Date

Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

 Site Record Form		
NZAA Site Number: R11/345 Imperial Site Number: N42/352 Site Type: Pit/Terrace Site Name(s):	Site Coordinates (NZTM) Easting: 1777226 Northing: 5914293 Source: CINZAS	
		
0 20 40 80  Metres Scale (A4 Paper Size): 1:2,500 Disclaimer: Polygon may not reflect the full extent of the site		
Finding Aids to the Location of the Site:		
Brief Description: TERRACES/MIDDEN		
Condition of Site when last visited: No Recent Info		

Printed by: CLOU_GlenFarley_ArchSite

Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Ethnicity:

Maori

Site Features:

Terrace, Midden

Associated Sites:

Description:

Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1777177 / N5914243) to centroid of site polygon (E1777226 / N5914293).

Condition Notes:

Date Report Created: 14/05/2026

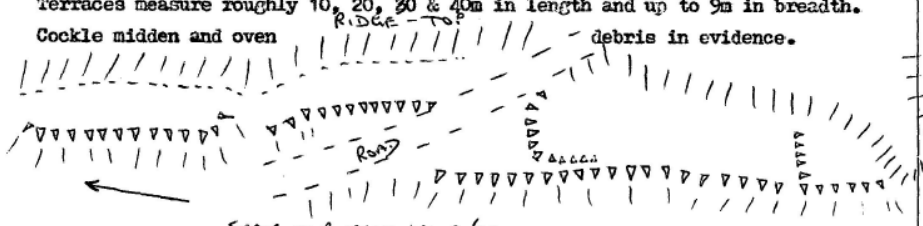
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (NZMS 260) NZMS 260 map number R11 NZMS 260 map name Auckland NZMS 260 map edition 1		NZAA METRIC SITE NUMBER R11345 DATE VISITED 10.10.87 SITE TYPE Terrace, midden. SITE NAME: MAORI OTHER							
Grid References Easting <table border="1" style="display: inline-table; text-align: center; width: 40px;"><tr><td>8</td></tr><tr><td>7</td></tr><tr><td>6</td></tr></table>		8	7	6	Northing <table border="1" style="display: inline-table; text-align: center; width: 40px;"><tr><td>7</td></tr><tr><td>5</td></tr><tr><td>9</td></tr></table>		7	5	9
8									
7									
6									
7									
5									
9									
1. Aids to relocation of site (attach a sketch map) defining end of Waikopua Creek. At Beachlands on south side of headland. See R11345 for relocation.									
2. State of site and possible future damage Good although partly destroyed by farm track.									
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) Probable terraces, cut by farm track, and midden eroding down slope towards sea.									
4. Owner Address		Tenant/Manager Address							
5. Nature of information (hearsay, brief or extended visit, etc.) Brief visit Photographs (reference numbers, and where they are held) Aerial photographs (reference numbers, and clarity of site)									
6. Reported by Brenda Sewell Address DOC Auckland		Filekeeper S. BULMER Date 11.11.87							
7. Key words									
8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code									
Latitude S <table border="1" style="display: inline-table; text-align: center; width: 40px;"><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></table>					Longitude E <table border="1" style="display: inline-table; text-align: center; width: 40px;"><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></table>				
Type of site		Present condition and future danger of destruction							
Local environment today		Security code							
Local body		Local body							

Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

EK AI -- BB AA DT

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM Map number 1142 Map name Auckland Map edition N.Z.M.S. 1 2nd ed. 1962 Grid Reference 503548 501 545		SITE NUMBER 1142/352 SITE NAME: MAORI Beachlands/Waikopua Ck. OTHER SITE TYPE Terraces/Midden
1. Aids to relocation of site On the South side of the headland protruding Westwards into Waikopua Ck. Estuary. Some 200m S/E of the point, just below the ridge on the seaward face of the natural scarp. <i>NA50100 NB54500</i>		
2. State of site; possibility of damage or destruction Site partially destroyed by vehicle track, slumping and erosion. The top of the ridge has almost certainly been ploughed.		
3. Description of site <i>(NOTE: This section is to be completed ONLY if no separate Site Description Form is to be prepared.)</i> Site comprises several long and broad terraces nestled snugly below ridge. Terraces measure roughly 10, 20, 30 & 40m in length and up to 9m in breadth. Cockle midden and oven debris in evidence.  <i>SCALE - Roughly 1cm = 6m</i>		
4. Owner not ascertained Address		Tenant/Manager Address
Attitude		Attitude
5. Methods and equipment used brief recce Photographs taken: Yes/No (Describe on Photograph Record Form) Date recorded 24/5/76		
6. Aerial photograph or mosaic No. 126-7		Site shows: Clearly/ not all
7. Reported by S. Edson Address 68 Maskell Street, St. Heliers, Auckland. Date 28th May 1976		Filekeeper AILEEN FOX AUCKLAND MUSEUM 1976

Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

 Site Record Form		
NZAA Site Number: R11/1438 Imperial Site Number: Site Type: Pit/Terrace Site Name(s):	Site Coordinates (NZTM) Easting: 1777026 Northing: 5914292 Source: CINZAS	
 Disclaimer: Polygon may not reflect the full extent of the site		
Finding Aids to the Location of the Site:		
Brief Description: TERRACE/MIDDEN		
Condition of Site when last visited: No Recent Info		

Printed by: CLOU_GlenFarley_ArchSite

Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Ethnicity:

Maori

Site Features:

Terrace, Midden

Associated Sites:

Description:

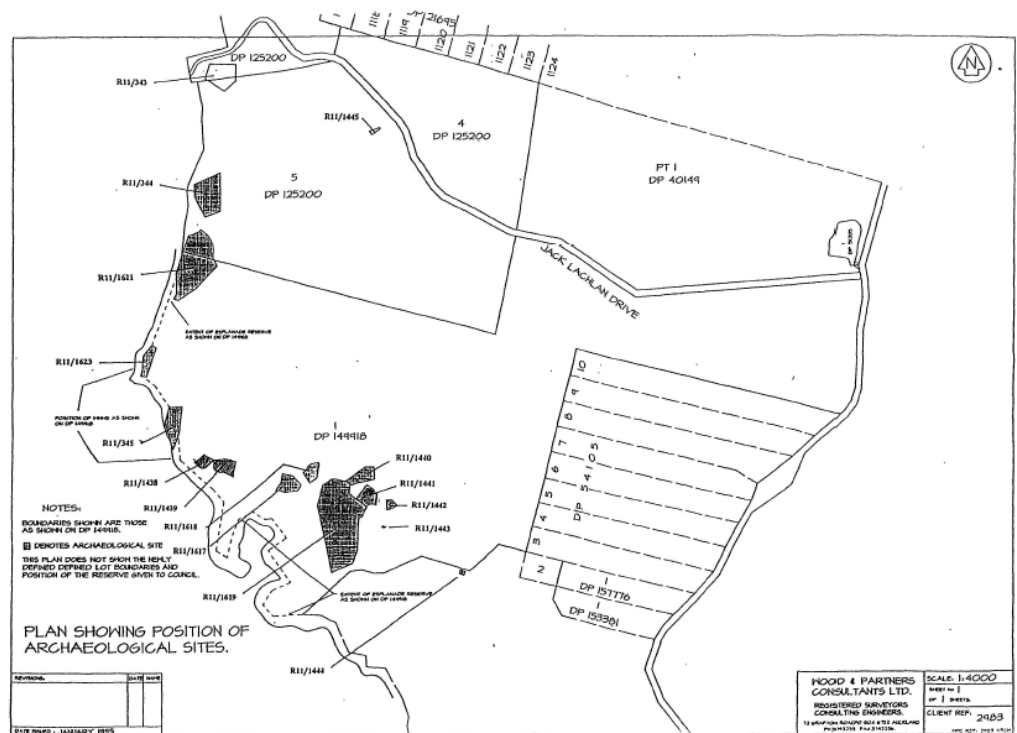
Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1776977 / N5914242) to centroid of site polygon (E1777026 / N5914292).

Condition Notes:

Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED



Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

New Zealand Archaeological Association SITE RECORD FORM (NZMS 260) NZMS 260 map number:R11 NZMS 260 map name:Auckland NZMS 260 map edition:1		NZAA METRIC SITE NUMBER: R11/1438 DATE VISITED: 24-29 November 1994 SITE TYPE: TERRACE/ MIDDEN (SHELL) SITE NAME: MAORI OTHER									
Grid References		Easting: 2687498 Northing: 6475902									
1. Aids to relocation of site (<i>attach a sketch map</i>): See attached map. On northwestern headland of a natural amphitheatre formed by an old slip scarp that faces SW over the upper Waikopua estuary, 300m SE of the headland that forms the most Westerly point of the proposed golf course site.											
2. State of site and possible future damage: not affected by proposed golf course development.											
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets attached include a summary here</i>): A scatter of midden is eroding down the end of a small spur that forms the NW end of the amphitheatre, and there is a small shallow terrace cut into the top of the spur where it begins to fall away down the slope. Boundaries shown on attached survey map. See also <i>An Archaeological Survey of the proposed National Golf Course Site, Beachlands, East Auckland</i> .											
4. Owner: Woodlands Construction Ltd Address:Box 28386, Remuera		Tenant/Manager: Address:									
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>):Brief Visit Photographs (<i>reference numbers, and where they are held</i>): Aerial photographs (<i>reference numbers, and clarity of site</i>):											
6. Reported by:Matthew Felgate Address:C/O Bioresearches, Box 2828, Auckland		Filekeeper: Date:									
7. Key words:MIDDEN;TERRACE											
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code <table border="0"> <tr> <td>Latitude S</td> <td>Longitude E</td> </tr> <tr> <td>Type of site</td> <td>Present condition and future danger of destruction</td> </tr> <tr> <td>Local environment today</td> <td>Security code</td> </tr> <tr> <td>Land classification</td> <td>(M) Local body</td> </tr> </table>				Latitude S	Longitude E	Type of site	Present condition and future danger of destruction	Local environment today	Security code	Land classification	(M) Local body
Latitude S	Longitude E										
Type of site	Present condition and future danger of destruction										
Local environment today	Security code										
Land classification	(M) Local body										



Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

 Site Record Form		
NZAA Site Number: R11/1439 Imperial Site Number: Site Type: Pit/Terrace Site Name(s):	Site Coordinates (NZTM) Easting: 1777127 Northing: 5914193 Source: CINZAS	
 0 20 40 80 Metres Scale (A4 Paper Size): 1:2,500 Disclaimer: Polygon may not reflect the full extent of the site		
Finding Aids to the Location of the Site:		
Brief Description: TERRACE/MIDDEN		
Condition of Site when last visited: No Recent Info		

Printed by: CLOU_GlenFarley_ArchSite

Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Ethnicity:

Maori

Site Features:

Terrace, Midden

Associated Sites:

Description:

Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1777077 / N5914143) to centroid of site polygon (E1777127 / N5914193).

Condition Notes:

Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

New Zealand Archaeological Association SITE RECORD FORM (NZMS 260) NZMS 260 map number: R11 NZMS 260 map name: Auckland NZMS 260 map edition: 1		NZAA METRIC SITE NUMBER: R11/1439 DATE VISITED: 24-29 November 1994 SITE TYPE: TERRACE/ MIDDEN (SHELL) SITE NAME: MAORI OTHER	
<i>Grid References</i>		Easting: 2687566 Northing: 6475898	
1. Aids to relocation of site (<i>attach a sketch map</i>): See attached Map. On Cliff edge facing SSW over Waikopua Estuary, 400m SE of the most easterly headland on the proposed golf course site, Whitford/maraetai.			
2. State of site and possible future damage: In pasture. Well drained so little stock damage. Eroding slowly at the cliff edge. Not affected by the proposed golf course development.			
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets attached include a summary here</i>): Terrace 25x5m, facing SSW at cliff top, possibly of natural origin and probably modified for habitation. scattered cockle midden eroding down cliff below. See attached map for surveyed site boundaries. See also <i>An Archaeological Survey of the proposed National Golf Course Site, Beachlands, East Auckland</i> .			
4. Owner: Woodland Construction Ltd Address: Box 28386, Remuera		Tenant/Manager: Address:	
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>): Three brief Visits Photographs (<i>reference numbers, and where they are held</i>): Aerial photographs (<i>reference numbers, and clarity of site</i>):			
6. Reported by: Matthew Felgate Address: C/O Bioresearches, Box 2828, Auckland 1		Filekeeper: Date:	
7. Key words: TERRACE; SHELL MIDDEN			
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code			
Latitude S		Longitude E	
Type of site		Present condition and future danger of destruction	
Local environment today		Security code	
Land classification		Local body	



Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

 Site Record Form		
NZAA Site Number: R11/1440 Imperial Site Number: Site Type: Pit/Terrace Site Name(s):	Site Coordinates (NZTM) Easting: 1777627 Northing: 5914194 Source: CINZAS	
		
Finding Aids to the Location of the Site:		
Brief Description: PITS/MIDDEN		
Condition of Site when last visited: No Recent Info		

Printed by: CLOU_GlenFarley_ArchSite

Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Ethnicity:

Maori

Site Features:

Pit, Midden

Associated Sites:

Description:

Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1777577 / N5914144) to centroid of site polygon (E1777627 / N5914194).

Condition Notes:

Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

New Zealand Archaeological Association SITE RECORD FORM (NZMS 260) NZMS 260 map number: R11 NZMS 260 map name:Auckland NZMS 260 map edition:1		NZAA METRIC SITE NUMBER: R11/1440 DATE VISITED: 24-29 November 1994 SITE TYPE: PITS/ MIDDEN (SHELL) SITE NAME: MAORI OTHER									
Grid References		Easting: 2688014 Northing: 6475858									
1. Aids to relocation of site (<i>attach a sketch map</i>): See attached map. On a broad spur crest facing SW across the creek from R11/1619 and lying 100m to the NE of the pa site.											
2. State of site and possible future damage: Pits indistinct. Midden invisible under pasture. Not affected by the proposed golf course development.											
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets attached include a summary here</i>): A series of four possible pits with associated midden patches in front. Looks across gully to pa site at same height. See attached map for site boundary. See also <i>An Archaeological Survey of the proposed National Golf Course Site, Beachlands, East Auckland</i> .											
4. Owner: Woodland Construction Ltd Address:Box 28386, Remuera		Tenant/Manager: Address:									
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>): Three Brief visits Photographs (<i>reference numbers, and where they are held</i>): Aerial photographs (<i>reference numbers, and clarity of site</i>):											
6. Reported by: Matthew Felgate Address:C/O Bioresearches, Box 2828, Auckland 1		Filekeeper: Date:									
7. Key words:PITS; SHELL MIDDEN											
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code <table border="0"> <tr> <td>Latitude S</td> <td>Longitude E</td> </tr> <tr> <td>Type of site</td> <td>Present condition and future danger of destruction</td> </tr> <tr> <td>Local environment today</td> <td>Security code</td> </tr> <tr> <td>Land classification</td> <td>Local body</td> </tr> </table>				Latitude S	Longitude E	Type of site	Present condition and future danger of destruction	Local environment today	Security code	Land classification	Local body
Latitude S	Longitude E										
Type of site	Present condition and future danger of destruction										
Local environment today	Security code										
Land classification	Local body										



Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

 Site Record Form		
NZAA Site Number: R11/1617 Imperial Site Number: Site Type: Midden/Oven Site Name(s):	Site Coordinates (NZTM) Easting: 1777327 Northing: 5914193 Source: CINZAS	
		
Finding Aids to the Location of the Site:		
Brief Description: MIDDEN		
Condition of Site when last visited: No Recent Info		

Printed by: CLOU_GlenFarley_ArchSite

Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Ethnicity:

Maori

Site Features:

Midden

Associated Sites:

Description:

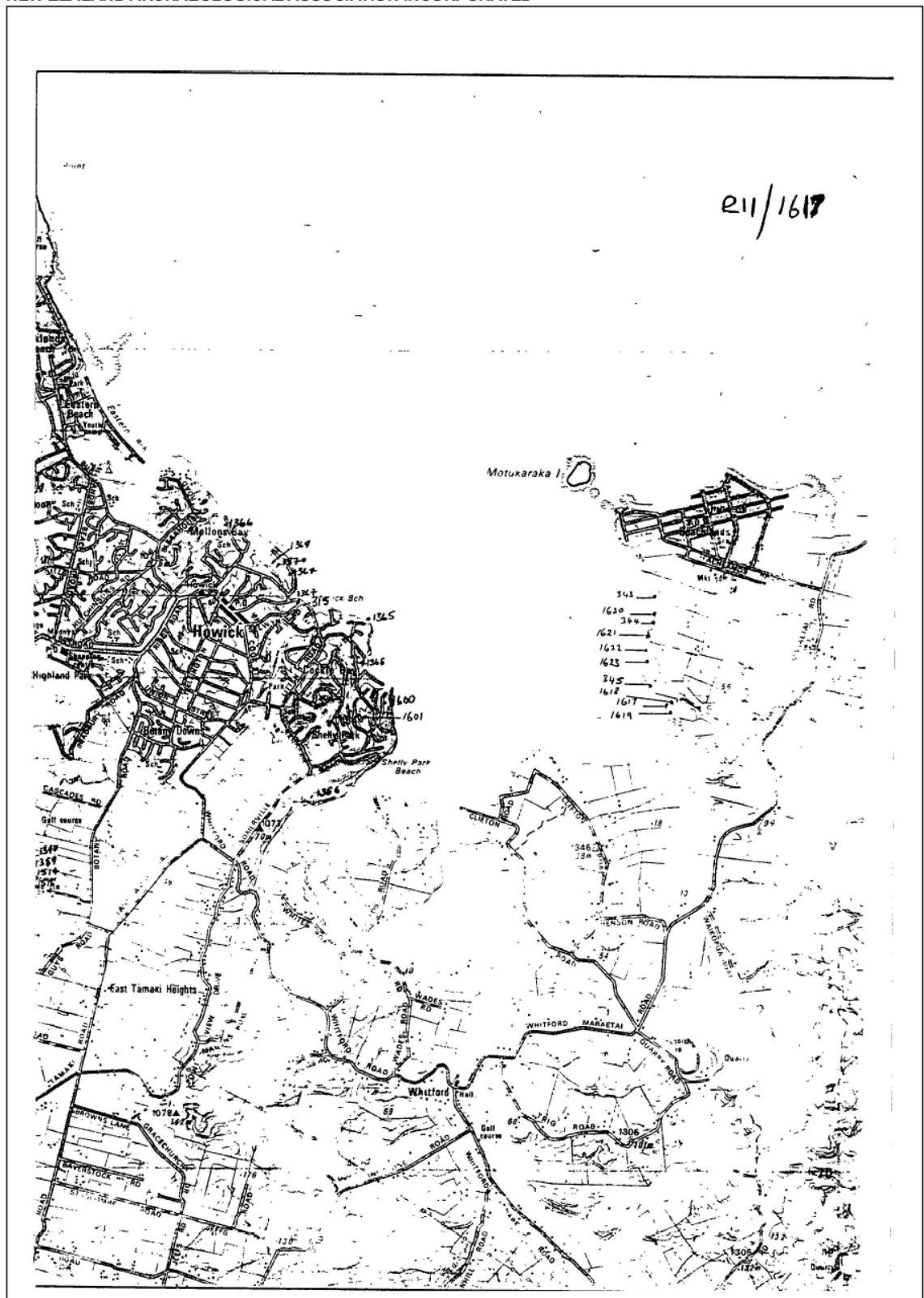
Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1777277 / N5914143) to centroid of site polygon (E1777327 / N5914193).

Condition Notes:

Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED



Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER <u>21/1617</u>													
SITE RECORD FORM (NZMS260)		DATE VISITED <u>10.10.87</u>													
NZMS 260 map number	R11	SITE TYPE <u>Midden/Settlement</u>													
NZMS 260 map name	Auckland	SITE NAME: MAORI													
NZMS 260 map edition	1	OTHER													
Grid References		Easting <u>2687800</u>	Northing <u>6475700</u>												
1. Aids to relocation of site (attach a sketch map) On ridge facing Waikopua Creek, Beachlands, above and to north of coastal flats - see sketch map for relocation.															
2. State of site and possible future damage Good															
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) Midden scatter seen in patches eroding down the slopes from the end of a small spur. Midden (predominately cockle and the occasional mud oyster) 5 - 10cm deep when seen in section and the suggestion of terraces suggests an open settlement with occupation on the top of the spur.															
4. Owner Address		Tenant/Manager Address													
5. Nature of information (hearsay, brief or extended visit, etc.) Brief visit															
Photographs (reference numbers, and where they are held)															
Aerial photographs (reference numbers, and clarity of site)															
6. Reported by Address		Filekeeper Date													
Brenda Sewell DCC Auckland		S. BULMER 11-11-87													
7. Key words Midden, settlement.															
8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code															
Latitude S		Longitude E													
<table border="1"> <tr><td>A</td><td>a</td></tr> <tr><td>-</td><td>-</td></tr> <tr><td>-</td><td>-</td></tr> </table>		A	a	-	-	-	-	<table border="1"> <tr><td>A</td><td>a</td></tr> <tr><td>-</td><td>-</td></tr> <tr><td>-</td><td>-</td></tr> </table>		A	a	-	-	-	-
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-	-														
Type of site		Present condition and future danger of destruction													
Local environment today		Security code													
		Local body													

Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

New Zealand Archaeological Association SITE RECORD FORM (NZMS 260) NZMS 260 map number:R11 NZMS 260 map name:Auckland NZMS 260 map edition:1		NZAA METRIC SITE NUMBER:R11/1617 DATE VISITED:24-29 November 1994 SITE TYPE: MIDDEN (SHELL) SITE NAME: MAORI OTHER									
Grid References		Easting: 2687770	Northing: 6475838								
1. Aids to relocation of site (<i>attach a sketch map</i>): See attached map.											
2. State of site and possible future damage: In pasture, modified by farm track. Site is to be affected by the proposed golf course development.											
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets attached include a summary here</i>): Additional Information: See attached map for surveyed boundaries of site. See also <i>An Archaeological Survey of the proposed National Golf Course Site, Beachlands, East Auckland.</i>											
4. Owner: Woodlands Construction Address:Box 28386, Remuera		Tenant/Manager: Address:									
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>): Two brief visits Photographs (<i>reference numbers, and where they are held</i>): Aerial photographs (<i>reference numbers, and clarity of site</i>):											
6. Reported by: Matthew Felgate Address: C/O Bioresearches, Box 2828, Auckland 1		Filekeeper: Date:									
7. Key words:SHELL MIDDEN											
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code <table border="0"> <tr> <td>Latitude S</td> <td>Longitude E</td> </tr> <tr> <td>Type of site</td> <td>Present condition and future danger of destruction</td> </tr> <tr> <td>Local environment today</td> <td>Security code</td> </tr> <tr> <td>Land classification</td> <td>Local body</td> </tr> </table>				Latitude S	Longitude E	Type of site	Present condition and future danger of destruction	Local environment today	Security code	Land classification	Local body
Latitude S	Longitude E										
Type of site	Present condition and future danger of destruction										
Local environment today	Security code										
Land classification	Local body										



Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

 Site Record Form		
NZAA Site Number: R11/1618 Imperial Site Number: Site Type: Pit/Terrace Site Name(s):	Site Coordinates (NZTM) Easting: 1777427 Northing: 5914193 Source: CINZAS	
		
Finding Aids to the Location of the Site:		
Brief Description: TERRACE/MIDDEN		
Condition of Site when last visited: No Recent Info		

Printed by: CLOU_GlenFarley_ArchSite

Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Ethnicity:

Maori

Site Features:

Terrace, Midden

Associated Sites:

Description:

Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1777377 / N5914143) to centroid of site polygon (E1777427 / N5914193).

Condition Notes:

Date Report Created: 14/05/2026

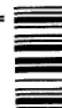
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER <u>R11/1618</u>													
SITE RECORD FORM (NZMS260)		DATE VISITED <u>10.10.87</u>													
NZMS 260 map number	<u>R11</u>	SITE TYPE	<u>Terrace/Midden</u>												
NZMS 260 map name	<u>Auckland</u>	SITE NAME: MAORI													
NZMS 260 map edition	<u>1</u>	SITE NAME: OTHER													
Grid References		Easting	Northing												
		<u>2</u> <u>6</u> <u>8</u> <u>7</u> <u>9</u> <u>0</u> <u>0</u>	<u>6</u> <u>4</u> <u>7</u> <u>5</u> <u>7</u> <u>0</u> <u>0</u>												
1. Aids to relocation of site (attach a sketch map) On ridge facing Waikopua Creek, Beachlands, to the north of coastal flats. About 50m in a direct line from R11/1617 with a swamp between the two spurs. See sketch with R11/1617 for location.															
2. State of site and possible future damage Good.															
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) One terrace near the end of a spur and midden eroding down slopes from top of spur.															
4. Owner Address		Tenant/Manager Address													
5. Nature of information (hearsay, brief or extended visit, etc.) Brief visit Photographs (reference numbers, and where they are held) Aerial photographs (reference numbers, and clarity of site)															
6. Reported by Address		Filekeeper Date													
<u>Brenda Sewell</u> <u>DOC</u> <u>Auckland</u>		<u>S. BULMER</u> <u>11-11-87</u>													
7. Key words Terrace, Midden.															
8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code															
Latitude S		Longitude E													
<table border="1"> <tr><td><u>E</u></td><td><u>K</u></td></tr> <tr><td><u>-</u></td><td><u>-</u></td></tr> <tr><td><u>-</u></td><td><u>-</u></td></tr> </table>		<u>E</u>	<u>K</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<table border="1"> <tr><td><u>A</u></td><td><u>A</u></td></tr> <tr><td><u>-</u></td><td><u>-</u></td></tr> <tr><td><u>A</u></td><td><u>I</u></td></tr> </table>		<u>A</u>	<u>A</u>	<u>-</u>	<u>-</u>	<u>A</u>	<u>I</u>
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Local environment today		Security code													
		Local body													

Date Report Created: 14/05/2026

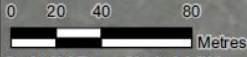
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

New Zealand Archaeological Association SITE RECORD FORM (NZMS 260) NZMS 260 map number: R11 NZMS 260 map name:Auckland NZMS 260 map edition:1		NZAA METRIC SITE NUMBER: R11/1618 DATE VISITED: 24-29 November 1994 SITE TYPE: TERRACE/ MIDDEN (SHELL) SITE NAME: MAORI OTHER									
Grid References		Easting: 2687834 Northing: 6475878									
1. Aids to relocation of site (<i>attach a sketch map</i>): See attached Map. 600m SE of the most easterly headland of the proposed golf course site, on a high spur NW of the ridge pa R11/1618 and across the creek from it.											
2. State of site and possible future damage: in pasture with little erosion or stock damage. Site is to be affected by proposed golf course development.											
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets attached include a summary here</i>): Additional information: see attached map for surveyed boundaries of site. See also <i>An Archaeological Survey of the proposed National Golf Course Site, Beachlands, East Auckland.</i>											
4. Owner: Woodland Construction Ltd Address:Box 28386, Remuera		Tenant/Manager: Address:									
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>): Three brief visits Photographs (<i>reference numbers, and where they are held</i>): Aerial photographs (<i>reference numbers, and clarity of site</i>):											
6. Reported by:Matthew Felgate Address:C/O Bioresearches, Box 2828, Auckland 1		Filekeeper: Date:									
7. Key words:TERRACE; SHELL MIDDEN											
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code <table border="0"> <tr> <td>Latitude S</td> <td>Longitude E</td> </tr> <tr> <td>Type of site</td> <td>Present condition and future danger of destruction</td> </tr> <tr> <td>Local environment today</td> <td>Security code</td> </tr> <tr> <td>Land classification</td> <td>Local body</td> </tr> </table>				Latitude S	Longitude E	Type of site	Present condition and future danger of destruction	Local environment today	Security code	Land classification	Local body
Latitude S	Longitude E										
Type of site	Present condition and future danger of destruction										
Local environment today	Security code										
Land classification	Local body										



Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

 Site Record Form		
NZAA Site Number: R11/1621 Imperial Site Number: Site Type: Midden/Oven Site Name(s):	Site Coordinates (NZTM) Easting: 1777025 Northing: 5914892 Source: CINZAS	
		
 Scale (A4 Paper Size): 1:2,500 Disclaimer: Polygon may not reflect the full extent of the site		
Finding Aids to the Location of the Site:		
Brief Description: MIDDEN		
Condition of Site when last visited: No Recent Info		

Printed by: CLOU_GlenFarley_ArchSite

Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Ethnicity:

Maori

Site Features:

Midden

Associated Sites:

Description:

Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1776975 / N5914842) to centroid of site polygon (E1777025 / N5914892).

Condition Notes:

Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER Q11/1621																							
SITE RECORD FORM (NZMS260)		DATE VISITED 10.10.87																							
NZMS 260 map number	R11	SITE TYPE	Midden																						
NZMS 260 map name	Auckland	SITE NAME:	MAORI																						
NZMS 260 map edition	1		OTHER																						
Grid References		Easting	2 6 8 7 6 0 0																						
		Northing	6 4 7 6 6 0 0																						
1. Aids to relocation of site (attach a sketch map) At Beachlands on top of spur above and south of major creek. See Q11/1621 for relocation.																									
2. State of site and possible future damage Good.																									
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) Midden (predominately cockle) in black matrix with charcoal and ovenstones present. Midden up to 20cm deep and 7m long seen in section along farm track.																									
4. Owner Address		Tenant/Manager Address																							
5. Nature of information (hearsay, brief or extended visit, etc.) Brief visit Photographs (reference numbers, and where they are held) Aerial photographs (reference numbers, and clarity of site)																									
6. Reported by Address		Filekeeper Date																							
Brenda Sewell DOC Auckland		S. BULMER 10.10.87																							
7. Key words Midden																									
8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code																									
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Date Report Created: 21/05/2026

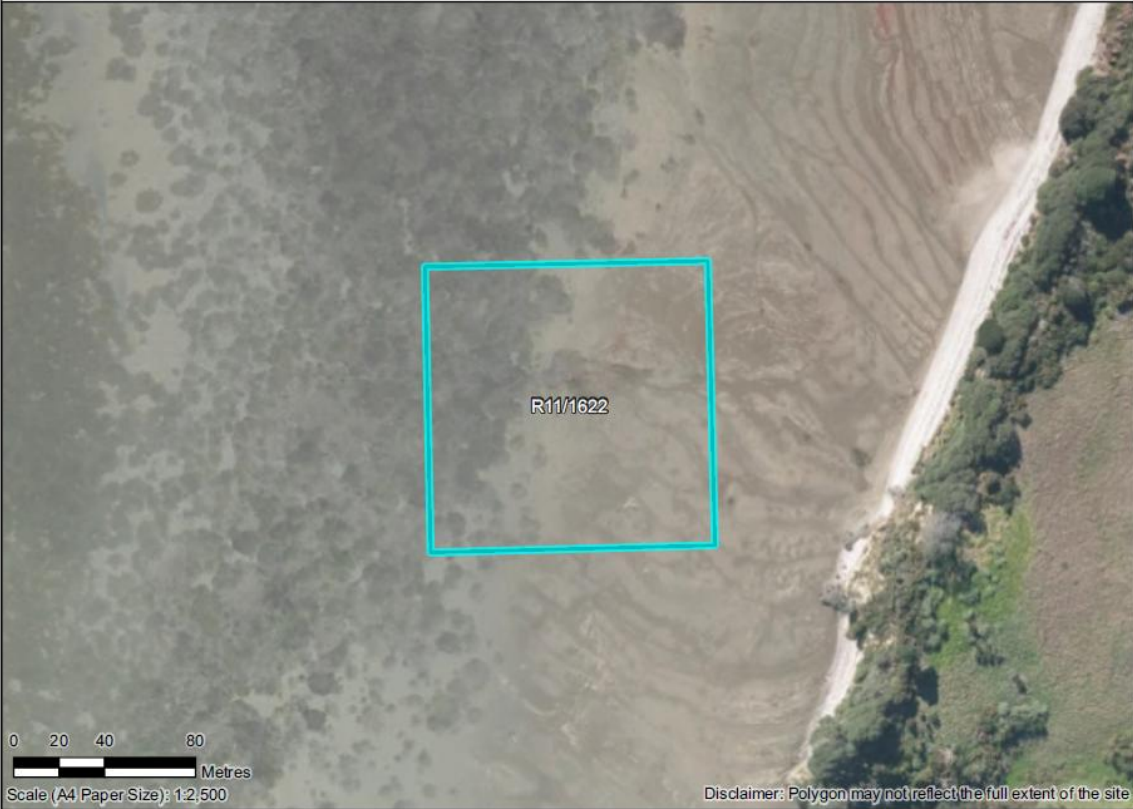
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

New Zealand Archaeological Association SITE RECORD FORM (NZMS 260) NZMS 260 map number: R11 NZMS 260 map name: Auckland NZMS 260 map edition: 1		NZAA METRIC SITE NUMBER: R11/1621 DATE VISITED: 25-29 November 1994 SITE TYPE: MIDDEN (SHELL) SITE NAME: MAORI OTHER									
Grid References		Easting: 2687470	Northing: 6476522								
1. Aids to relocation of site (<i>attach a sketch map</i>): See attached map. On the Southern Headland at the mouth of a stream 450m south of the southern boundary of Pine Harbour Marina, overlooking Waikopua estuary.											
2. State of site and possible future damage: Site is to be affected by proposed golf course development.											
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets attached include a summary here</i>): This site was recorded initially by Sewell as two separate shell middens. R11/1621 and R11/1622. Further investigation revealed the presence of additional midden patches which were the basis for extending the boundaries of the two sites and merging them. (See attached map). A small iron or steel axe head (15cm long by 8cm across the blade was found on R11/1622. Additional midden was found between the two sites and on the south bank of the creek 80m from the point of the headland, where a farm fence intersects the mid-point of the slope down to the stream. A further midden patch was found by test probing about halfway between this last patch and R11/1621. The more raised portion of the shore platform to seaward of R11/1622 has midden deposits of up to 20cm of dense cemented cockle midden consisting of large shells in a matrix of dark soil and burnt shell fragments under 8cm of dark sandy topsoil. (see map and photographs). The raised portion of the shore platform beneath R11/1621 has 15cm of dark stained sand containing shell fragments accumulated directly on the bedrock. The new site boundary encompasses these deposits also. See also <i>An Archaeological Survey of the proposed National Golf Course Site, Beachlands, East Auckland</i> .											
4. Owner: Woodland Construction Ltd Address: Box 28386, Remuera		Tenant/Manager: Address:									
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>): series of brief visits Photographs (<i>reference numbers, and where they are held</i>): Aerial photographs (<i>reference numbers, and clarity of site</i>):											
6. Reported by: Matthew Felgate Address: C/O Bioresearches, Box 2828, Auckland 1		Filekeeper: Date:									
7. Key words: SHELL MIDDEN											
8. New Zealand Register of Archaeological Sites (<i>for office use</i>) NZHPT Site Field Code <table border="0"> <tr> <td>Latitude S</td> <td>Longitude E</td> </tr> <tr> <td>Type of site</td> <td>Present condition and future danger of destruction</td> </tr> <tr> <td>Local environment today</td> <td>Security code</td> </tr> <tr> <td>Land classification</td> <td>Local body</td> </tr> </table>				Latitude S	Longitude E	Type of site	Present condition and future danger of destruction	Local environment today	Security code	Land classification	Local body
Latitude S	Longitude E										
Type of site	Present condition and future danger of destruction										
Local environment today	Security code										
Land classification	Local body										



Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

 Site Record Form		
NZAA Site Number: R11/1622 Imperial Site Number: Site Type: Midden/Oven Site Name(s):	Site Coordinates (NZTM) Easting: 1776926 Northing: 5914592 Source: CINZAS	
 0 20 40 80 Metres Scale (A4 Paper Size): 1:2,500 Disclaimer: Polygon may not reflect the full extent of the site		
Finding Aids to the Location of the Site:		
Brief Description: MIDDEN		
Condition of Site when last visited: No Recent Info		

Printed by: CLOU_GlenFarley_ArchSite

Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Ethnicity:

Maori

Site Features:

Midden

Associated Sites:

Description:

Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1776876 / N5914542) to centroid of site polygon (E1776926 / N5914592).

Condition Notes:

Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZA METRIC SITE NUMBER <u>R11/1622</u>	
SITE RECORD FORM (NZMS260)		DATE VISITED <u>10.10.87</u>	
NZMS 260 map number	<u>R11</u>	SITE TYPE	<u>Midden</u>
NZMS 260 map name	<u>Auckland</u>	SITE NAME: MAORI	
NZMS 260 map edition	<u>1</u>	SITE NAME: OTHER	
Grid References		Easting	Northing
		<u>2687600</u>	<u>6476400</u>
1. Aids to relocation of site (attach a sketch map) At Beachlands on cliff edge and alongside old farm track to beach 100m south of <u>R11/1621</u> For relocation see sketch with <u>R11/1617</u>			
2. State of site and possible future damage <u>Good.</u>			
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) <u>Midden eroding from edge of paddock and down cliff edge - seen in patches alongside old farm track - mainly cockle.</u> <u>See R11/1621.</u>			
4. Owner Address		Tenant/Manager Address	
5. Nature of information (hearsay, brief or extended visit, etc.)		<u>Brief visit</u>	
Photographs (reference numbers, and where they are held)			
Aerial photographs (reference numbers, and clarity of site)			
6. Reported by Address	<u>Brenda Sewell</u> <u>DOC</u> <u>Auckland</u>	Filekeeper Date	<u>S. BULMER</u> <u>11.11.87</u>
7. Key words <u>Midden</u>			
8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code			
Latitude S		Longitude E	
<u>Aa</u>	Type of site	<u>Aa</u>	Present condition and future danger of destruction
<u>-</u>	Local environment today	<u>-</u>	Security code
<u>-</u>		<u>ai</u>	Local body

Date Report Created: 21/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

 Site Record Form		
NZAA Site Number: R11/1623 Imperial Site Number: Site Type: Midden/Oven Site Name(s):	Site Coordinates (NZTM) Easting: 1777226 Northing: 5914693 Source: CINZAS	
 0 20 40 80 Metres Scale (A4 Paper Size): 1:2,500 Disclaimer: Polygon may not reflect the full extent of the site		
Finding Aids to the Location of the Site:		
Brief Description: MIDDEN		
Condition of Site when last visited: No Recent Info		

Printed by: CLOU_GlenFarley_ArchSite

Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

Site Periods:

Ethnicity:

Maori

Site Features:

Midden

Associated Sites:

Description:

Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1777176 / N5914643) to centroid of site polygon (E1777226 / N5914693).

Condition Notes:

Date Report Created: 14/05/2026

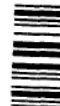
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (NZMS260) NZMS 260 map number R11 NZMS 260 map name Auckland NZMS 260 map edition 1		NZAA METRIC SITE NUMBER R11/1623 DATE VISITED 10.10.87 SITE TYPE Midden SITE NAME: MAORI OTHER													
Grid References Easting <u>2687600</u> Northing <u>6476300</u>															
1. Aids to relocation of site (<i>attach a sketch map</i>) At Beachlands in paddock above cliffs c.150m north of R11/345. For relocation see sketch with R11/1617															
2. State of site and possible future damage Midden in very shattered state due to cattle trampling.															
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here</i>) Large patch of shattered midden. Scatter over an area of 10 x 15m.															
4. Owner Address		Tenant/Manager Address													
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>) Brief Visit Photographs (<i>reference numbers, and where they are held</i>) Aerial photographs (<i>reference numbers, and clarity of site</i>)															
6. Reported by Address Brenda Sewell DOC Auckland		Filekeeper Date S. BULMER 10/10/87													
7. Key words															
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Date Report Created: 14/05/2026

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION INCORPORATED

New Zealand Archaeological Association SITE RECORD FORM (NZMS 260) NZMS 260 map number: R11 NZMS 260 map name: Auckland NZMS 260 map edition: 1		NZAA METRIC SITE NUMBER: R11/1623 DATE VISITED: 25-29 November 1994 SITE TYPE: MIDDEN (SHELL) SITE NAME: MAORI OTHER									
Grid References		Easting: 2687310	Northing: 6476210								
1. Aids to relocation of site (<i>attach a sketch map</i>): See map attached. 1 km south of southern boundary of Pine Harbour Marina, On headland forming most westerly point of proposed golf course											
2. State of site and possible future damage: in gorse, scrub, thistle and pasture. Shell exposed by small stock track along fence line. Not affected by the proposed golf course development.											
3. Description of site (<i>Supply full details, history, local environment, references, sketches, etc. If extra sheets attached include a summary here</i>): See attached map for theodolite survey of site boundaries. See also <i>An Archaeological Survey of the proposed National Golf Course Site, Beachlands, East Auckland</i> .											
4. Owner: Woodland Construction Ltd Address: Box 28386, Remuera		Tenant/Manager: Address:									
5. Nature of information (<i>hearsay, brief or extended visit, etc.</i>): Two brief visits Photographs (<i>reference numbers, and where they are held</i>): Aerial photographs (<i>reference numbers, and clarity of site</i>):											
6. Reported by: Matthew Felgate Address: C/O Bioresearches, Box 2828, Auckland 1		Filekeeper: Date:									
7. Key words: SHELL MIDDEN											
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Date Report Created: 14/05/2026