

MILLDALE NORTH DEVELOPMENT: ARCHAEOLOGICAL ASSESSMENT



Report prepared for Fulton Hogan Land Development Ltd

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INTRODUCTION

Project Background

Fulton Hogan Land Development Ltd has commissioned a number of environmental impact assessments as part of the planning process for the Milldale North development which has been referred for Fast-Track consenting (Figure 1 to Figure 3). The project is located to the north of the existing Milldale development, the latter being live zoned with development underway. The current proposal has provisions for the development of some 1,500 dwellings, along with neighbourhood parks and commercial uses. The development will also have extensive riparian and wetland enhancements, including revegetation of approximately 131ha of farmland.

This report identifies requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA), and assesses the potential effects of the Project on archaeological values and their significance. It does not assess built heritage.

This report does not include an assessment of Māori cultural values. Such assessments should be made by the tangata whenua. Māori cultural concerns encompass a wider range of values than those associated with archaeological sites.

Methodology

The New Zealand Archaeological Association's (NZAA) site record database (ArchSite), Auckland Council's Cultural Heritage Inventory (CHI), the Auckland Unitary Plan Operative in Part (AUP OP) schedules, and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero were reviewed to determine whether any archaeological sites had been recorded within or in the immediate vicinity of the project area. Relevant literature, archaeological reports, early survey plans, and aerial imagery (including Retrolens) were also examined. Archival research established historical land use and ownership.

A total of three site inspections were undertaken. The initial survey of the Milldale North area properties was conducted as part of a Plan Change project on 12 August 2022 by Richard Shakles and Tom Clough-Macready. A second field survey was conducted on 19 September 2024 by Glen Farley and Jen Low, which examined properties to the southeast of Wainui Road. A third field survey was undertaken on 17 March 2026 by Glen Farley, Tom Clough-Macready, Kirstin Roth, and Hannah Cohen-Smith, which examined those properties to the north of the Orewa River. The ground surface was examined for evidence of former occupation (in the form of shell midden, depressions, terracing or other unusual formations within the landscape relating to Māori settlement, or indications of 19th century European settlement remains). Exposed and disturbed soils were examined where encountered for evidence of earlier modification, and an understanding of the local stratigraphy. Subsurface testing with a probe and spade was carried out near the watercourses to determine whether buried archaeological deposits could be identified or establish the nature of possible archaeological features. Photographs were taken to record the topography and features of interest in the area and its immediate surrounds.

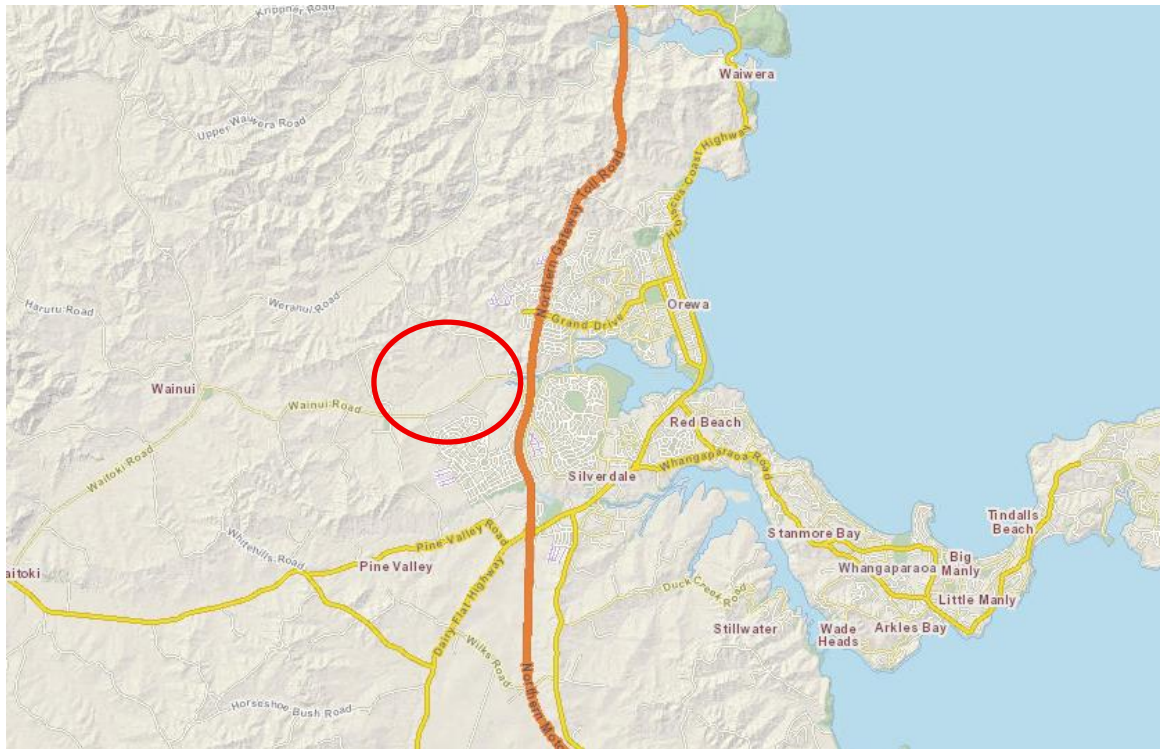


Figure 1. Plan showing the general location of the project area (source: Auckland Council GeoMaps)

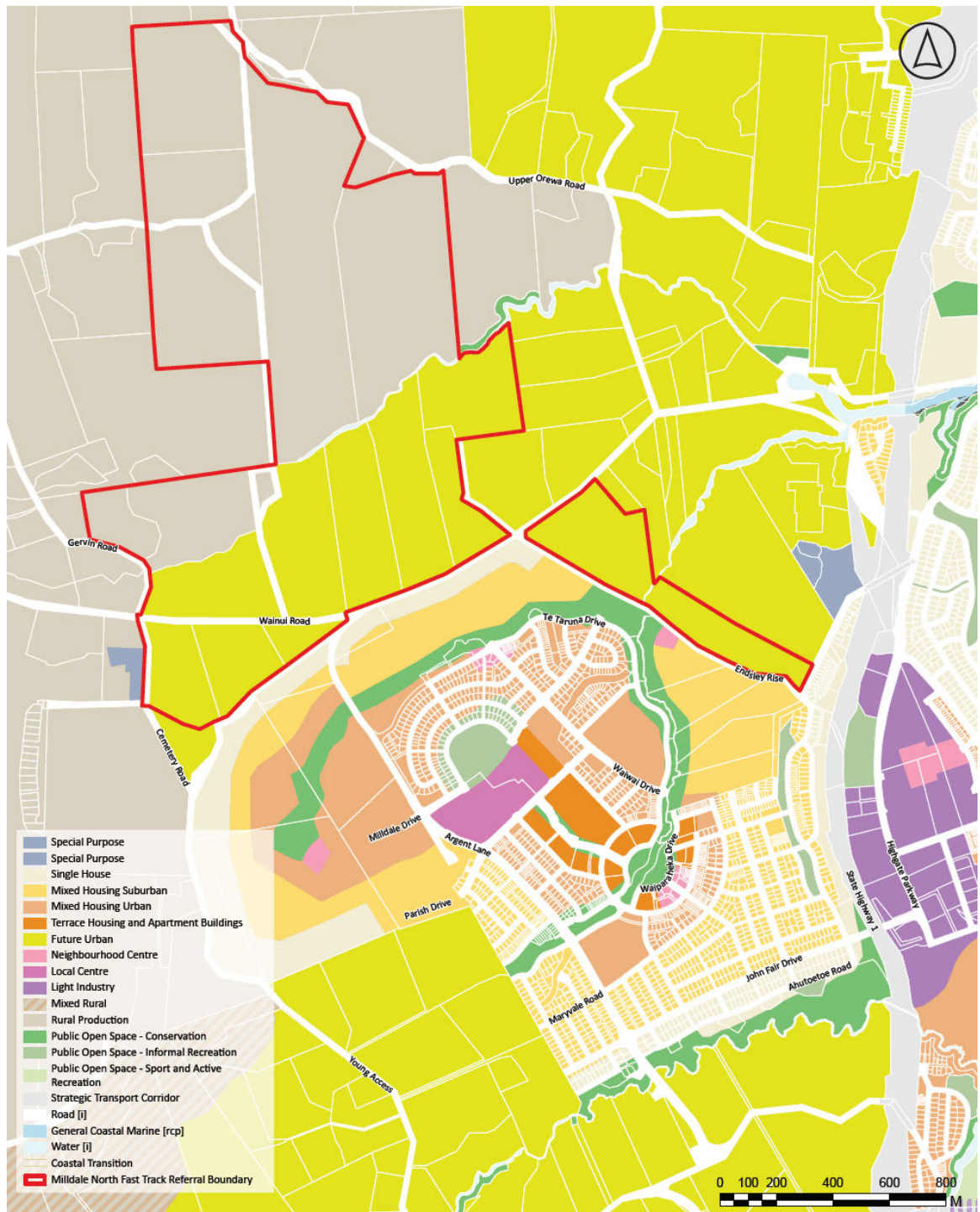


Figure 2. Milldale North site extent in relation to AUP zoning (source: Auckland Council GeoMaps; Barker & Associates)

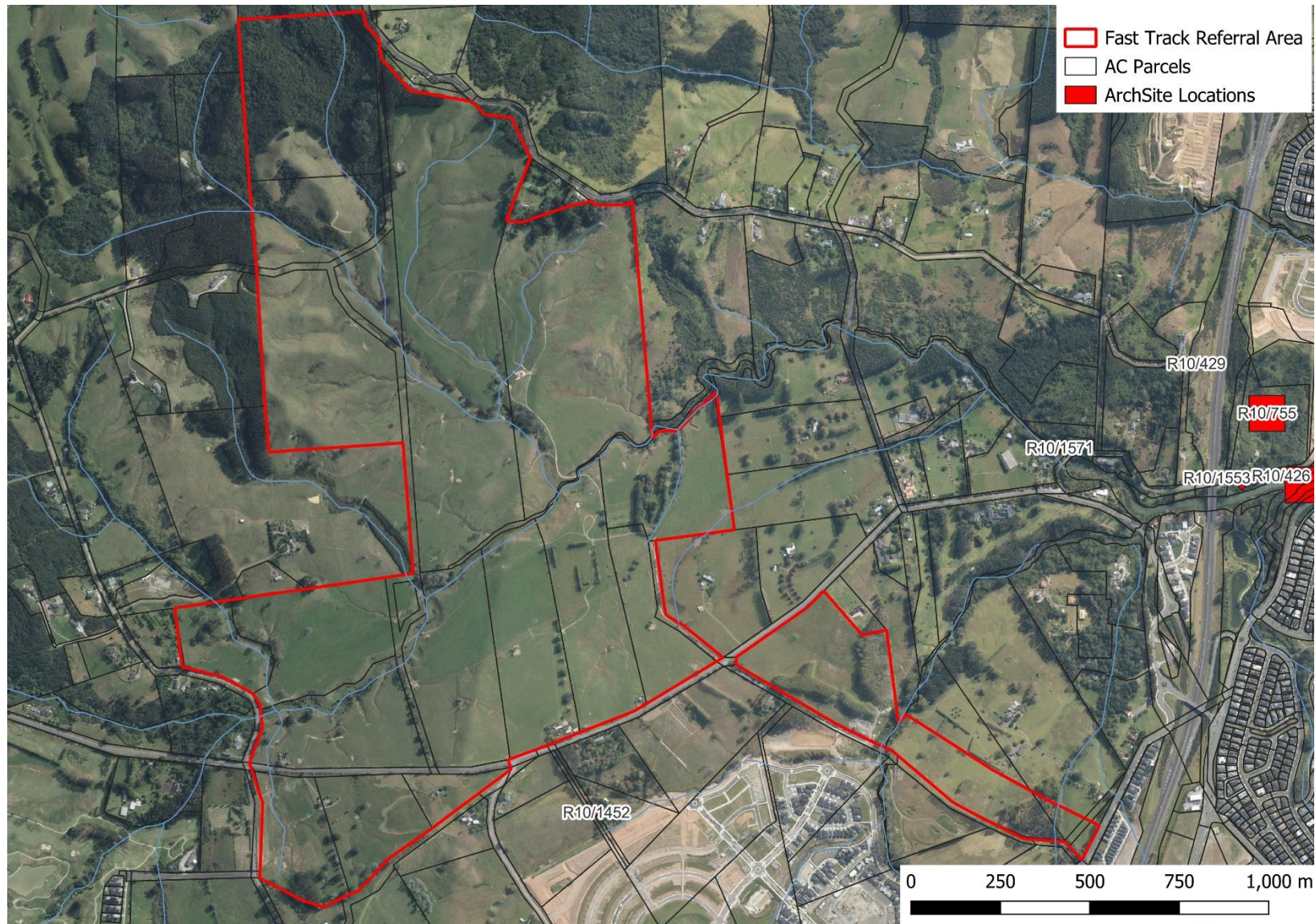


Figure 3. Plan showing the Fast Track application extent in relation to recorded archaeological sites

Table 1. List of properties within the Milldale North Fast Track area

Property Address	Legal Description	Site Area	Historic Allotment
173 Upper Orewa Road Upper Orewa 0992	Pt. Allotment 74 Parish of Waiwera SO1693B	28.5857ha	Allotment 74
231 Upper Orewa Road Upper Orewa 0992	Pt Allotment 74 Parish of Waiwera SO 1693B Pt Allotment 182 Parish of Waiwera SO 836	56.9203ha	Allotments 74 and 182
480 Wainui Road Upper Orewa 0992	Lot 11 Deposited Plan 198205 Lot 12 DP 198205	5.8935ha 10.1050ha	Allotments 74, 197 and 200
500 Wainui Road Upper Orewa 0992	Lot 10 Deposited Plan 198205	12.265ha	Allotments 74, 197 and 200
522 Wainui Road Upper Orewa 0992	Lot 9 Deposited Plan 198205	11.285ha	Allotments 74, 194, 197, and 200
555 and 569 Wainui Road Upper Orewa 0992	Lot 1 Deposited Plan 130515 Allotment 549 Parish of Waiwera	2.28ha 4.272ha	Allotment 196
597 Wainui Road Upper Orewa 0992	Lot 2 Deposited Plan 130515	7.025ha	Allotment 196
602 Wainui Road Upper Orewa 0992	Lot 5 Deposited Plan 198205	9.855ha	Allotments 194 and 196
9 Cemetery Road Upper Orewa 0992	Lot 3 Deposited Plan 130515	6.535ha	Allotment 196
Address unavailable	Lot 8 Deposited Plan 198205	12.392ha	Allotments 194, 196, and 200
Address unavailable	Lot 12 DP 198205	10.105ha	Allotment 74
Address unavailable	Lot 1 DP 589819	18.1137ha	Allotment 153
Address unavailable	Lot 4 DP 353309	10.4451ha	Allotment 199
Address unavailable	Lot 6 DP 198205	4.3640ha	Allotment 194
Address unavailable	Lot 7 DP 198205	11.5205ha	Allotment 194
Address unavailable	Allotment 210 Parish of Waiwera SO 836 Allotment 216 Parish of Waiwera SO 836	24.2811ha	Allotments 210 and 216
Address unavailable	Allotment 549 Parish of Waiwera SO41565	4.2720ha	Allotment 549

HISTORICAL BACKGROUND¹

Māori Background²

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

In the 1620s a group of Ngāti Awa, led by Maki and his two brothers, migrated north to the Tāmaki Isthmus. In the next generation they spread further north, conquering and absorbing Ngāti Tai on Whangaparāoa in the process. These people became Te Kawerau (ibid.).

Ngāti Kahu take their name from Kahu, the son of Maki's younger brother Maeaeiriki. In the 1720s Ngāti Whātua moved into the Tāmaki isthmus. Te Kawerau were then pushed out, but through peace agreements and marriages Ngāti Kahu remained unmolested at Whangaparāoa and developed strong ties to Ngāti Whātua (ibid.).

At the same time the tribes of the Hauraki Gulf were also exerting pressure on Te Kawerau, and by the 1780s were in the ascendant. Ngāti Kahu continued to occupy Whangaparāoa and the Hibiscus Coast, but with restricted access to resources, particularly shark, which Hauraki wanted. In the 1790s Ngāti Kahu defeated Ngāti Paoa of Hauraki in open battle and remained secure on Whangaparāoa, until attacked by the musket-armed Ngāpuhi under Hongi Hika in 1821 (Murdoch 1991).

Following this attack, the area was left largely deserted, being used primarily as a hunting and resource collection area by members of the Ngāti Whātua and Ngāti Paoa iwi (Grover 1996). Te Kawerau repopulated the area from about 1836, and it was later sold by the Hauraki tribes (who claimed ownership by conquest) as part of the 1841 Mahurangi Purchase. Te Kawerau occupied the area until the 1850s when they were resettled on Native Reserves to the north, between Puhoi and Tawharanui (Bedford and Felgate 1994: 2).

Early Māori settlement across the wider area was focussed primarily around the Whangaparāoa Peninsula and along the coastal margins to take advantage of the rich fishing grounds (particularly well known for shark fishing), coastal forest and fertile soils. The archaeological record currently indicates that settlement on the banks of navigable

¹ Campbell and Clough (2003), Judge and Clough (2005a), and Mosen et al. (2000) have each synthesised the pre- and post-European contact histories of the wider Hibiscus Coast area. These syntheses in turn draw upon earlier work by Turton (1877/78), Murdoch (1991) and Grover (1996). Murdoch (1991:32–34) compiled the traditional Māori history of the Whangaparāoa from various sources and much of this is relevant to the Orewa area. The area's Māori history is shown to be complex, reflecting both the mobile nature of Māori settlement and political changes through time. These reports were in turn synthesised in an archaeological assessment for the Arran Hill development immediately to the north of the Silverdale North development area (Farley and Clough 2006c). Further research was undertaken as part of the final report on the archaeological investigation of Silverdale Precincts 5 and 6, Silverdale North (Judge and Yoffe 2010). The following background history is drawn from that report.

² While based on reliable documentary sources, this information should not be viewed as complete or without other context. There are a large number of iwi historically associated with the Auckland region and many other histories known to tangata whenua.

streams/rivers (including the Orewa River) tended to comprise short-term encampments rather than permanent or semi-permanent settlements.

Important to the history of the area is the Orewa River, the upper reaches being located on the eastern extent of the Structure Plan area. Here, a known canoe portage trail followed the river inland, heading past Wainui and joining the Waitoki Stream before merging with the Kaukapakapa River and reaching the Kaipara Harbour (see Waitangi Tribunal 2006: 17). The presence of this trail could have contributed to historical use of the area.

Mahurangi Purchase

On 13 April 1841, the Crown acquired its first substantial landholding in the area, known as the Mahurangi Purchase. This included the Mahurangi and Omaha Block (Deed No. 192) comprising 100,000 acres, 'more or less', with boundaries stretching from Takapuna in the south to Te Arai Point in the north (Locker 2001: 64). The land was not obtained from Ngāti Whātua, but from Hauraki tribes who claimed ancestral control of the area from the 18th century. The Mahurangi Purchase made Ngāti Rongo theoretically landless, and the sale was therefore disputed by their chief Te Hemara Tauhia before it was finalised. Te Hemara appealed for the return of Mahurangi to Ngāti Rongo, in particular Te Puhoi (Mackintosh 2005: 6).

In 1853 the Puhoi (or Te Hemara) Reserve was granted to Ngāti Rongo, the boundaries of which ran 'from the south shore of the Pukapuka to Waiwera, and inland to the western boundary of the [Mahurangi] Purchase' (Locker 2001: 80). In 1866 the title to this reserve was granted to Ngāti Rongo at a Native Land Court hearing. The Puhoi Reserve was eventually surveyed into 10 blocks, with Te Hemara retaining the titles to Maungatauhoro (70 acres), Orokaraka (8 acres) and Puhoi (2537 acres) (Mackintosh 2005: 6).

Following the final settlement of claims against the Mahurangi Purchase in 1853, surveying and land sales in the district continued. Ngāti Whātua tribes were among the signatories of several large land purchases by the Crown, including: the Ahuroa–Kourawhero Block (Deed 201) on 22 June 1854 for £1200; the Wainui Block (Deed 200) on 22 June 1854 for a first instalment of £600, with a final payment of £200 made on 22 January 1855; the Komokoriki No. 1 Block (Deed 203) on 29 September 1862 for £3,500 and the Komokoriki No. 2 Block (Deed 204) on 4 November 1862 for £39-10 (Locker 2001: 81) (see Figure 4 and Figure 5).

European Settlement

The nearby town of Silverdale has a European settlement history dating back to the 1840s, when it consisted primarily of temporary camps set up for works gangs exploiting the surrounding area for sources of timber and firewood to supply the growing settlement at Auckland and also for collection of kauri gum (Grover 1996). Up until 1911, the town was called 'The Wade' by the European settlers and inhabitants, the name being an anglicised version of Te Weiti, the name of the river on which the town was situated. During the 1850s the town grew into a thriving commercial centre based on the timber industry. Following sale and subdivision in the 1850s and 1860s most of the land in the surrounding area was initially harvested for timber before being converted into farming blocks. The land was not particularly suitable for wheat or similar crops. In an article published in *New Zealand Herald* (3 April 1889) the poverty of the land is highlighted

‘...to mention ‘the Wade’ or Wainui to a would-be cultivator of the soil was quite enough to make his blood run cold at the thought of anyone attempting to make a living off such sterile land’.

Part of a section originally purchased by George Buckingham during the 1840s on land between Waterloo Creek and the Northern Motorway (situated to the southeast of the Structure Plan area) is mentioned in the historical records (Grover 1996). Buckingham was never resident on the property, the land went into dispute in 1845, and was then subdivided. Major Henry Butler Stoney bought the property from William Galbraith in 1865, who had constructed a cottage between 1858 and 1864. The Stoney family constructed their homestead near the cottage in 1866 (Clough and Judge 2011: 7). Stoney Homestead is a Scheduled Historic Heritage site (AUP ID 0605, Cat. B.), now restored and utilised as a community hub.

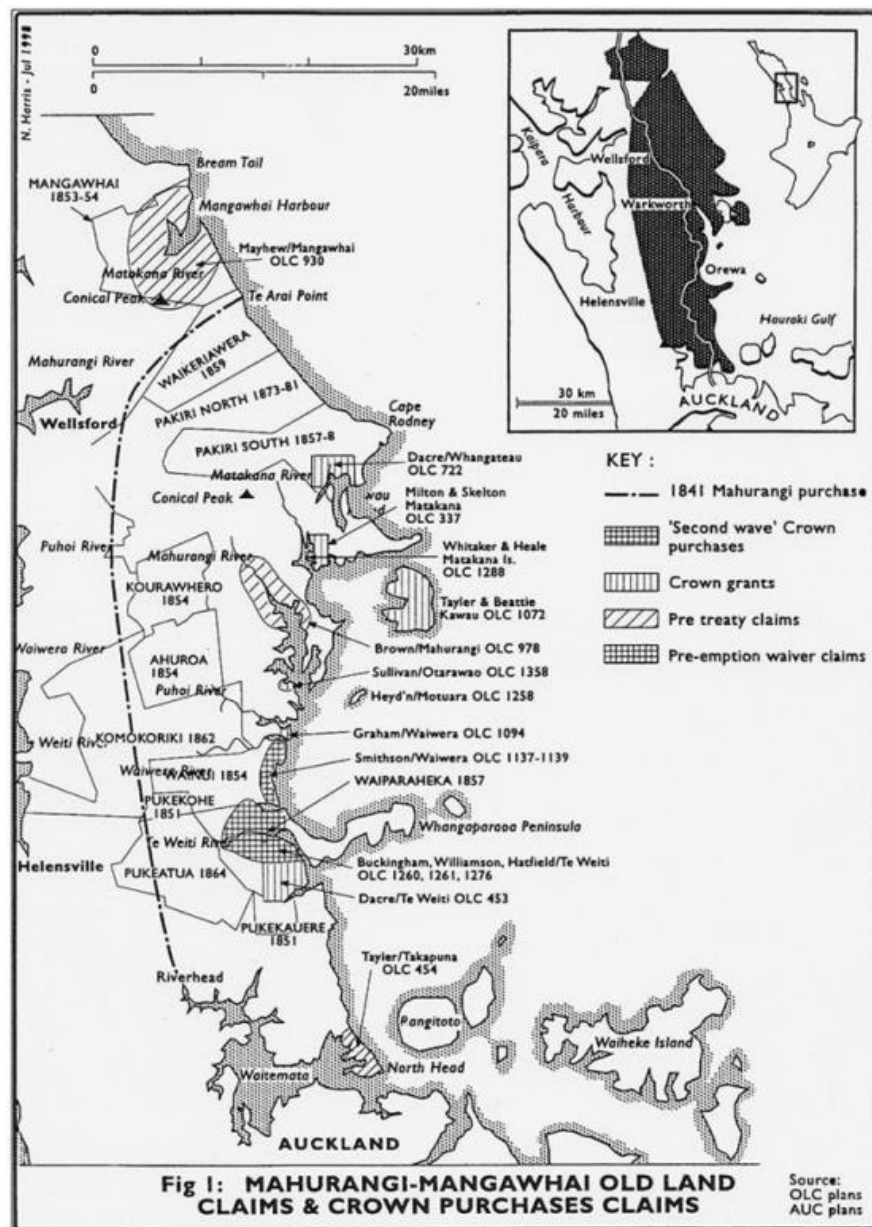


Figure 4. Plan showing land claims and Crown purchases in the Mahurangi (source: Rigby 1998: 3)

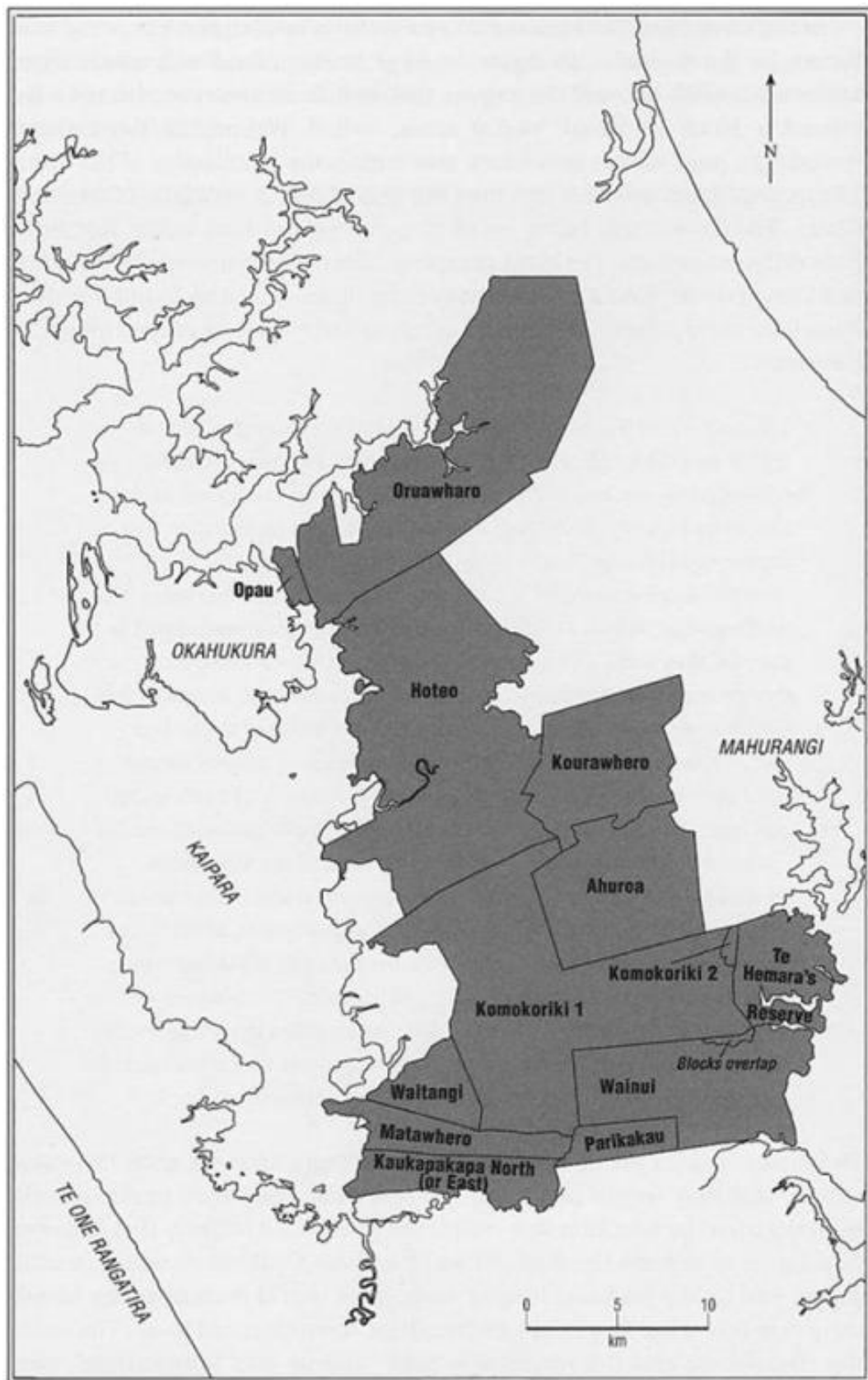


Figure 5. Plan showing Crown purchases in the Mahurangi and Kaipara (source: Goldsmith 2003: 36)

HISTORICAL SURVEY AND LAND HISTORY

Land History within the Project Area

The land history for the site indicates that there are 11 historic Allotments of relevance within the wider Milldale North Fast Track extent. Figure 7 illustrates the Allotments. This section provides a brief history per allotment based on archival research.

Milldale North

Old Plans and Maps

The earliest plan relating to the project area is a 'Sketch of coastal land Cape Rodney to Orewa' dated c.1849 (Figure 6). It shows the Parakakau and Wainui Blocks, although no other features of interest are indicated.

Another early Plan (SO 894) dating to 1863 titled 'Map of the Wade District she[o]wing Pukeatua, Pukekohe, also Old Land Claims & Selections' (Figure 7) provides a map of the project area, indicating the Allotment numbers and the waterfalls on the Orewa River named as 'Ruataniwha Falls'.



Figure 6. Cropped map dating to c.1849 illustrating a 'Sketch of coastal land, Cape Rodney to Orewa'. General location of project area circled (Alexander Turnbull: Map Collection 32.11gbbd/[c.1849]/Acc.1316)

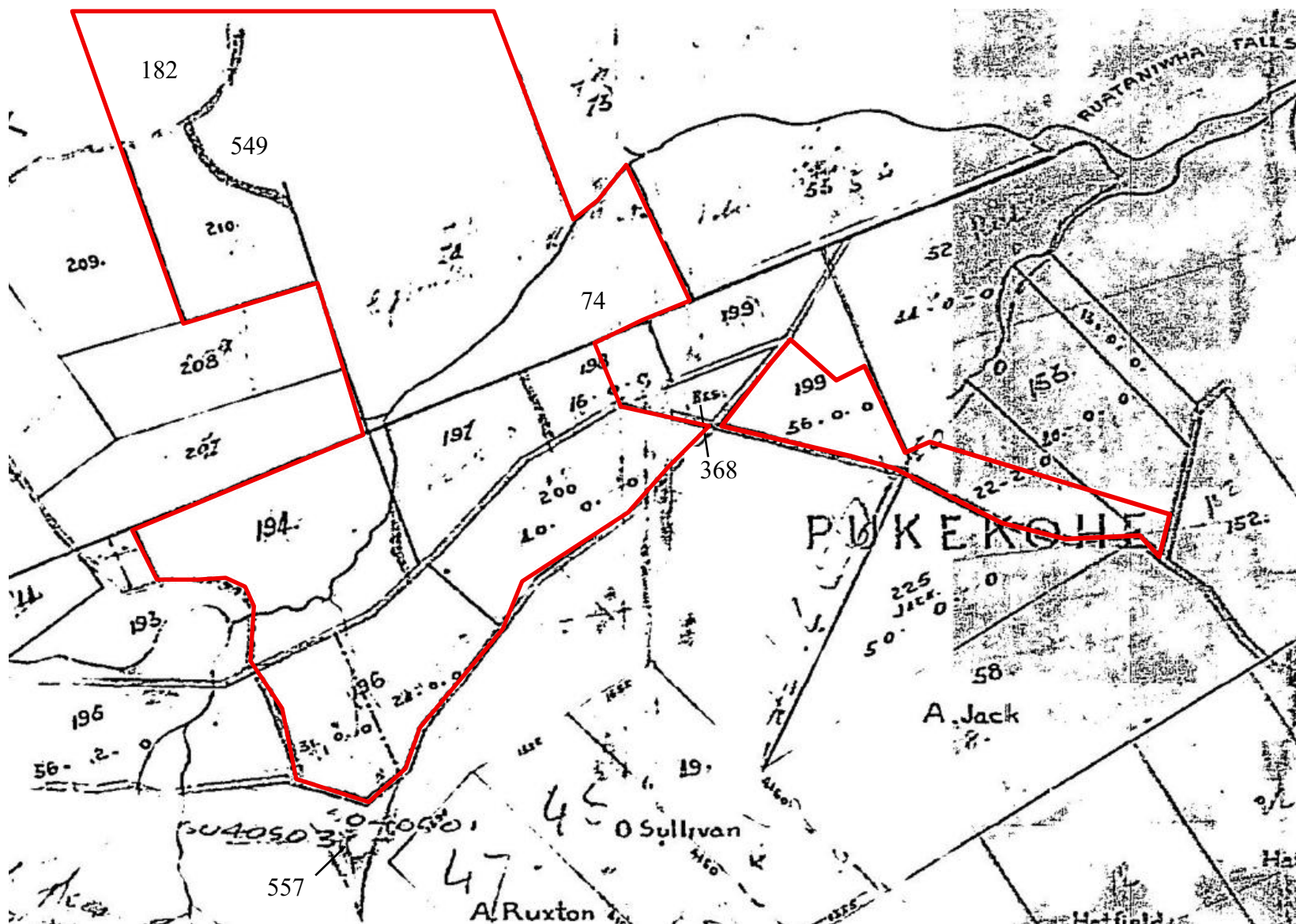


Figure 7. Close-up of SO 894, dated 1863, showing the properties within the Fast Track extent (red outline) (source: Quickmap)

Allotment 153, Middle, Parish of Waiwera

The Crown Grant to the 40-acre Allotment 153M was purchased by Alfred Fossett of Auckland, storekeeper, on 15 December 1864 (CG 2BG/90, Archives NZ; Figure 8). Fossett's grocery store was located in Grafton Road (*Daily Southern Cross*, 8 April 1867:1) and he was unlikely to have resided on the property at Wainui. Following his death, his wife Susan conveyed the Wainui Allotment along with another parcel of land in Auckland to William Rowland of Auckland, gentleman, for the sum of £20 (DR 27D/871, Archives NZ).

Following the death of William Rowland, the property (along with the other parcel) was conveyed by solicitor Adam Brock to William Rattray of Auckland, draper, for the sum of £90 (DR R3/688, Archives NZ). Rattray is unlikely to have occupied the land and later sold (along with 7 other parcels) to James Clark, Archibald Clark and Matthew Clark of Auckland, merchants, on 26 September 1887 (DR R15/767, Archives NZ). For what purpose the Clark Brothers held on to the property is unclear, however they did retain ownership for almost 10 years before entering into an Agreement with Elizabeth Ann Cain, who formally purchased the land on 27 November 1900 (DR R69/388, Archives NZ). While a small portion was transferred to the Crown for the purposes of a road in 1901 (DR R79/254, Archives NZ), Cain remained as owner until 11 June 1928 when the property was sold to Elizabeth Mary Sturmeay (DR R529/525, Archives NZ and NA591/250 (LINZ)).

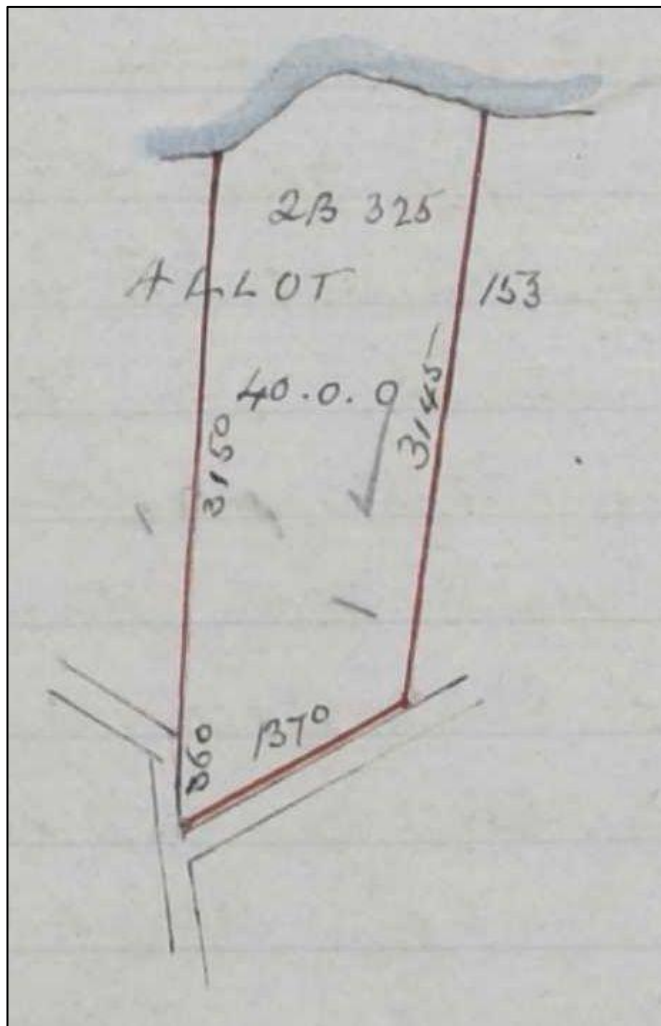


Figure 8. Boundaries of Allotment 153M as drawn on Deeds Register R15/767 (Archives NZ)

Allotment 153, South, Parish of Waiwera

The southern portion of Allotment 153 measuring 22.2.0 (also Allotment 141 and northern portion of Allotment 142) was purchased from the Crown by William Galbraith of Auckland, settler, on 15 December 1864 (CG 2BG/71, Archives NZ; Figure 9). In 1865 Galbraith took out a mortgage over the properties (DR 9M/660, Archives NZ) and sold off Allotment 141 and part 142 around the same time (DR B2/324, Archives NZ). In 1868 Galbraith was ordered by the Supreme Court to sell by auction Allotment 153S as a £120 mortgage plus interest remained unpaid.

Maurice Foley of Auckland, settler, the mortgage holder was the highest bidder at £15 and the property was transferred to him on 28 September 1868 (DR B3/488, Archives NZ, Figure 9). Maurice Foley retained ownership of the land until 24 February 1898 when the property was conveyed to Elizabeth Ann Cain of Wade (DR R56/686, Archives NZ). Elizabeth Cain retained the property until 1 December 1936 when she transferred it to Cecil Harry Sturmey of Silverdale, driver (NA591/251, LINZ).

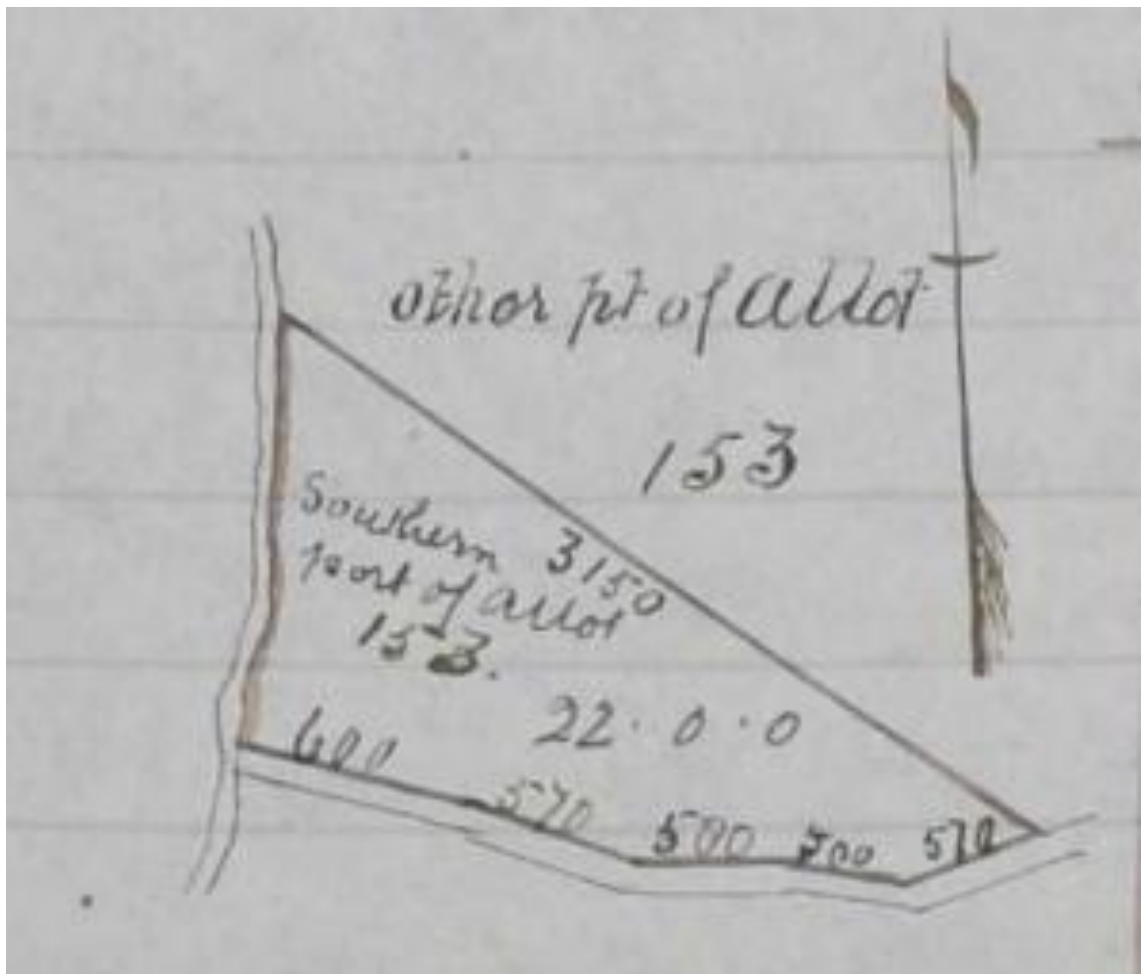


Figure 9. Boundary of Allotment 153 South as drawn on Deeds Register B3/488 (Archives NZ)

Allotments 194 and 196 West, Parish of Waiwera

The Crown Grants to Allotments 194 and 196 West were purchased by John Gamaliel Lawton on 6 September 1867 (CG 8BG/93, Archives NZ; Figure 10). It is not known whether Lawton settled on the land at Wainui, but he was situated in Auckland from at least 1879, practising as a veterinary surgeon in Onehunga (Auckland Star, 8 October 1879:3). In April 1883 he listed '100 acres Land' for immediate sale among other properties owned (Auckland Star, 16 April 1883:1) and was evidently leaving for England (New Zealand Herald, 4 April 1883:8). The Wainui holding did not sell and in October 1886 the County of Waitemata advised of unpaid rates on the property, valued at £90 with outstanding rates of 5 shilling 7 ½ pence plus 4 shillings costs (New Zealand Herald, 4 October 1886:8). Lawton appears not to have paid the outstanding rates with the Supreme Court forcing the sale of the property from Lawton to Ada Elizabeth Nicholls of Auckland, spinster, as highest bidder at auction for the sum of £12.10.0 paid to the Court on 24 February 1888 (DR R28/86, Archives NZ, Figure 1). Ada Nicholls is unlikely to have occupied the property, residing with her parents in Upper Queen Street where she died in 1897 aged 31 years (Auckland Star, 13 December 1897:8). The property was held until 1901 when it was conveyed to William Francis Lees of Auckland, commission agent (DR R75/486, Archives NZ). Later sales included to Archibald Morrison of Auckland, farmer,

in 1908 (DR R146/286, Archives NZ), to Alfred George Boden of Auckland, builder, in 1914 (DR R244/23, Archive NZ).

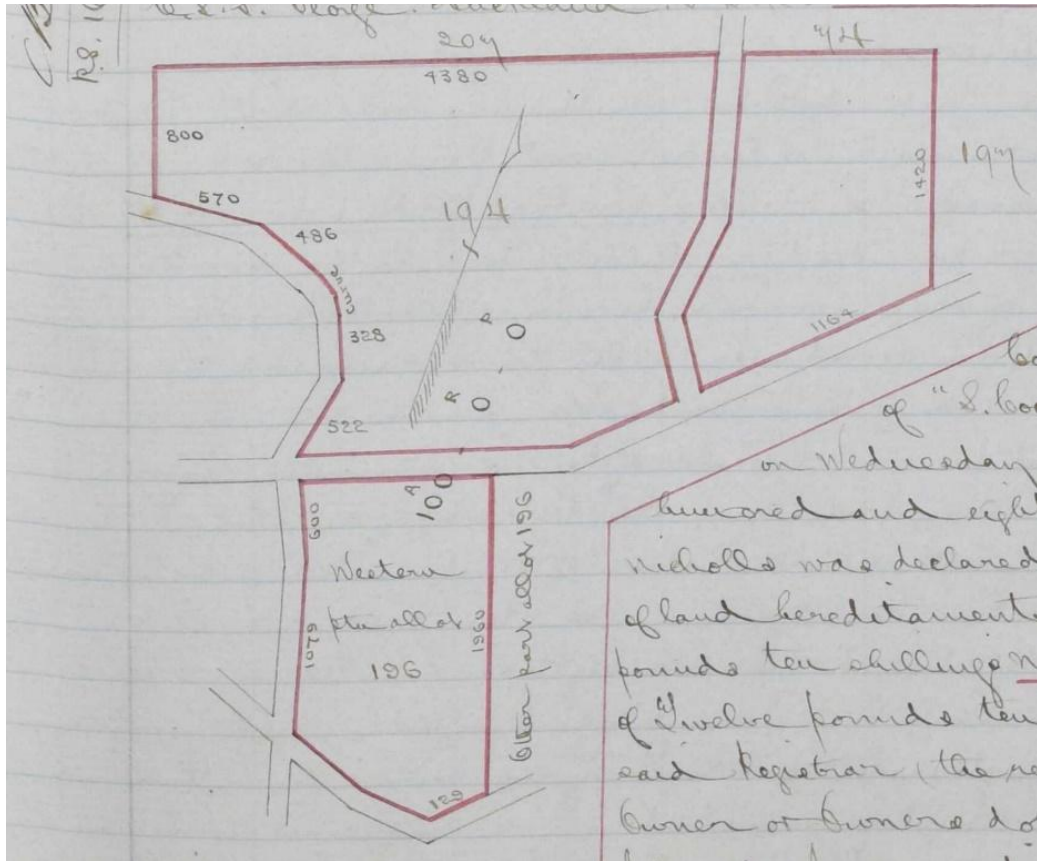


Figure 10. Boundaries of Allotments 194 and 196W as drawn on Deeds Register R28/86 (Archives NZ)

Allotments 196 East, 198, and 199, Parish of Waiwera

The Crown Grant for Allotment 196E, 198, and 199 was purchased by Thomas Hobson on 27 December 1867. It is possible Hobson was on the land (or other land nearby) earlier as he is listed as a Leaseholder in April 1867 for the purposes of voter registration (Daily Southern Cross, 8 April 1867:2). In 1880 Proclamation 536 was made under Section 21 and others of the Public Works Act 1876 and the Amendment Act 1878. This is thought to be the acquisition of Allotment 198A by the Crown. By 1888, when Hobson sought a mortgage from the Bank of New South Wales, Allotment 198A was in separate ownership (Figure 11). No information regarding Thomas Hobson could be located at this time. He retained ownership until his death c1890/1 (DR R176/532, Archives NZ) and the property was transferred to his successor (DR R175/533, Archives NZ). The land was retained until 12 March 1910 when it was transferred to a member of the Brunton family (DR R176/535, Archives NZ) who also owned Allotments discussed elsewhere. On 20 October 1910 Brunton transferred Section 196E to Archibald Morrison (DR R183/249, Archives NZ). Allotments 198 and 199 were conveyed to Maddison on 30 March 1912 (DR R193/521, Archives NZ).

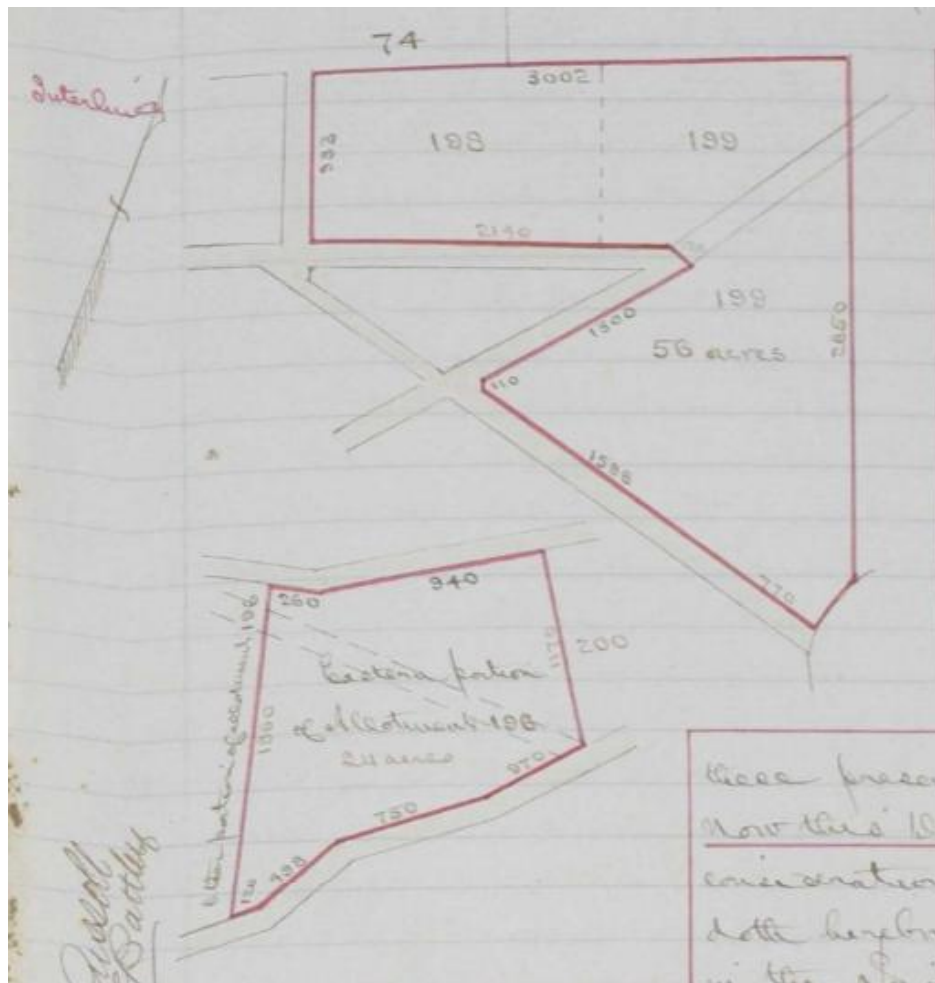


Figure 11. Boundaries of Allotments 196E, 198 and 199 as drawn on Deed Register R28/183 (Archives NZ)

Section 196 East

The sale to Archibald Morrison brought the land together with Allotments' 194 and 196 West, and thereafter follows the same ownership changes.

Allotments 198 and 199

The sale of Allotment 198 and 199 containing 56 acres to Maddison brought those parcels of land together with Section 53 thereafter following the same ownership changes.

Part Allotment 74 and Allotments 182, and 197, Parish of Waiwera

Part of Allotment 74 and Allotment 197 (Figure 12) although originally having separate land record entries quickly became under the same ownership and the history for both properties is provided here.

The Crown Grant to the 215 acre Allotment 74 was purchased by Frederick John Von Sturmer of Auckland, settler, on 20 April 1859 (CG B1G/250, Archives NZ). Just one week later on the 27th April the property was conveyed to Spencer William Von Sturmer, settler and Henry Samuel Moss, brickmaker, both of the Wade for the sum of £150 (DR B1/271, Archives NZ). Spencer Von Sturmer died in 1897 and his obituary included the following

regarding his time in the Wade: 'He went to the Wade, and engaged in fruit growing and farming for three years, sinking his capital like many others' (*New Zealand Herald*, 6 August 1897:5).

On 29 October 1862 land records indicate that Von Sturmer and Moss purchased the Crown Grant to Allotments 182 and 197 (CG B1G/489, Archives NZ). On 14 November 1862 Von Sturmer released his share in the properties (74, 197 and 182) to Henry Moss for the sum of £175 (DR B1/739, Archives NZ).

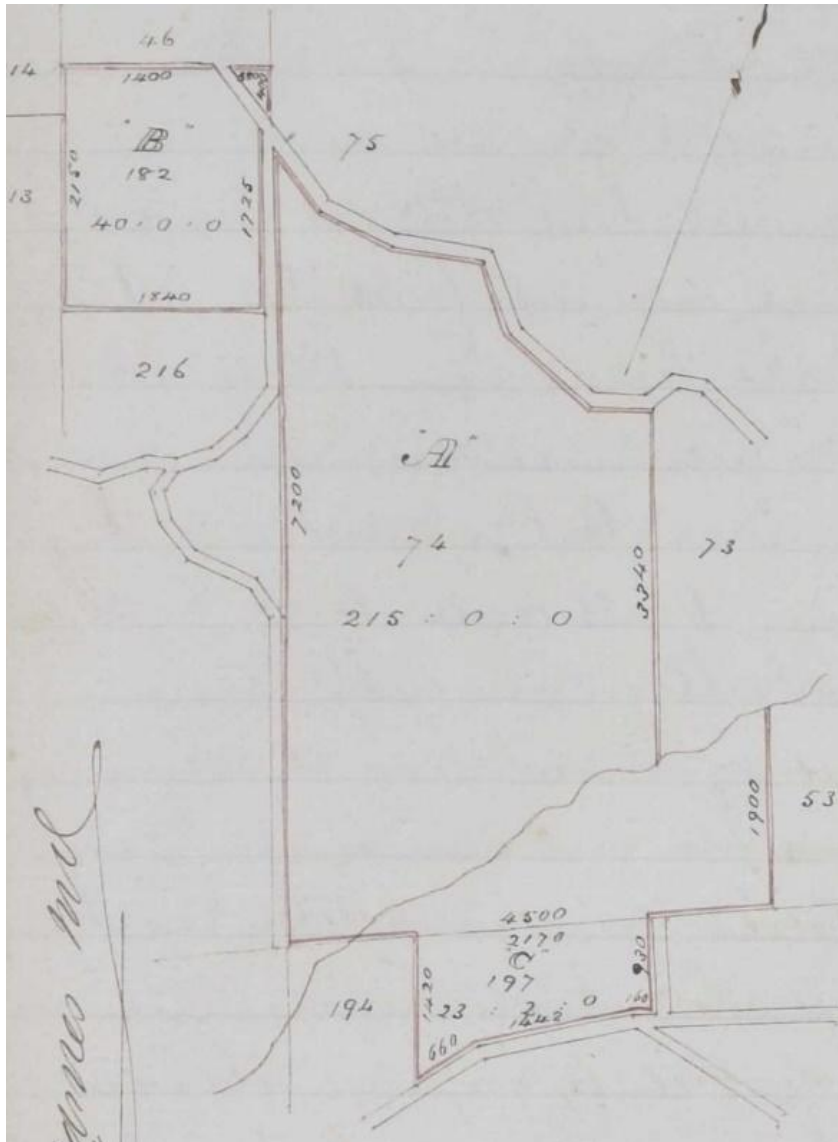


Figure 12. Boundaries of Allotments 74, 197 and 182 as drawn on Deed Register B1/738 (Archives NZ).

On 2 April 1864 Moss owing a sum of £350 via mortgage to Trevor Lloyd conveyed ownership of Allotment 74 to Lloyd in exchange for clearance of the outstanding debt plus 5 shillings (DR B2/25, Archives NZ). Lloyd was born in Silverdale and was an able artist with native flora and fauna one of his main artistic interests. Lloyd later became a cartoonist for a variety of publications and left the area for Auckland following his father's death in the 1890s (*Auckland Star*, 13 September 1937:9). However, in the 1870s he was living on land at Red Beach (*Daily Southern Cross*, 12 March 1872, pg.1).

Lloyd conveyed Allotment 182 and the Norther Part Allotment 74 to John Lloyd of Gloster, Kings County, Ireland, in June 1880 for the sum of £100 (DR H2/140, Archives NZ) and later conveyed Allotments 74 and 197 to Tibbitt's Trustees on 14 October 1880 (DR D12/362, Archives NZ).

On 14 December 1892 Part Allotment 74 and Allotment 197 was conveyed with a Certificate of Title issued to Jane Hawkins, wife of Henry Hawkins bootmaker of Auckland for her sole and separate use (NA65/9, LINZ). The two parcels of land measured 64 acres. On 29 September 1900 Hawkins transferred the properties to William Francis Lees of Auckland, commission agent. Later sales included to Archibald Morrison of Auckland, farmer in 1908, and to Alfred George Boden of Auckland, builder, in 1914 (NA65/9, LINZ). These owners also held Allotments 194 and 196W.

Allotment 182 and Part Allotment 74 remained in the ownership of John Lloyd until 1931 when the two parcels of land were conveyed by order of the Supreme Court to Jack & others on 9 December 1931 (R575/641, Archives NZ). The property was issued certificate of title NA764/102 on 11 February 1941.

Allotment 200, Parish of Waiwera

The Crown Grant to the 40-acre Allotment 200 was purchased by John Haigh of Auckland, machinist, on 31 December 1865 for an unknown sum, but was not recorded until 1888 (DR R28/760, Archives NZ; Figure 13). No reference to a John Haigh in the Wainui or Waiwera area could be located.

On 12 September 1901 the property was conveyed to William Francis Lees of Auckland, commission agent (R78/41, Archives NZ). Later sales included to Archibald Morrison of Auckland, farmer, in 1908, and to Alfred George Boden of Auckland, builder, in 1914 in 1908 (NA65/9, LINZ). These owners also held Part Allotment 74 and Allotments 194, 196W and 197.

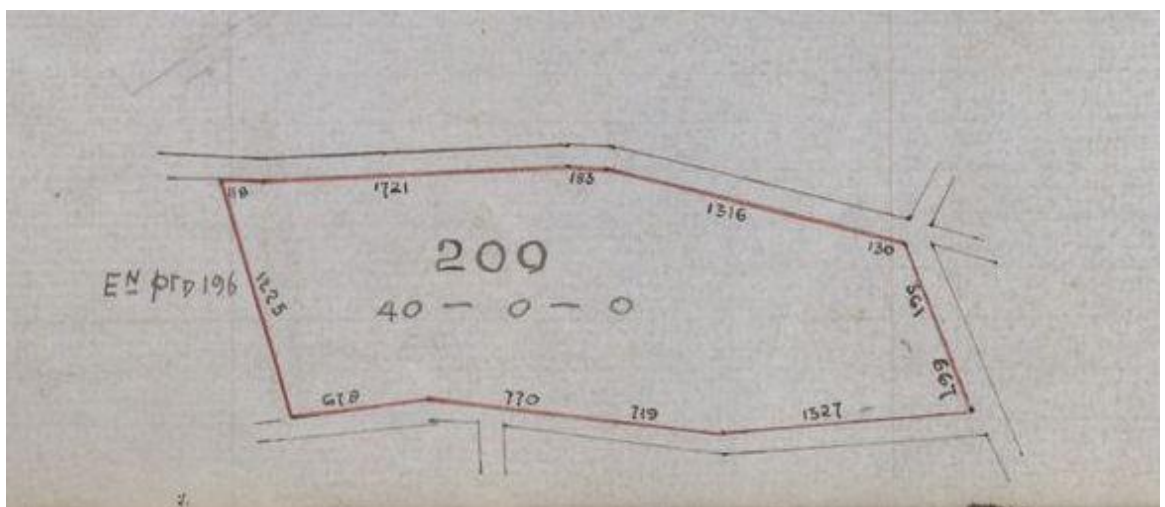


Figure 13. Boundary of Allotment 200 as drawn on Crown Grant (DR R28/617, Archives NZ)

Allotments 210 and 216, Parish of Waiwera

The Crown Grants to allotments 210 (37 acres) and 216 (23 acres) were purchased on 25 August 1864 by Edward Feek. On 1 October 1864 Feek sold the two allotments to William Baker of Auckland, merchant for the sum of £55 (B2/119, Archives NZ). It had been intended that these parcels should be joint owned by Baker and John Carley Morrin, his business partner under the firm Morrin & Co, grocers and wine and spirits merchants. Deed 36962 entered 23 February 1867 recorded the official conveyance of his half-share. The same deed also recorded the dissolution of the partnership and transfer of all lands held by the pair solely to John Morrin (21D/312, Archives NZ, Figure 14).

Morrin retained ownership of the allotments until 15 September 1880 when he conveyed both to Alexander Dewar of Auckland, merchant for the sum of £19.10.0 (42M/478, Archives NZ).

No further entries against the property were recorded until 24 November 1911 when Dewar's Probate was entered (R197/333, Archives NZ), with his estate left to his wife Helen Yule Dewar. Twenty years later on 11 June 1931 the Probate of Dewar's successor was entered (R576/76, Archives NZ). A certificate of title NA764/136 was issued on 21 February 1941.



Figure 14. Boundary of Allotments 210 and 216 as drawn on Crown Grant (DI 2B/130, Archives NZ)

Allotment 549, Parish of Waiwera

Allotment 549 containing 4.2720ha was held as Crown Land until 5 November 1965 when a Certificate in lieu of Grant was issued to Lawrence Stanley Small, farmer, Ruby Elsie

Small, his wife, Elizabeth Poynter Small, spinster and Graham Murray Small, farmer, all of Silverdale (NA7B/634 (LINZ)). The Small's were granted ownership under Section 54 of the Land Act 1948 which allowed the Land Settlement Board to alienate Crown land (sell, lease, or license) without public competition or public notice, from 23 August 1965. The Small's retained ownership until 23 November 1970 when the property was transferred to Sunnyheight Nurseries Ltd. No further land transaction entries were recorded until a transfer was recorded on 5 May 2022 to Fulton Hogan Land Development Ltd.

Other Information Visible on the Early Plans and Maps

On SO 1138, likely dating to the 1860s, two paths are indicated which meet at the end of Orewa River where there must have been an informal bridge over the falls, with an annotation on a path 'To Mahurangi' (Figure 15) and it also shows a bridge over Waterloo Creek within Allotment 199 (Figure 16).

Another plan dating to 1875 (SO 1014) illustrates the western boundary of the Plan Change area with the road and the location of a 'Fingerpost' or signpost (Figure 17). A slightly later plan from 1879 (SO 1836) includes the Wainui Cemetery currently just outside of the southwestern extent of the Plan Change area and west of the road shown in Figure 17, as well as proposed roads that were never constructed (Figure 18).

Another plan, 'Plan of Sections 47, 193, 195, 200, 268, 269, Waiwera Blks. 6 & 10 Waiwera' dated June 1886 (although inspected on 7 April 1885), illustrates roads and topography in the southwestern portion of the project area, with Wainui Cemetery clearly indicated (Figure 19). An area of 'Short Teatree' is shown to the south of the Wainui Road, extending to within the project area also.

The 'landing place' shown on Plan (SO 36) dating to 1870 (Figure 20) is of note also and would have been an important transitioning spot from boat to land due to the falls prohibiting further movement inland by water.



Figure 15. Detail from 'Branch Road from the Great North Road to the R. Orewa' SO 1138 with the paths on Keele's Land (Allot 52) indicated by the two arrows, and the third arrow pointing to the path over the Falls (Ruataniwha) to Mahurangi (source: Quickmap)

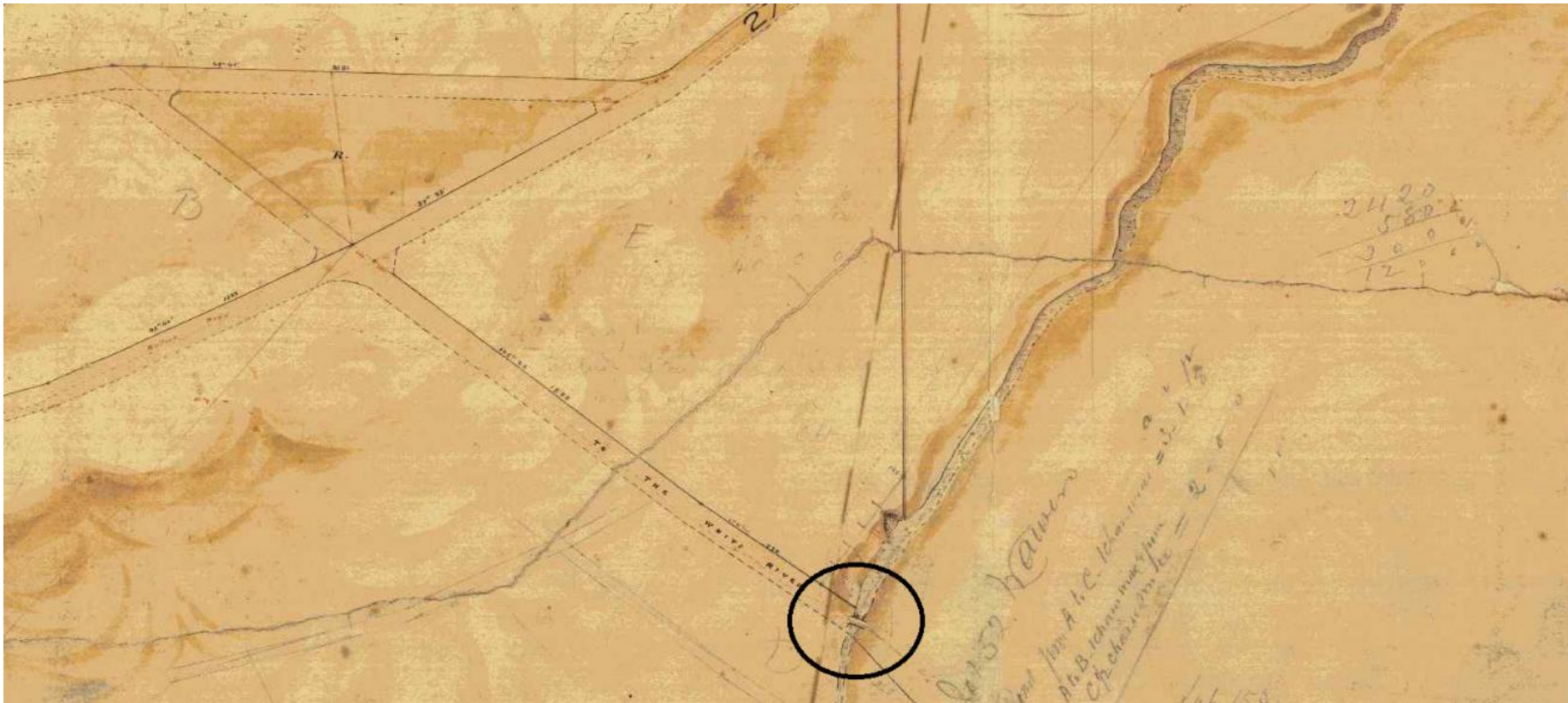


Figure 16. Detail from 'Branch Road from the Great North Road to the R. Orewa' SO 1138 showing the bridge over the Waterloo Creek within Allotment 199

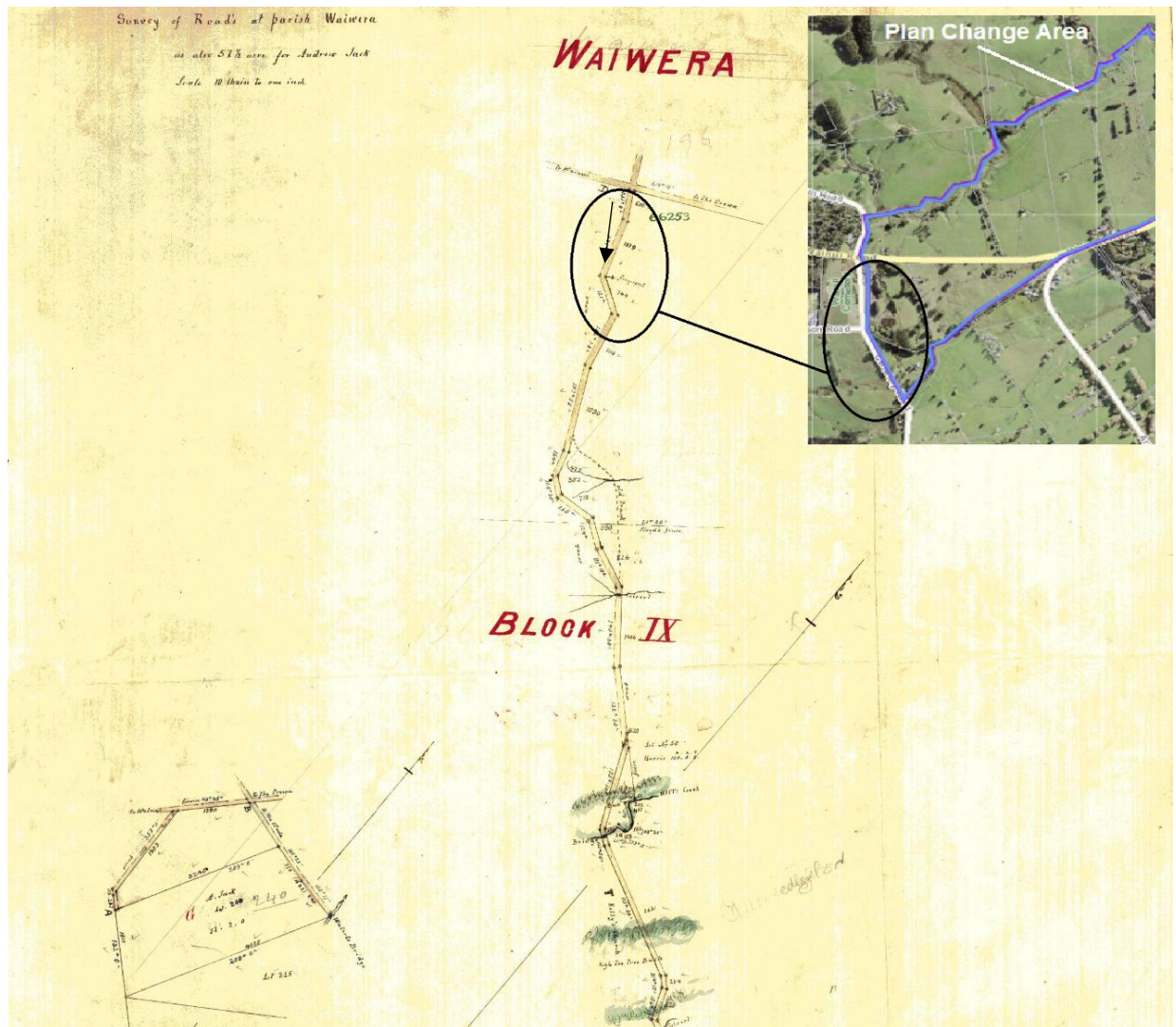


Figure 17. Plan for one Andrew Jack of roads in area dating to 1875 which run along the western boundary of the project area. Note the location of the 'Fingerpost' or signpost on the road indicated by the arrow (source: Quickmap)

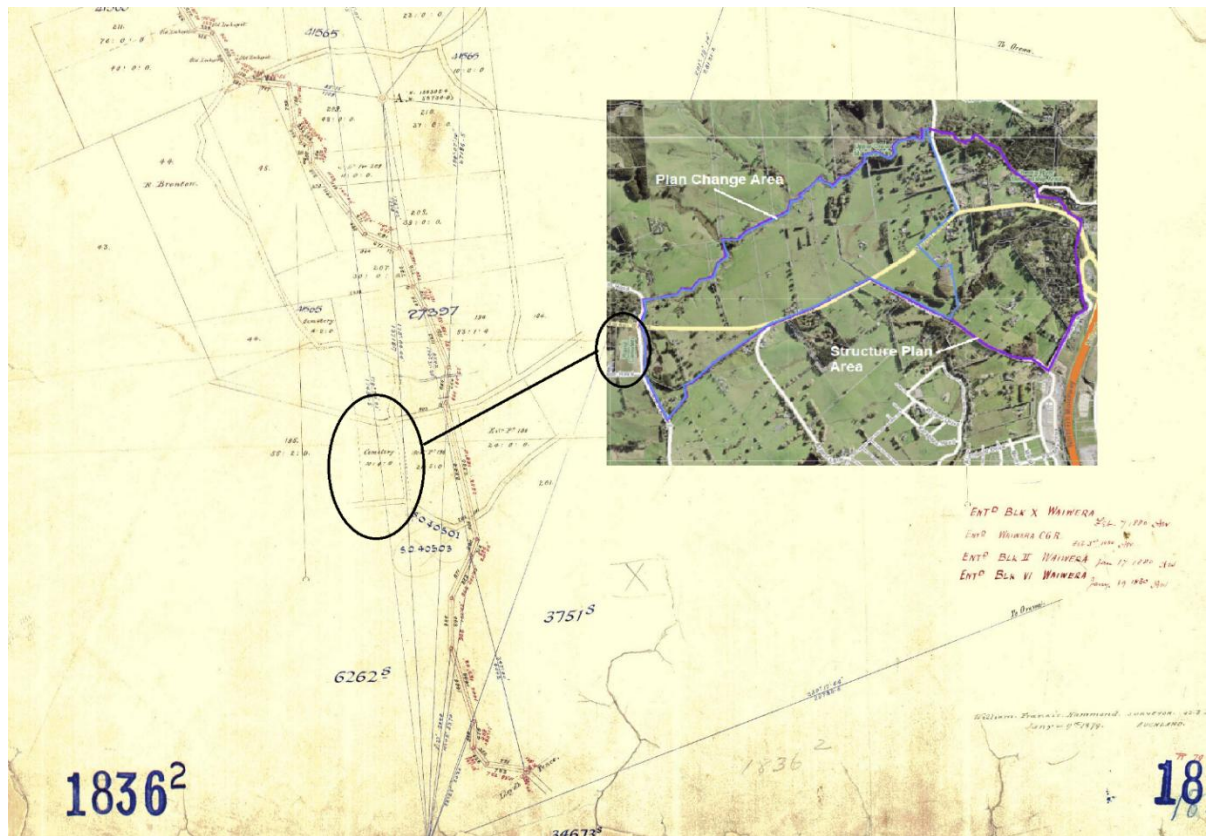


Figure 18. Plan dating to 1879 (SO 1836) illustrating the location of the Wainui Cemetery located along the southwestern boundary of the project area (source: Quickmap)

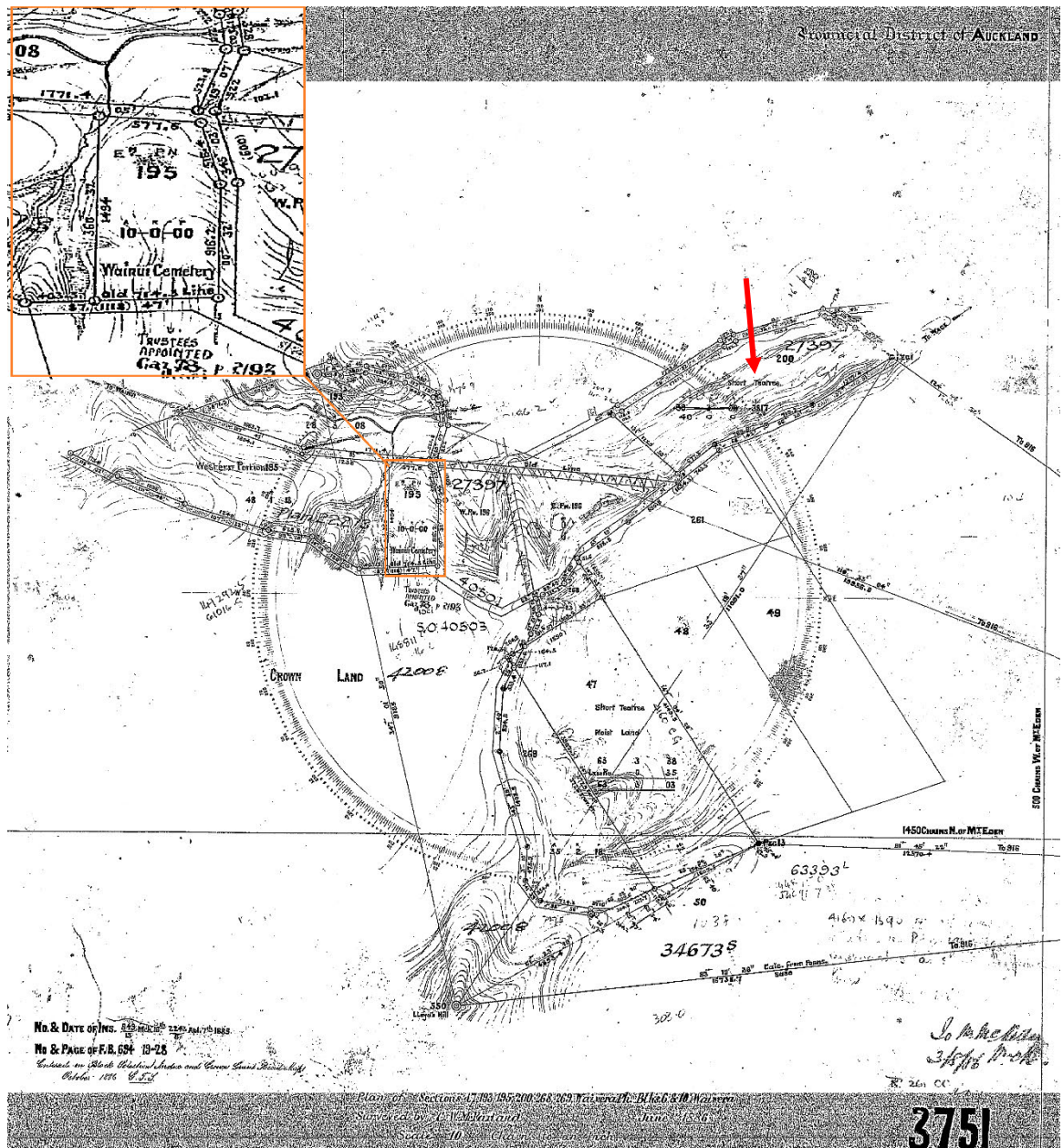
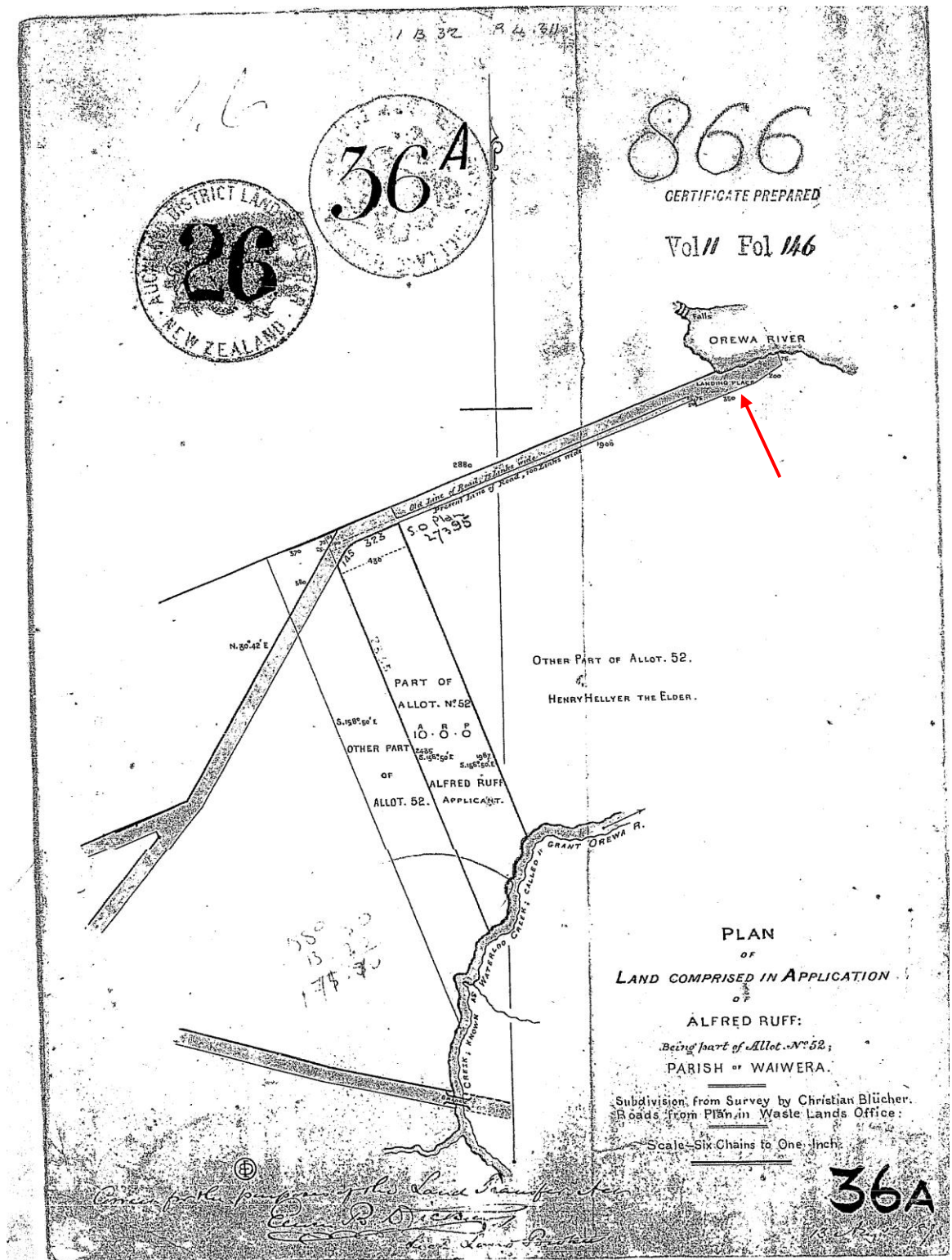


Figure 19. Plan of Sections 47, 193, 195, 200, 268, 269, Waiwera Blks. 6 & 10 Waiwera' dated June 1886, includes the Wainui Cemetery (inset) and an area marked as 'Short Teatree' indicated by the arrow (source: Quickmap)



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified November 2002, Plan is probably current as at 12/05/2022

Figure 20. Plan (SO 36) dating to 1870 showing the 'landing place' that would have been used by those travelling by boat up the Orewa River (source: Quickmap)

Information from Historic Aerial Photographs

Historic aerial photographs dating from 1940 onwards provide some information on land history and structures that may date to the early 20th or late 19th centuries.

The 1940 aerials show the land between Wainui Road and the Orewa River have been converted into pasture (Figure 21 and Figure 22). The other land parcels to the south of Wainui Road have a number of trees and some scrub present. The land to the north of Orewa River have some scrubby vegetation covering, with some areas showing removal of larger trees. Several structures are visible. One small shed is present immediately adjacent to the road. In the paddocks to the north of this are two groups of structures. It is unclear if these are sheds or some form of linear storage of materials, such as a haystack, however by the next available aerial, 1961, these are no longer present. The main grouping of structures is situated adjacent to the Orewa River. A track from Wainui Road heads to the eastern most structure. This consists of a linear building, with a concrete exterior slab positioned immediately adjacent. A further area to the east is enclosed with a fence. It seems likely that this held animals, possibly pigs, with farm machinery possibly housed at the western end of the structure. To the west of this was a further structure, interpreted as a shed. A small track, too small for a vehicle, extended from this shed to the homestead enclosure. A hedge enclosed the homestead, which appears to have a small outbuilding to the rear (north), which was likely the laundry. The house itself consisted of a U hipped building, with what appears to be a small porch to the south. This seems likely to be a square fronted villa. A further building is located to the north just at the edge of the enclosure which is probably positioned either on the edge of the flat land or just down the bank towards the river. No vehicle tracks are present near the homestead, rather they focus on the sheds. It is possible that this indicates the building is of some age and that since the adoption of vehicles farm sheds nearby have been used to house them. The location of a bridge as marked on SO 1138 is quite densely covered with vegetation, but it does appear that old tracks lead towards that location.

In 1961 the roadside structure is still present, along with the sheds near the homestead (Figure 23). The hedge around the homestead appears to have been partially removed, with some large trees present. The two small structures north of the homestead have been removed. It appears that these buildings are either abandoned or drifting into disrepair. Two clusters of new buildings along the Wainui Road frontage suggest a change in focus, orienting life towards the road rather than the river (Figure 25). Each cluster consists of a house with several outbuildings and/or sheds. An increasing proportion of the land has been converted into pasture, with just the paddocks within the northwestern corner of the property still in scrub. A new house has also been constructed in the north, near the Upper Orewa Road (Figure 24). Some vegetation has been removed from near the old bridge location, but it is still obscured. However, it appears that a farm track heads in this direction.

The overall situation remains largely the same in 1963. The 1968 aerial is from a much higher altitude which reduces the image quality (image now presented), however, it is clear that the trees within the western paddocks are in the process of being harvested. Furthermore, it also appears that the original homestead and surrounding vegetation has been removed and a new structure erected at that location.

The 1973 aerial clearly shows that further tree harvesting has taken place in the northwestern paddocks. The new homes and farm buildings along Wainui Road are still present and evolving with new structures and plantings visible, along with the home near

the Upper Orewa Road. The original shed near Wainui Road has now been removed, and it is also clear that the original homestead has been replaced with a farm shed, along with attached animal enclosures (Figure 26 and Figure 27). The location of the bridge over Waterloo Creek is now completely obscured by vegetation, and it appears the old farms tracks in this location are no longer in use. Some areas of cropping are visible with certain paddocks.

Later aerials show the development of further buildings across the property, in particular along the Wainui Road frontage. The sheds in the vicinity of the former homestead remain largely untouched until 2019 when the middle shed appears to collapse. Then in 2021 the eastern shed was removed, and a small residual structure remains at the middle shed. Finally, the western shed was removed in 2022.

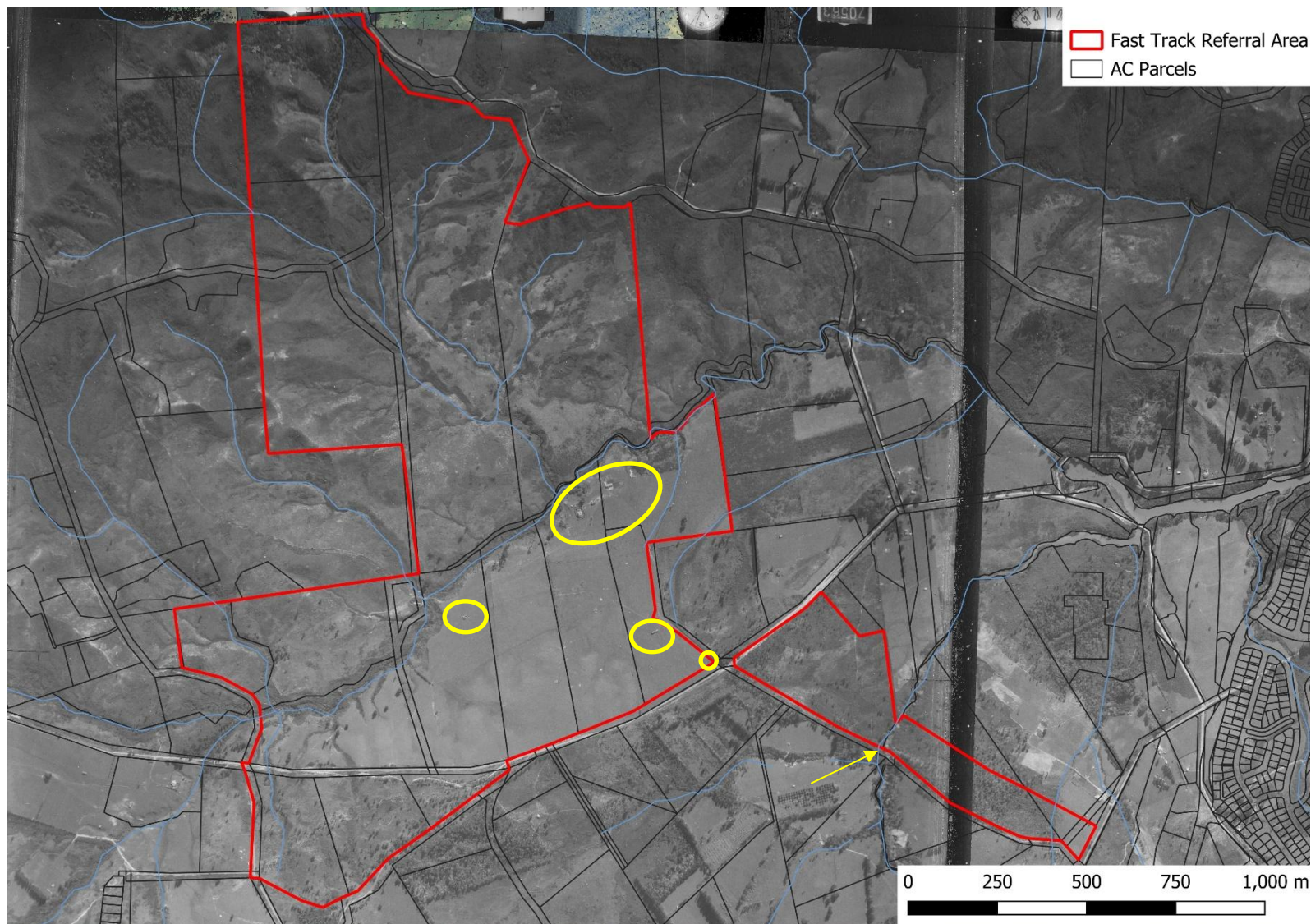


Figure 21. 1940s aerials in relation to modern boundaries and Fast Track extent shown. Areas with structures are highlighted in yellow, and old bridge location arrowed



Figure 22. Close up of 1940s aerial showing a house with outbuildings, two farm sheds, one with an outdoor concrete slab, are positioned to the east, with a small building to the northwest (source: Retrolens SN143 84-29)

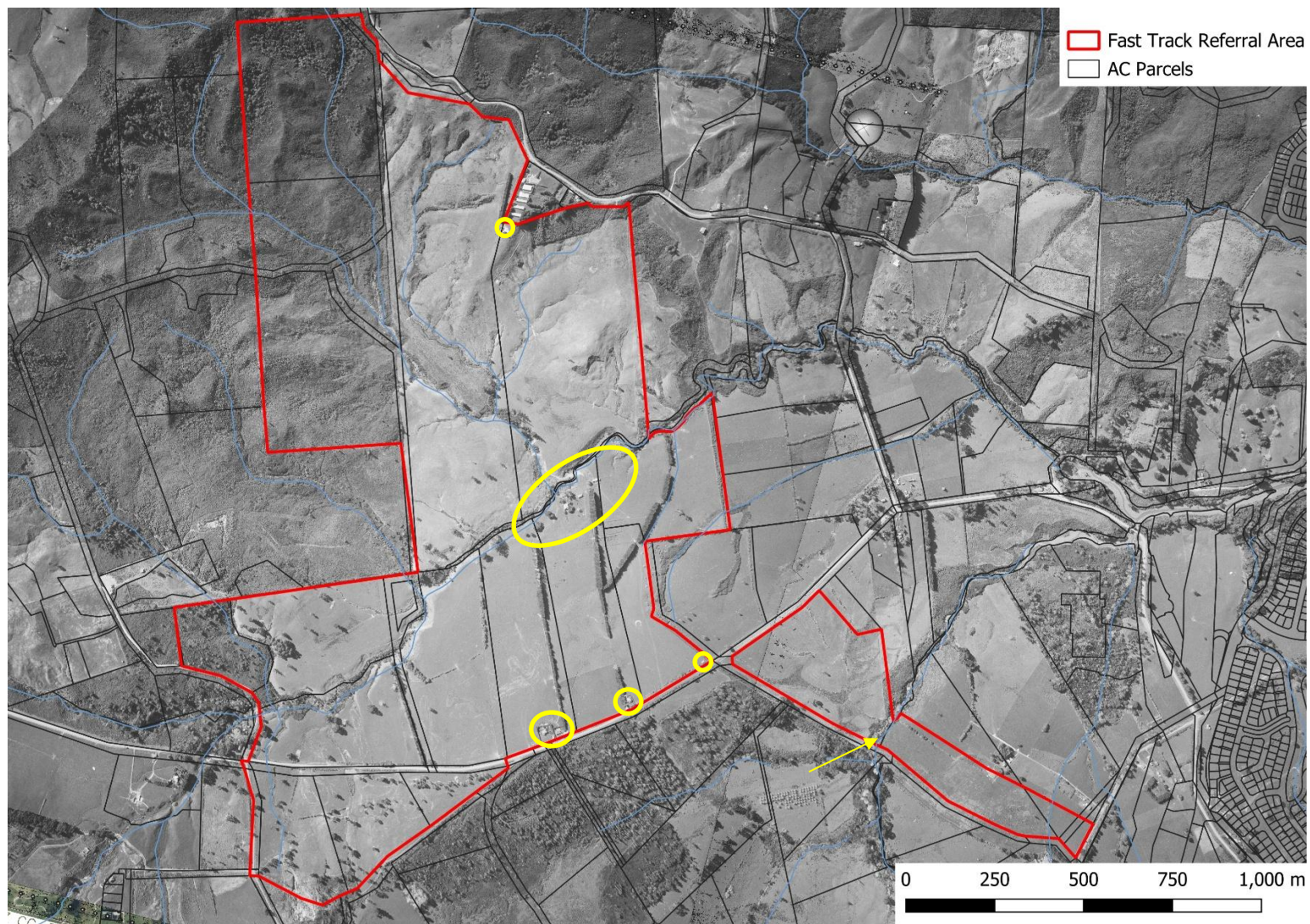


Figure 23. 1961 aerials in relation to modern boundaries and Fast Track extent shown. Areas with structures are highlighted in yellow, and old bridge location arrowed



Figure 24. View, dated 1961, of the northern portion of the project area with new home arrowed and existing homestead still present at the southern edge of the image (source: Retrolens SN1370 C-1)



Figure 25. View, dated 1961, showing new homes and outbuildings along Wainui Road and location of bridge arrowed (source: Retrolens SN1370 C-1)

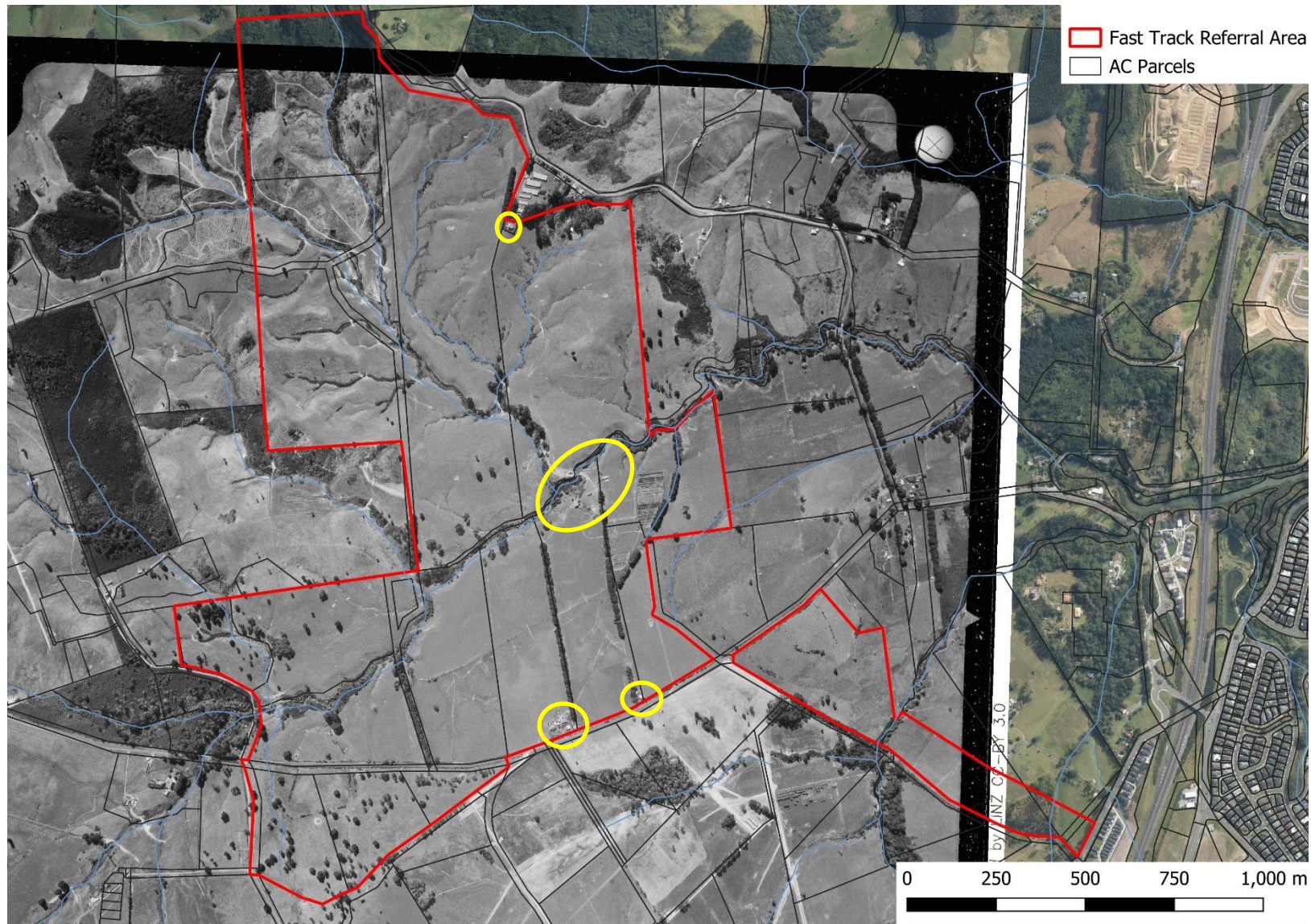


Figure 26. 1973 aerials in relation to modern boundaries and Fast Track extent shown. Areas with structures are highlighted in yellow, and old bridge location arrowed



Figure 27. View, dated 1973, showing the new shed structure and animal yards at the location of the former homestead (source: Retrolens SN3618 4640-5)

PHYSICAL LANDSCAPE

The Milldale North area is in large part characterised by rural farmland to the west of the Ōrewa River with the Upper Ōrewa River forming the northern boundary through to Wainui to the west, and Waterloo Creek passing through the south-eastern extent. Wainui Road both bisects the area and forms the southern boundary. The topography consists mainly of rolling hills with gentle slopes and a few steep hillsides. There is a northeast–southwest oriented ridgeline rising to between 50m and 60m asl in the south-western extent within which Wainui Road is situated, and a high point of around 32m asl in the south-eastern corner of the area. The lots are covered in pasture grass with a mixture of mature and recently planted shelter belts. Land to the south of the Upper Ōrewa River is c.20m asl or lower. The land along Upper Ōrewa Road to the north rises to 75m asl, while the land in the northwest rises to 85m asl.

Waterloo Creek is prone to flooding, and the water table is near to the surface in the lower elevations and the low-lying land is boggy, with pools of standing water present for much of the year requiring drains and ditches to help manage the water.

The soil type is classified as Albic Ultic UE in the NZ soil classification (Hewitt 1993). These soils are typically strongly weathered with a thin topsoil underlain by a clay enriched sub-horizon, showing a profile of a pale coloured horizon just below the topsoil (Landcare Research website).

Geologically, much of the site is underlain by brecciated mudstone and silt stone at approximately 3m to 4m below the surface, being typical of the Mangakahia complex and consisting of calcareous mudstone, micaceous sandstone, siltstone, green and brown shale and some muddy limestone (Riley Consultants 2002). The section of the site to the north of the Weiti Stream was identified as containing limestone deposits in a geotechnical assessment for a proposed limestone quarry (Mahurangi Limestone). The limestone is present at approximately 1m to 2m below the surface, overlain by soil of residually weathered limestone (Riley Consultants 2003).

Limestone quarrying has been undertaken in the district for many years. The known occurrences of limestone in the Wainui – Kaukapakaua district were first listed by P.G. Morgan in 1919 in the New Zealand Geological Survey Bulletin. Occurrences in the vicinity of the proposed development site include locations at the Silverdale Quarry, Old Redvale Quarry at Dairy Flat and Grieg’s Quarry on the Wainui – Waiwera Road (Waterhouse 1966). The limestone from this area was of a quality used mainly for agricultural and roading purposes (Christie 2014).

ARCHAEOLOGICAL BACKGROUND

Previous Archaeological Surveys and Investigations

Most of the archaeological sites in the wider area were first recorded during a 1994 survey undertaken for the Rodney District Council to assess the archaeological potential of urban expansion areas around Orewa (Bedford and Felgate 1994). Since then, there have been numerous archaeological survey reports completed which have ranged from small scale assessments to comprehensive regional surveys where additional sites were recorded. Some have detailed the highway upgrading (Beca Carter 1992a and b; Macready et al. 1992; Foster 1997a, 1999a and b), infrastructure development (Foster 1997c; Campbell and Clough 2003; Clough and Prince 1998 and 2001a; Low 2008; Low and Clough 2008; Farley and Clough May 2009 and June 2009; Judge 2013), and residential development (Bedford and Felgate 1994; Clough and Prince 2001b; Farley and Clough 2006 a and b; Foster 1997b, 1998; Judge and Clough 2005a and b; Judge and Clough 2009; Mosen 1994a, 1997, 1998, and 1999; Mosen and Felgate 1995; Mosen et al. 2000; Prince 2003a and b).

Within Wainui, Clough & Associates have also completed surveys for proposed subdivisions including Millwater (Farley and Gaylard 2021; Grant and Farley 2020 Mailhot, Shakles and Phear 2015), Wainui East (Cameron and Phear 2015, 2016, 2018), and Flat Top Quarry (Tatton and Clough, 2016). One archaeological site was recorded in the Wainui East area – R10/1452, a remnant stone wall thought to relate to 19th century farming activities.

Most archaeological investigations undertaken within the general area have been conducted in response to development for subdivision, roading and coastal walkways and informed by some of the archaeological surveys and reports mentioned above. The sites investigated comprise predominantly pre-European Māori shell midden deposits with occasional associated features including fire scoops or postholes which have been interpreted as temporary camps for gathering resources. One European house site (the Blake homestead; R10/754) has also been investigated (Judge and Yoffe 2010). The general distribution of archaeological sites in the area is provided in Figure 28.

Most investigations have taken place around Orewa River mouth, with Mosen (1994a) conducting an excavation in the Maygrove subdivision, close to the Orewa River entrance of site R10/736 (midden). Three separate midden sites were recorded – R10/736, R10/782, and R10/783. Mosen also investigated midden site R10/780 (1998) and Foster (1977c) monitored construction of a bridge over the Orewa River where midden relating to pā R10/82 was recorded. Foster (1998) identified the small cockle dominated midden (R10/982) on the slopes of the Grange Subdivision during earthworks there.

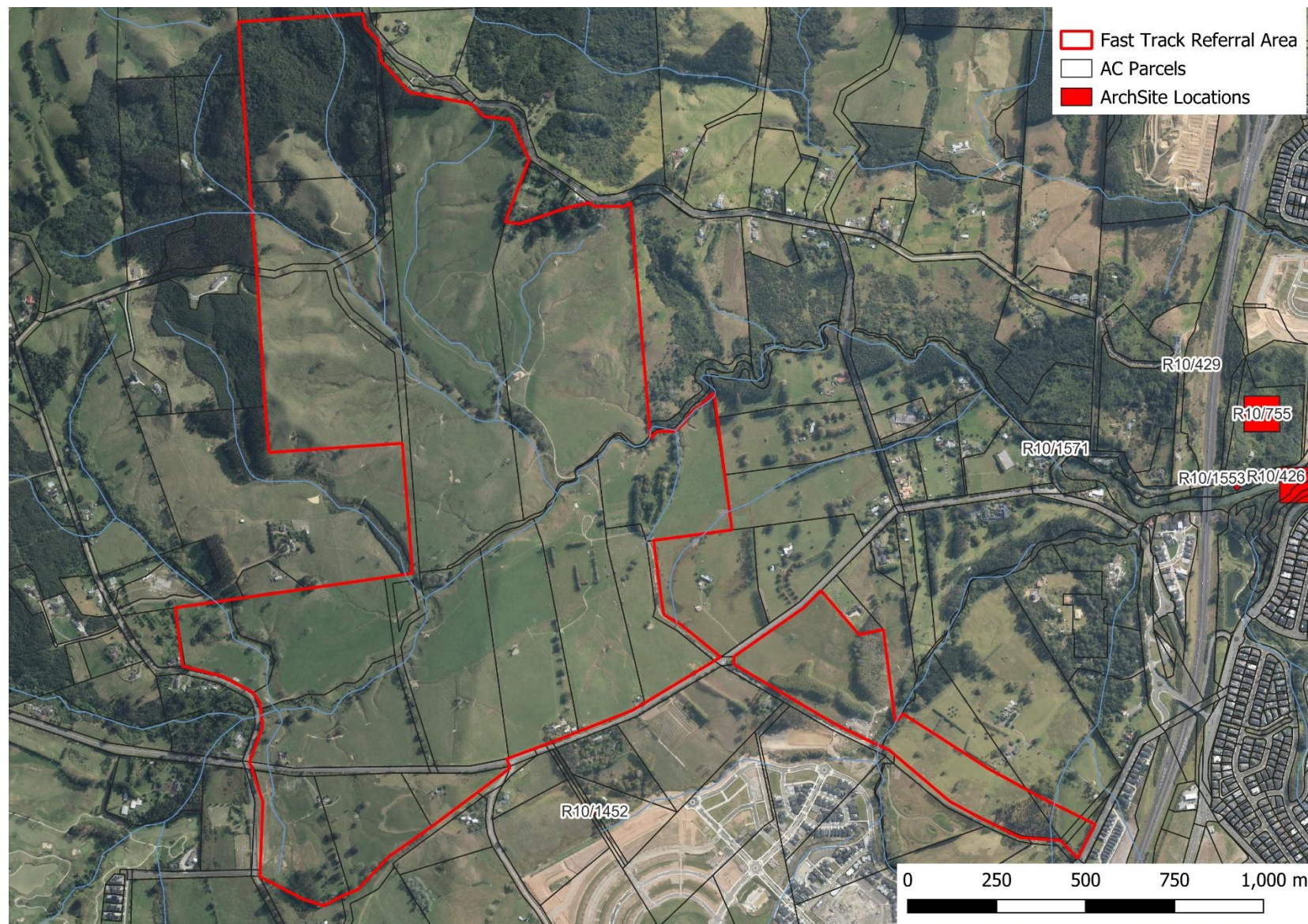


Figure 28. NZAA map indicating the general archaeological site distribution in the wider area, with most recorded sites clustered to the east around the Orewa River; with the general project area highlighted in red

A large investigation was undertaken by Mosen (Mosen et al. 2000) of site R10/782 (midden) as part of the Maygrove Residential Subdivision. The site consisted of a large shell midden and a number of features (post and stake holes, fire scoops, shell filled depressions). A complete adze of Tahanga basalt, several pieces of chert and obsidian, and a number of historic period artefacts were recovered. There was evidence of disturbance by ploughing. A large number of fire scoops was interpreted as a cooking and food processing area and the small post and stake holes were believed to be temporary shelters and windbreaks. Occupation was thought to have been short and concentrated over one period, from the 14th or possibly late 13th centuries (Mosen et al. 2000: 62-63), with a second occupation by gundiggers/European settlers in 19th century.

Closer to the project area to the northeast, Foster excavated site R10/429 as part of the ALPURT roading project. The site was described as a pit and midden with shell eroding down a steep scarp on a ridge top, with a single pit on a high point 75m to the north (Foster 1997a: 2). The midden was mostly cockle, with some obsidian and a single posthole (Mosen et al. 2000: 7). A hangi was identified next to the storage pit, which itself was incomplete in construction. An 18th century date was obtained for the site.

Clough & Associates investigated three shell midden sites (R10/752, R10/800 and R10/802) located on the southern banks of the Orewa River within the Silverdale North Precinct 5 development (Judge and Yoffe 2010). The sites were identified as shellfish processing areas with no associated features. The midden comprised predominantly cockle with some pipi, mudsnail and tuatua present. Radiocarbon dates obtained from one of the sites (R10/802) indicated that it was occupied sometime during the late 15th – early 17th centuries (Judge and Yoffe 2010).

In 2008, Clough & Associates also investigated the subsurface remains of the Blake Historic Homestead (R10/754) within the Silverdale North Precinct 6 development. The investigation uncovered the structural remains of the homestead, together with the remains of the fireplace and scatters of historic artefacts (Judge and Yoffe 2010).

Clough & Associates have also been involved in numerous projects within the Arran Hill Precinct where middens have been excavated such as R10/724 (Low 2011) and in 2010-2011 numerous shell midden sites – (R10/731, R10/732, R10/1210, R10/1211, R10/1212, R10/1213, R10/1214, R10/1216, R10/1217, R10/1283 and R10/1295) were investigated as part of the coastal walkway development around the Orewa estuary, including Arran Hill (Farley 2011). All of the shell midden sites investigated showed a dominance of cockle and pipi shell with small amounts of fishbone. No associated structural remains were identified within any of the sites. Radiocarbon dates suggested periods of occupation between the 16th century through to the early 19th century (Farley 2011; Judge 2011). Clough & Associates also undertook monitoring for the preliminary earthworks across Precinct 7 from October 2014 to September 2016. A total of five archaeological sites (R10/732, R10/733, R10/1295, and previously unrecorded deposits now recorded as part R10/731 and R10/759) were partially or fully investigated as a result of the works. Midden, fire scoops, small pits, although much of the sites had been disturbed through ploughing (Judge and Jones 2017).

Clough & Associates has also been undertaking long-term monitoring of earthworks within the WFH Arran Hill and Orewa West subdivisions, and the North-South Link (Arran Drive) (Clough 2010, Judge and Clough 2014, 2016, and 2017; Judge and Jones 2017, Judge et al. 2020, Farley and Clough 2006c, Plowman and Clough 2008). The monitoring indicates that, although there are numerous midden sites recorded within the area, most are of very poor condition and are small in size – which supports the theory of short-term/temporary camp sites along the banks of the river. In addition, very few sites have been located away

from the riverbanks, and natural terraces are rarely utilised for settlement (except site R10/428 which is located on the broad natural terraces on the southern slopes of Arran Hill).

Archaeological Sites within the Development Area

The project area does not contain any recorded archaeological or other historic heritage sites with the majority of sites being located around the Orewa River as previously discussed. In total, three archaeological sites are located within 1km of the project area, and one of which is also recorded on the Auckland Council Tutangi Ora (see Figure 29 and Table 2).

These sites relate to both the Māori occupation of the area and early European settlement. The concentration of archaeological remains in the general area certainly reflects the importance of the Orewa River and Whangaparāoa Bay in providing easy access to marine resources, navigable waterways and arable alluvial flats – all elements favoured by both Māori and early European settlers. The location of the former flax mill (R10/1571) and the partial stone wall recorded to the south of the development area (R10/1452) are likely linked to European farming/industrial activities. However, there have been suggestions that the imbalance in recorded site types is caused by a bias in field survey locations (the majority being in development sites along the coast). Early European accounts of the inland area describe it as heavily wooded and unlikely to have been utilised apart from hunting and resource collection (Campbell et al. 2013), activities which are less likely to leave physical remains easily identified and recorded as archaeological sites.

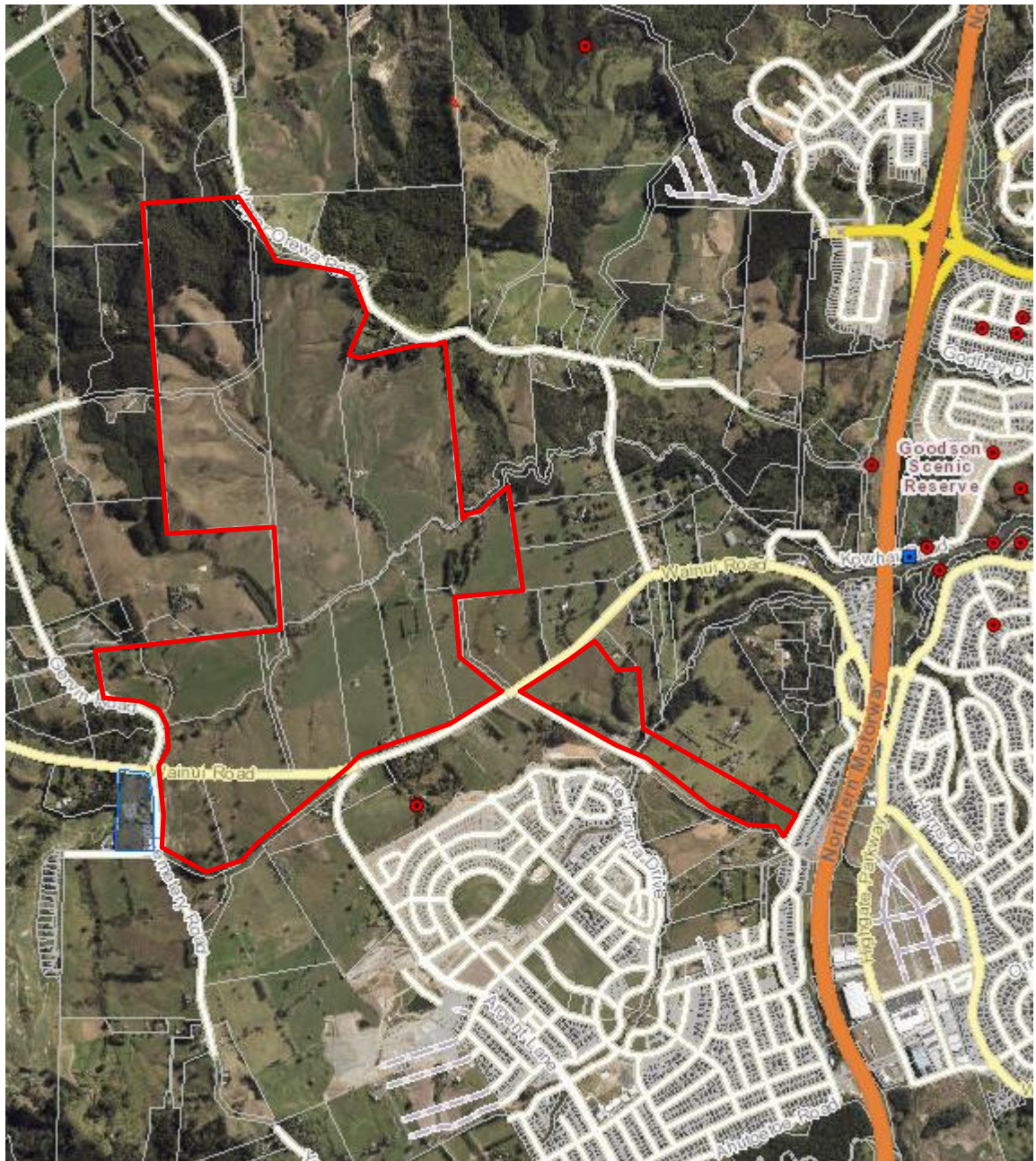


Figure 29. Detail of the Auckland Council Tutangi Ora map showing the project area boundary in red in relation to the recorded archaeological sites (red circles), historic sites (blue squares), historic structure extents (hatched blue) (source: Auckland Council GeoMaps)

Table 2. List of recorded archaeological and historic heritage sites within 1km of the project area (source: NZAA ArchSite and Auckland Council Tutangi Ora)

NZAA Site No.	Tutangi Ora Number	Easting	Northing	Description
R10/1452	HI-6152	1746982	5947515	Remnant stone wall
R10/1571		1748278	5948533	Flax Mill
R10/1573	HI-17772	1747125	5950099	Midden
N/A	HI-17475	1745952	5947495	Wainui Cemetery

FIELD ASSESSMENT

Field Survey

An initial Milldale North field survey was undertaken by Richard Shakles and Tom Clough-Macready on 12 August 2022. An additional survey of the southeastern properties within the Milldale North area was undertaken by Glen Farley and Jen Low on 19 September 2024. A third field survey was undertaken on 17 March 2026 by Glen Farley, Tom Clough-Macready, Kirstin Roth, and Hannah Cohen-Smith which examined those properties to the north of the Orewa River. The Milldale North survey area consisted predominantly of grassed fields for livestock grazing both to the north and south of Wainui Road on the properties examined (Figure 30).

- Results of the background research indicated two areas within the Plan Change area of particular interest for the initial survey
- The northern extent of Lot 10 DP 198205 and part of Lot 12 DP 198205 where historic aerials showed the homestead and associated structures
- A possible bridge located at the southern corner of Lot 4 DP 353309 (see Figure 16). It was later identified that the possible bridge site is further to the south within either the road reserve or within the titles south of that parcel.

Probing was undertaken adjacent to the watercourse (Orewa Stream) that formed the northern boundary of the Plan Change area. The results of the field survey of the Plan Change Area are presented below per property with the corresponding former Allotment number also indicated.

Milldale North First Survey

Lot 1 DP 130515 – part of former Allotment 196

Lot 1 DP 130515 consists of some 2.280 ha and is situated to the south of Wainui Road and east of Argent Lane and is bounded by the rural property at 10 Argent Lane to the south, and Lot 2 DP 130515 to the west (Figure 30). The property consisted predominantly of a large, grassed field that sloped markedly from high ground along its southern boundary northward toward Wainui Road and also eastward to the point where the property narrowed to just a few metres' width where a gate fronted onto Argent Lane (Figure 31). The field was bounded by post and wire fencing and there was also a 20th century timber-built residence (569 Wainui Road) toward the centre-west of the property, along with associated outbuildings, while there is also a stock pond (Figure 31). No archaeological features or deposits were observed anywhere within the Lot 1 DP 130515 property.

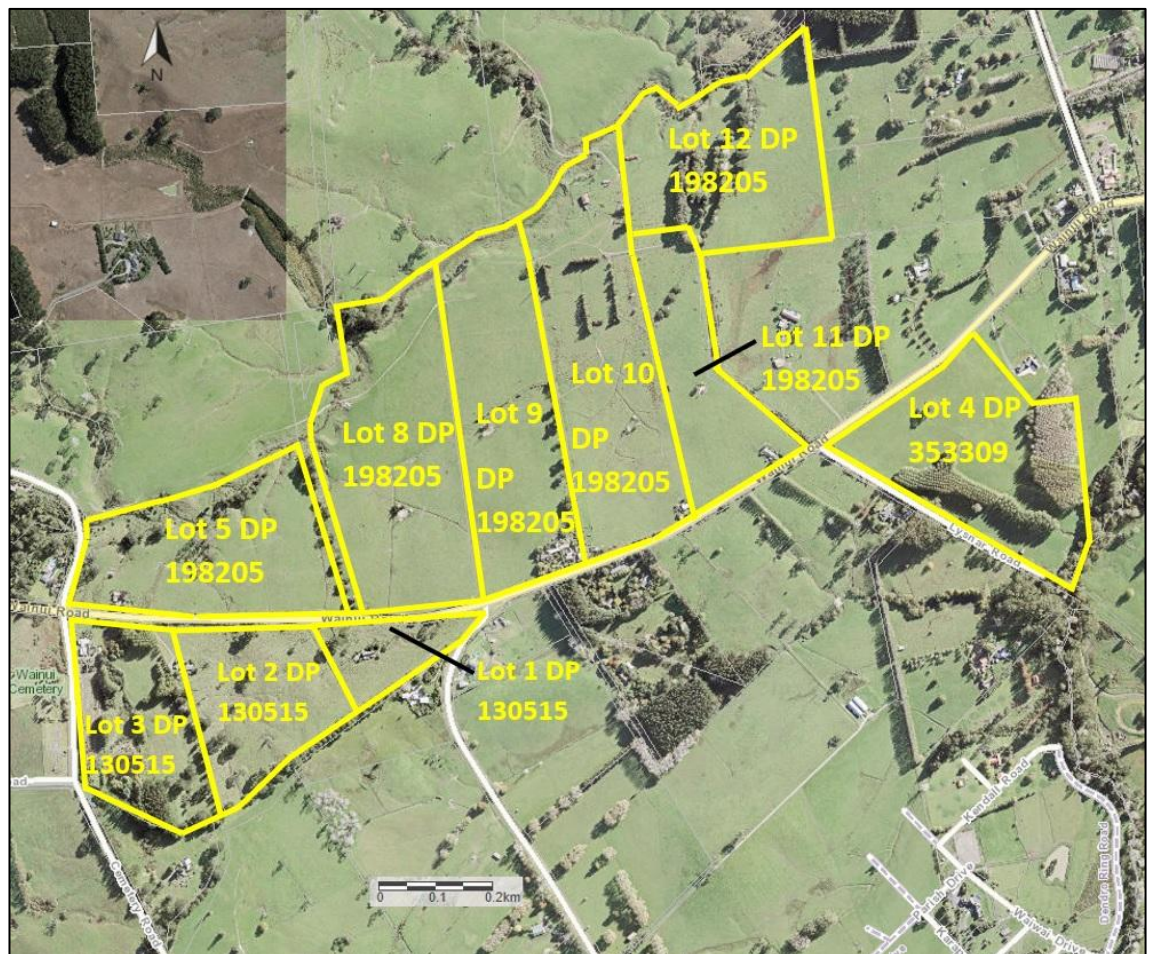


Figure 30. Aerial image showing the properties (outlined and with legal descriptions) that comprised the Plan Change area initial field survey



Figure 31. Looking northeast across the sloping grassed field toward the property at 569 Wainui Road (left); and looking southwest upslope from the far eastern point of Lot 1 DP 130515 adjacent to Argent Lane (right)

Lot 2 DP 130515 – part of former Allotment 196

The Lot 2 DP 130515 property is some 7.025 ha in size and is bounded by the Wainui Road

to the north, in the east by Lot 1 DP 130515, by rural properties off Argent Lane and Cemetery Road to the south, and by Lot 3 DP 130515 to the west (Figure 30). The eastern half of the property was characterised by long, grassed slopes dotted with mature macrocarpas that are grazed by cattle and descend northward from the high ground in the south of the survey area down to the Wainui Road (Figure 32, left). The western half of the property, while also consisting of grassed northward-trending slopes, is more rolling with a couple of broad spurs trending north-northwest and northwest respectively, and that are also dotted with large mature macrocarpas (Figure 32, right). The relatively modern 20th century residential dwelling at 597 Wainui Road, is situated in the northwest of the property, while there is also a stock pond in the centre-north of the property (Figure 32, left). No archaeological features or deposits were observed anywhere within the Lot 2 DP 130515 property.



Figure 32. Looking northwest from the high ground in the south of the property across Lot 2 DP 130515 (left); and looking east across the rolling topography of the western half of the property (right)

Lot 3 DP 130515 – part of former Allotment 196

Lot 3 DP 130515 is some 6.535 ha in size and is bounded by Wainui Road to the north, Cemetery Road to the west, in the east by Lot 2 DP 130515, and to the south by a rural residential property located off Cemetery Road (Figure 30). The western half of the property is predominantly flat, with a large 20th century residential building accessed off Cemetery Road at the front of the property, with areas of grass, hardstanding and gravel access drives, interspersed with stands of mature and trees (exotics and indigenous) as well as shrubs and fruit trees comprising the majority of the area to the south (Figure 33, left). At the southern end of the eastern side of the property is a large pond, small ornamental lake, fringed with mature exotic trees and younger natives (Figure 33, right).

The eastern half of the property consisted of long, grassed slopes (Figure 34, left) that descended northward from the higher ground in the southern part of the property where large macrocarpas are present and a stock pond for grazing livestock (Figure 34, right). No archaeological features or deposits were observed anywhere within Lot 2 DP 130515.



Figure 33. Looking southwest across the typical terrain encountered in the eastern half of the Lot 1 DP 130515 property, consisting of flat grassed areas fringed with trees (left); and the ornamental lake situated close to the southern border of the property (right)



Figure 34. North-northwest facing view down the grassed slopes that formed the majority of the eastern half of Lot 1 DP 130515 (left); and the stock pond with large, mature macrocarpas at the southern end of the property (right)

Lot 4 DP 353309 – part of former Allotment 199

Lot 4 DP 353309 consists of some 10.4451 ha and is bounded by the Wainui Road to the north, by a rural lifestyle property to the east at 427 Wainui Road, in the south by a large rural property accessed from Sidwell Road, and in the west by Lysnar Road (Figure 30). The property is characterised in the north by two cattle-grazed paddocks that slope southward from relatively flat higher ground in the north of the property to flat to gently sloping ground in the south of the property (Figure 35). There are a number of stands of exotic deciduous poplar trees present in both fields, and also a shelter belt of poplars forming a boundary between the western and eastern fields in the south of the property (Figure 35). The southern extent of the property is currently being used as a yard with heavy plant, machinery and vehicles and could not be accessed as part of the survey. The southernmost part of this area is adjacent the former bridge indicated in the 1870s plan was likely located (see Figure 16). Overall, no archaeological features or deposits were observed anywhere within the Lot 4 DP 353309 property.



Figure 35. East-northeast facing view across the northern half of Lot 4 DP 353309 (left); and view northeast across the south-eastern cattle grazed paddock toward a poplar tree shelter belt (right)

North of Wainui Road

Six Lots north of Wainui Road which are part of Fulton Hogan Developments Ltd were surveyed and the results are presented below (Figure 30).

Lot 5 DP 198205 – part of former Allotments 194 and 196

Lot 5 DP 198205 is in the far west of the survey area and consists of some 9.855 ha, bounded by the Wainui Road to the south, by Gervin Road in the east, the Orewa River and Lot 7 DP198205 to the north, and in the east by Lot 8 DP198205 (Figure 30). The property predominantly comprises flat, pasture that runs northward to the Orewa River (Figure 36, left) and which extends southward to a post and wire fence along the northern side of Wainui Road where a relatively modern dwelling is present (Figure 36, right). Two gullies, partially infilled but remaining very boggy, cross the property on approximate southwest–northeast alignments (Figure 37, left). However, the vast majority of the property is flat pasture grazed by cattle (Figure 37, right). Probing was undertaken in the vicinity of the watercourses; however, no archaeological features or deposits were observed anywhere within the Lot 5 DP 198205 property.



Figure 36. Looking northeast along the Orewa River and its southern banks along the north-western border of Lot 5 DP 198205, seen here just downstream of Gervin Road (left); and south-southeast view across the western half of Lot 5 DP 198205 toward the residence at 602 Wainui Road (right)



Figure 37. Facing west across Lot 5 DP 198205 and one of the two deep, southwest-northeast trending gullies that cross the property (left); and looking southeast across the eastern half of Lot 5 DP 198205 (right)

Lot 8 DP 198205 – part of former Allotments 197, 74 and 200

Lot 8 DP 198205 consists of some 12.3920 ha and is bounded by the Wainui Road to the south, by Lot 5 DP 198205 in the east, the Orewa River and rural land accessed from 231 Upper Orewa Road to the north, and in the east by Lot 9 DP198205 (Figure 30). The property consists of two large, grassed fields, with the northernmost one extending to the Orewa River in the north, into which a small watercourse within a gully is present in the north-western part of the survey area (Figure 38). The majority of the property, slopes upward and southward to higher ground in the south of the property where it borders the Wainui Road (Figure 39, left). There is also a relatively sizeable stock pond present within the northern half of the property, which appears to have only recently been excavated (Figure 39, right). No archaeological features or deposits were observed or identified through probing anywhere within the Lot 8 DP 198205 property.



Figure 38. East-southeast facing view across Lot 8 DP 198205 where a small gully enters the Orewa River (left); and looking northeast along the Orewa river which forms the northern boundary of the property (right)



Figure 39. View southeast across the grassed slopes toward the Wainui Road in the eastern half of Lot 8 DP 198205 (left); and one of two stock ponds present within the property (right)

Lot 9 DP 198205 – part of former Allotments 197, 74 and 200

Lot 9 DP 198205 consists of some 11.2850 ha and is bounded by the Wainui Road to the south, by Lot 8 DP 198205 in the east, the Orewa River and rural land accessed from 231 Upper Orewa Road to the north, and in the east by Lot 10 DP198205 (Figure 30). The property consists of two grassed fields, the northernmost of which is flat, and borders the Orewa River to the north, while the southern field forms a long slope that rises southward up to the Wainui Road (Figure 40). An eroded cattle scrape in the northern part of the property afforded the chance to examine the stratigraphy in the area, less than 20m from the southern bank of the Orewa River (Figure 41). The stratigraphy consisted of the modern mid-brown silty-clay loam topsoil beneath turf, which overlay a thick developed silty-clay alluvial subsoil, which in turn sealed a heavy alluvial clay (Figure 41). The heavy clay soils in the area would not have been favourable for Māori horticulture.

No archaeological features or deposits were observed or identified during probing anywhere within the Lot 9 DP 198205 property.



Figure 40. South-southeast view across Lot 9 DP 198205



Figure 41. Spade cleaned section in an eroded cattle scrape in the northern flat part of Lot 9 DP 198205 not far from the southern banks of the Orewa River

Lot 10 DP 198205 – part of former Allotments 198 and 200

Lot 10 DP 198205 consists of some 12.2650 ha and is bounded by the Wainui Road to the south, by Lot 9 DP 198205 in the east, the Orewa River and rural land to the north, and in the east by Lot 11 DP198205 (Figure 30). As with Lot 9 DP 198205, the northern half of the property was flat pasture bounded by the Orewa River, while the southern half sloped upward to the higher ground where the Wainui Road formed the southern boundary (Figure 42).

As stated, review of historic aerials indicated structures present in 1940s in the northern half of this lot, which had the potential to pre-date 1900 (see Figure 23). In addition, review of modern aerials indicated some remnant structures were present up until 2022 (Figure 43). During the Lot 10 inspection, approximately 75m south-southeast of the farm track where it fords the Orewa River, no structures were present. What was visible was a rectangular concrete pad, some 11m by 7m in size (Figure 44). The composition of the concrete being smooth and without many inclusions suggested a date around the mid-20th century. The pad appeared to overlay/truncate a rougher, earlier looking concrete surface that consisted of small, rounded stones/gravel, was aligned west-southwest to east-northeast, was present for approximately 7.9m and was up to 3m wide (Figure 44 and Figure 45). There were a number of clumps of wild garlic, and daffodils present to the immediate south and west surrounding this earlier surface, possibly indicating the presence of a garden associated with an earlier structure of unknown date. The concrete surface was situated at NZTM coordinates E 1746920 N 5948374, within the location of the large structure on the west indicated in Figure 43.

While no definitive archaeological features or deposits were observed anywhere within Lot 10 DP 198205, the 1960s concrete surface situated on flat ground overlooking the Orewa River, at the location of a former homestead was noted to be associated with a concentration of bulb plants. These suggest a pre-1900 occupation of the site and therefore the potential for the presence of archaeological features and deposits.



Figure 42. South facing view across the flat northern half of Lot 10 DP 198205 towards the sloping southern half which rises toward the Wainui Road on the horizon



Figure 43. 1940 Retrolens aerial image showing the structures present within Lot 10 (circled, left); and a 2022 aerial (Google Maps) showing some remnant structures in Lot 10, and what appears to be a concrete pad in the location of a former structure on the far right indicated by the arrow (which is within Lot 12) (right)



Figure 44. Looking north-northeast across the rectangular building platform that was in the northern part of Lot 10 DP 198205 on flat ground overlooking the Orewa River



Figure 45. Looking north across the concrete footings/pad of the demolished building, with clumps of wild garlic and daffodils in the foreground

Lot 11 DP 198205 – part of former Allotments 74, 199 and 200

Lot 11 DP 198205 consists of some 5.8935 ha and is bounded by the Wainui Road to the south, by Lot 10 DP 198205 in the east, in the north by Lot 12 DP 198205, and in the east by a rural property at 462 Wainui Road (Figure 30). The majority of the Lot slopes southwards toward the Wainui Road from a smaller flat section at the end of the Paper Road that forms part of the eastern boundary of the survey area (Figure 46). The area consists of pasture, grazed by cattle. No archaeological features or deposits were observed anywhere within the Lot 11 DP 198205 property.



Figure 46. Looking north-northwest from the northern end of the Paper Road that forms part of the eastern boundary of Lot 11 DP 198205 and the northern part of the property (left); and the view south-southwest looking upslope across the property toward the Wainui Road (right)

Lot 12 DP 198205 – part of former Allotment 74

Lot 12 DP 198205 consists of some 10.1050 ha and is bounded by Lot 11 DP 198205 and the rural property 462 Wainui Road to the south, by Lot 10 DP 198205 in the east, in the north by the Orewa River Lot, and in the east by a rural residential Lot at 462 Wainui Road (Figure 30).

The majority of Lot 12 DP 198205 in the west, north and east of the survey area consisted of flattish, pasture, with a stand of trees in the central southern area (Figure 47). In Figure 43 above, it is clear that a former structure was present within this Lot in the 1940s, and a concrete pad only present in the 2022 aerial. Field inspection identified an old water tank and a concrete platform in the location visible on the aerial photographs (Figure 48). The concrete appeared to very old and possibly of 19th century origin as it was coarse, with large pebbly and marine shell inclusions which are characteristic of mid- to late 19th century concretes in New Zealand (Figure 49). The concrete pad was located at NZTM coordinates E 1747013 N 5948452. No structures were present.

The physical characteristics of the concrete likely indicate that a pre-1900 structure of some sort was situated in the area.



Figure 47. Looking north across the flat pasture of the western side of Lot 12 DP 198205 that is partially fringed by a grove of trees in the central south part of the property (left); and the view east-northeast across the north-eastern part of the property (right)



Figure 48. The concrete platform and water tank situated on flat land overlooking the Orewa River in the northwest of Lot 12 DP 198205



Figure 49. Detail of some of the concrete that comprised the concrete pad in the northwest of Lot 12 DP 198205, with large aggregate and marine shell inclusions clearly visible

Milldale North Second Survey

36 Sidwell Road - part of former Allotment 153

The property at 36 Sidwell Road consists Part Allot M153 Psh Of Waiwera SO 976, Allot 700 Psh Of Waiwera SO 28577, and Allotment S153 Psh Of Waiwera SO 976, being some 25.3054 ha. The property consisted predominantly of large, grassed paddocks utilised for the grazing of deer (Figure 50 and Figure 51). The property was characterised by a central ridge from which the land sloped down to the east and west (towards a stream which feeds into a branch of the Orewa River). The location of buildings shown on the 1940s aerial were examined near Sidwell Road. The house structure is currently utilised as a residence and appears to date from the c.1920s (Figure 52 and Figure 53). Another structure, interpreted as likely to be a farm building was situated to the south of the residence. This area was inspected but not remains relating to any such structure were identified (Figure 54 and Figure 55).

The location of a bridge identified from historic plan SO 1138 was examined. The area in question is outside of the project area, with the apparent former location of the bridge within the road reserve which extends from the accessible extent of Lysnar Road. No remains of this were observed, however a concrete and timber structure was situated some 30m to the south crossing from Lot 1 DP 64368 to what is now Lot 9006 DP 602895 (Figure

56 and Figure 57).

No archaeological remains were identified within this property.



Figure 50. View facing north along a small stream running through a paddock on the northern side of the property



Figure 51. View facing north across paddocks near the western end of the property



Figure 52. View facing southeast showing the western and northern sides of the residence



Figure 53. View facing south showing the northern side of the residence



Figure 54. View facing northeast showing general location of a structure shown on the 1940s aerial



Figure 55. View facing northwest showing the general location of a structure shown on the 1940s aerial



Figure 56. View facing south towards a concrete at timber bridge



Figure 57. View facing northwest showing the general location of where plans indicate a bridge existing in the 19th century

Milldale North Third Survey

A third site survey for the Milldale North Fast track was conducted on 17 March 2026, by Kirstin Roth, Glen Farley, Hannah Cohen-Smith and Tom Clough-Macready. The survey covered the northern allotments within the wider project area, with a particular focus on the north-western allotments, where possible terraces were noted during desktop analysis. Furthermore, the survey targeted the areas along the streams, and hills throughout the project area. The survey consisted of visual inspection to identify any surface archaeological features and subsurface testing with a probe and a series of spade test pits, in order to understand the local stratigraphy and flat topographical features. Test pits were approximately 20cm by 20cm and were generally placed in areas thought to have the most potential for archaeological remains. The location of these test pits is shown in Figure 58. Subsurface probing indicated consistently high levels of soil compaction throughout, with no notable variation in soil profile encountered.

The survey area is bounded by Wainui Road to the south and Upper Orewa Road to the

north. The project area comprises a modified agricultural landscape, characterised by grazed paddocks, farm tracks, dense grass cover, and the presence of cattle (Figure 59–Figure 61).

Field survey commenced at the southwestern corner of the project area (Figure 62), accessed via a farm track off Wainui Road, and continued systematically across the site (Figure 60). Steep slopes leading down to a shallow stream bounded the southern boundary, with loose bricks contained within the stream and farm track (Figure 63).

Topographically, the southern portion of the project area consists of relatively flat terrain, dominated by pasture (Figure 64–Figure 65). A stream feature crosses this area, flowing north–south before turning east–west through the central portion (Figure 65–Figure 67); concrete piping was present adjacent to the stream, suggesting modern modification (Figure 67). The northern portion of the site transitions to steeper terrain, rising toward Upper Orewa Road (Figure 68–Figure 69). Residential properties are located along the northern boundary, with dense vegetation and tree cover, particularly in the northwestern corner.

The northwestern sector is defined by steep slopes descending toward the east, while the eastern boundary similarly comprises moderately steep, grass-covered hillsides (Figure 70–Figure 73). An area of possible terracing was identified via an examination of LiDAR data for the property. This was situated on the southernmost hill on the northwestern portion; however, it appears to be associated with harvesting of forestry during the 1960s rather than archaeological features.

Nothing of archaeological interest was identified during the survey.

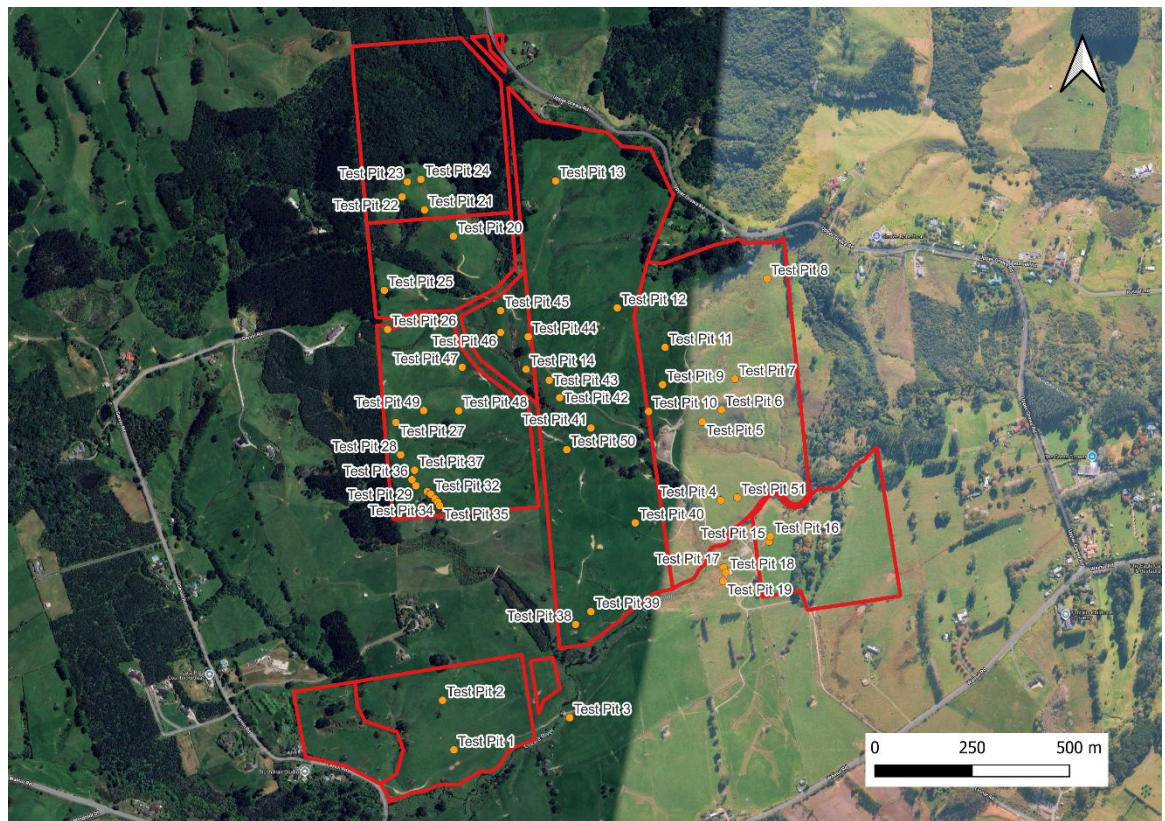


Figure 58. Plan to show test pit locations within the Milldale Northern Project Area



Figure 59. View facing northwest, showing grass paddocks, cattle and farm tracks



Figure 60. View facing southwest, showing farm tracks and fencing



Figure 61. View facing north, showing grass fields and hilly landscape of the project area



Figure 62. View facing southwest, showing southwestern corner of project area



Figure 63. Bricks found within the Orewa River at southwestern corner of project area



Figure 64. View facing southeast, showing flat southern grass paddocks



Figure 65. View facing northeast, showing flat southern grass paddocks. Red arrow to show Orewa River



Figure 66. View facing north, showing stream along the central southern-western boundary



Figure 67. View facing southwest, red arrow to show concrete pipping. Orange arrow indicates the alignment of the Orewa River on west side of flat grass paddock



Figure 68. View facing north, showing slope leading up to Upper Orewa Road, with vegetation



Figure 69. View facing west, showing vegetation at northwestern corner



Figure 70. View facing north, showing hilly terrain of north-western corner



Figure 71. View facing east, showing hilly terrain of north-western corner



Figure 72. View facing southeast, showing hilly terrain of north-western corner



Figure 73. View facing southeast, showing hilly terrain of north-western corner

In order to locate area that may have been culturally modified (and therefore of potential archaeological significance), several test pits were dug. Due to the focus on the possible terraces, test pits were systematically dug along the far western portion. In addition to this, hills and their slopes were comprehensively probed in order to determine whether subsurface archaeological remains were present. The locations of these test pits are displayed in Figure 58, and stratigraphic profiles shown in Figure 74–Figure 82 with their coordinates presented in Table 3.



Figure 74. Left: test pit 5 stratigraphic profile. Right: view facing west showing location of test pit 5 (red arrow)



Figure 75. Test pit 7



Figure 76. Test pit 13



Figure 77. Test pit 20



Figure 78. Left: test pit 23 stratigraphic profile. Right: view facing southeast showing location of test pit 23



Figure 79. Left: test pit 30 stratigraphic profile. Right: view facing east showing location of test pit 30



Figure 80. Left: test pit 42 stratigraphic profile. Right: view facing west showing location of test pit 42



Figure 81. Test pit 46



Figure 82. Test Pit 50

Table 3. Test pit locations and stratigraphic profiles

Test Pit	Easting	Northing	Layer 1	Layer 2
Test Pit 1	1746213	5947932	10cm mid to light grey topsoil	Grey white subsoil
Test Pit 2	1746186	5948059	20cm mid grey topsoil	Grey white subsoil
Test Pit 3	1746512	5948009	20cm mid brown topsoil	Yellow grey clay
Test Pit 4	1746909	5948558	15cm mid brown topsoil	Grey orange subsoil
Test Pit 5	1746865	5948759	27cm mid brown topsoil with occasional charcoal	Orange subsoil
Test Pit 6	1746915	5948789	15cm mid brown grey topsoil	Yellow grey clay
Test Pit 7	1746951	5948867	17cm mid brown topsoil	Orange clay
Test Pit 8	1747038	5949122	15cm mid grey brown topsoil	Yellow clay
Test Pit 9	1746765	5948856	12cm mid grey silty clay	Grey white subsoil
Test Pit 10	1746728	5948788	16cm mid to light brown topsoil	Yellow clay
Test Pit 11	1746773	5948951	13cm mid brown topsoil	Yellow clay
Test Pit 12	1746652	5949054	9cm mid brown topsoil	Grey subsoil
Test Pit 13	1746499	5949381	17cm dark brown topsoil	Orange clay
Test Pit 14	1746415	5948901	11cm mid grey brown silty topsoil with occasional charcoal	Yellow grey clay
Test Pit 15	1747032	5948450	12cm grey loamy topsoil	Grey white subsoil
Test Pit 16	1747035	5948463	25cm grey brown silty soil	Orange clay
Test Pit 17	1746914	5948386	25cm mid brown topsoil	Yellow clay
Test Pit 18	1746919	5948373	23cm mid brown topsoil	Grey yellow subsoil
Test Pit 19	1746912	5948351	22cm mid to light grey silty soil	Grey white subsoil
Test Pit 20	1746234	5949244	20cm mid grey topsoil	Orange clay
Test Pit 21	1746161	5949313	25cm grey topsoil	Grey orange clay
Test Pit 22	1746104	5949347	7cm mid grey topsoil	Orange clay
Test Pit 23	1746118	5949385	15cm grey topsoil	Orange clay
Test Pit 24	1746153	5949391	12cm grey topsoil	Orange clay
Test Pit 25	1746054	5949109	10cm mid grey topsoil	Orange clay
Test Pit 26	1746061	5949009	20cm mid to dark grey topsoil	Orange clay
Test Pit 27	1746078	5948771	10cm grey topsoil	Orange clay
Test Pit 28	1746089	5948688	12cm light grey topsoil	Orange clay
Test Pit 29	1746127	5948608	15cm mid grey topsoil	Orange clay
Test Pit 30	1746156	5948593	10cm mid to dark grey topsoil	Grey subsoil
Test Pit 31	1746163	5948588	20cm mid grey brown topsoil	Light orange clay
Test Pit 32	1746165	5948586	15cm mid to dark grey topsoil	Grey subsoil
Test Pit 33	1746176	5948574	15cm mid to dark grey topsoil	Light orange clay
Test Pit 34	1746182	5948566	Mid to light grey topsoil	Orange clay
Test Pit 35	1746187	5948556	Light brown grey topsoil	Orange clay
Test Pit 36	1746117	5948624	Mid brown topsoil	Orange clay
Test Pit 37	1746124	5948648	Grey brown topsoil	Light orange clay
Test Pit 38	1746531	5948247	Mid grey brown	Orange clay
Test Pit 39	1746571	5948279	Grey topsoil	Light orange clay
Test Pit 40	1746689	5948504	Grey topsoil	Orange clay
Test Pit 41	1746579	5948748	15cm Mud brown topsoil	Yellow Clay
Test Pit 42	1746500	5948827	18cm Mid brown topsoil with occasional charcoal	Yellow clay
Test Pit 43	1746474	5948872	35cm mid to light grey clayey silt	Not reached

Test Pit	Easting	Northing	Layer 1	Layer 2
Test Pit 44	1746422	5948984		26cm mid brown clay
Test Pit 45	1746352	5949052	30cm mid blackish brown topsoil	Yellow clay
Test Pit 46	1746351	5948996	7cm light yellow brown	Light yellow clay
Test Pit 47	1746251	5948909	15cm mid grey brown topsoil	Grey yellow subsoil
Test Pit 48	1746240	5948798	20cm dark grey brown topsoil	Yellow clay
Test Pit 49	1746150	5948800	10cm mid grey brown	Yellow clay
Test Pit 50	1746516	5948694	15cm grey silt very hard	
Test Pit 51	1746952	5948564	25cm mid grey brown silt	Grey white subsoil

Some additional time was spent examining the area around the homestead location (in the northern extent of Lot 10 DP 198205 and part of Lot 12 DP 198205). This included the excavation of five test pits (Test Pits 15-19). An examination of the slab area identified in the historic aerial photos noted a number of concrete surfaces in addition to the main slab. Most of these relate to animal management; however, one on the northeast side was clearly older and very heavily overgrown (Figure 83). It is possible that this relates to the position of the laundry, in which case the homestead was probably positioned slightly further to the south, under a metallised turnaround area. Test pits were excavated to one side of this, but these did not identify any archaeological deposits (Figure 84 and Figure 85).

An examination of the possible piggery location noted the presence of the concrete slab adjacent to a relocated water tank (Figure 86 and Figure 87). A possible outline of the enclosure was noted, although this was not particularly obvious.



Figure 83. View facing north showing the 1960s shed slab, which was constructed at the homestead location. Location of second concrete slab arrowed



Figure 84. Test pit 16



Figure 85. Test pit 19



Figure 86. View facing east showing the possible piggery location, with possible enclosure outlined



Figure 87. View facing southwest showing the overgrown slab and relocated water tank

DISCUSSION AND CONCLUSION

Summary of Results

The results of the background research and field survey confirm that the Milldale North area has no recorded or known archaeological sites present. The wider area to the east sees a cluster of Māori sites along the banks of the Orewa River downstream of the 'Ruataniwha Falls', attesting to temporary camps likely related to resource gathering. European sites close by and to the south of the project area relate to 19th century farming with homesteads to the east, and a remnant stone wall to the south.

While there are no recorded archaeological sites within the project area, the land history indicates purchase and use of the land by European settlers from the 1860s onwards, with a number of Allotment divisions taking place over the following 50-100 years. Of particular note are the structural remains located during the field survey within Lot 10 DP 198205 and Lot 12 DP 198205, which could indicate a late 19th century homestead was present in this location, some 70-80m south of the Orewa River. If built in the 19th century, the house was possibly built and owned by Trevor Lloyd. Lloyd owned the land from 1864 until the 1880s, and although he was resident at Red Beach, there is some indication that he had this land farmed. The land then appears to have been held by trustees, before being conveyed to Jane Hawkins, who owned the land from 1892 until 1900.

The location of a former bridge identified on an 1870s survey plan was thought to be within the project area; however, this is now thought most likely to have been situated just to the south within the Lysnar Road reserve. An examination of this area failed to identify any archaeological remains.

The soils are heavy, and clay dominated across the project area and would not have been suitable for Māori horticultural practices in the past, although access through the area from Orewa River for resource gathering such as hunting of birds, and movement to upper hills to the north and west of the project area would have been highly likely. Certainly, some early paths recorded on the 1870s plan (Figure 16) which extend from the river west through former Allotment 52, may align with former ara/pathways that were present prior to European settlement of the area.

Māori Cultural Values

This is an assessment of effects on archaeological values and does not include an assessment of effects on Māori cultural values. Such assessments should only be made by tangata whenua. Māori cultural concerns may encompass a wider range of values than those associated with archaeological sites.

The historical association of the general area with tangata whenua is evident from the recorded sites, traditional histories and known Māori place names.

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.

Archaeological Value and Significance

The project area contains no known archaeological remains which meet the definition of an archaeological site under the HNZPTA (see below). However, it is possible that a homestead/farmstead was located within the northern extent of Lot 10 DP 198205 and the western extent of Lot 12 DP 198205 in the late 19th century, and if so any surviving pre-1900 remains would be an archaeological site subject to the provisions of the HNZPTA.

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). These criteria have been used to assess the potential value of subsurface pre-1900 archaeological remains relating to an early homestead/ farmstead, if those should prove to be present (Table 4).

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

Overall, the potential site of pre-1900 farm remains on Lot 10 DP 198205 and 12 DP 198205 is considered to have limited archaeological value based on the criteria discussed. If present, the features would have some information potential, and would provide a limited contribution to the wider archaeological landscape. However, these elements are either subsurface or take the form of simple concrete slabs, limiting their overall value.

Table 4. Assessment of the potential pre-1900 archaeological values of historic farm remains on Lot 10 DP 198205 and 12 DP 198205 based on Heritage NZ criteria (Heritage NZ 2019: 9-10)

Value	Assessment
Condition	The site is primarily subsurface, with only some concrete slabs visible at the surface; overall condition remains unknown.
Rarity	19 th century homesteads and farms are only moderately common
Contextual value	Any remains would be part of a wider historical and archaeological landscape through the Upper Orewa and Wainui area
Information potential	Information on the 19 th century farming and rural life could be recovered through archaeological recording and investigation.
Amenity value	The site is subsurface and has no amenity value.
Cultural associations	The site is associated with 19 th century European farming.
Other	None – historical associations have not been established

Effects of the Proposal

The proposed residential development and ecological regeneration (Figure 88) will not affect any recorded archaeological sites. However, there is potential for adverse effects on

subsurface archaeological remains (if present) relating to European farming at Lot 10 DP 198205 and Lot 12 DP 198205, and if so an Authority under the HNZPTA would be required before the remains could be modified.

These areas are proposed to be incorporated within an open space/stormwater management area situated alongside the Orewa River. The former structures were situated close to the edge of the proposed bulk earthworks, and will primarily be cut by up to 1m. Across the wider residential development area, cut and fill activities of up to 6m are anticipated (Figure 88). As such, any archaeological deposits present within these areas are likely to be removed or significantly modified by earthworks.

The ecological regeneration area to the north of the Orewa River includes the establishment of a temporary wastewater treatment plant and a disposal field covering approximately 5.5ha, to be accessed via a new bridge crossing the Orewa River. Construction of the treatment plant and bridge will require deep excavation, which has the potential to remove any archaeological features or deposits present. The treatment plant is proposed to be decommissioned after approximately 10 years.

Additional works include the establishment of an onsite nursery, a pā harakeke, walking and mountain bike trails, and a predator-free area. Following consultation with iwi, two indicative locations have been identified for the potential reinterment of kōiwi tangata (human remains) should they be discovered. Revegetation will take place across a number of phases, with various plant mixes (Riparian, Stream Bank, Native, Hilltop, and Buffer) to be used depending on the landform and location. While these activities are not expected to affect known archaeological sites, they may impact unrecorded subsurface remains.

In any area where archaeological sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during development. This is considered unlikely across most of the project area based on the results of field survey and background research. However, any such discoveries can be appropriately managed under the Accidental Discovery Rule (E12.6.1) of the Auckland Unitary Plan (Operative in Part), and/or through the archaeological provisions of the HNZPTA, including monitoring, investigation, and recording where required. It is recommended that an Authority under the HNZPTA is set in place for the whole of the proposed development area as a precaution to avoid delays if archaeological remains are exposed once works are underway.

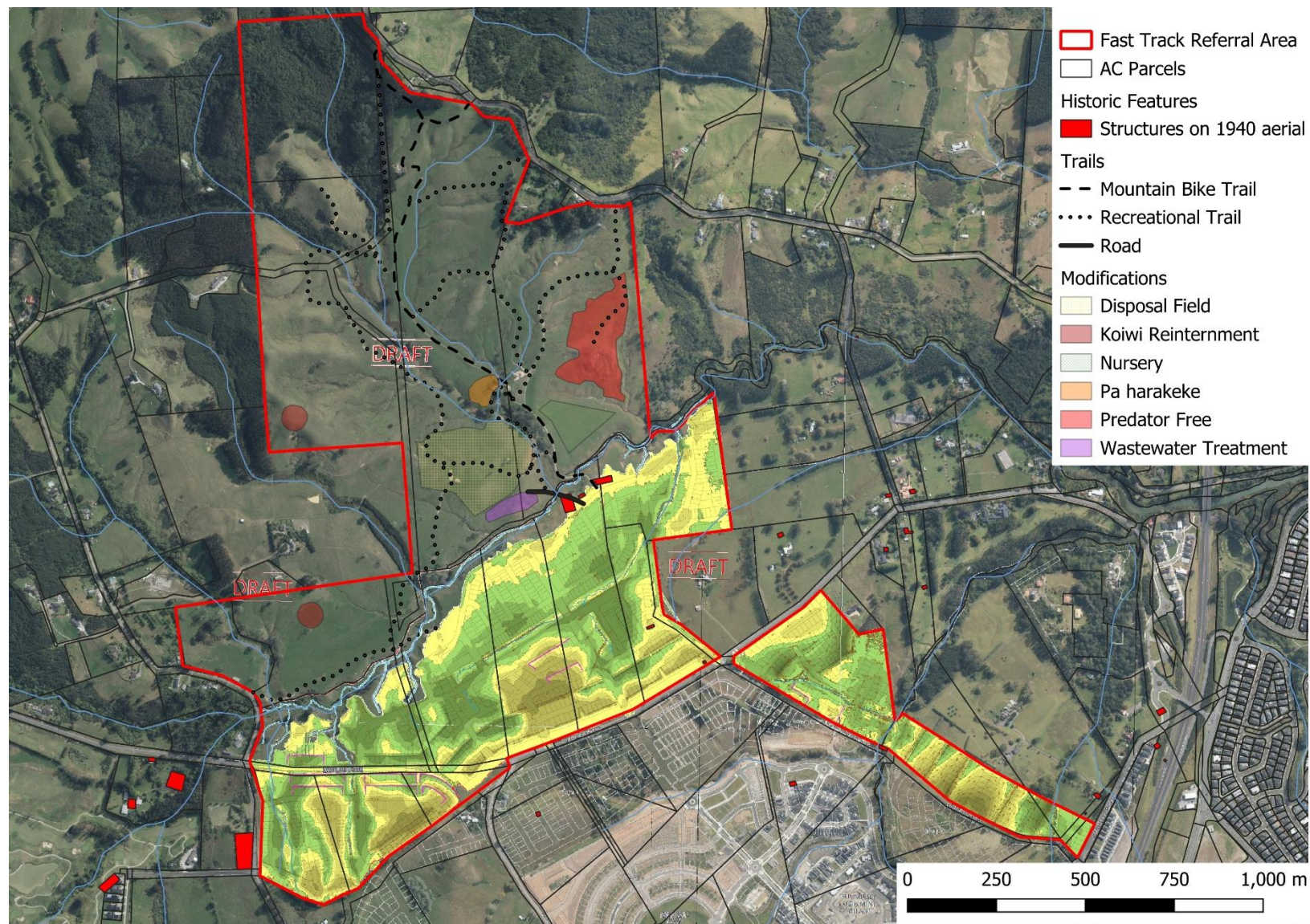


Figure 88. Plan showing the referral area in relation to the cut/fill (cut = yellow, fill = green) information and the various modifications to be carried out within the ecological regeneration area

Heritage New Zealand Pouhere Taonga Act 2014 Requirements

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

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

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

(a) any place in New Zealand, including any building or structure (or part of a building or structure) that –

(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and

(ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and

(b) includes a site for which a declaration is made under section 43(1)’³

Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Māori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapū and are subject to the recommendations of the Māori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

The proposed development will modify any unrecorded subsurface pre-1900 archaeological remains relating to European farming activities and settlement that may be present within Lot 10 DP 198205 and Lot 12 DP 198205. Any such remains would fall within the definition of an archaeological site under the Act. Potential features may include postholes, building foundations, rubbish pits, wells, and other elements associated with late 19th-century farmsteads.

An archaeological Authority will be required for any works that may modify or destroy archaeological sites. Conditions attached to any Authority would include provision for archaeological investigation, monitoring, and recording of any remains encountered, in order to recover information relating to the history of the area and to mitigate adverse effects.

The provisions of the Act apply to all pre-1900 archaeological sites, whether previously recorded or not, that may be exposed during development.

³ Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished. Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide ‘significant evidence relating to the historical and cultural heritage of New Zealand’ can be declared by Heritage NZ to be an archaeological site.

Conclusions

No archaeological or other historic heritage sites have previously been recorded within the proposed Milldale North development area. The area is located both to the north and south of the Orewa River.

The presence of heavy, clay-dominated soils that are prone to waterlogging suggests that the land would not have been well suited to Māori horticulture. No archaeological remains relating to Māori settlement were identified during the field survey of the area. As such, the likelihood of encountering Māori archaeological sites within the project area is considered to be low.

Historical research and field survey indicate that the land has undergone a varied history of European use following Crown Grant allocation from the 1860s. Evidence recorded on Lots 10 and 12 DP 198205, including concrete pads, and associated features, may relate to structures dating to the late 19th century. As a result, there is potential for subsurface pre-1900 archaeological remains associated with early European farming and settlement to be present within these areas.

The development therefore has the potential to affect previously unrecorded subsurface archaeological remains. If such remains are present, appropriate management and mitigation measures will be required. These would include archaeological monitoring, investigation, and recording to recover information relating to the history of the Milldale North area, consistent with the provisions of the Heritage New Zealand Pouhere Taonga Act 2014.

RECOMMENDATIONS

- There should be no significant constraints on the proposed development from an archaeological perspective, as no recorded pre-1900 archaeological sites will be affected. Any adverse effects on currently unidentified subsurface remains can be appropriately managed and mitigated under the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA).
- As 19th century farming-related archaeological remains may potentially be present within Lots 10 and 12 DP 198205, an Authority to modify archaeological sites should be applied for under Section 44(a) of the HNZPTA and obtained prior to the commencement of earthworks.
- It is recommended that the Authority covers the whole of the proposed development area as a precaution to avoid delays if archaeological remains are exposed elsewhere once works are underway.
- Earthworks in the vicinity of the former homestead sites (Lots 10 and 12 DP 198205) should be monitored by a qualified archaeologist.
- In the event that archaeological remains are uncovered, detailed archaeological investigation, recording, and appropriate sampling should be undertaken in accordance with the conditions of the Authority.
- An archaeological report incorporating the results of historical research, archaeological monitoring, investigation, recording, and analysis of any material recovered should be prepared and provided to Heritage New Zealand Pouhere Taonga and other relevant parties as required under the Authority.
- Tangata whenua should be consulted regarding the Authority application.

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APPENDIX 1: LAND SALE AND TITLE HISTORIES

Land and sale history for Allotments 194 and 196 west

Instrument	Vendor	Purchaser	Date	Record
Crown Grant	Crown	Lawton	6 September 1867	8BG/93
Conveyance	Reg Supreme Court	Nicholls	24 February 1888	R28/86
Conveyance	Nicholls	Lees	1-Jul-01	R75/486
Conveyance	Lees	Morrison	21-May-08	R146/286
Conveyance	Morrison	Boden	2-Jul-14	R244/23
Probate	A Morrison dec'd		18-Feb-15	R256/573
Conveyance ER	Morrison & or	Aylward	28-Aug-16	R268/136
Mortgage	Aylward	Morrison & or	30-Aug-16	R268/138
Mortgage	Aylward	Hardy	31-Aug-16	R266/328
Conveyance	Morrison & or	Hutchinson	1-Nov-17	R280/380
Conveyance	Hutchinson	Gordon & or	31-Aug-20	R337/248
Mortgage	Gordon & or	Hutchinson	31-Aug-20	R337/248
Conveyance	Reg Supreme Court	Hutchinson	19-Feb-23	R405/225
Mortgage	Hutchinson	Hull	19-Feb-23	R405/222
Conveyance	Hull	Brokenshire	13-Aug-25	R468/231
Conveyance	Brokenshire	Brokenshire	29-Jun-34	R587/12
Title issued				NA764/77

Land sale and title for Allotment 196 East, 198 and 199

Instrument	Vendor	Purchaser	Date	Record	Details
Crown Grant	Crown	Thomas Hobson	27 December 1867	9BG/233	
Probate	T Hobson dec'd		3 February 1891	R176/532	
Conveyance	Hobson & or	Hobson	22 February 1892	R176/533	
Conveyance	Hobson	Brunton & or	12-Mar-10	R176/535	
Conveyance	Brunton & or	Morrison	20-Oct-10	R183/249	196E
Conveyance	Brunton & or	Maddison	30-Mar-12	R193/521	56 acres
Conveyance	Maddison	Weir	11 February 1914	R229/206	
Conveyance	Weir	Merton	3-Mar-21	R350/194	
Conveyance	Merton	Weir	16-Oct-25	R467/611	
Conveyance ER	Weir & White	Southern	29-Jun-31	R570/505	
Variation	Southern	Weir	29-Jun-31	R570/506	
Probate	Weir dec'd		9-May-33	R582/466	
Cert Admin	E M Weir dec'd		9-May-33	R593/112	

Instrument	Vendor	Purchaser	Date	Record	Details
Variation	Southern	Public Trustee	8-Jun-37	R596/67	
Title issued				NA764/76	
Conveyance	Brunton & or	Morrison	20-Oct-10	R183/249	196E
Conveyance	Morrison	Boden	2-Jul-14	R244/23	
Conveyance ER	Boden & Morrison	Aylward	28-Aug-16	R268/136	
Conveyance	Aylward & Morrison	Hutchinson	1-Nov-17	R280/380	
Conveyance	Hutchinson	Gordon & or	31-Aug-20	R337/248	
Mortgage	Gordon	Hutchinson	21-Aug-20	R337/248	
Conveyance	Reg Supreme Court	Hutchinson	19-Feb-23	R405/225	
Mortgage	Hutchinson	Hull	19 February 1923	R405/222	
Conveyance	Hull	Brokenshire	13-Aug-25	R468/231	
Conveyance	Brokenshire	Brokenshire	29-Jun-34	R587/12	
Title issued				NA764/77	

Land Sale and Titles for Allotments 74, 197 and 182

Instrument	Vendor	Purchaser	Date	Record	Details
Crown Grant	Crown	Sturmer	20 April 1859	B1G/250	Allot 74
Conveyance	Sturmer	Sturmer & Moss	27 April 1859	B1/271	
Release	Sturmer	Moss	14 November 1862	B1/738	
Conveyance	Moss	Lloyd	2 April 1864	B2/25	
Conveyance	Lloyd	John Lloyd	14 June 1880	H2/140	171.1.0 acres – outside area
Conveyance	Lloyd	Tibbitts Trustees	14 October 1880	D12/362	36.3.0
Title issued				NA65/9	SEE ALLOT 197
Crown Grant	Crown	Moss & Sturmer	29 October 1862	B1G/489	182&197
Conveyance	Moss & Sturmer	Lloyd	2 April 1864	B2/25	
Release	Sturmer	Moss	14 November 1862	B1/738	
Conveyance	Lloyd	John Lloyd	14 June 1880	A2/140	Allotment 182
Conveyance	Lloyd	Tibbitts Trustees	14 October 1880	D12/362	Allotment 197
Title issued				NA65/9	SEE ALSO PART ALLOT 74

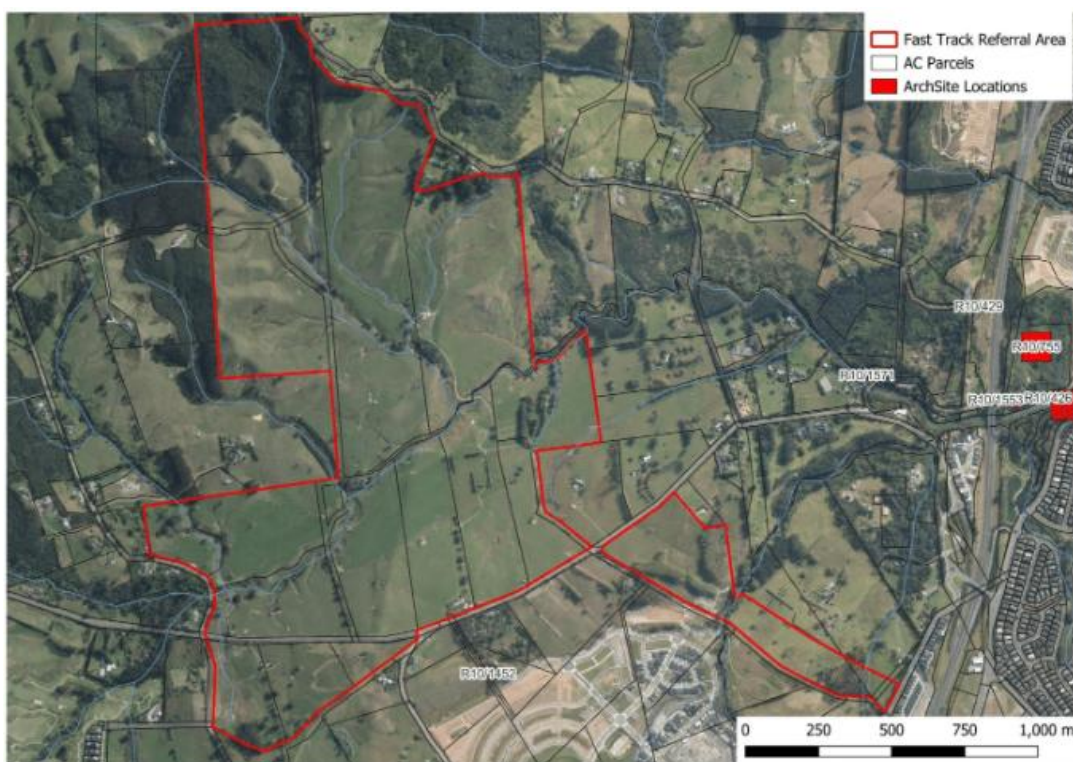
Land Sale and Titles for Allotments 153NE, 154 and 155

Instrument	Vendor	Purchaser	Date	Record	Details
Crown Grant	Crown	John Blake	6 September 1867	GBG198?	
CT issued				NA13/80	
Transmission	John Blake	Frederick William Sidwell of Orewa, settler	29 July 1876	NA13/80 & NA13/81	SW 154 & NE 153; 41 acres
Mem & Proc taking part for road			5 August 1891	NA13/81	
Transmission	Frederick William Sidwell	Arthur Joseph Maxwell of Auckland, merchant	30-Sep-26	NA13/81	
Transfer	Arthur Joseph Maxwell	Sarah Alice Cain of Silverdale, spinster	30-Sep-26	NA13/81	
Record of Marriage	Sarah Cain to	Cyril McLennan	7 August 1946	NA13/81	
Transmission		Cyril Beehan McLennan as administrator	24-Nov-66	NA2D/347	
Transfer		Cyril Beehan McLennan	24-Nov-66	NA2D/347	
Transfer	Cyril Beehan McLennan	Desmond Crowley Reid of Milford, retired	28-Mar-74	NA2D/347	Land split, SP area is 31B/582
Name Correction		Desmond Crowley Reid	26-Aug-76	NA31B/582	
Transfer (72/150 share)		Donn Anthony Reid of Wainui, farmer	22-Oct-80	NA31B/582	
Transfer (39/150 share)		Joanne Reid of Wainui	22-Oct-80	NA31B/582	

ARCHAEOLOGICAL MANAGEMENT PLAN: MILLDALE NORTH DEVELOPMENT

Prepared for Fulton Hogan Land Development Ltd

April 2026



By

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INTRODUCTION

Purpose

Fulton Hogan Land Development Ltd are planning to undertake the development of Milldale North which has been referred for Fast-Track consenting (Figure 1-Figure 3). The project is located to the north of the existing Milldale development, the latter being live zoned with development underway. The current proposal has provisions for the development of some 1,500 dwellings, along with neighbourhood parks and commercial uses. The development will also have extensive riparian and wetland enhancements, including revegetation of approximately 131ha of farmland.

An archaeological assessment of the effects of the project was prepared:

Farley, G.; Low, J.; Phear, S.; and Shakles, R. 2026. Milldale North Development: Archaeological Assessment. Clough and Associates prepared for Fulton Hogan Land Development Ltd

The assessment determined that while no known archaeological or other historic heritage sites will be affected by the proposed works, 19th century farming-related archaeological remains may potentially be present within Lots 10 and 12 DP 198205 (Figure 3). Therefore, subsurface archaeological remains may survive irrespective of 20th century modification to these areas.

An application for a general Authority under section 44(a) of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) is therefore being made as a precaution prior to the start of works. This will ensure that if any remains are exposed during the proposed works appropriate action can be taken and any delays will be minimised.

This archaeological management plan outlines the procedures to be followed during archaeological monitoring of earthworks and the discovery of archaeological remains including koiwi tangata (human remains) or taonga (Māori artefacts).

Project Archaeologist

The 'Project Archaeologist' referred to in this plan is the archaeologist approved by Heritage NZ under section 45 of the HNZPTA.

Some of the archaeological work may be undertaken by other qualified archaeologists under the direction of the Project Archaeologist. The general term 'Archaeologist' is used to denote either the Project Archaeologist or a qualified archaeologist working under their direction.

Māori Cultural Values

Archaeological sites of Māori origin have cultural value to tangata whenua in addition to the archaeological values provided for in this plan.

Contact details for representatives of iwi that have an interest in the project area are provided in this document, as are protocols that must be adhered to if archaeological remains of Māori origin are exposed. In carrying out the requirements of the authority the archaeologists will be guided by the Iwi representatives in matters of tikanga.

Fulton Hogan Land Development Ltd or their designated representative should ensure that the iwi representatives are informed at least 48 hours before the start of the works requiring archaeological monitoring.

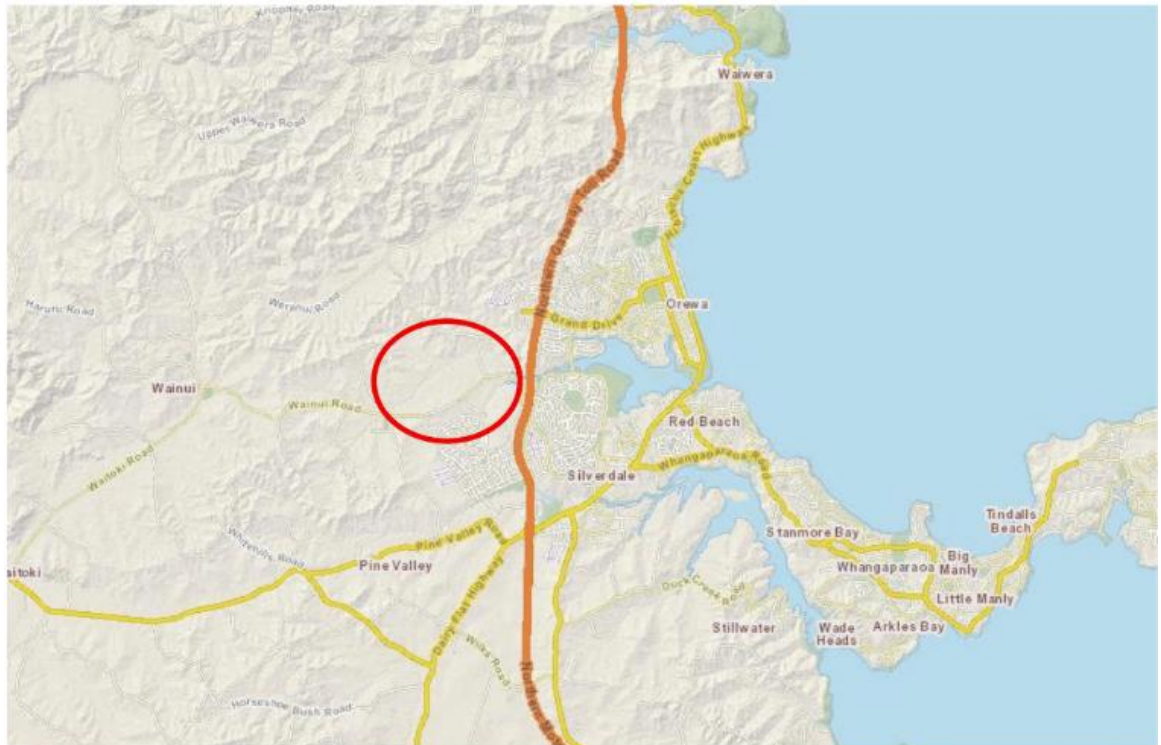


Figure 1. Plan showing the general location of the project area (source: Auckland Council GeoMaps)

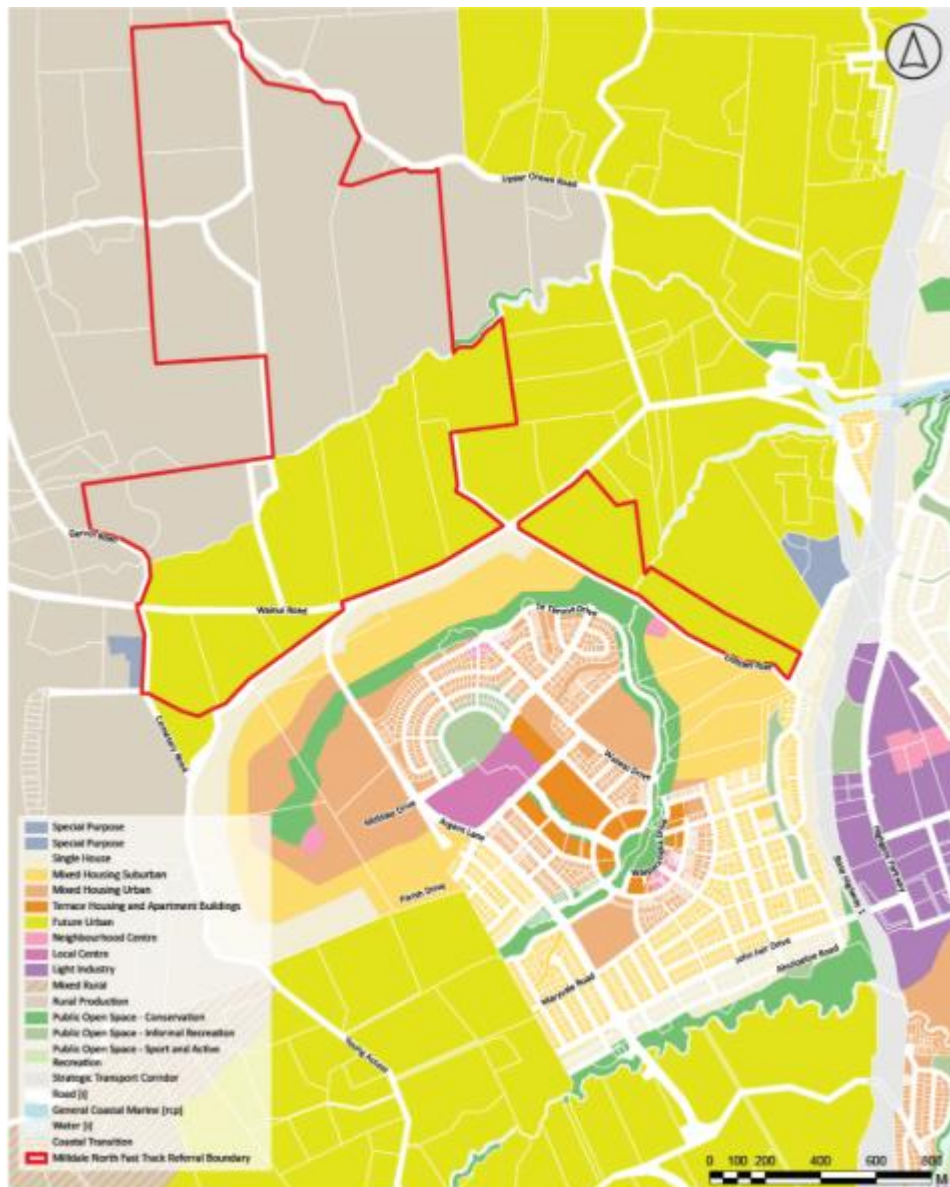


Figure 2. Milldale North site extent in relation to AUP zoning (source: Auckland Council GeoMaps; Barker & Associates)

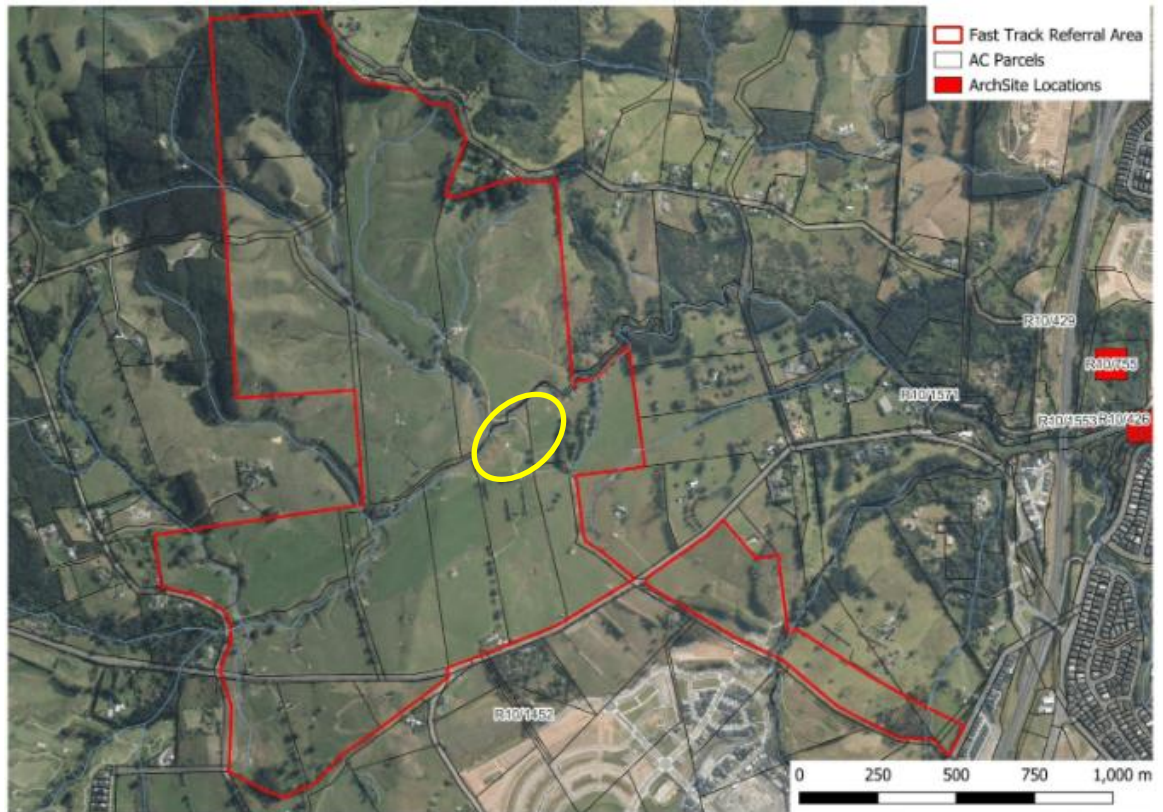


Figure 3. Proposed development site with area in which earthworks must be monitored by an archaeologist (relating to Lots 10 and 12 DP 198205) outlined in yellow

SITE MANAGEMENT

Pre-Start Requirements

1. Prior to the start of earthworks, the Project Archaeologist will be called to meet the Contractor[s] on site to brief them on the archaeological requirements.
2. The Archaeologist will ensure that the Contractor/Project Manager have a copy of the Authority and Archaeological Management Plan, and will provide confirmation to Heritage NZ that they have been received and understood, either by providing copies of both documents signed by the relevant parties, or by obtaining email confirmation from them, copied to Heritage NZ.
3. The Project Archaeologist must be given at least 2 weeks' notice by the Contractor that works are about to begin.

Earthworks Phase

1. All preliminary earthworks within the area shown on Figure 3 will be monitored by a qualified Archaeologist to determine whether pre-1900 archaeological remains are present.
2. Monitoring will continue until the natural deposits have been reached (where excavations are continued to this depth), or until it becomes clear that the area has been modified to the point where no archaeology would be expected.
3. Prior to, and during, the removal of any concrete slabs and hardstand surfaces in the area identified as having potential for 19th century structural remains, these works will be subject to archaeological monitoring.
4. Following removal of the slabs, the underlying deposits will be inspected by the Archaeologist to identify any evidence of former structures, including building foundations, postholes, occupation surfaces, or associated features.
5. If structural remains associated with the former 19th century dwelling or farm buildings are identified, works in the immediate vicinity will cease and the remains will be investigated, recorded, and sampled in accordance with the Authority conditions.
6. Any in situ archaeological features or deposits exposed during monitoring will be investigated, recorded, and sampled by the Archaeologist in accordance with accepted archaeological practice and the requirements of the Heritage New Zealand Pouhere Taonga Authority. This will include:
 - a. detailed written descriptions of features and deposits
 - b. photographic recording
 - c. preparation of site plans showing the location of all identified features
 - d. stratigraphic drawings and records
 - e. collection and retention of artefacts for analysis, with provenances recorded
7. Additional Archaeologists will be brought to site as required to assist in the monitoring, and for the subsequent archaeological recording and sampling.

8. The Contractor will allow sufficient time and opportunity for the recording and sampling of any archaeological features or deposits encountered. The Archaeologist(s) will undertake this work as efficiently as practicable to minimise delays to construction.
9. If suspected archaeological features or deposits are identified in areas or at times when the Archaeologist is not present, the Contractor will cease works within a 10 m radius of the find and notify the Archaeologist. Works will not recommence in that area until authorised by the Archaeologist.
10. Heritage NZ will be advised by the Project Archaeologist if any significant archaeological features or deposits are exposed that were not anticipated. This will trigger the stand down procedure set out below.
11. If archaeological remains relating to Māori occupation are exposed, the Project Archaeologist will notify the appropriate iwi representatives (if not already present on site).
12. If human bone (koiwi tangata) or taonga (Maori artefacts) are encountered, the protocols set out below will be followed.

Procedures if Archaeological Sites are Discovered when the Archaeologist is not Present

If the Archaeologist is temporarily not present and remains are exposed that are potentially archaeological features or deposits (as described to the Contractor at the pre-start meeting), the following procedure should be adopted:

1. The Contractor will ensure that earthworks shall cease in the immediate vicinity (within 10m) while the Archaeologist is called in to establish whether the remains are part of an archaeological site as defined under the HNZPTA.
2. If the Archaeologist confirms that it is an archaeological site, the area of the site will be defined by the Archaeologist and excluded from earthworks.
3. The archaeological site will be investigated and recorded by the Archaeologist in accordance with accepted archaeological practice and the conditions of the authority.
4. Heritage NZ will be advised by the Archaeologist if any significant archaeological features or deposits that were not anticipated are exposed.
5. If the archaeological site relates to Maori occupation the appropriate Iwi representatives will be informed by the Archaeologist (if not present) prior to investigation.
6. If human bone (koiwi tangata) or taonga (Maori artefacts) are unearthed the protocols set out below will be followed.

Protocols Relating to Koiwi Tangata (Human Remains)

If bone material is identified that could potentially be human, the following protocol will be adopted:

1. Earthworks/investigation should cease in the immediate vicinity while an Archaeologist establishes whether the bone is human.

2. If it is not clear whether the bone is human, work shall cease in the immediate vicinity until the University's reference collection and/or a specialist can be consulted and a definite identification made.
3. If bone is confirmed as human (koiwi tangata), the Archaeologist will immediately contact Iwi representatives (if not present), Heritage NZ and the NZ Police.
4. The site will be secured in a way that protects the koiwi as far as possible from further damage.
5. Consultation will be undertaken with all Iwi representatives as outlined in the authority, the Heritage NZ Regional Archaeologist and the authority holder to determine and advise the most appropriate course of action. No further action will be taken until responses have been received from all parties, and the koiwi will not be removed until advised by Heritage NZ.
6. The Iwi representatives will advise on appropriate tikanga and be given the opportunity to conduct any cultural ceremonies that are appropriate.
7. If the Iwi representatives are in agreement and so request, the bones may be further analysed by a skilled bio-anthropological specialist prior to reburial, in line with the *Heritage NZ Guidelines Koiwi Tangata Human Remains* (2014).
8. Activity in that place can recommence as soon the bones have been reinterred or removed and authorisation has been obtained from Heritage NZ.

Protocols Relating to Taonga (Maori Artefacts)

Māori artefacts such as carvings, stone adzes, and greenstone objects are considered to be taonga (treasures). These are taonga tuturu within the meaning of the Protected Objects Act 1975. Taonga may be discovered in isolated contexts, but are generally found within archaeological sites. If taonga are discovered the following protocols will be adopted:

1. The area containing the taonga will be secured in a way that protects the taonga as far as possible from further damage, consistent with conditions of the Authority.
2. The Archaeologist will then inform Heritage NZ and the Iwi representatives so that the appropriate actions (from cultural and archaeological perspectives) can be determined.
3. These actions will be carried out within the stand down period specified below, and work may resume at the end of this period or when advised by Heritage NZ or the Archaeologist.
4. The Archaeologist will notify the Ministry for Culture and Heritage of the find within 28 days as required under the Protected Objects Act 1975. This can be done through the Auckland War Memorial Museum.

The Ministry for Culture and Heritage, in consultation with the tangata whenua, will decide on custodianship of the taonga (which may be a museum or the iwi whose claim to the artefact has been confirmed by the Māori Land Court). If the taonga requires conservation treatment (stabilisation), this can be carried out by the Department of Anthropology, University of Auckland (09-373-7999) and would be paid for by the Ministry. It would then be returned to the custodian or museum.

Post-Earthworks Phase

1. Any artefacts recovered and samples taken will be analysed and recorded by the appropriate specialists.
2. Any Māori artefacts will be notified to the Ministry for Culture and Heritage in accordance with the Protected Objects Act 1975.
3. The Project Archaeologist will provide a report to Heritage NZ within 20 days of the completion of archaeological work. This may be the final report if no or limited archaeological remains are found.
4. If more extensive remains requiring detailed analysis are found, the Project Archaeologist will complete a full monitoring report within 12 months of the end of the archaeological work, and will provide it to Heritage NZ and other parties identified in the Authority.

ARCHAEOLOGICAL TEAM AND OTHER CONTACTS

Archaeological Team

Glen Farley will direct the project as the Section 45 archaeologist. Fieldwork will be carried out by him or under his supervision.

The archaeological team will include some or all of the following:

Name	Role	Responsibility
Glen Farley	Co-Director	Manage project in field and prepare report
Jen Low	Archaeologist	Monitoring, recording
Tom Clough-Macready	Archaeologist	Monitoring, recording
Kirstin Roth	Archaeologist	Monitoring, recording

Other qualified archaeologists and/or specialists may be brought in to the project if required. These may include specialists in particular categories of artefact or other remains.

Contact Details

Project Archaeologist	Glen Farley [REDACTED]
Heritage NZ Regional Archaeologist	Greg Walter: [REDACTED]
Auckland Council	Chris Mallows (Cultural Heritage Implementation Team Leader): [REDACTED]
Iwi Representatives	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

STAND DOWN PERIODS

Depending on what is revealed by the earthworks, stand down periods may be required at various stages to allow for archaeological work to be carried out or for consultation with the appropriate parties may be required at various stages.

Stand down will require earthworks to cease only in the immediate vicinity of the feature or find, and work may proceed in other areas. The following maximum stand down periods will apply, but earthworks may be resumed earlier if the required work has been completed.

Timeframes need to be flexible enough to ensure that archaeological works are completed as necessary to ensure that the conditions of the authority are met.

Trigger	Stand Down Period	Requirements	Release
Archaeological feature, deposit or artefacts	Up to 2 days within each area where remains are found (maximum 2 days), but work may continue in areas where no remains are identified	Sufficient time must be allowed for the Archaeologist to investigate and record the remains.	Work resumes when the Archaeologist advises the Contractor that work is completed
Significant archaeological feature, deposit or artefacts ¹	Up to 3 days for a response from Heritage NZ, and up to 3 days for any detailed investigation required	The likely requirement is a mitigation investigation and/or recording by standard archaeological techniques, but this will be advised by Heritage NZ.	Work resumes when the Archaeologist advises the Contractor that work is completed
Human bone found	As agreed between the project manager, Heritage NZ and Iwi	Heritage NZ and NZ Police to be satisfied that koiwi identification is correct. Iwi representative(s) to organise reinterment or removal of bones from site and appropriate cultural ceremonies.	Work resumes following reinterment or removal of bones from site and when authorisation from Heritage NZ has been received.
Taonga, or archaeological remains of Māori origin found that were not anticipated	Up to 3 days	Heritage NZ and Iwi representative(s) to be consulted on appropriate action. Archaeological recording as required	Work resumes when the Archaeologist or Heritage NZ advises the Contractor that work is completed

¹ i.e. with the potential to provide significant information through detailed investigation

APPLICANT'S AND CONTRACTOR'S RESPONSIBILITIES

Authority Holder's Responsibilities

Fulton Hogan Land Development Ltd or their designated representative has the following responsibilities:

1. To advise Heritage NZ of the start and finish dates of any required archaeological work.
2. To ensure that sufficient time is provided to carry out any archaeological investigations required.
3. To provide sufficient site security to ensure that archaeological material on site is protected from unlawful excavation or removal.
4. To ensure that a copy of the archaeological Authority is kept on site and its contents are made known to all contractors and subcontractors.
5. To ensure that a copy of this Archaeological Management Plan is kept on site and its contents are made known to all contractors and subcontractors.
6. To ensure that the conditions and protocols outlined in the Authority and this document are observed by Contractors and subcontractors.
7. To provide a safe environment for the archaeologists to carry out their work.

Contractor's Responsibilities

The Contractor's responsibilities are as follows:

1. To meet the Project Archaeologist on site prior to the start of works for a briefing on the archaeological requirements.
2. To provide the Project Archaeologist with 2 weeks' notification that project earthworks are about to begin, and to ensure that an Archaeologist is present when earthworks begin in the areas requiring monitoring shown in Figure 1.
3. To comply with the archaeological discovery protocols if archaeological sites, koiwi or taonga (pp.5-6) are discovered.
4. To allow the Archaeologists sufficient time to investigate and record any archaeological remains before resuming works in the immediate vicinity.
5. To ensure a safe working environment for the Archaeologists.

DISPUTE RESOLUTION

Disputes fall into a number of categories but are usually the result of poor communication between the developer, subcontractors, Iwi representatives and the project archaeologists. Most can be avoided if sufficient detail of the archaeological issues and responsibilities is outlined in the tender document or work management documentation.

Common examples of a dispute are: that the subcontractors consider that the archaeologists are causing unacceptable delays, or that the archaeologists feel they have insufficient time to fulfil the obligations of the authority. In the event of a dispute relating to the Authority investigation the following procedure for resolution should be followed:

1. If the dispute relates to archaeological issues, a meeting between the Authority holder (or designated representative), Contractor or subcontractor and Archaeologists should be convened as soon as possible to attempt to resolve the dispute.
2. If the dispute relates to cultural issues, a meeting between the Authority holder (or designated representative), Contractor or subcontractor, Iwi representatives, and Archaeologists should be convened as soon as possible to attempt to resolve the dispute.
3. If the dispute cannot be resolved a further meeting of all parties with representatives of Heritage NZ will be arranged within 1 working day to resolve the dispute. Heritage NZ has ultimate responsibility for resolving issues relating to the conditions of the Authorities it issues.

Taonga tūturu (Māori artefacts) recovered from archaeological investigations are often deposited in local or national museums following archaeological analysis, and with the agreement of iwi. On other occasions iwi may prefer to retain ownership of artefacts and disputes can arise between different iwi with an interest in the area. Any disputes relating to the long term ownership and custody of taonga tūturu should be dealt with through the statutory processes of the Protected Objects Act 1975. The provisions of the Act require that all taonga tūturu are notified to the Ministry for Culture and Heritage within 28 days of the completion of archaeological fieldwork. Under s.11 and s.12 of the Act the Ministry for Culture and Heritage must notify all parties that have an interest in the taonga, and if competing claims for ownership are made and cannot be resolved the matter may be referred to the Maori Land Court for resolution.