

SUNFIELD, AUCKLAND, PROPOSED FUTURE DEVELOPMENT (FUTURE DEVELOPMENT): PRELIMINARY ARCHAEOLOGICAL ASSESSMENT

Prepared for Sunfield Development Ltd
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INTRODUCTION

Project Background

Sunfield Development Ltd is applying for a future development (Future Development) to allow urban development of properties at Cosgrave Road, Old Wairoa Road and Hamlin Road in Ardmore, Auckland (Figure 1). The properties cover a 244 hectare parcel of land. Currently 18% of the property is zoned Future Urban with the remaining 82% zoned Rural (shown in Figure 2). The addresses and legal descriptions along with the current zoning are provided in Table 1.

An archaeological assessment was originally commissioned by Winton Property Investments Ltd in November 2020 to establish whether proposed future residential subdivision is likely to impact on archaeological values. This report has been updated from the 2020 report to include additional properties and has been prepared as part of the required assessment of effects accompanying a Future Development application under the Fast Track Development Bill and to identify any requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Recommendations are made in accordance with statutory requirements.

Table 1. List of property addresses and legal descriptions with current zoning indicated in the Future Development Area

Address	Legal Description	Area (HA)	Current Zoning
55 Cosgrave Road	Sec 3 SO 495342	0.86	Future Urban
	Sec 4 SO 495342	8.38	Future Urban
Cosgrave Road	Lot 1 DP 55480	5.80	Future Urban
Old Wairoa Road	Sec 5 SO 495342	2.27	Future Urban
	Sec 6 SO 495342	9.54	Future Urban
	Lot 4 DP 55480	10.35	Future Urban
508 Old Wairoa Road	Lot 8 Deeds Reg WHAU 38	22.52	Rural
	DP 10383	23.63	Rural/ Future Urban
80 Hamlin Road	PT Lot 2 DP 22141	18.99	Rural
	Lot 2 DP 21397	10.11	Rural
	Lot 1 DP 21397	30.71	Rural
	Lot 5 DP 12961	35.90	Rural
	PT Lot 4 DP 12961	21.76	Rural
92 Hamlin Road	Lot 1 DP 46615	0.09	Rural
279 Airfield Road	Lot 2 BLK XV DP 199521	14.42	Rural
101 Cosgrave Road	Pt Lot 1 DP 45156	1.94	Future Urban
103 Cosgrave Road	Lot 1 DP 62629	0.08	Future Urban
119 Cosgrave Road*	Lot 6 DP 103787	3.03	Rural
119A Cosgrave Road*	Lot 5 DP 103787	3.03	Rural
121A Cosgrave Road*	Lot 3 DP 103787	3.04	Rural
123 Cosgrave Road*	Lot 4 DP 103787	8.63	Rural
131 Cosgrave Road*	Lot 2 DP 103787	3.03	Rural
143 Cosgrave Road*	Lot 1 DP 103787	3.04	Rural

*1/3 SH Lot in Lot 7 DP 103787



Figure 1. Upper map showing the location of the Future Development area in the Greater Auckland Region and lower inset showing the properties within the Future Development area (source: Auckland Council Geomaps)

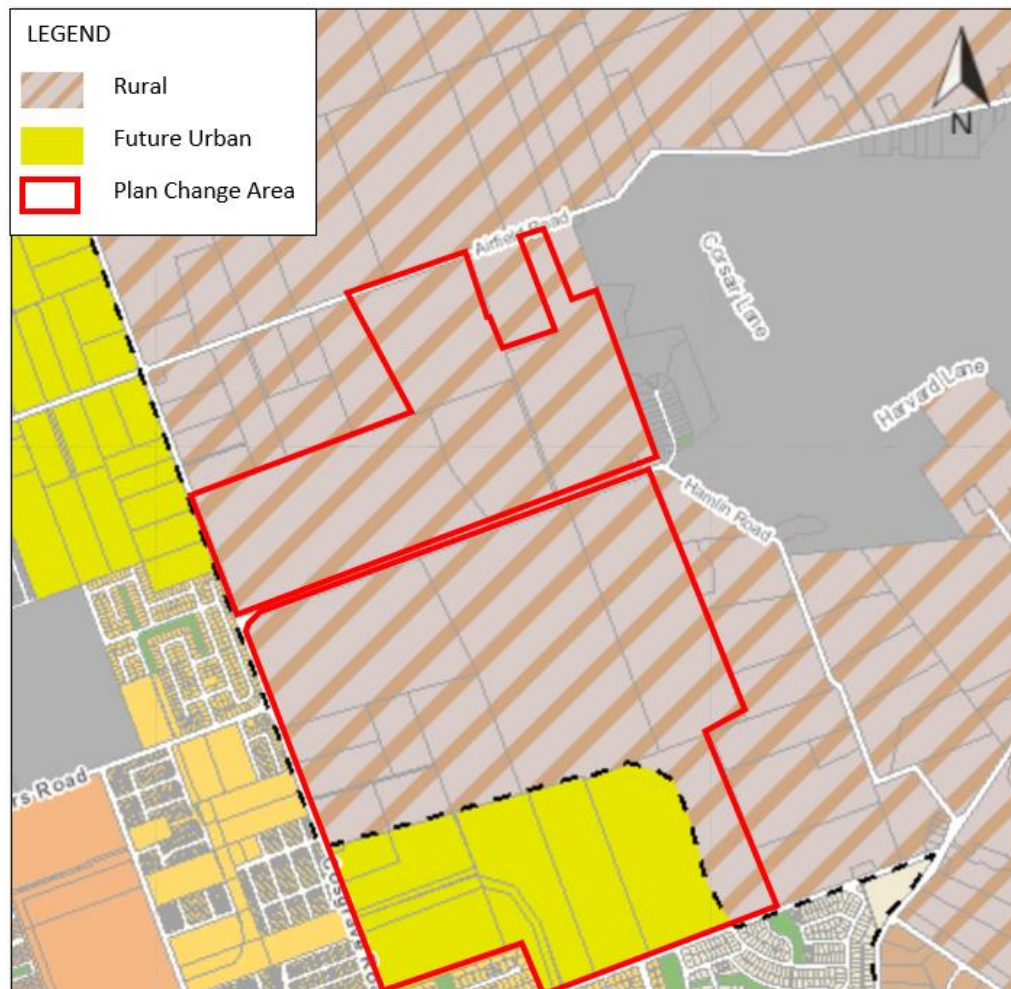


Figure 2. Map showing current zoning with the Future Development area outlined in red (source: Winton Property Investments Ltd)

Methodology

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

Visual inspections of the Future Development area were conducted on 18 and 23 November 2020 and on 12 October 2022. The ground surface was examined for evidence of former occupation (in the form of shell midden, depressions, terracing or other unusual formations within the landscape, or indications of 19th century European settlement remains). Exposed and disturbed soils were examined where encountered for evidence of earlier modification, and an understanding of the local stratigraphy. Particular attention was paid to the spur and ridge lines (topographical features where archaeological sites are often found to be located). Photographs were taken to record the topography and features of interest.

HISTORICAL BACKGROUND¹

Māori Settlement

The Papakura/Drury area and surrounds were an important access area for travellers in pre-European times (and later in the early settler and military periods). With Manukau Harbour to the west and the Hunua Ranges to the southeast, it was an area highly utilised as a link between Tāmaki Makaurau and the Waikato. The Manukau Harbour shores were the entrance to the inland route to Wairoa (Clevedon) and the Hauraki Gulf.

The Slippery Creek or Ōpaheke catchment area, whose waters flow into the Manukau Harbour at Ōpaheke at the southern extremity of Hingaia, was a strategic location. It was occupied by a number of tribal groups who ‘could trace their ancestry back to the earliest occupants of the land, and in particular the crew of the Tainui’ (Murdoch 1990:1). The District has a complex Māori history which involves a number of tribal groups whose mana whenua today is based on the pattern which had emerged by the late 18th century.

The locations of Māori settlement, as throughout the Auckland region, were concentrated along the harbour shores and navigable waterways, on arable land, and on the slopes of the Drury-Papakura Hills (Tatton and Clough 2003). The hinterland was not intensively or extensively used but there would have been at least seasonal occupation in the general area (Murdoch 1990). Where resources were abundant or a location was strategic, the area was protected by a fortified pā. Wetland/swamp areas in the lowlands to the west of Papakura are unlikely to have attracted settlement, but resources abundant in these areas would have been utilised (Tatton and Clough 2003). Wetland areas may also have been utilised to hide tools, weapons and other significant items in times of threat.

Early European Settlement

Missionaries had been travelling through the Papakura and Drury area from 1834, staying at the Māori village of Ōpaheke near the mouth of Slippery Creek. The strategic importance of that area was not lost on the Government and the ‘ill defined’ Papakura Block was purchased in 1842 and ‘extended from Papatoetoe to just south of present day Papakura’ (Murdoch 1990:1). Travelling through the area in 1846, a Dr Johnson noted that Papakura was an area occasionally used by iwi who came to plant potatoes and gather fern root (Clarke 1983:273).

Early settlers initially resided in whare, often constructed by local Māori, until more substantial housing could be erected (Craig 1982). Timber for construction, often heart kauri, was obtained either from local stands of native bush located throughout the Papakura District or from swampy areas. In areas such as Ardmore where the land was largely covered with native bush, the initial settlers were fellers and millers (Tonson 1966). In Takaanini a variety of mills were constructed, particularly flax mills along the Papakura Stream. Those out-settlers living in the Hunua Ranges were linked to the Great South Road by a cart track and Drury was the early centre for provisions and mail collection.

¹This background is derived from past studies and research including Harlow et al. 2007; Baquié and Clough 2004; and Shakles and Clough 2015.

The Māori tracks and portages served as the basis of the early roads. The Great South Road was metalled as far as Papakura by 1855 and was further improved and extended by the military for the movement of troops and their supplies (Horsman 1971:77). The military also created tracks, as did Māori, through the Hunuas during the New Zealand Wars. It has been recorded that ‘a military track is still to be seen crossing the Hunua Ranges at Pratt’s Hill’ (Hawkins 1990:5).

The Waikato Immigration Scheme

European settlement in the Papakura District area had begun during the mid to late 1850s (Tonson 1966) and increased following the confiscation and subsequent sale of land under the Waikato Immigration Scheme (Clough and Baquié 2000). A joint project of the Auckland and central governments, its aim was to place military settlers on land confiscated from Māori in the hope of consolidating territorial gains and increasing security. In order to retain land in European hands the government marketed The Waikato Immigration Scheme to South African and British tradesmen and agricultural workers, promising free passage and 5 to 40 acres of land as an incentive (digital.natlib.govt.nz).

Approximately 4000 settlers were enticed to the North Island by this proposition, but much of the promised financial incentives, such as allowances for house building and employment, did not come to fruition (Morris 1965). In 1865 the land to the east of the present railway was subdivided into 10 acre (c.4 ha) farming blocks and quarter acre lots for Scottish settlers. The settlers disembarked at the Wairoa River (Clevedon) where they over-landed to the swamps of Takaanini (Clough and Baquié 2000:6).

The New Zealand Wars

In the years that followed the initial immigration, European influence increased and conflicts between Māori and the colonial government over the European demand for land became an ongoing issue, resulting in open conflict by the early 1840s. Contentious land sales, and the demands of settlers for land that was not properly secured, continued to result in conflicts and in 1845-46 these were centred in the north. However, confrontations between Māori and government forces continued with skirmishes, raids and battles taking place to the south, in the Hutt Valley and Wanganui in the late 1840s (Cowan 1922: 100-103, 143-144).

Tensions between Māori and the government continued to worsen and in 1858 resulted in the founding of the King Movement (Kīngitanga) in the Waikato. This movement aimed to unite Māori under a single leader to strengthen their ability to oppose the loss of their land from the growing demands of the ever-increasing number of European settlers arriving in New Zealand (Belich 1986). The Waikato, with its proximity to Auckland and now as the seat of the King movement, was a concern to the government and on 11 July 1863, the governor of New Zealand, Sir George Grey, issued an ultimatum to the chiefs of the Waikato, ordering that they pledge allegiance to Queen Victoria or face the consequences. On 12 July 1863, British forces marched into the territory of the Māori King, crossing the boundary (aukati) between the Pakeha and Māori lands and marking the beginning of the Invasion of the Waikato (Belich 1986; New Zealand History Website). The Waikato campaign lasted for nine months and ended with the Māori defeat at Ōrākau Pā in April 1864. At this time, a new boundary was established south of the Pūniu River (Cowan 1955: 408-410).

The New Zealand Wars also saw an influx of military personnel to the Papakura District with Papakura and Drury becoming military garrisons and with the towns serving as supply bases and staging posts on the way to the front further to the south. The Papakura District became a central player in the lead up to the Waikato Campaign (July 1863-April 1864) with improvements to, and the extension of, the Great South Road, ensuring that it became the main land transport route to the Waikato. Drury's location by a navigable waterway provided for the direct movement of supplies by water from Onehunga and allowed speedier access to the Waikato. Other effects were the construction of several military Redoubts, with Ring's Redoubt (depicted in the painting in Figure 3) being the closest such feature, located approximately 430m to the south of the Future Development area, near the current Clevedon-Papakura Road.



Figure 3. Watercolour of Ring's/Kirikiri Redoubt painted by Lt. Colonel Arthur Morrow (1842-1937) c.1863 and titled 'Camp H.M. 43rd Regt. Keri Keri (Papakura)' (source: Auckland War Memorial Museum call no. PD42-3)

Later 19th century European Settlement

Most settlers arrived with the intention of undertaking agricultural or pastoral endeavours. This was especially true in the nearby Alfriston area (Tonson 1966). Stock and cultivars replaced cleared stands of bush and scrub. Crops recorded include wheat, oats and barley as well as a limited attempt at tobacco growing in Ardmore (ibid.). The production of wheat probably led to the erection of several flour mills throughout the district, but the majority of these remain unrecorded. The increasing numbers of European settlers and clearing of land and felling of trees also led to the establishment of timber mills in the general area. Much of the timber used for housing and farming was milled from local kauri and kahikatea. Swamp kauri timber was widely used for early house construction and fencing. Even relatively recently, large quantities of the buried kauri logs and root systems were excavated to make the development of the Bruce Pulman Park possible (*NZ Herald* 6 April

1996). As well, flax mills were also established in the area alongside the Papakura Stream with reference to an additional flax mill at Ardmore at an unknown location (Tonson 1966).

Gum Digging

In a pattern of development common to the northern half of the North Island, following land clearance for pastoral or agricultural purposes, the area was exploited for kauri gum (Craig 1982). Initially, it was easy to harvest kauri gum by surface collection, but as demand increased from the mid-19th century onwards, subterranean deposits from long-departed kauri forests were exploited. Large quantities of kauri gum were extracted from the swamp using gum spears as long as 3.5m. The gum spears used by diggers in Papakura are believed to have been made at Wilson's blacksmith forge at Papakura (Tonson 1966). During the 1890s the industry supported up to 1000 gum diggers (*NZ Herald* 5 Feb 1996:7) over the area of Alfriston through Takaanini to Papakura, and out towards Clevedon. A photograph from 1910 in Figure 4 shows workers digging gum near Alfriston, which is in the general vicinity of the Future Development area, and it is considered likely that gum digging activities were undertaken in the Future Development area in the later 19th to early 20th century.



Figure 4. 1910 Photograph showing workers digging for kauri gum near Alfriston (source: Sir George Grey Special Collections, Auckland Libraries, AWNS-19101208-14-3)

HISTORICAL SURVEY

Information from Early Maps, Plans and Land Titles

Historical maps and plans were reviewed to provide information on historic land use and ownership. Two early plans dated between the 1860s and 1890s (Figure 5 and Figure 6) show the division of the Future Development area into three allotments: 30 (with the name 'Probert'), 32 (with the name S.H. Reid) and 43A (with the name W. Cole). These plans also have the annotation 'Hewlin's/ Hewling's Line' (the latter being a misspelling) as the southern boundary of the Future Development area and it is noted that Hewlin's Line later became the Old Wairoa Road. The results of research into early land title records in these allotments are shown in the tables in Appendix B. This research, along with early plans, provided the following information on usage and occupation of the land in the Future Development area.

Allotment 30 Parish of Papakura

Based on early land sale records this allotment was granted to 'Probert' (no first name given) on 29 August 1854 and was subdivided into two equally sized lots and sold on to 'Hamlin' and 'Hocking' in the same year and soon after, in 1858, Hamlin purchased Hocking's section. Hamlin retained the lots until they were sold onwards in 1883 to Aitken, who then sold them to Buddle in 1888. The lots were subdivided and sold on by Buddle to various purchasers in 1902. One of these was Henderson, who purchased part of this Allotment to the north of Hamlin Road. This area can also be seen on a 1913 plan as Lot 12 & 13 DP 9526 in Figure 7, which has the annotation H. Henderson 'Own & Occ'. This plan also has the name J. Hollings annotated on the lot containing 279 Airfield Road and R. Barker as owner and James Barker as occupier of Lot 11, which makes up the easternmost part of the Future Development area to the north of Hamlin Road. A plan from 1928 (Figure 8) drawn up for James Henderson (and another person whose name is not legible) shows the subdivision of lots 12 and 13 as they remain today (Lots 1 and 2 DP 21397) with the annotation 'Level open country in dry peat swamp and grass' in Lot 1 and 'gently undulating' in Lot 2. The 1928 plan also shows the presence of a house along the eastern boundary of Lot 2. A date of construction for the house has not been able to be determined from early plans; it is considered possible, however, that based on the land ownership details, the house could have been constructed prior to 1900, as Allotment 30 was first granted in the 1850s and the route that was to become Hamlin Road was dedicated in 1879. The 1929 plan in Figure 9 shows the subdivision of Lot 11 that created the eastern part of Allotment 30 to the north of Hamlin Road (Lot 2 DP 22141) which has the annotation 'flat land in grass'. It is also noted that the small residential lot at 92 Hamlin Road was created by a subdivision of Lot 11 in 1958 (Lot 1 DP 46615- not shown).

To the south of Hamlin Road, Buddle sold the western part of this allotment (10A/261) to Hamlin in 1902 and it is annotated 'Mr Ferguson' on a 1915 plan (Figure 10). This plan also shows the eastern part of Allotment 30 to the south of Hamlin Road annotated with 'Mr Schiska' [sic] and has an annotation along the southern boundary of Allotment 30 (to the north of the western part of Allotment 32) that states 'Fence & line of gums over 20 years old', which would indicate use of this part of the Future Development area prior to 1900. A plan from 1916 (Figure 11) which was drawn up for John Schischka shows his ownership of this part of Allotment 30 and also includes the presence of drains. In addition, a 1919 plan (Figure 12) shows the subdivision of Mr Schischka's property, including land

in Allotment 30 – which shows Lot 4 and Lot 5 DP 12961 as they still exist today with the annotation ‘drained swamp’..

Allotment 43A Parish of Papakura

Early land sale records for Allotment 43A indicate that it was granted to George Cole on 22 June 1854. It is noted that the plan in Figure 6 has the annotation W. Cole (considered possibly to be an error), as there is no record of a W. Cole as purchaser of this property during the 19th century. As well, a newspaper advertisement in *The New Zealander* 26 February 1862 announced the sale of ‘Sundry Farms in the District, The Property of Mr. George Cole, of Papakura, to be sold at Auction....’ which establishes George Cole as a landowner in the area. This Allotment was sold and transferred several times between 1859 and 1861, when it was bought by Aitken, who retained the property until 1899, when it was sold to Miller, who sold it on to Mr Schischka in 1902. The 1915 and 1916 plans in Figure 10 and Figure 11 confirm Mr Schischka’s ongoing ownership of this lot along with the western part of Allotment 30 to the south of Hamlin Road. It is also noted that the 1916 plan shows a house and shed in this allotment at the corner of Cosgrave and Old Wairoa Road, which is outside of the Future Development area. A slightly later plan dated 1919 in Figure 12 shows a subdivision drawn up for Mr Schischka which includes Allotment 43A, which has been subdivided into two lots. Later subdivisions dating to the mid to late 20th century created the distribution of lots that are seen today.

Allotment 32 Parish of Papakura

The Future Development area is located in the western part of this Allotment. Allotment 32 Parish of Papakura was granted to S.H. Reid in 1857 and was sold to Bell by Reid in 1881 and then by Bell to Newman in 1893. It was resold several times in the remaining years of the 19th century and then subdivided into two 55 acre sections, both of which were purchased in 1900, one by a Mr Harrison and one by Walker. The western part of the original allotment, which is within the current Future Development area, was sold by Walker to Gilchrist in 1910. As can be seen on the 1915 plan in Figure 10 this part of Allotment 32 has a house and shed marked near the western side of the property. The construction date of these buildings has not been able to be determined from reviewing the early records and plans and it is possible that the house and shed were associated with occupation by Mr Gilchrist after his 1910 purchase of the property. It is also considered possible that the buildings could have been constructed by previous owners as the property was owned by S.H. Reid for almost 25 years and then by Bell for a further 12 years.

In general, the plans show that the land containing the Future Development area was granted to European settlers from the mid-19th century, although the earliest evidence of European habitation (i.e. plans showing the presence of houses) on the properties is from the first two decades of the 20th century (located on Lot 2 DP 21397 and DP10383). It is, however, possible that these properties were occupied prior to 1900 and quite likely that farming and other activities, such as gum digging and swamp kauri logging, occurred on parts of the land as well

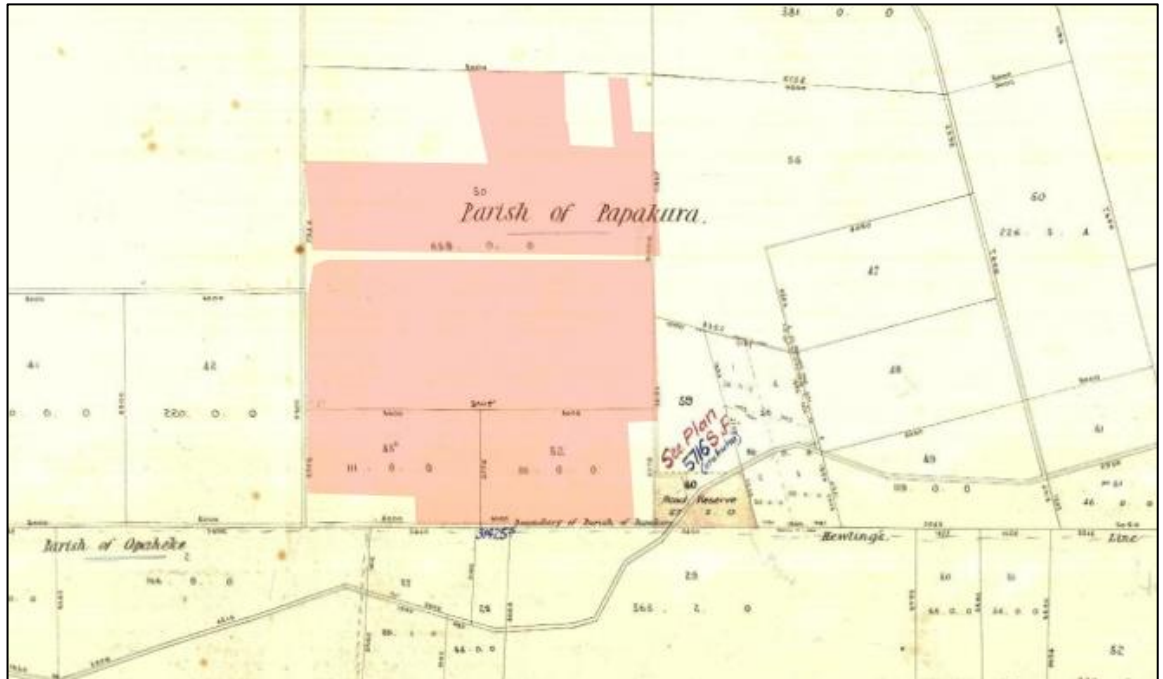


Figure 5. AKC SO 1122 F I undated map (possibly 1885 and drawn from an earlier plan) showing the Future Development area shaded in red containing Allotments 30, 32 and 43A with southern boundary being indicated by 'Hewling's Line' (source: Quickmap)

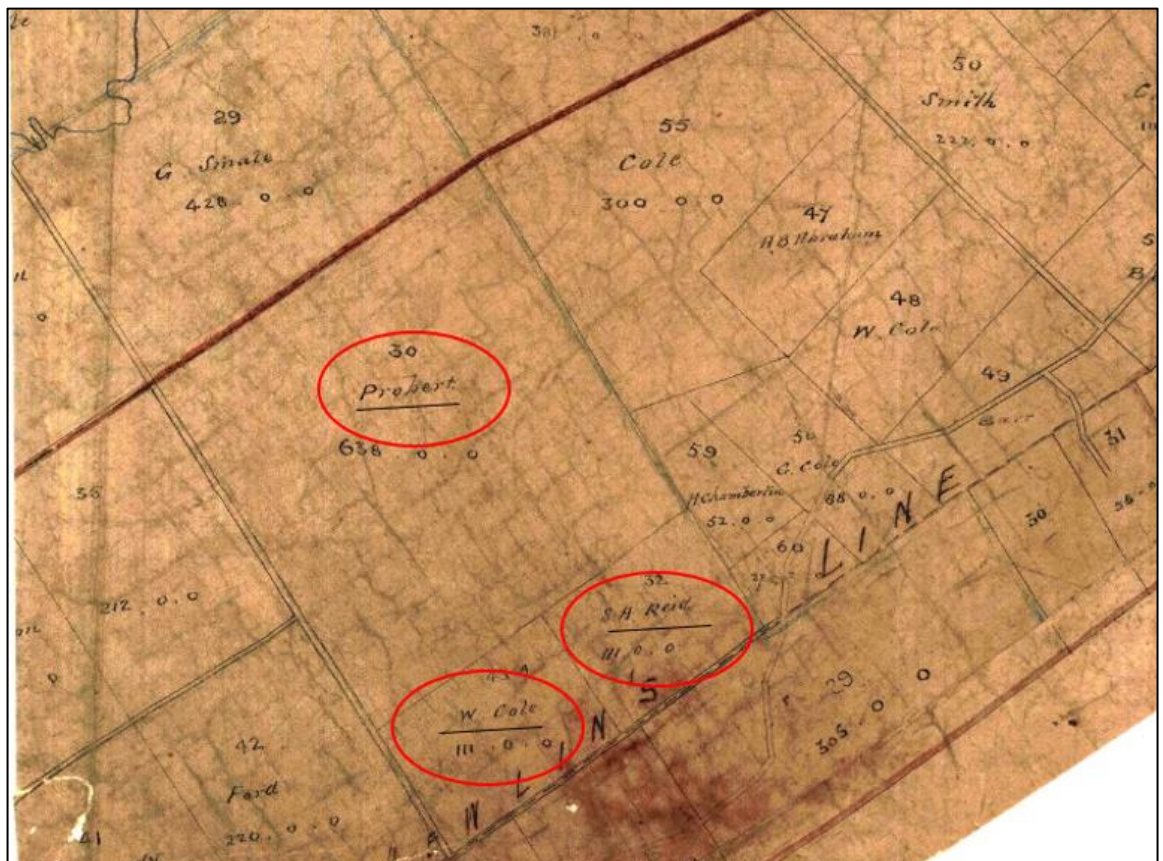
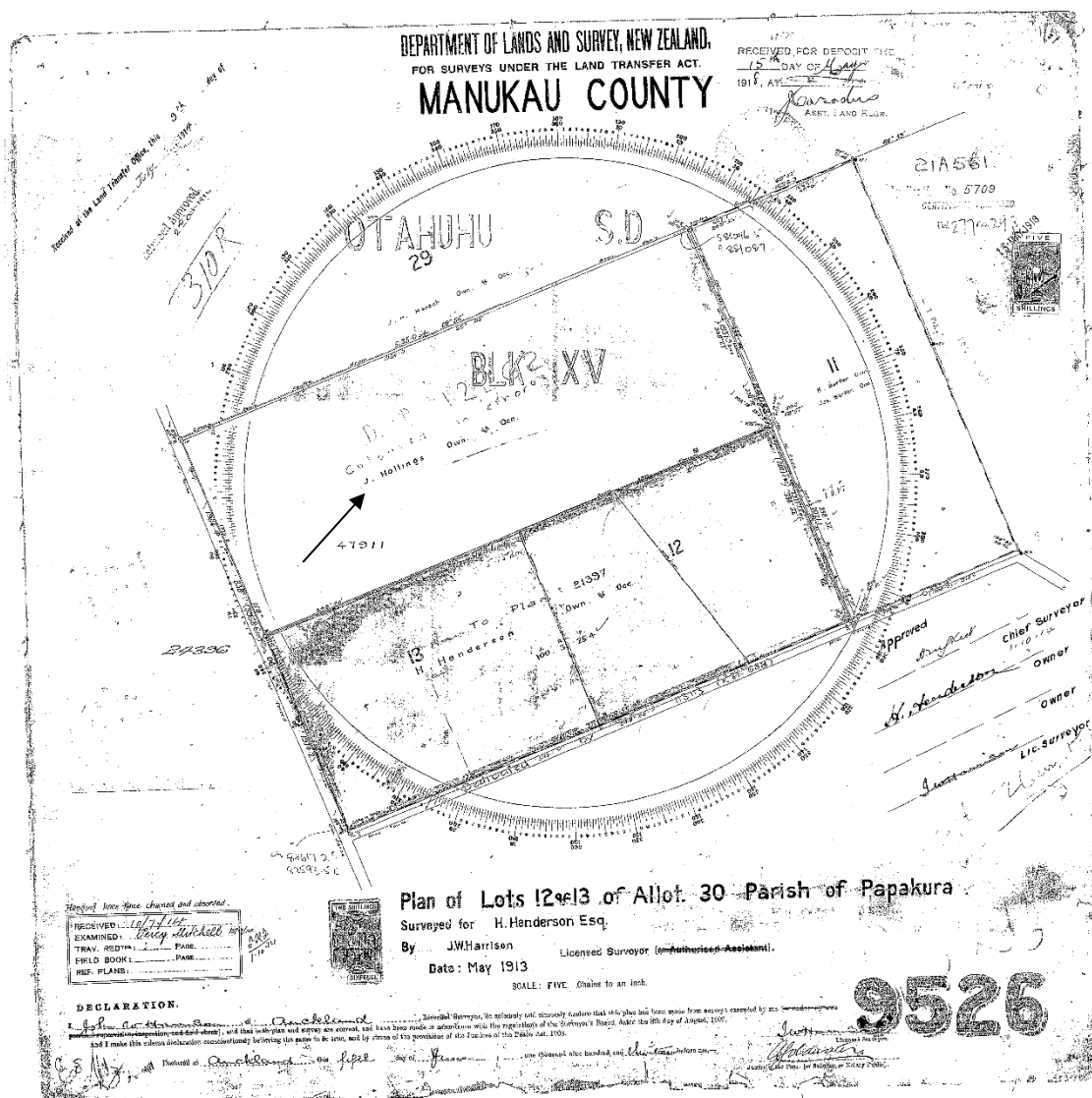
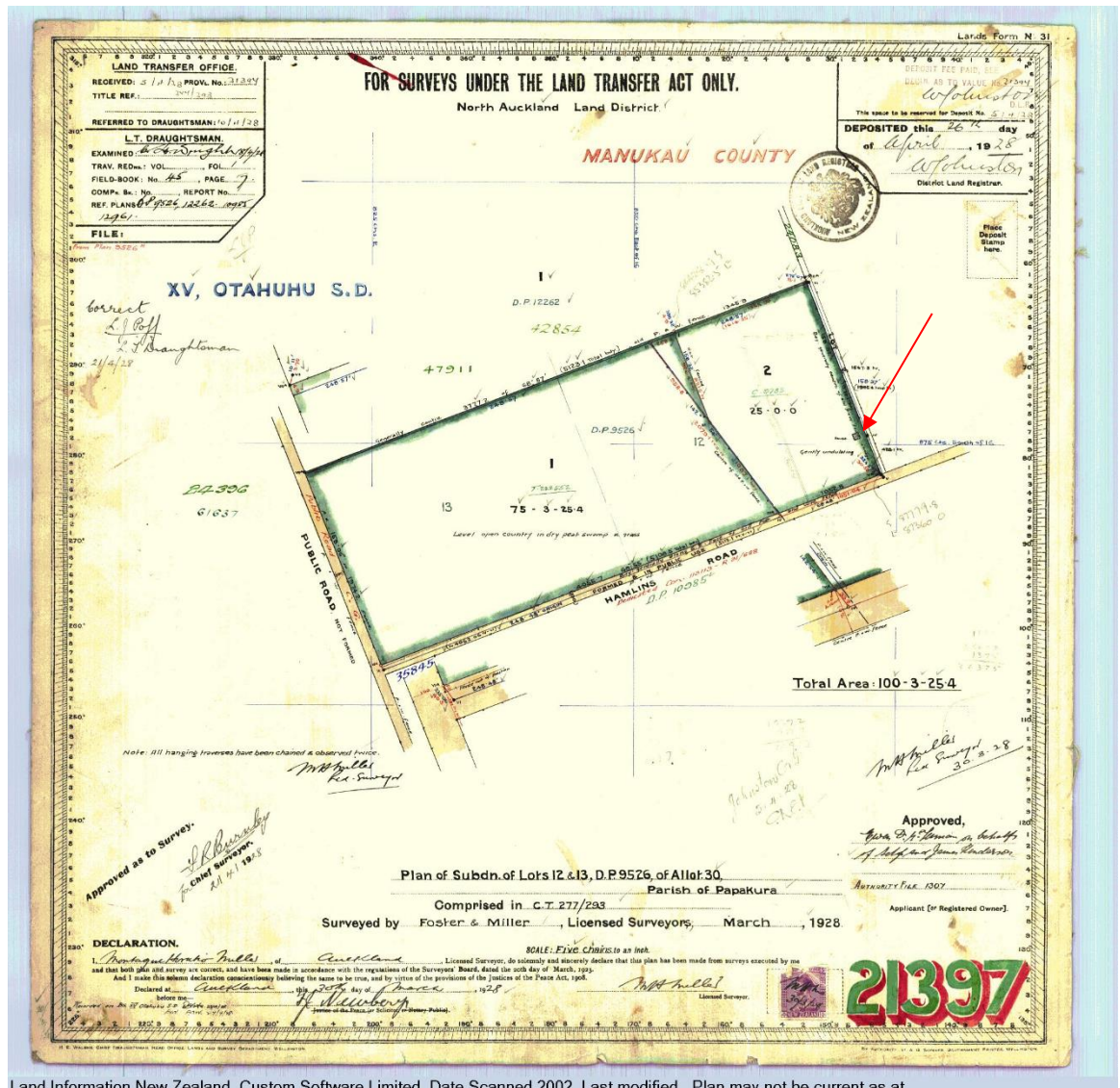


Figure 6. Detail from AKC Roll 65 I 4 921113 dated c.1860s to 1890s with the landowners' names in Allotment 30 (Probert), Allotment 32 (S.H. Reid) and 43A (W. Cole) circled in red (source: Quickmap)



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified , Plan may not be current as at

Figure 7. AK DP 9526 I 1 dated 1913 showing a subdivision of Allotment 30 owned by H. Henderson and the property containing 279 Airfield Road with the annotation “J. Hollings” indicated by arrow (source: Quickmap)



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified , Plan may not be current as at

Figure 8. AKC DP 21397 dated 1928 showing the subdivision of part of Allotment 30 to the north of Hamlin's Road into Lots 1 and 2, with house along eastern boundary of Lot 2 indicated by red arrow (source: Quickmap)

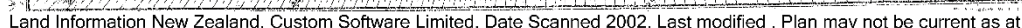
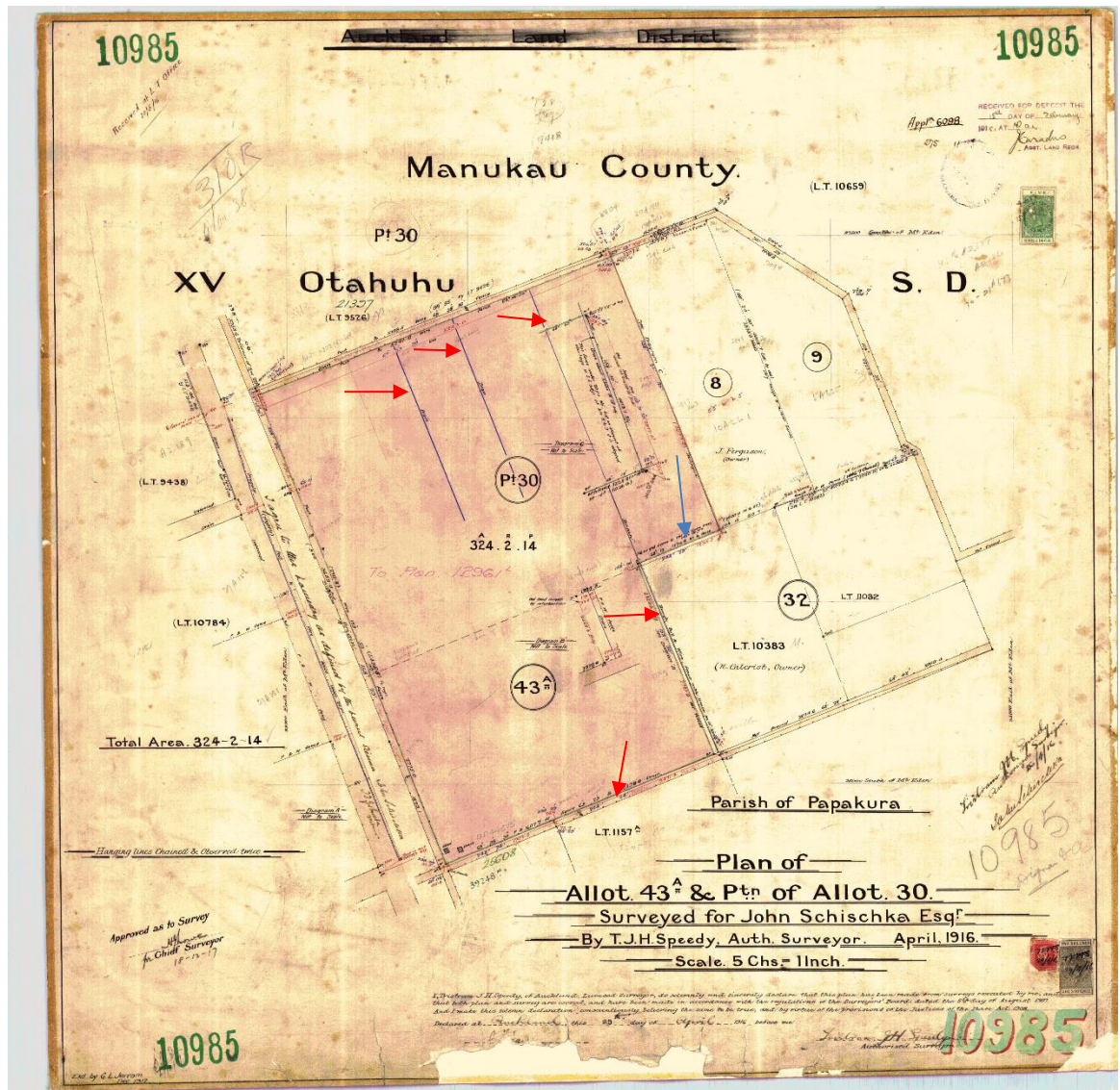


Figure 9. AK DP 22141 plan dated 1929 showing the subdivision at the easternmost part of the Future Development area to the north of Hamlin Road (source: Quickmap)

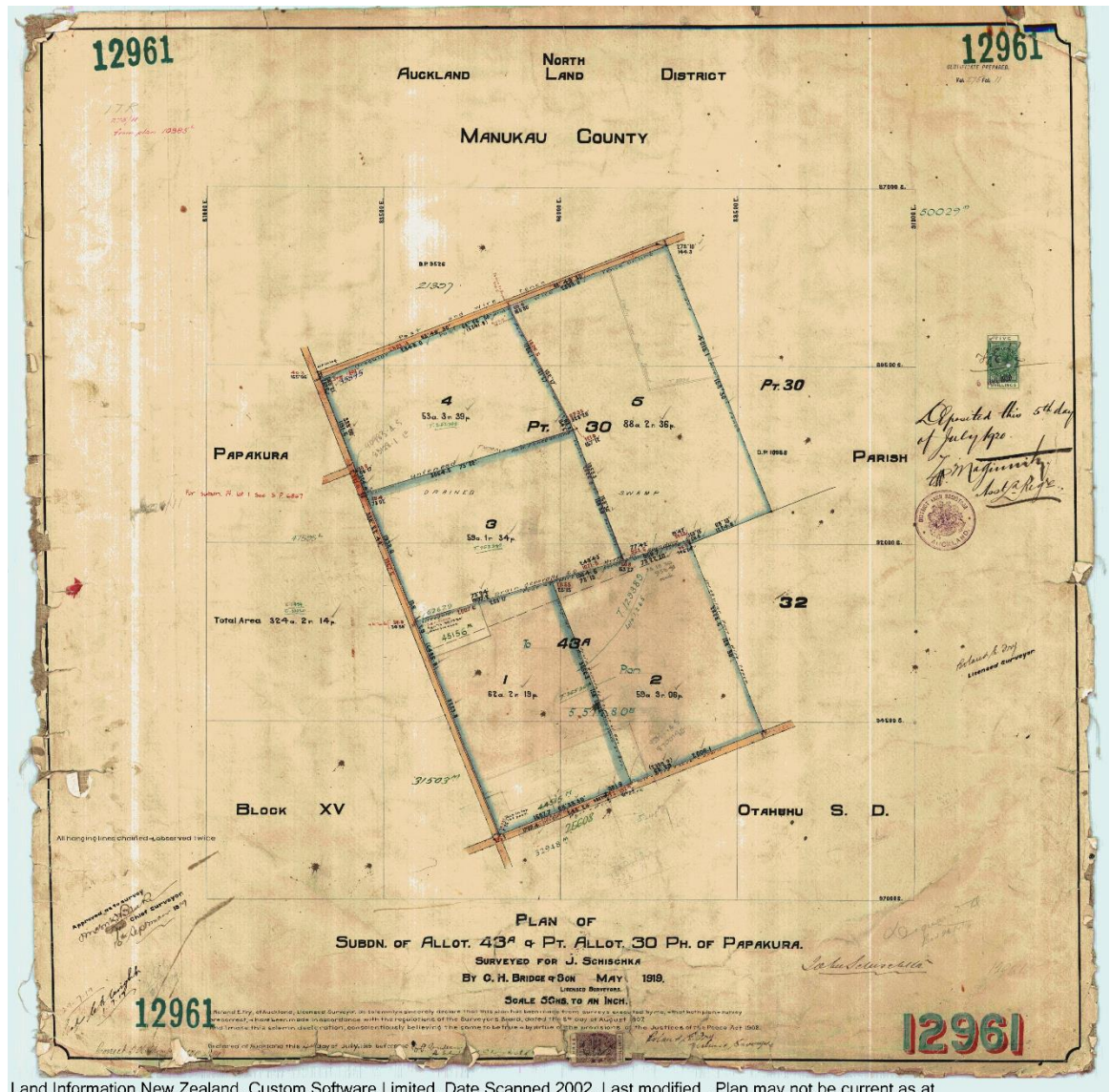


Figure 10. AK DP 10383 plan dated 1915 of Part Allot 32 with house and shed (circled in red) and with annotations on Allotment 30 ‘Mr Schiska’ [sic] and ‘Mr Ferguson’ (source: Quickmap)



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified February 2002, Plan is probably current as at 27/06/2019

Figure 11. AKC DP 10985 I dated 1916 surveyed for Mr John Schischka with line of gum trees over 20 years old indicated by blue arrow and farm drains by red arrows; annotation for owner of western part of Allotment 32 being 'R. Gilchrist' (source: Quickmap)



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified , Plan may not be current as at

Figure 12. AK DP 12961 dated 1919 showing the subdivision of part of the Future Development area in former Allotments 43A and 30 with the annotation 'drained swamp' on the northern lots 3, 4 and 5 (source: Quickmap)

ARCHAEOLOGICAL BACKGROUND

Results of Previous Archaeological Investigations

In the wider Papakura area a considerable number of archaeological assessments, cultural heritage assessments, investigations and monitoring works have been undertaken, several of which are in the general vicinity of the Future Development area. These include two archaeological assessments by Russell Foster & Associates on land off Dominion Road and Kaipara Roads to the south and southeast of the Future Development area, respectively (Russell Foster & Associates 1999a, 1999b). As well, two surveys were undertaken by Bioresarches in 1999 on land to the south of the proposed residential development on the Papakura-Clevedon Road, between Heard, Dominion, and Kaipara Roads (Felgate 1999a, 1999b). None of the above- mentioned assessments and surveys revealed any indications of surface cultural features or deposits.

In 2017/2018 an archaeological investigation was undertaken at the site of Ring's Redoubt (R11/956). Remains associated with the use of the redoubt were identified including rubbish pits that contained military associated deposits were identified, as were remains of possible 1920s occupation (Cough & Associates report in prep.). A 19th century villa (R12/1105) was also identified, although based on local informant knowledge it is likely that the villa was relocated to that location in the 1950s.

Recorded Archaeological Sites

There are no recorded archaeological sites in the Future Development area. Nine sites have been recorded within c.1200m of the Future Development area boundary including homestead sites of early settlers and timber and flax mills and one redoubt associated with the New Zealand Wars Period. The locations of the recorded sites are shown in Figure 13 and a summary description is provided in Table 2.

The four historic residential sites consist of *R11/2060*, a house located 1400m to the north of the Future Development area built by John McInnes, who had come to the area from Scotland via Australia in 1894; *R11/2061*, the William Wedding Homestead, a house built around 1910 that was subsequently destroyed by fire, but with subsurface remains likely to be present located just over 1200m to the north of the Future Development area; *R12/1105*, a 19th century villa located 400m to the south of the Future Development area, near Ring's Redoubt, which was destroyed by fire in 2017; and *R11/2062*, a house owned by the Marx family, who moved there in 1928 (after the house was built). The owner of the Marx family house, who was interviewed in 2000 and who was over 90 years old at that time, recollected that a sawmill had operated behind the house in the early 1900s and that gum digging had also taken place on the property.

Two other reported mill sites have also been recorded to the north of the Future Development area, although no above ground evidence has been able to be identified during past surveys (NZAA ArchSite site records). These are *R11/2059*, the possible location of the Mill Road Sawmill; and *R11/2076*, a flax mill located along the Papakura Stream that was in operation until after WWII, located 600m and 1400m to the north of the Future Development area, respectively.

Another site associated with early European settlement is *R12/1095*, a well with a 1m external diameter and brick edging. The well contained posts and stakes and part of a tree root and is located c.1200m to the southwest of the Future Development area.

The two remaining recorded sites both have a military association, although from different periods. *R11/2075*, which is located c.1400m to the north-northeast of the Future Development area, was an area used by the U.S. military as a camp during WWII. A building associated with the site was recorded in 2000, consisting of a concrete slab with nib walls and rusted metal features. The final recorded site is Ring's Redoubt, *R11/956*, which was occupied during the early 1860s by government forces. It was one of a series of Redoubts constructed in the general area during the New Zealand Wars period. An archaeological investigation was conducted in 2017/18 and remains of features and a rubbish pit with associated material was identified (Clough & Associates in prep.).

Archaeological Landscape

In general, the recorded archaeological sites archaeological indicate the use of the Future Development area for early European settlement. Although no archaeological sites associated with Māori occupation have been recorded within the Future Development area. The Future Development area is situated within a broader archaeological landscape reflecting both Māori occupation and usage of the area as well as early European settlement. While the Future Development area is for the most part low lying and would not be expected to contain complex sites such as pā, smaller sites such as shell middens as well as isolated finds could be present as the area as the wetlands covering parts of the Future Development area would have provided a rich area for resource collection for people living nearby.

Other Historic Heritage Places

The Auckland Council CHI contains all of the above described archaeological sites along with one additional site, a historic botanical site (CHI: 19128) which is a Magnolia tree located in a residential property, c.500m to the southwest of the Future Development area. The location of the historic botanical site is shown in Figure 13 and a summary description provided in Table 2.

Table 2. Brief description of the archaeological sites as listed on the NZAA ArchSite database and Historic Heritage Places included in the Auckland Council CHI in the vicinity of the Future Development area (c.1500m)

NZAA Ref	CHI No./ (AUP Ref)	Site Type	Description	NZTM Easting	NZTM Northing
R11/956	9441 (UPID00700 Category B)	Archaeological Site	Ring's Redoubt – dated from the New Zealand Wars Period. Located in paddocks by Papakura-Clevedon Road.	1775399	5897599
R11/2059	13554	Reported Historic Site	Possible location of the Mill Road Sawmill – based on local residents' information – no physical evidence has been identified.	1773305	5899835
R11/2060	13555	Historic Building Site	John McInnes Homestead – original house has had additions, but	1772804	5900534

NZAA Ref	CHI No./ (AUP Ref)	Site Type	Description	NZTM Easting	NZTM Northing
			relatively unaltered – large chestnut tree in garden.		
R11/2061	13556	Historic Building Site	William Wedding Homestead – house built in 1909, destroyed by fire. Subsurface remains may be present.	1773204	5900535
R11/2062	13557	Historic Building Site/	Roy Marx House – early 20th century date and former sawmill.	1774003	5900936
R11/2075	13570	Historic Building Site	Building associated with WWII U.S. military camp	1773203	5900635
R11/2076	13571	Reported Historic Site	Possible location of the Mill Road Flax Mill – no physical remains identified.	1772903	5900634
R12/1095	22701	Historic Domestic	19th century well with brick edging	1772845	5897192
R12/1105	19851	Historic Domestic	19th century villa destroyed by fire in October 2017	1775096	5897496
-----	19128	Historic Botanic Site	Magnolia Grandiflora tree at 13 Bunnythorpe Road	1773869	5897201



Figure 13. Map showing the locations of recorded archaeological sites on the NZAA ArchSite database and included in the Auckland Council CHI located in the general vicinity (c.1200m) of the Future Development area, which is shaded in red with Future Urban area indicated (source: Auckland Council Geomaps)

PHYSICAL ENVIRONMENT

Geology and Geomorphology

The Future Development area is underlain by mainly alluvial sediments of the Tauranga Group as shown in Figure 14. It is situated on alluvial/colluvial deposits in the south and central parts (Q1a) with an area of pumiceous mud, sand and gravel with muddy peat and lignite (PUP) in the northeast.

The area to the northeast of the Future Development area is shown as containing swamp deposits with an area of construction fill (marked as Q1n on the geological map) where Ardmore Airfield is currently located. The area to the south of the Future Development area is characterised by deposits associated with the South Auckland volcanic field – Qvs (Basalt/Lava) with mixed marine and volcanic sediments to the southeast Mwe (alternating sandstone and mudstone with variable volcanic content).

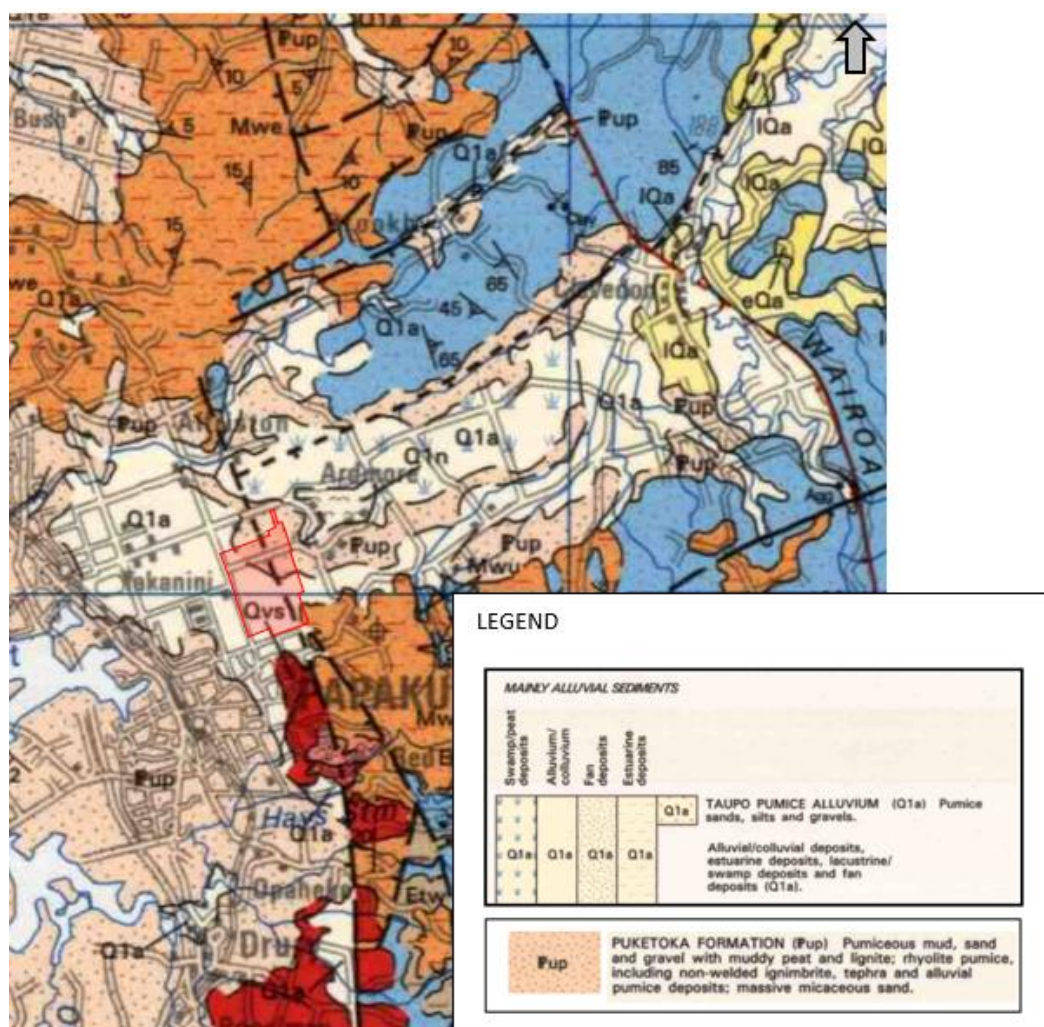


Figure 14. Detail from the 1:250 000 series geological map dated 2001 showing the geological setting of the Future Development area outlined and shaded in red (source: Institute of Geological and Nuclear Sciences Limited)

Topography, Vegetation and Past Land Use

As can be seen in the contour map in Figure 15, the Future development area is situated on mostly flat low-lying land around 25m asl which is prone to flooding in places. The southeast corner can be seen to be situated on more hilly land with a highpoint of 50m asl along Old Wairoa Road and with low undulating ridges trending to the north.

As can be seen on the 1960 aerial photograph in Figure 16, a pattern of grassed paddocks is present with a flood-prone area in the southeast containing scrubby growth, which may indicate that it was still an uncleared swampy area at that time. The aerial photograph also shows a house and outbuildings present at the location of existing structures at 508 Wairoa Road, and there are two buildings in the general area of the old house and shed shown on the 1915 plan in Figure 10. In the northern part of the Future development area, a house can be seen at the same location at 80 Hamlin Road as shown in the 1928 plan in Figure 8 and there is a building with a number of trees around it where the modern house at 70 Hamlin Road is located.

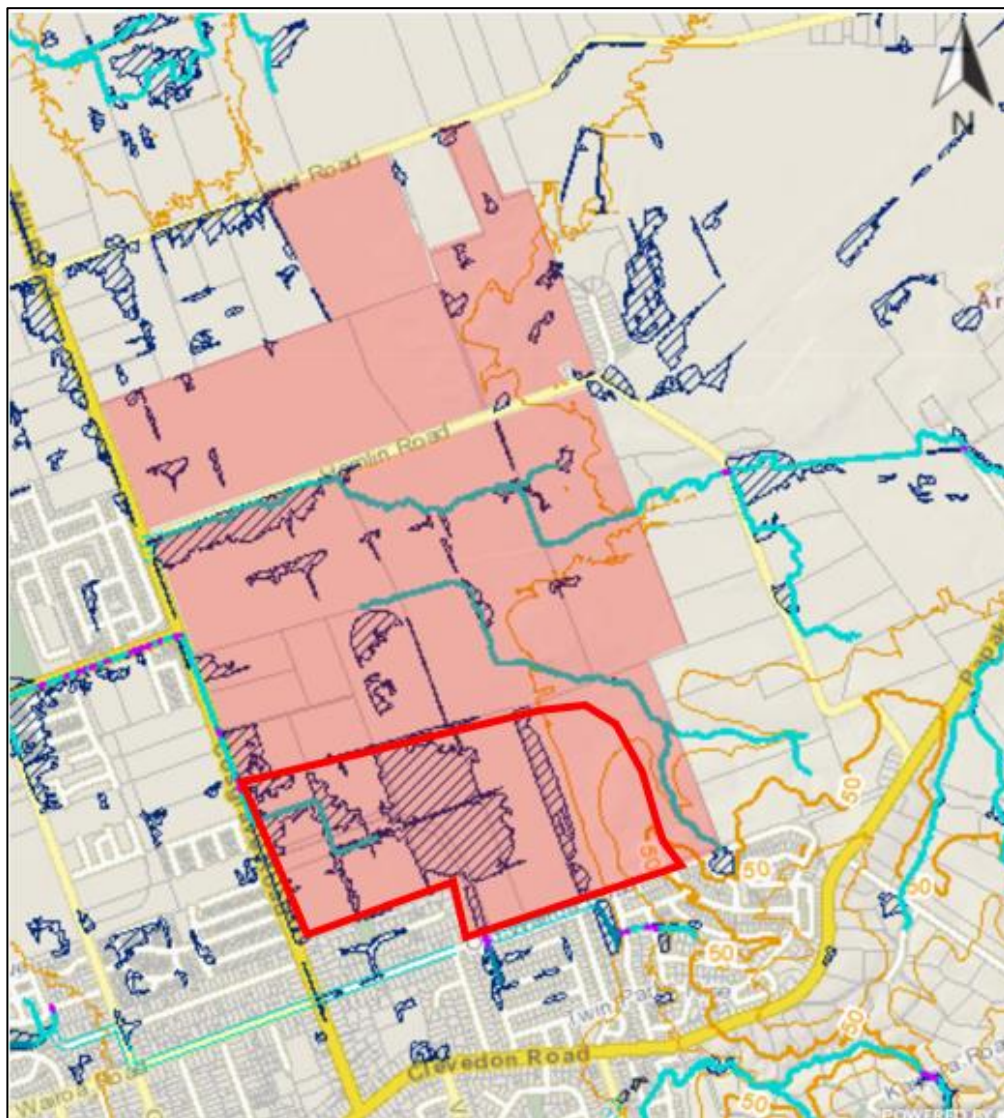


Figure 15. Map with contours and flood-prone areas in and around the Future Development area (shaded red with Future Urban area outlined in red) (source: Auckland Council Geomaps)

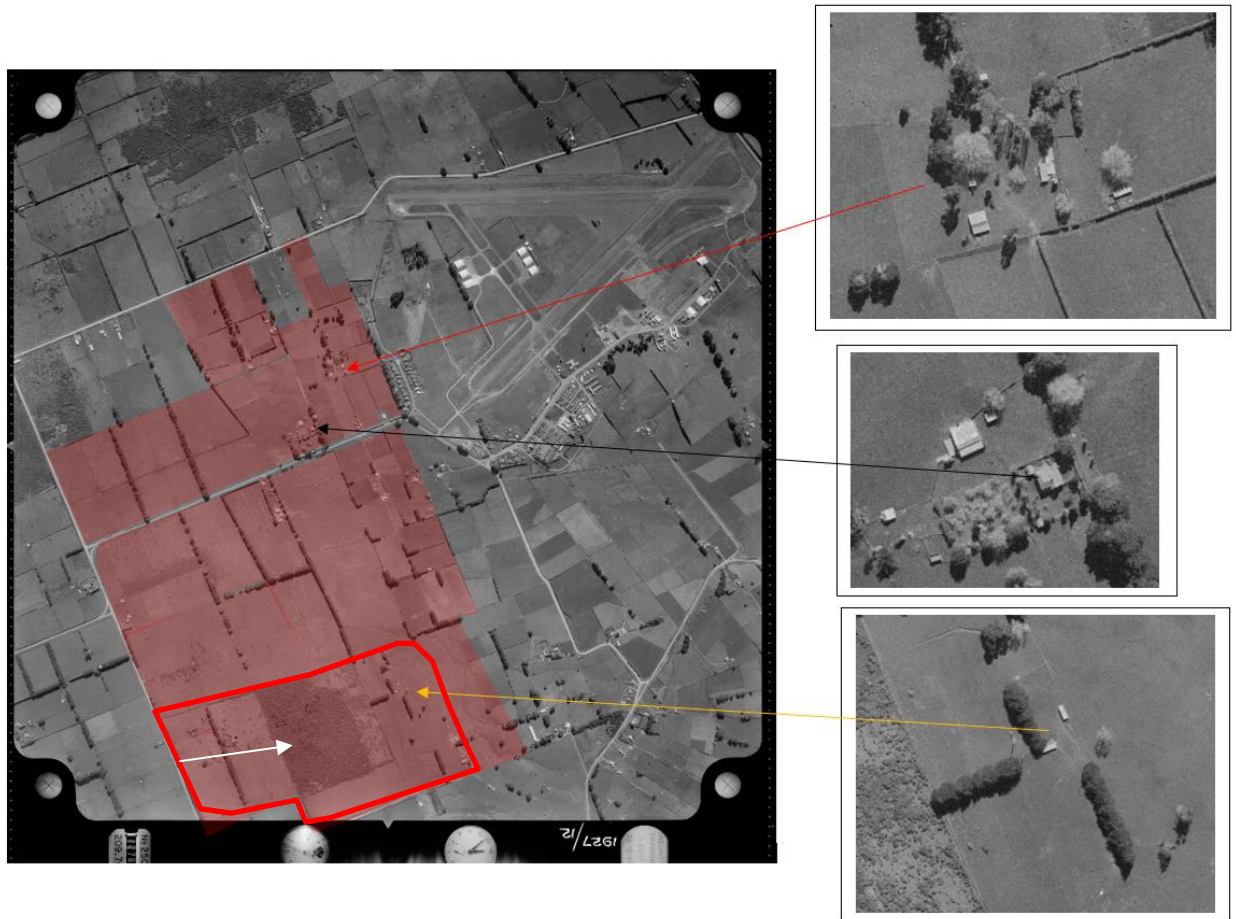


Figure 16. Aerial photograph dated 1960 (Crown 583 1927 12) with the Future Development Area area shaded in red (with Future Urban area outlined in red) with flood-prone area covered by scrubby growth indicated by white arrow, house at 80 Hamlin Road indicated by black arrow, buildings and trees at 70 Hamlin Road indicated by red arrow and approximate location of house and shed shown in 1915 plan at 508 Wairoa Road indicated by orange arrow with detail shown in inserts (sourced from: <http://retrolens.nz> and licensed by LINZ CC-BY 3.0)

FIELD ASSESSMENT

Field Survey Results²

A site visit was undertaken by Ellen Cameron and Jaime Grant on the 18 November 2020 during which the properties to the north of Hamlin Road were visited. A second survey of the properties to the south of Hamlin Road was undertaken by Ellen Cameron on 23 January 2021. These two surveys included the originally proposed properties for the Future Development area at 80 Hamlin Road, 55 Cosgrave Road, 508 Old Wairoa Road and unnumbered properties at Cosgrave Road (Lot 1 DP 55480) and at Old Wairoa Road (Sec 5 & 6 SO 49532 and Lot 4 DP 55480). Entry to all of the properties was possible and general walkovers were undertaken, with limited subsurface testing with a probe in the areas around streams and on a knoll just to the north of the area where a line of gum trees over 20 years old was noted on a 1915 plan. It was noted during the surveys that most of the streams in the Future Development area had undergone digging works to straighten and deepen the channels to improve water management. As well, at the time of the surveys, the ground in some places was very dry and hard when probed, making it difficult to detect variation in subsurface layers.

Additional properties have recently been included in the Future Development area and a survey was undertaken on 13 October 2022. The properties are located at 279 Airfield Road, 92 Hamlin Road and at nos. 101, 103, 119, 119A, 121A, 123, 131 and 143 Cosgrave Road. The only property able to be accessed was at 279 Airfield Road with the other properties observed from the property boundary. The results of the surveys are presented below.

An additional site visit was undertaken by John Brown to determine the heritage potential of a villa at 80 Hamlin Road identified in the November 2020 survey as having possible heritage potential and the results are presented in a separate report.

Properties to the North of Hamlin Road (all currently zoned Rural)

Pt Lot 2 DP 22141 (November 2020)

This lot makes up the north-eastern corner of the Future Development area. It contains a modern house with a landscaped garden and is surrounded by grassed paddocks that were in use for horse grazing at the time of the survey. Several large oak trees were observed in the paddock directly to the north of the house and large London Plane trees were located in several of the paddocks to the southeast of the house. An aerial photograph from 1960 showed the area around the modern house as having trees present and also several buildings which have the appearance of farm buildings/sheds rather than a house. During the survey, no evidence of any older buildings was observed. No evidence of any archaeological deposits or features was identified during the survey. Photographs are shown in Figure 17, Figure 18 and Figure 19.

² Date of survey is indicated for each property

Lot 1 DP 46615 (October 2022)

This small property is located at 92 Hamlin Road and was subdivided in 1958. It was observed from the roadside and it was noted that most of the land contained modern buildings (house and garage/shed) and the front part of the property had been landscaped and contained the driveway leading from the road to the house.

Lot 1 DP 21397 (November 2020)

According to old land titles this lot along with Lot 2 was purchased in the 1850s with two main owners retaining the lots throughout the rest of the 19th century. The 1928 plan in Figure 8 described Lot 1 as level open country in dry peat swamp and grass. The current landowners noted that swamp kauri remains were dug up and removed from this lot in the past. The current survey noted that the land was still in grassed paddocks with several shelter belts and deep cut drainage ditches. It was also noted that the paddocks in the eastern part of this lot had horses present whilst the western lots were not being utilised at the time of the survey. No evidence of any archaeological deposits or features was identified during the survey (photograph in Figure 20).

Lot 2 DP 21397 (November 2020)

During the survey this was observed to contain buildings in the southeast corner with the remainder being covered by grass paddocks separated by hedges. The buildings consisted of a modern house and outbuildings and one villa. It is noted that a house is shown on the 1928 plan in Figure 8 was in the general location occupied by the villa. The villa was observed from the exterior only and contained modern additions, but also appeared to have some of the original building form present (photograph in Figure 21). As the villa was determined to be possibly of pre-1900 construction, a site visit was undertaken by a buildings archaeologist (John Brown) to provide an estimation of the age of the villa based on existing structure and fabric and to identify the historic heritage potential of the site. The results of the inspection were that the villa “has high potential to be a pre-1900 building and occupation site of European origin, which meets the definition of an archaeological site under the provisions of the HNZPTA” (Plan.Heritage 2022). As such, it has been recorded as an archaeological site on the NZAA Archsite database as R11/3435. The site record form can be found in Appendix A . It is considered likely that subsurface remains associated with the occupation of the villa are present on the property (such as rubbish deposits and a well), as the property has remained rural in nature with no evidence of any major ground disturbance.

Lot 2 BLK XV DP 199521 (October 2022 Survey)

This property is located at 279 Airfield Road and is made up mostly of flat grassed paddocks with a modern barn and shed in the north central part of the property, accessed from Airfield Road. Some of the paddocks were separated by hedges and a few isolated trees were also present in several of the paddocks. In general, the ground surface was relatively dry and firm apart from the area bordering Airfield Road (in the north) which was observed to be slightly boggy during the survey. It was also noted that the northern part of the property appeared to have been used for crop growing as posts and irrigation tubes were present, although not in use at the time of the survey. A modern house and outbuildings were also noted along the eastern boundary, although this area was not entered and only observed from the paddocks to the west. A general photograph of the property is provided in Figure 22.



Figure 17. Photograph of oak trees in Pt lot 2 DP 22141, looking southwest



Figure 18. Photograph showing the northernmost part of Pt Lot 2 DP 22141, taken from behind the modern house at 70 Hamlin Road, looking north



Figure 19. Photograph showing one of the southernmost paddocks in Pt Lot 2 DP 22141, taken from Hamlin Road, looking north



Figure 20. Photograph showing the westernmost paddock in Lot 1 DP 21397 with houses along Cosgrave Road visible in the background, looking northwest



Figure 21. Photograph showing the façade of the villa at 80 Hamlin Road (along the eastern side of Lot 2 DP 21397), looking north



Figure 22. Photograph showing a general view of the southern part of the property at 279 Airfield Road, looking southwest

Future Development area to the South of Hamlin Road

Lot 8 Deeds Reg Whau 38 (currently zoned Rural) (January 2021 survey)

This lot marks the eastern boundary of the Future Development area and borders Hamlin Road to the north with paddocks on all other sides. The northernmost paddocks were flat and level with shelter belts dividing them into three sections. A farm shed was observed in the north central part of this lot, the structure consisted of a concrete and steel frame with timber board sides and a corrugated metal roof. The land in the central part of this lot could be seen to be more undulating with a stream running east /west. Visual inspection and probing around the stream did not indicate the presence of any archaeological deposits.

The central part of this lot also contained one house along the eastern boundary with access from Hamlin Road. The house appeared to be mid-20th century from the exterior view. The southern part of this lot also contained gently undulating land with a gradual rise upwards to the south. Farm drains had been cut along lot and some paddock boundaries with fences installed on both sides to prevent stock entry. As noted earlier in this report, plans dating to 1915 and 1916 (in Figure 10 and Figure 11, respectively) showed a fence and line of gum trees along the southern boundary of this lot. This feature was sought out during the survey and gum trees, along with a mixture of other tree species and some large stumps, were found to be present. The fencing was a modern post and wire fence. As well, a deep cut drain was located just to the south of the trees. It was noted that there was a rise (a low knoll rising up to c.35m asl) situated just to the north/northwest of the gum trees which continued over the eastern boundary of this lot into Lot 5 DP 12961. It was orientated northwest to southeast and a number of old tree stumps were present. The knoll was visually inspected and probed to see if any evidence of archaeological features or deposits could be detected. Probing was not able to identify any changes in the subsurface layers, although it was noted that the ground was very hard and limited the depth of probing to approximately 20cm (below surface). No evidence of any archaeological deposits or features was identified during the survey in this lot. Photographs are shown in Figure 23 to Figure 26.

Lot 5 DP 12961 (currently zoned Rural) (January 2021 survey)

This lot borders Hamlin Road to the north with the other three boundaries leading onto grassed paddocks. The northern part of this lot was generally flat although the ground was observed to be quite uneven in places, which upon closer inspection were found to be the result of works associated with modern drainage trenches and insertion of pipes. The western and southern boundary of the northern paddocks was also observed to have deep drainage channels cut along their lengths. This lot also contained a mid-20th century house adjacent to Hamlin Road with associated outbuildings and a disused greenhouse. The central part of this lot was generally flat with only a slight rise to the east. The south-eastern part of this lot was dominated by the low knoll described in the previous section. A stream and cut drainage channel were identified to the southeast of the knoll. The south-western part of this lot was observed to be very flat and was divided into four paddocks, with the southern two under strawberry cultivation and the northern two grass covered. It was noted that a modern dumping trench had been excavated into a hillside in the south central part of this lot. No evidence of any archaeological deposits or features was identified during the survey. Photographs are shown in Figure 27 and Figure 28.

Pt Lot 4 DP 12961 (currently zoned Rural) (January 2021 survey)

This lot borders Hamlin Road to the north, Cosgrave Road to the west, with paddocks to the east and south. The land was observed to be flat and was divided into four paddocks with shelter belts and drainage ditches separating them. The three western paddocks were all in use for growing strawberries with the westernmost lot also containing a parking area and small café/ playground. The fourth paddock was grass covered. The lots containing the strawberries were observed from the edge of the cultivation and the eastern grassed paddock was walked over. No evidence of any archaeological deposits or features was identified during the survey. Photographs are shown in Figure 29.

DP 10383 (Part Future Urban and Part Rural) (January 2021 survey)

The western and central part of this lot are zoned Future Urban with the eastern side zoned Rural. The Rural section consists of hillsides to the east and west with a stream gully running through it from north to south. Probing along the stream did not identify any archaeological features or deposits. The Future Urban zoned part of this property contained the highest point in the Future Development area at 50m asl in the south central section just to the north of Old Wairoa Road. A mid-20th century house and outbuildings were located on this high point and a farm race ran through the centre of the lot from the house and outbuildings in the south to the northern boundary of the lot. The land in this lot sloped downwards from south to north and to the west, with the western edge and northernmost parts being quite flat. As mentioned earlier in this report a 1915 plan showed the presence of a house and shed in the west central part of this lot. It was not possible to tell exactly where this site was during the survey but the general area was walked over to see if any indications of the former structures could be detected from observation of the ground surface. No positive identification of the former buildings was able to be identified, although this does not preclude the presence of subsurface material not able to be detected from visual inspection. Photographs are shown in Figure 30 and Figure 31.

Lot 1 and 4 DP 55480 & Sections 3,4,5 and 6 SO 495342 (Future Urban) (January 2021 Survey)

These lots make up the southwestern corner of the Future Development area and from early plans and aerial photographs it would appear that most of this area was swampy terrain in the past. The land in this area was observed to be flat and consisted entirely of grassed paddocks, some of which were in use for grazing horses. As well, most of the paddocks were separated by shelter belts. The paddocks with horses were not entered, but empty paddocks were walked over and visually inspected. No archaeological features or deposits were identified. Photographs are shown in Figure 32.

Pt Allot 1 DP 45156 and Lot 1 DP 62629 (Future Urban) (October 2022 survey)

These lots were only able to be observed from the roadside and were not entered. The smaller property at 103 Cosgrave Road could be seen to contain a modern house and small fenced back garden. It was found that the larger property at 101 Cosgrave Road had relatively thick vegetation screening it from the roadside. In areas where gaps were visible the property could be seen to contain grassed paddocks. The house and other outbuildings was not visible from the roadside. Photographs in Figure 33.

Lots 1 to 6 DP 103787 (Rural) (October 2022 survey)

Only three of the lots were visible from the roadside with the remaining three being Lots 3,4 and 5 only accessible through private driveways and as such not able to be viewed. Lot

1 DP 103787 at 142 Cosgrave Road was observed to have a modern house in the southwest corner with the remainder of the part of the property fronting the road being overgrown with tall grass. The area visible towards the back of the property contained a tree plantation and a sign along the road side indicated the property was or had been in use a Christmas tree farm. The property just to the south at 131 Cosgrave Road (Lot 2 DP 103787) also had a house in the part of the property facing onto Cosgrave Road. The remainder of the property contained scrubby undergrowth. The third property that was observable from the roadside was Lot 6 DP 103787 at 119 Cosgrave Road. Only the front part of the property was observable as the remainder was blocked by a thick tree hedge. The area at the front was grassed and fenced off from the road. Photographs are shown in Figure 34.



Figure 23. Left photograph showing northern paddock bordering Hamlin Road in Lot 8 Deeds Reg Whau 38, looking south; and right photograph in same lot showing farm shed, looking southwest



Figure 24. Left photograph showing view of the central paddocks of Lot 8 Deeds Reg Whau 38 with location of modern house indicated by arrow; and right photograph showing the line of gum trees at the southern boundary of the lot indicated by arrow, looking south



Figure 25. Left photograph showing the line of gum trees (and other species) in Lot 8 Deeds Reg Whau 38 looking west; and right photograph showing a section of the drainage channel just to the south of the gum trees, looking south



Figure 26. Left photograph looking along the line of gum trees with low knoll to the north (looking west); and right photograph taken on top of the low knoll in the southern part of Lot 8 Deeds Reg, with old stumps along the western side, looking northwest



Figure 27. Left photograph showing a view of a northern paddock in Lot 5 DP 12961, looking northwest; and right photograph showing an example of modern drainage pipe works, looking north



Figure 28. Left photograph showing the north central part of Lot 5 DP 12961 showing the green house and associated buildings, looking north; and right photograph showing the hillside with dump trench, looking east



Figure 29. Left photographs showing Lot 4 DP 12961 field with strawberry cultivation, looking south; and right photograph showing easternmost paddock in Lot 4 DP 12961, looking southeast



Figure 30. Left photograph showing the stream in DP 10383, looking north and right photograph looking west from the stream gully up towards the mid-20th century house in DP 10383



Figure 31. Left photograph showing the general area where old house and shed (from 1915 plan) is believed to have been located, looking southwest and right photograph looking up at the area (line of trees) near to where the house on the 1915 plan is marked looking northeast from Old Wairoa Road



Figure 32. Left photograph showing paddock in Lot 4 DP 55480 looking south with hill and mid-20th century house on raised area in background (indicated by arrow) and right photograph showing paddocks in Section 4 SO 495342, looking west



Figure 33. Left photograph showing front part of 119 Cosgrave Road (Lot 6 DP 103787), looking north north-east and right photograph showing driveway between 119 and 131 Cosgrave Road (Lot 2 DP 103787) leading to the properties at 119A, 121 and 123 Cosgrave Road, looking east



Figure 34. Left photograph with roof of house at 143 Cosgrave Road (Lot 1 DP 103787) indicated by arrow and tree plantation visible, looking southeast and right photograph showing the back part of 131 Cosgrave Road (Lot 2 DP 103787) with scrubby undergrowth and neighbouring tree plantation also visible, looking northeast

DISCUSSION AND CONCLUSIONS

Summary of Results

No archaeological sites had previously been recorded in the Future Development area prior to an inspection by a buildings archaeologist of the villa at 80 Hamlin Road with one archaeological site being identified as a result, R11/3435. The site is also considered likely to contain subsurface archaeological remains associated with the villa dating to the late 19th and early 20th century use of the property.

No other archaeological sites have been recorded in the Future Development area, however, historical research including old land sale records and historical plans has shown that the Future Development area was granted to European settlers from the mid-1850s and that it has the potential to contain archaeological remains associated with early European settlement. One area of particular interest has been identified, specifically an area shown on a 1915 plan as containing a house and shed at 508 Wairoa Road. This area would warrant further survey and assessment in advance of future development.

Recorded archaeological sites associated with Māori settlement and occupation in the general area (apart from isolated find spots) are usually located near major waterways or along the coast. It is noted, however, that Māori occupation did occur in the broader area and that swamplands, such as those formerly present in the Future Development area would have most likely been used for resource collection and also possibly for concealing objects when threatened by attack. As such, it is considered possible that the Future Development area could contain archaeological remains associated with Māori occupation in the form of isolated finds, based on the above and also as swamps would have provided a favourable environment for preservation.

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 the tangata whenua. Māori cultural concerns may encompass a wider range of values than those associated with archaeological sites.

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 wahi tapu and other sites of traditional significance to Māori, especially where these have no physical remains.

Properties at 101, 103, 119, 119A, 121A, 123, 131 and 143 Cosgrave Road and 92 Hamlin Road were not able to be accessed.

Archaeological Value and Significance

The AUP OP (Chapter B - Regional Policy Statement) identifies several criteria for evaluating the significance of historic heritage places. In addition, Heritage NZ, has provided guidelines setting out criteria that are specific to archaeological sites (condition, rarity, contextual value, information potential, amenity value and cultural associations)

(Heritage NZ 2019: 9-10). Both sets of criteria have been used to assess the value and significance of the archaeological site R11/3435 (see Table 3 and Table 4).

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

Overall, site R11/3435 is considered to have moderate to high local archaeological value based on the criteria discussed and specifically through information potential of the site to provide information through archaeological investigation.

Table 3. Assessment of the historic heritage significance of site R11/3435 (villa at 80 Hamlin Road) based on the criteria in the AUP OP (Chapter B5.2.2)

Criterion	Comment	Significance Evaluation
a) historical:	There are no known specific events associated with the site and it does not have associations with a particular settler family.	Moderate local value
b) social:	The place has no known association for community groups, and it has not been identified as having any special interest culturally or spiritually.	Little
c) Mana Whenua:	To be determined by mana whenua	Not assessed
d) knowledge:	The building structure has high knowledge potential because of the degree to which diagnostic features and structural elements survive in a relatively unaltered state. As well, the building has the potential to enhance public understanding and appreciation of the development of the locality's historic settlement and land-use through interpretation. Archaeological investigation of subsurface remains has the potential to provide information on the locations, functions and lifestyle of the occupants and early settlers in the Ardmore area.	Moderate to high local value
e) technology:	Architecturally the construction details and architectural elements of the villa are commonplace throughout the Auckland region for the Late Victorian Period. Although, it is an uncommon example of this style locally.	Little
f) physical attributes:	The farmhouse is a representative and uncommon example in the local area of a villa from the late 19th century/ early 20 th century with relatively high integrity both externally and internally.	Moderate to high local value
g) aesthetic:	The site has little aesthetic value as it is located on private property and only partially visible from the property boundary. As any subsurface remains are not able to be viewed, they at present have no aesthetic value.	Little
h) context:	The villa has contextual value as a rare example locally of a Late Victorian villa homestead in the Ardmore area.	Considerable local value

Table 4. Assessment of the archaeological value of site R11/3435 (villa at 80 Hamlin Road) based on Heritage NZ criteria (Heritage NZ 2019: 9-10)

Value	Assessment
Condition	The building exterior retains a relatively high percentage of the original intact form. The interior shows some signs of modification. The condition of any subsurface remains is unknown
Rarity	The villa form is common nationally and regionally, but less so locally for the period of interest, as the area was rural and not heavily developed until the second half of the 20 th century.
Contextual value	The site has contextual value as an uncommon example locally of a Late Victorian villa homestead in the Ardmore area.
Information potential	The villa has high information potential because of the degree to which diagnostic features and architectural elements (both interior and exterior) survive in a relatively unaltered state. Archaeological investigation of subsurface remains has the potential to provide information on the locations, functions and lifestyle of the occupants and early settlers in the Ardmore area.
Amenity value	The site is on private property and has not been accessible to the public. As any subsurface remains are not able to be viewed, they at present have no aesthetic value.
Cultural associations	The site is associated with late 19 th century settlement and farming at Ardmore.
Other	N/A

Potential Effects of the Proposal

Based on current knowledge, one recorded archaeological site, R11/3435 (villa at 80 Hamlin Road) may be affected by future development enabled by the proposed Future Development. The villa has been evaluated as having high potential to be a pre-1900 building and occupation site of European origin. It is noted that there is a possibility that the building was constructed after 1900, but that this would have been very early after this date, and most likely by 1902. Any earthworks carried out in the vicinity of the villa would also have the potential to affect subsurface archaeological remains associated with the 19th century or early 20th century usage of the villa. As there is high potential that the site meets the statutory requirements as an archaeological site under the provisions of the HNZPTA, an Authority granted by Heritage NZ would be required if the site is affected by future development (see below). As well, the background research and site visits for this report have identified the potential for archaeological sites associated with early European settlement to be present, specifically in the area shown as containing a house and shed on a plan dated to 1915. Locations of R11/3435 and the area of archaeological potential are shown in Figure 35. Once layout and design have been finalised it will be necessary to determine the level of effects and recommend appropriate mitigation measures. With regards to the presence of archaeological sites associated with Māori occupation and settlement, the Future Development area is for the most part low lying and would not be expected to contain complex sites such as pā. However, smaller sites such as shell middens as well as isolated finds could be present as the wetland environment in parts of the Future

Development area would have provided a rich area for resource collection for people living nearby.

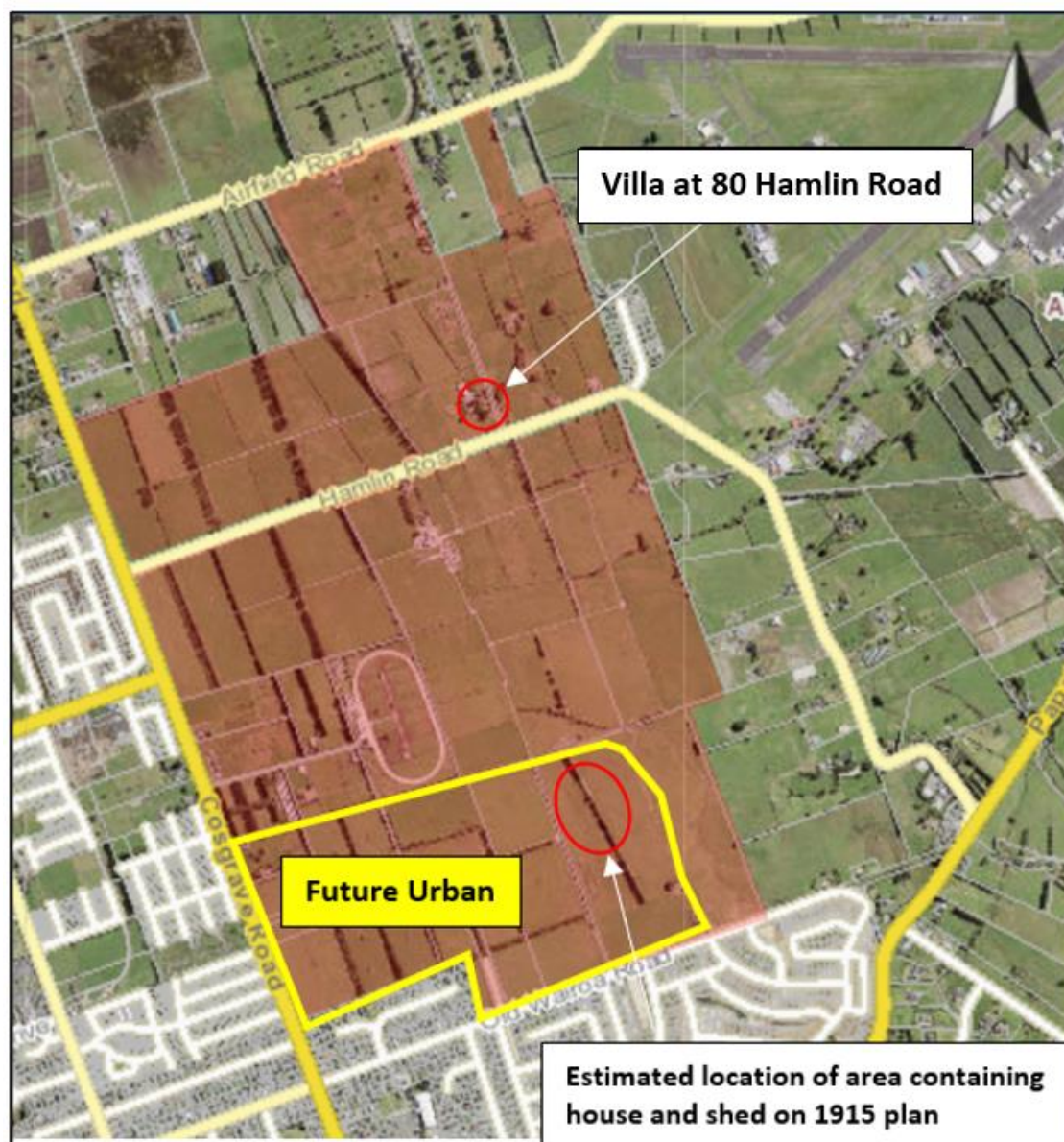


Figure 35. Aerial plan showing the Future Development area shaded red with area of archaeological potential and site R11/3435 (villa at 80 Hamlin Road) indicated (source: Auckland Council Geomaps)

Fast-Track Approvals Bill

The purpose of this Bill is to provide a streamlined decision-making process to facilitate infrastructure and development projects with significant regional or national benefits. The bill will provide a separate process for approvals for resource consents, notices of requirement, and certificates of compliance under the Resource Management Act 1991 and also for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

The approval process will require project owners to apply to joint Ministers who will refer the project to an expert panel (EP). The EP will assess the project and make a recommendation.

Section 14 of the Bill ‘Matters to be covered in assessment of environmental effects’ states in subsection (d) that the consent application must include any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual or cultural value, or other special values, for present and future generations.

Schedule 7 ‘Application process for archaeological authority under Heritage New Zealand Pouhere Taonga Act 2014’

This schedule sets out the process that must be followed if an applicant applies for an authority described in section 44(a) or (b) of the HNZPT Act (an **archaeological authority**).

(2) However, this schedule applies only if—

(a) the applicant also applies for a resource consent or lodges a notice of requirement under the Resource Management Act 1991, in accordance with **Schedule 4**; and

(b) the archaeological authority is required for the purpose of a proposed listed project or proposed referred project.

Section 5 states that Certain provisions of HNZPT Act will apply:

If the joint Ministers grant an archaeological authority, the following sections of the HNZPT Act apply with all necessary modifications:

(a) section 54 (which relates to the commencement and duration of an archaeological authority):

(b) section 55 (which relates to the effect of an archaeological authority).

The Future Development area contains one recorded archaeological site, R11/3435 (villa at 80 Hamlin Road) which was identified during a survey for this assessment. It is not currently scheduled in the AUP (OP), and it has been recommended in the built heritage assessment report that further assessment should be undertaken to determine if it warrants scheduling under the AUP OP (Plan.Heritage: August 2022).

Future development has the potential to affect R11/3435 (villa at 80 Hamlin Road), as well as unidentified subsurface archaeological remains associated with the villa that may be exposed during development. There is also potential for additional unrecorded archaeological remains to be present within the Future Development area boundaries. Preliminary mitigation measures are included in this report, but further assessment and detailed mitigation recommendations will be required once future development plans have been prepared.

Heritage New Zealand Pouhere Taonga Act 2014 Requirements

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

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

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

- (a) any place in New Zealand, including any building or structure (or part of a building or structure) that –
 - (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
 - (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- (b) includes a site for which a declaration is made under section 43(1)’

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

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

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

At present, one archaeological site has been recorded in the Future Development area, R11/3435, villa at 80 Hamlin Road along with possible unidentified subsurface remains at 508 Old Wairoa Road. Based on the findings of the background research and site visits it is considered likely that other unrecorded sub-surface archaeological remains related to early European Settlement may also be present. If modification of archaeological site R11/3435 is necessary for future development, an Authority would be required prior to the commencement of site works that would affect the site. This would also apply to unrecorded archaeological sites in the Future Development area.

Conclusions

This assessment has identified existing and potential heritage constraints in the proposed Future Development Area in the form of one recorded archaeological site R11/3435, villa at 80 Hamlin Road. As well, there is potential for unrecorded archaeological sites to be present, with a specific area of interest located in DP 10383 (508 Wairoa Road) within the currently Future Urban Zoned area, where a house and shed are indicated on a 1915 plan. Apart from the two locations identified above, there is also some potential for unrecorded subsurface archaeological remains to be present across the Future Development area. Although the full effects on archaeological and historic heritage values is not yet known, it is recommended that future development plans should take account of the recorded archaeological site and avoid it if possible. If avoidance is not possible, an authority would be required if demolition of the villa is proposed and before any modification or destruction of subsurface remains occurs as a result of future development.

RECOMMENDATIONS

- The detailed development plans should take into account the location of the recorded archaeological site and ensure that it is avoided to the extent possible.
- Further assessment of the villa at 80 Hamlin Road should be undertaken to assess its historic heritage values and determine if the structure warrants scheduling under the AUP OP.
- If demolition of the villa at 80 Hamlin Road is proposed, an archaeological authority would also be required, with mitigation most likely in the form of archaeological investigation and recording.
- If future development affects the grounds of R12/3435 (villa at 80 Hamlin Road), that are likely to contain subsurface archaeological remains, an archaeological authority must be obtained for any modification or destruction of the site and appropriate mitigation measures would have to be employed, most likely in the form of archaeological monitoring and recording (preservation by record).
- As additional unrecorded subsurface archaeological remains associated with early European settlement are likely to be present and remains associated with Māori occupation and settlement may be present in the Future development area, mitigation in the form of archaeological monitoring, or possibly investigation, is likely to be required under authority.
- If no authority has been obtained and subsurface archaeological evidence should be unearthed during future development (e.g. intact shell midden, hangi, storage pits relating to Māori occupation, or cobbled floors, brick or stone foundation, and rubbish pits relating to 19th century European occupation), or if human remains should be discovered, the Accidental Discovery Rule (section E.12.6.1 of the AUP OP) must be followed. This requires that work ceases within 20m of the discovery and that the Auckland Council, Heritage NZ, Mana Whenua and (in the case of human remains) the NZ Police are notified. The relevant authorities will then determine the actions required.
- If modification of an archaeological site does become necessary, an Authority must be applied for and granted prior to any further work being carried out that will affect the site.
- Field survey of properties unable to be entered during the survey for this assessment should be undertaken once access is permitted and further survey of the area of archaeological potential at 508 Wairoa Road should be undertaken in advance of future development.
- This report should be updated following completion of detailed design to provide a full assessment of effects on archaeological and historic heritage values once future development plans have been prepared.
- Since archaeological survey cannot always detect sites of traditional significance to Māori, such as wahi tapu, the tangata whenua should be consulted regarding the possible existence of such sites in the Future Development area.

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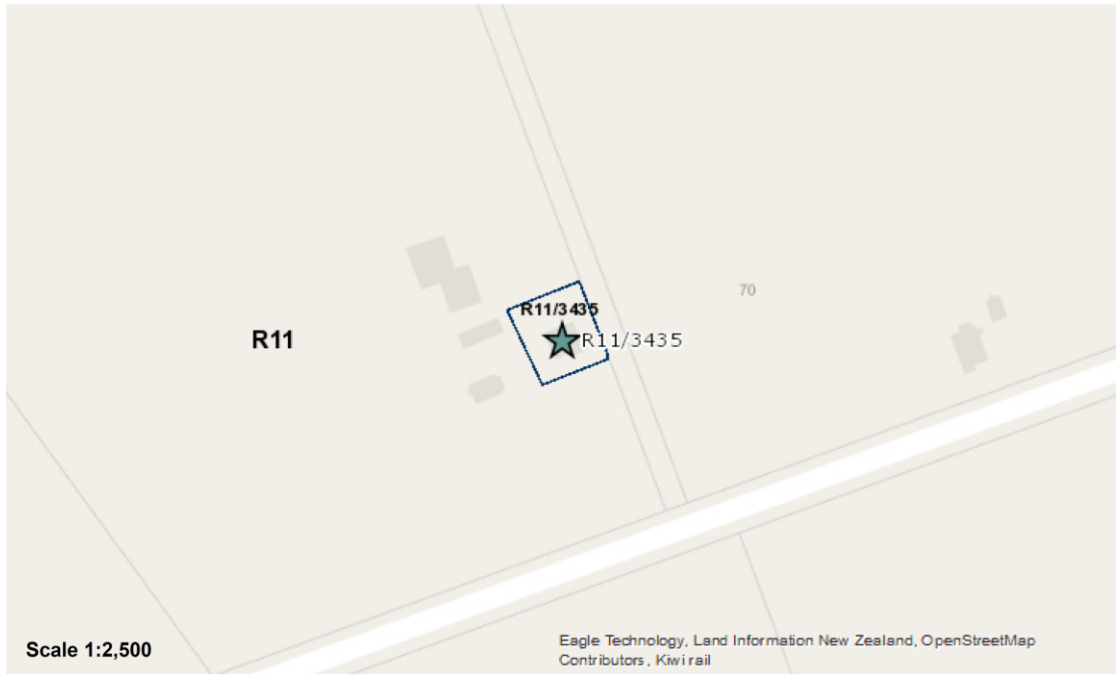
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APPENDIX A: SITE RECORD FORMS

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

 ARCHSITE archaeological site recording scheme Site Record Form	NZAA SITE NUMBER: R11/3435 SITE TYPE: Historic - domestic SITE NAME(s): DATE RECORDED:
SITE COORDINATES (NZTM) Easting: 1774458 Northing: 5899295 Source: Handheld GPS	
IMPERIAL SITE NUMBER: METRIC SITE NUMBER: R11/3435	
 Scale 1:2,500 Eagle Technology, Land Information New Zealand, OpenStreetMap Contributors, Kiwi rail	
Finding aids to the location of the site The site is located set back from Hamlin Road on the northern side of the Road.	
Brief description 19th C villa	
Recorded features Building - homestead	
Other sites associated with this site	

Printed by: ellencameron

03/11/2022

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD HISTORY	NZAA SITE NUMBER: R11/3435
Site description Updated 23/10/2022 (Field visit), submitted by ellencameron , visited 18/11/2020 by Cameron, Ellen Grid reference (E1774458 / N5899295) The site consists of a villa with a high probability of the construction date being between 1888 and 1900, although a slightly later date c. up to 1902 cannot be completely ruled out. the villa is a projecting bay type. It is timber framed, of weatherboard construction with a porch and corrugated iron roof. The primary (south facing) elevation consists of a square fronted projecting bay with a central entrance adjacent to the projecting bay, accessed from the porch. There is a 20th century wrap around extension on the east elevation, returning to the north elevation. The interior contains original features in the form of fire surrounds, door locks and window stays and other decorative features. The nails observed on the exterior weatherboards are commonly seen in 19th century villa framing. Subsurface archaeological remains associated with the villa are considered likely to be present. An site extent is provided on the map, however, it is an estimate only of the extent of likely associated subsurface remains. Updated 23/10/2022 (Field visit), submitted by ellencameron , visited 18/11/2020 by Cameron, Ellen Grid reference (E1774458 / N5899295) The site consists of a villa with a high probability of the construction date being between 1888 and 1900, although a slightly later date c. up to 1902 cannot be completely ruled out. the villa is a projecting bay type. It is timber framed, of weatherboard construction with a porch and corrugated iron roof. The primary (south facing) elevation consists of a square fronted projecting bay with a central entrance adjacent to the projecting bay, accessed from the porch. There is a 20th century wrap around extension on the east elevation, returning to the north elevation. The interior contains original features in the form of fire surrounds, door locks and window stays and other decorative features. The nails observed on the exterior weatherboards are commonly seen in 19th century villa framing. Subsurface archaeological remains associated with the villa are considered likely to be present. Condition of the site Updated 23/10/2022 (Field visit), submitted by ellencameron , visited 18/11/2020 by Cameron, Ellen The building exterior and interior retains a relatively high percentage of the original intact form. While there have been modifications, there are surviving features such as doors and hardware, fireplace surrounds, skirting and ceiling treatment, as well as the structural frame itself. The condition and extent of any associated subsurface features has not been determined. Statement of condition Current land use: Threats:	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD INVENTORY	NZAA SITE NUMBER: R11/3435
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Supporting documentation held in ArchSite

Exterior of the primary elevation of the villa. John Brown (Plan.Heritage August 2022)



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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

Interior details of the villa. John Brown. (Plan.Heritage 2022)



Living room board and batten ceiling with cast iron ventilation rose



Interior joinery details

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

Entrance , locks and joinery of the villa. John Brown. (Plan.Heritage August 2022)



Main entrance



1899-1900 patent rim lock (Left) and 'Carpenter rim lock', right



Window joinery and latch typology

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APPENDIX B: EARLY LAND TITLE TABLES

Allotment 30 Parish of Papakura (within the current Future Development Area)

Instrument	Purchaser	When Recorded	Where Recorded
Crown Grant	Probert	29 August 1854	Deeds Index A2/184, Archives New Zealand 1G/1654
Conveyance	Probert to Hamlin	7 September 1854	6A/626
Conveyance	Probert to Hocking	13 September 1854	6A/629
Conveyance	Queen	7 November 1879	R31/688 (Road)
Conveyance 217.3 acres	Hocking & Others to Hamlin	22 February 1858	6A/629
Conveyance	Hamlin & Others to Aitken	3 July 1883	6A/626 added 6A/629
Appointment	Aitken & Others to Buddle	9 October 1888	R29/742
Conveyance	Buddle to Hamlin	2 September 1902	R83/538 10/261
Conveyance	Buddle to Schischka	10 October 1902	R86/185 21A/673
Conveyance	Buddle to Millett	25 April 1902	R79/573 21A/561
Conveyance	Millett to Henderson	13 August 1909	R167/40

Allotment 32 Parish of Papakura (within the current Future Development Area)

Instrument	Purchaser	When Recorded	Where Recorded
Crown Grant 111 acres	Reid	17 November 1857	Deeds Index A2/186, Archives New Zealand 6G/255
Conveyance	Bell	14 March 1881	29M/877
Conveyance	Newman	29 July 1893	R40/948
Conveyance	Gilbert	27 August 1894	R49/235
Conveyance	Coulthard	26 August 1897	R56/477
Conveyance	Walker	07 December 1900	R72/360 4A/420 (55.02 acres)
Conveyance	Harrison	14 December 1900	R71/248 A2/186 (55.02 acres)
Conveyance	Gilchrist	03 August 1910	R173/490 (55.02)

Allotment 43A Parish of Papakura (within the current Future Development Area)

Instrument	Purchaser	When Recorded	Where Recorded
Crown Grant	George Cole	22 June 1854	Deeds Index A2/588, Archives New Zealand 1G/1586
Conveyance	Cole to Middlemas	12 December 1859	9D/414
Mortgage	Middlemas to Qualtrough	13 December 1859	6M/444
Transfer	Qualtrough to Buckland	21 December 1860	7M/516
Transfer	Buckland to Aitken	9 November 1861	12D/303
Conveyance	Aitken to Miller & Others	23 August 1899	R63/88
Conveyance	Miller to Schischka	10 October 1902	R85/174

