

WHENUAPAI BUSINESS PARK PRIVATE PLAN CHANGE: ARCHAEOLOGICAL ASSESSMENT

Prepared for
Neil Construction Limited

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By

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INTRODUCTION

Project Background

Neil Construction Limited are applying for a plan change to rezone properties covering approximately 46.3488ha of land at Whenuapai (Figure 1). The properties are currently zoned Future Urban and are proposed to be rezoned as Business Light Industry. The proposed Plan Change Area comprises the properties at 141, 145, 151, 153, 155, 157, 159, Brigham Creek Road, and 69, 71, 73, 94, 96 and 96a Trig Road, Whenuapai. It is bounded to the south, west and east by rural properties, and to the north by Brigham Creek Road (Figure 2).

The legal descriptions of the properties within the proposed Plan Change Area are:-

69 Trig Road - Lot 3 DP 101583 and Lot 5 DP 101583; 71 Trig Road - Lot 5 DP 101583; Lot 2 DP 101583 and Lot 2 DP 117365; 73 Trig Road - Lot 1 DP 117365; 94 Trig Road - Section 2 SO 528987; 96 Trig Road – Lot 1 DP 590594 and 96a Trig Road – Lot 2 DP 590594; and

149-151 Brigham Creek Road - Lot 4 DP 101583; 153 Brigham Creek Road – Lot 1 DP 334953; 155-157 Brigham Creek Road - Lot 2 DP 334953 and 159 Brigham Creek Road – Lot 1 DP 167537.

An archaeological assessment was commissioned by Neil Construction Limited to establish whether future development of the proposed Plan Change Area is likely to impact on archaeological values. A number of relevant archaeological assessments have been undertaken in recent years and these reports have contributed to this report:

- Low, J. and R. Clough. March 2019. 69 Trig Road, Whenuapai, Auckland: Preliminary Archaeological Assessment. Clough & Associates report prepared for Neil Construction Ltd.
- Low, J. and R. Clough. March 2019. 149-151 Brigham Creek Road, Whenuapai, Auckland: Preliminary Archaeological Assessment. Clough & Associates report prepared for Neil Construction Ltd.
- Low, J. and R. Clough. March 2019. 155-157 Brigham Creek Road, Whenuapai, Auckland: Preliminary Archaeological Assessment. Clough & Associates report prepared for Neil Construction Ltd.
- Low, J., J. Grant., and R. Clough. September 2020. 71 Trig Road, Whenuapai, Auckland: Preliminary Archaeological Assessment. Clough & Associates report prepared for Neil Construction Ltd.
- Low, J., and A. Apfel. 2021. 94 Trig Road, Whenuapai: Preliminary Archaeological Assessment. Clough and Associates report prepared for Neil Construction Limited.
- Low, J. April 2022. 73 Trig Road, Whenuapai, Auckland: Preliminary Archaeological Assessment. Clough & Associates report prepared for Neil Construction Ltd.
- Roth, K., J. Low and E. Cameron. September 2023. 141 Brigham Creek Road, Whenuapai: Archaeological Assessment. Clough and Associates report prepared for Neil Construction Limited.

This report has been prepared as part of the required assessment of effects accompanying a plan change application under the Resource Management Act 1991 (RMA) and to identify any requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Recommendations are made in accordance with statutory requirements.

Methodology

The New Zealand Archaeological Association's (NZAA) site record database (ArchSite), Auckland Council's Cultural Heritage Inventory (CHI), Auckland Unitary Plan Operative in Part (AUP OP) schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rāangi Kōrero were searched to determine whether any archaeological sites had been recorded on or in the immediate vicinity of the proposed Plan Change 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 property. Archival research was carried out by Jennifer Low to establish the history of the properties.

Field surveys and/ or archaeological desktop analyses of the properties previously assessed have been incorporated into this report. A visual inspection of the remaining properties was conducted on 13 September 2023 by Aaron Apfel and Kirsten Roth. The ground surface was examined for evidence of former occupation (in the form of shell midden, depressions, terracing or other unusual formations within the landscape, or indications of 19th century European settlement remains). Exposed and disturbed soils were examined where encountered for evidence of earlier modification, and an understanding of the local stratigraphy. Subsurface testing with a probe and spade was carried out to determine whether buried archaeological deposits could be identified or establish the nature of possible archaeological features. Particular attention was paid to the elevated areas and creek banks (topographical features where archaeological sites are often found to be located). Photographs were taken to record the topography and features of interest.

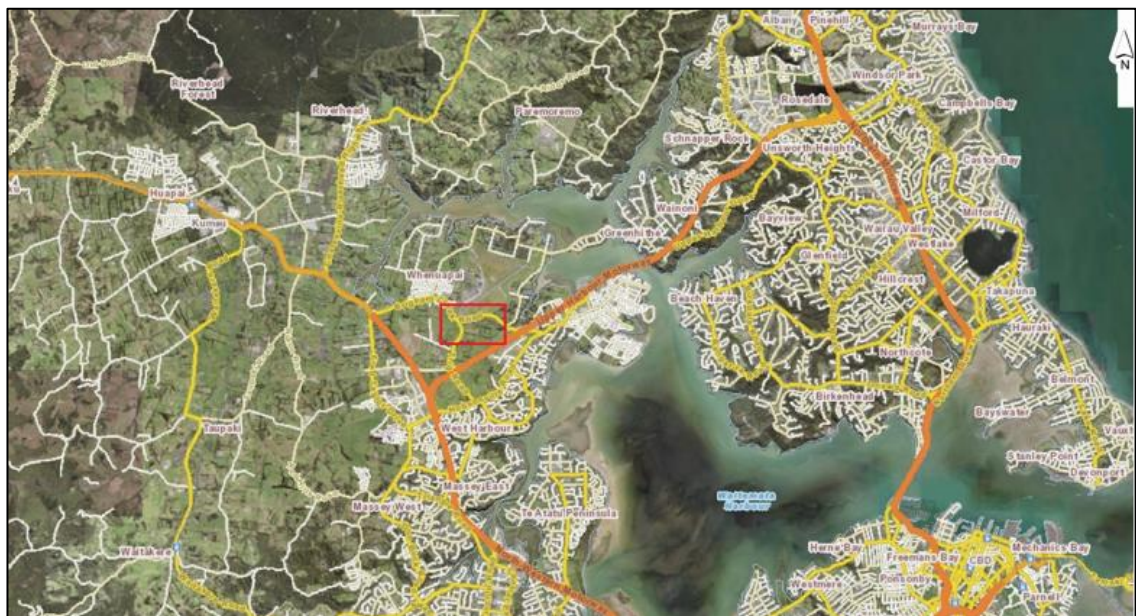


Figure 1. General location of the proposed Plan Change Area (bounded in red). Source: Auckland Council Geomaps



Figure 2. Upper aerial image of the proposed Plan Change Area (bounded in red). Source: Auckland Council Geomaps and lower plan showing the properties included in the Plan Change Area with the Whenuapai Business Park coloured purple, the Whenuapai Business Park Extension coloured yellow and additional properties coloured green. Source. Neil Construction.

HISTORICAL BACKGROUND

Māori Settlement

Through time a number of iwi have had influence over the Upper Waitematā Harbour region. Of particular significance were Te Kawerau, Waiohua and Ngāti Whatua and the many hapu related to these groups (Clough & Tanner 2004). However, other hapu from outside the region also maintained rights to fish in the waters of the Waitematā through the summer months, and archaeological sites in the area may relate to any of these groups.

The rohe of Te Kawerau a Maki once extended from the Waitakere Ranges north to Cape Rodney and Leigh. The ancestors of the people that would become Te Kawerau a Maki were on the coastline between northern Taranaki and Kawhia during the 13th and 14th centuries (Te Kawerau a Maki 2006). They trace their lineage from the leading Ngātira of the Aotea, Kahutara, Kurahaupo, Tainui and Tokomaru canoes (Te Kawerau a Maki 2006). The immediate ancestor of the Kawerau tribe was Maki (also referred to as Makinui), a famous chief of Ngāti Awa of Taranaki. Before arriving at Tamaki he was settled at Kawhia, establishing links with the Tainui tribes of Waikato (Murdoch 1990:13; Te Kawerau a Maki 2006). ‘Te Kawerau a Maki’ means ‘the carrying strap of Maki’ – a name derived from an event involving Maki during a conquest of Kaipara (Murdoch 1990:13). Around 1600 AD Maki and his followers migrated northwards settling initially near Waiuku, then at Rarotonga (Mt Smart), and set about conquering and intermarrying with the people of South Kaipara and Ngāoho of the Waitakere Ranges (Murdoch 1990: 13). By the late 1600s Maki’s descendants occupied land from South Kaipara to Mahurangi and the Hauraki Gulf (Murdoch 1990:14).

By 1680 AD, however, Ngāti Whatua of North Kaipara had advanced on the Waitakere area, initially intermarrying with Kawerau people and later, by conquest, taking all of the pa on the west coast (Murdoch 1990:14). By 1700 AD, many Kawerau had been killed while others sought refuge in the forests and caves of the Waitakere Ranges. Due to earlier intermarriages and relationships, Ngāti Whatua left Te Kawerau in peace in the western (coastal) half of the Waitakere area (Murdoch 1990:14). There followed a period of relative peace until the arrival of the Europeans.

European Settlement

When Europeans first began to settle the Upper Waitematā they would have encountered a landscape covered in kauri forest (North 2000). By 1840, after the arrival of numerous settlers, several timber mills were founded in the upper harbour at Lucas Creek, Paremoremo and Rangitopuni (North 2000; Morris 1995). The site known as Mill Flat in Riverhead was a site of one of the early saw mills (Morris 1995). In a little less than 20 years, practically all of the kauri was logged and gum diggers replaced the timber workers (North 2000; Morris 1995).

On 2 June 1853, 600 acres of land named the ‘Waipareira Block’ (which included the development property) were sold by two chiefs of the Ngāti Whatua, for £50. However, this sale proved to be controversial and later formed part of the 3000 acres of reserve land in West Auckland that was given back to Kawerau a Maki (Hahn 2007). In 1857, however, two European settlers named as Joseph Newman and Thomas Summerville managed to acquire the 600 acre Waipareira Block, reportedly for the sum of £250 (Hahn 2007).

The Sinton family is credited with the building of one of Whenuapai's first houses (Ingersoll n.d.). On 19 January 1860, William Sinton and his wife Janet had embarked at Southampton for New Zealand aboard the vessel Red Jacket and four months later disembarked in Auckland (Ingersoll n.d.). After declining the opportunity to purchase 40 acres of land in Kaukapakapa due to Māori unrest in that area, Sinton worked for a while before he was finally granted 70 acres of land in Hobsonville in 1864 (Ingersoll n.d.). There was much manuka and scrub on Sinton's new land, perhaps due to natural regeneration following the clearing of the kauri forests. Much of the land at Whenuapai at the end of the 19th century appeared barren and devoid of large trees after the loggers and gum diggers had passed through (Hahn 2007).

Around Whenuapai, early gum diggers lived in shanty style dwellings, and would take the gum that they had excavated to one of the two stores owned by the Sinton family at either Bringham Creek or Hobsonville (Morris 1995; Ingersoll n.d.). Here, they would be either paid in cash for their gum or they could trade it for goods and supplies (Ingersoll n.d.).

Despite the presence of a few European settlers farming the land in the Whenuapai area, most chose to settle at nearby Hobsonville (Hahn 2007). It would appear that for the most part Whenuapai follows a classic pattern of rural land use in the greater West Auckland area. This is, that kauri forest was first logged and cleared, the ground was then excavated and worked by gum diggers, and then the ground improved by farmers to enable the development of good pasture for livestock or crop cultivation.

One crop that was cultivated successfully at Whenuapai was tobacco (Hahn 2007). The tobacco plant is known for its ability to grow in even the poorest soils and in a wide variety of climates, so the soil and conditions at Whenuapai posed no problems (Hahn 2007). So successful was tobacco cultivation at Whenuapai and Riverhead that by 1929, 120,000 pounds of tobacco was being produced annually (Hahn 2007). However, due to increased government taxation and pressure exerted from trade unions for improved working conditions and wages, tobacco production in Whenuapai steadily decreased. By 1940 tobacco cultivation had ceased and Motueka in the South Island had become the main centre of cultivation in New Zealand (Hahn 2007).

Whenuapai Airbase

New Zealand's air force had its origins in June 1923, when the New Zealand Permanent Air Force (NZPAF) was officially established, and a small number of surplus British aircraft were acquired. The first training base was established in Canterbury at the Wigram Aerodrome, and in 1924 the Hobsonville Peninsula was chosen as a suitable location for an aircraft station for both seaplanes and land planes to defend the port of Auckland. Work began at Hobsonville in 1927 and it was operational soon after (Macready & Clough 2008).

In 1937 the Royal New Zealand Air Force (RNZAF) was created as a separate defence service, replacing the NZPAF (under the Air Force Act 1937). The first Chief of Air Staff, Wing Commander (RAF) Ralph Cochrane, had written a comprehensive report assessing the needs of the new Air Force in 1936 and recommended sweeping changes (Macready & Clough 2008). These included the separation of land and seaplane operations and other functions, and identified the need for airbases in New Zealand that could accommodate the new Wellington bomber (ibid.; Ingersoll n.d.). By August 1938, some suitable and inexpensive land had been identified at Whenuapai, and a 600 acre purchase was made on 29 August (Ingersoll n.d.; Ministry of Defence Report 2004). After the land had been

levelled, drained and topsoiled, four grass runways were constructed at Whenuapai (Ingersoll n.d.). However, to better cope with the increased numbers of heavy aircraft using the airbase for the Pacific arena of war by 1942, they were replaced with thick concrete (Ministry of Defence 2004; Ingersoll n.d.).

In 1945, Whenuapai also opened to civilian aircraft and by 1947 the then National Airways Corporation was operating a passenger and freight service (Ministry of Defence 2004). Regular services commenced between Whenuapai, Paraparaumu, and Harewood and international services began in the late 1940s and continued until 1965 when Auckland International Airport opened at Mangere (Ministry of Defence 2004). Since the war, Whenuapai has also retained military operations and today forms RNZAF Base Auckland (Ministry of Defence 2004). The Hobsonville Airbase was closed in 2002, surplus to defence requirements.

HISTORICAL SURVEY

Information from Early Maps and Plans

Very little information could be learned from Survey Ordinance or Deposited Plans, and none showed any structures located on the properties. SO 12107 dated 1901 (Figure 3) shows much of the Plan Change Area with Allotment 58 (94 Trig Road) only partially depicted; Allotment 41 is also not shown in full. Only one structure is seen on the plan, that of a hut erected on Allotment 59 (96a Trig Road).

The following plans were also reviewed but are not shown:

DP 10424 dated 1915 showed Allotment 58 (94 Trig Road) as unoccupied but with post and wire fencing at the northern and southern boundary (the northern fence-line was not located on the correct boundary alignment).

DP 5165 dated 1901 shows subdivisions in Allotment 41, however no structures are shown.

SO 30571 dated 1938 shows portions of Allotments 2A, 41, 42 and 59 however no structures are shown. SO 30573 depicts land taken for defence purposes. SO 36869 dated 1951 shows Allotment 483, formerly part of Allotment 42.

Other plans consulted which do not show any structures or significant notations include:-

SO 44908 dated 1965, DP62344 dated 1969, SO 49229 dated 1974, DP 88439 dated 1978, DP 101583 dated 1983, and DP 378716 dated 2008.

Information from Early Aerials

The earliest photographic evidence is dated to 23 April 1940 (Figure 4). The proposed Plan Change Area is mostly under grass with some hedging likely acting as windbreaks predominantly situated on 141 Brigham Creek Road. The residential structure, still standing on 145 Brigham Creek Road is seen, along with outbuildings on land which is currently identified as 141 Brigham Creek Road. There are no structures on 69, 71 or 73 Trig Road nor 145-159 Brigham Creek Road. There is a residence and several outbuildings seen at 94, 96 and 96a Trig Road.

A 1958 aerial (Figure 5) shows a number of structure additions or alterations on 96 and 96a Trig Road with hedges being planted, while the installation of a horse training track undertaken by Moase was in use at 94 Trig Road. There is no significant changes to structures on 141 and 145 Brigham Creek Road, however there are changes to shelterbelt hedges noted.

The aerial dated 1972 (Figure 6) shows minor changes relating to outbuildings at 96 and 96a Trig Road with the horse training track grassed over and potentially no longer used as such. There is a new house at 141 Brigham Creek Road, and the house at 145 Brigham Creek Road remains unaltered.

By 1988 (Figure 7) the horse track at 94 Trig Road is no longer visible with some hedging removed and there is some reduction in outbuildings noted at 96 and 96a Trig Road. Much of the land on the eastern side of Trig Road has been ploughed and laid out for cultivation. No structures had been built nor significant alterations made to the landscape at 153 to 159 Brigham Creek Road.

Land Ownership History

69, 71, and 73 Trig Road and 141, 145, 149, 151 Brigham Creek Road

The land located at 69, 71, and 73 Trig Road and 141, 145, 149, and 151 Brigham Creek Road was originally part of the 84 acre Lot 42, Parish of Waipareira retained by the Crown as an Education Reserve. The land was never utilised for the purposes of education and was likely to have been subjected to early leases for timber felling and gum digging before the land was converted to grazing land, Gazetted as such in 1878 (Allotment Book 14/55, R23529734, Archives NZ). The earliest record of Title was within Warrant 1208 which is no longer extant. A Warrant is the Title to Crown Lands issued by the Governor-General.

In 1901 a Certificate of Title was issued to the landowner, noted as The School Commissioners for the Provincial District of Auckland (as an Endowment for primary education) (NA105/36, LINZ). At this time any active lease over the land was not recorded. A 21-year lease to Robert Samuel Nixon is noted as occurring from 18 March 1910 with the lease transferred to William Thomas Nixon (farmer) on 31 January 1921 (NA105/36, LINZ). The lease was subsequently renewed for a further 21-year period by William Nixon dating from 1931. By 1940 a house and outbuildings had been erected (Figure 4) and is likely to have been built by either Robert Nixon or Thomas Nixon.

In 1940 a portion of the land to the north was taken for the purposes of defence and in 1941 portions for roading. William Nixon sublet the lease to Arthur John Nixon for a period of 5 years but subsequently transferred the lease to Arthur in 1949 (NA105/36, LINZ).

69 Trig Road

In 1940 a portion of the land to the north was taken for the purposes of defence and in 1941 portions for roading. William Nixon sublet the lease to Arthur John Nixon for a period of 5 years but subsequently transferred the lease to Arthur in 1949 (NA105/36, LINZ).

On 16 October 1950 Arthur Nixon was issued a Certificate of Purchase of Freehold 71a for 15p for the sum of £1065 (PR198/398, Archives NZ). Arthur Nixon was issued Title NA1044/132 (LINZ) on 8 October 1952 for the 71a 1r 20p property then redesignated Allotment 483, Parish of Waipareira. No changes affecting the size of the property were made until 1979 when Nixon subdivided the property. The land comprising 69 Trig Road was designated Lot 2 DP 88439 Allotment 483, Parish of Waipareira containing 21.7352ha was issued Title NA45D/669 to Arthur Nixon on 19 October 1979 (LINZ).

On 1 July 1982 Nixon conveyed the property to Trevor Robert Boag, company director, Michael Parke Pittar and Peter Graham Pittar, both of Te Puke, growers and Trevor Alton Carr of Tauranga, accountant (NA45D/669, LINZ). Boag, the Pittars and Carr further subdivided the land with the subject property identified as Lot 3 DP101583 (and an undivided half-share in Lot 5) issued Title NA55D/1228 (LINZ) on 9 July 1984 to the same owners. Trevor Boag, Trevor Carr and Peter Pittar transferred their shares in Lot 3 (and 5) to Michael Pittar on 6 December 1984. On 18 April 1985 an undivided half-share was transferred to Roderick Shepperd Rowe of Tauranga. Three years later that half-share was transferred to Francis Herbert Willoughby as executor. That half-share was then transferred to Peter John Nicholas Rowe and Beverley Susan Cotton. A second half-share was transferred to Willoughby as executor before being transferred to Peter Rowe and Beverley Cotton. The property was then transferred to John and Daphne Gionis on 13 June 1991. In

2005 each was transferred a half-share in the property, remaining as owners until transferring to Neil Construction Limited on 30 October 2020.

No buildings were erected on this portion of land (Figure 4-Figure 7).

71 Trig Road

On 16 October 1950 Arthur Nixon was issued a Certificate of Purchase of Freehold 71a Or 15p for the sum of £1065 (PR198/398, Archives NZ). In 1952 Certificate of Title NA1044/132 for the land was issued to Arthur Nixon (LINZ). Nixon subdivided the property in 1979 with the subject property described as Lot 2 DP88439 (NA45D/669, LINZ). On 1 July 1982 Nixon conveyed the property to Trevor Robert Boag, company director, Michael Parke Pittar and Peter Graham Pittar, both of Te Puke, growers and Trevor Alton Carr of Tauranga, accountant (NA45D/669, LINZ).

Boag, the Pittars and Carr further subdivided the land with the subject property identified as Lot 1 DP101583 and Lot 2 DP101583 (NA55D/1226 and NA55D/1227, LINZ).

Trevor Boag, Trevor Carr and Peter Pittar transferred their shares in Lot 1 (and 5) to Michael Pittar on 6 December 1984 (NA55D/1226, LINZ). On 15 January 1985 Pittar transferred a half-share to Deryn Lorraine Pittar. On 5 September 1985 the property was transferred to Mary Bain Petley of Te Puke. The property was transferred to Robert Anthony Ming on 5 August 1987.

Michael and Peter Pittar, and Trevor Carr transferred their shares in Lot 2 to Trevor Boag on 6 December 1984 which was later transferred to Robert Anthony Ming, market gardener on 15 May 1987 (NA55D/1227, LINZ). It is likely at this point that the property changed from agricultural to horticultural use. Now legally described as Lot 2 DP101583 and Lot 2 DP117365 and Lot 5 DP101583 ownership was transferred to Robert Anthony Ming, Anthea Joy Ming and Catherine Lianne Ming on 22 March 1999 (NA66D/175, LINZ). The property has since been transferred to Neil Construction Limited.

73 Trig Road

On 16 October 1950 Arthur Nixon was issued a Certificate of Purchase of Freehold 71a Or 15p for the sum of £1065 (PR198/398, Archives NZ). In 1952 Certificate of Title NA1044/132 for the land was issued to Arthur Nixon (LINZ). Nixon subdivided the property in 1979 with the subject property described as Lot 2 DP88439 (NA45D/669, LINZ). On 1 July 1982 Nixon conveyed the property to Trevor Robert Boag, company director, Michael Parke Pittar and Peter Graham Pittar, both of Te Puke, growers and Trevor Alton Carr of Tauranga, accountant (NA45D/669, LINZ).

Boag, the Pittars and Carr further subdivided the land with the subject property identified as Lot 1 DP101583 and Lot 2 DP101583 (NA55D/1226 and NA55D/1227, LINZ).

Trevor Boag, Trevor Carr and Peter Pittar transferred their shares in Lot 1 to Michael Pittar on 6 December 1984 (NA55D/1226, LINZ). On 15 January 1985 Pittar transferred a half-share to Deryn Lorraine Pittar. On 5 September 1985 the property was transferred to Mary Bain Petley of Te Puke (NA55D/1226, LINZ) and a new Title NA66D/174 (LINZ) was issued in 1987. At some point after 1972 and prior to 1988 a house and outbuildings were erected on the property (Figure 7).

The property, now designated Lot 1 DP 117365, measured 2.6085 hectares. The property was transferred to Robert Anthony Ming on 5 August 1987. A power of sale was exercised in 1989 with the property transferred to Joe Kee Tong retired, Verbena Tong retired and Brian Yinglan Tong, commercial gardener on 19 December. The Tong family later transferred the property to Grantley Peter Hall and Heather Charlotte Hall, share farmers on 23 January 1992 (NA66D/174, LINZ). On 3 May 1995 the property was transferred to Mikayla Gardens Limited. Subsequent transfers include to Jian Deng and Lei Shi on 22 April 2004 and to Jian Zhong (1/3 share), Lihua Chen (1/3 share) and Yanqing Tang (1/3 share) on 21 December 2005 (NA66D/174, LINZ). The Property has since been transferred to Neil Construction Limited.

No structures appear to have been built upon this portion of land apart from a house that was demolished in 2022. (Figure 4-Figure 7).

141 Brigham Creek Road

On 16 October 1950 Arthur Nixon was issued a Certificate of Purchase of Freehold 71a Or 15p for the sum of £1065 (PR198/398, Archives NZ). Nixon was issued Title NA1044/132 (LINZ) on 8 October 1952 for the property then redesignated Allotment 483, Parish of Waiapareira. Sometime between 1958 (Figure 5) and 1972 (Figure 6) a house was constructed on the land by Nixon. This house was later sold as 145 Brigham Creek Road.

No changes affecting the size of the property were made until 1979 when Nixon subdivided the property. The land at 141 Brigham Creek Road was within Lot 1 DP 88439 and Nixon was issued Title NA45D/668 on 19 October 1979 (LINZ), the property measuring 6.8965ha. Nixon subdivided this land, selling a small portion, with the remaining land including 141 Brigham Creek Road issued new Title NA54A/1075 to Nixon on 9 July 1984 (LINZ). A portion of the land (145 Brigham Creek Road) was subdivided and issued a separate Title NA64C/800 (see below) in 1986. The remaining land at 141 Brigham Creek Road was issued Title NA102A/212 which Nixon transferred to Hui-Yon Song and Jong Woo Song on 26 July 1995 (LINZ). On 22 August 1997 the property was transferred to Michelle Andrea Dalton, Elva Doreen Bridgford and Maria Eames. In 2002 the land was transferred to Dalton and Bridgford. On 10 July 2009 the property was transferred to Michelle Andrea Dalton and Smith & Partners Trustee Co Limited. On 4 May 2010 the land was transferred to Jung-Li Chuang and Chin-Jung Hou, each having a half share who are currently the registered owners (NA102A/212, LINZ).

145 Brigham Creek Road

On 16 October 1950 Arthur Nixon was issued a Certificate of Purchase of Freehold 71a Or 15p for the sum of £1065 (PR198/398, Archives NZ). Sometime between 1958 (Figure 5) and 1972 (Figure 6) a house was constructed on the land by Nixon. Nixon later subdivided the property with the land at 145 Brigham Creek Road (including the new house) issued Title NA64C/800 on 25 September 1986; the land identified as Lot 1 DP 114117 measuring 2558m². On 17 August 1995 his wife Amy Hazel Nixon was entered as joint owner. Arthur Nixon subsequently died and the property was transferred solely to Amy Nixon on 23 November 1995. Amy Nixon remained as owner of the property until 7 September 2017 when it was transferred to Barbara Ann Evans, Bruce Geoffrey Nixon and John Philip

Nixon as executors. On 21 February 2019 the property was transferred to Wen Jing Chen and Yu Jin Wu (NA64C/800, LINZ) who remain the registered owners.

149 and 151 Brigham Creek Road

On 16 October 1950 Arthur Nixon was issued a Certificate of Purchase of Freehold 71a 0r 15p for the sum of £1065 (PR198/398, Archives NZ). Arthur Nixon was issued Title NA1044/132 (LINZ) on 8 October 1952 for the 71a 1r 20p property then redesignated Allotment 483, Parish of Waipareira. No changes affecting the size of the property were made until 1979 when Nixon subdivided the property. The land at 149 and 151 Brigham Creek Road was within Lot 2 DP 88439 and Nixon was issued Title NA45D/669 on 19 October 1979 (LINZ), the property measuring 21.7352ha. On 1 July 1982 Nixon conveyed the property to Trevor Robert Boag, company director, Michael Parke Pittar and Peter Graham Pittar, both of Te Puke, growers and Trevor Alton Carr of Tauranga, accountant (NA45D/669, LINZ). Boag, the Pittars and Carr further subdivided the land with the subject property identified as Lot 4 DP101583 (NA55D/1229, LINZ).

Trevor Boag, Trevor Carr and Michael Pittar transferred their shares in Lot 4 to Peter Pittar on 6 December 1984 (NA55D/1229, LINZ). On 11 February 1985 Pittar transferred a half-share to Catherine Janet Pittar. That same day the property was transferred to William James Hill and Margaret Ernestine Hill. On 20 January 1992 the property was transferred to Wayne Ross Stollery and Rosemary Anne Stollery. Three years later it was transferred to Geoffrey Lawson Ridley and Trevor David Ridley (jointly), and Caroline Ann Ridley and Geoffrey Lawson Ridley (jointly). On 21 November 2003 one half-share was transferred to Trevor David Ridley and David Lyon Trustee Services Limited, and the other half-share to Caroline Ann Ridley and David Lyon Trustee Services Limited. In 2017 the Trustee's portion of the half-shares was transferred to KW Ridley Trust Company Limited. On 18 February 2020 the property was transferred to Neil Construction Limited. No structures were erected on the property.

153 Brigham Creek Road

There are no early records for Lot 2A, Parish of Waipareira. It is likely that the land had been subjected to timber felling and gum digging before the land was converted to grazing land. PR41/80 dated 1 November 1912 is a receipt for £20 being the remaining balance for the £100 purchase of Lots 1A and 2a by Walter Patterson Wallace. Certificate of Title NA205/73 was issued to farmer Walter Patterson Wallace on 9 April 1913 (LINZ). From the 1st September 1916 the property was subject to a 5-year lease by Thomas Henry Gibson. In August 1923 a portion of Lot 2A including the land at 151 Brigham Creek Road was leased by George Kennedy for a period of 8 years, however Kennedy completed a purchase for the land in 1928 (NA205/73, LINZ) and was issued Title NA487/142 on 14 December 1928. On 1 June 1938 the land containing 151 Brigham Creek Road was taken by the crown for defence purposes under Proclamation 9642, ultimately being part of the Whenuapai Airbase boundary. The Crown was issued Title NA77B/399 on 25 July 1989 with the land designated Lot 1 DP 131987. On 18 September 1989 the land, no longer required for defence purposes, was transferred to Pamela Joy Goodwin, David Charles Kennedy, Barry Rex Kennedy, Patricia Ann Hagan and Dianna Margaret Mayall (all 1/10th share) and Margaret Joyce Kennedy and Cedric Own Jordan (5/10th share). That same day the land was purchased by Telecom Networks and International Limited who later changed

their name to Telecom New Zealand International Limited. The property was subdivided with land at 153 Brigham Creek Road designated Lot 1 DP 170235 (NA103D/492, LINZ). On 30 January the property was transferred to Telecom New Zealand Limited. New Title 143111 (LINZ) was issued on 15 June 2004 and the registered proprietors name was changed to Spark New Zealand Trading Limited on 20 October 2014. Two houses have been erected on this property with one having been demolished and one remaining (Figure 7).

155 and 157 Brigham Creek Road

There are no early records for Lot 2A, Parish of Waipareira. It is likely that the land had been subjected to timber felling and gum digging before the land was converted to grazing land. PR41/80 dated 1 November 1912 is a receipt for £20 being the remaining balance for the £100 purchase of Lots 1A and 2a by Walter Patterson Wallace. Certificate of Title NA205/73 was issued to farmer Walter Patterson Wallace on 9 April 1913 (LINZ). From the 1st September 1916 the property was subject to a 5-year lease by Thomas Henry Gibson. In August 1923 a portion of Lot 2A including the land at 155-157 Brigham Creek Road was leased by George Kennedy for a period of 8 years, however Kennedy completed a purchase for the land in 1928 (NA205/73, LINZ) and was issued Title NA487/142 on 14 December 1928. On 1 June 1938 the land containing 151 Brigham Creek Road was taken by the crown for defence purposes under Proclamation 9642, ultimately being part of the Whenuapai Airbase boundary. The Crown was issued Title NA77B/399 on 25 July 1989 with the land designated Lot 1 DP 131987. On 18 September 1989 the land, no longer required for defence purposes, was transferred to Pamela Joy Goodwin, David Charles Kennedy, Barry Rex Kennedy, Patricia Ann Hagan and Dianna Margaret Mayall (all 1/10th share) and Margaret Joyce Kennedy and Cedric Own Jordan (5/10th share). That same day the land was purchased by Telecom Networks and International Limited who later changed their name to Telecom New Zealand International Limited. The property was subdivided with land at 155 and 157 Brigham Creek Road designated Lot 2 DP 170235 (NA103D/493, LINZ). On 30 January the property was transferred to Telecom New Zealand Limited. New Title 143112 (LINZ) was issued on 15 June 2004 and the registered proprietors name was changed to Spark New Zealand Trading Limited on 20 October 2014. No structures were built on the property prior to 1988 (Figure 7).

159 Brigham Creek Road

The land located at 159 Brigham Creek Road was originally part of the 160a.2r.24p Lot 41, Parish of Waipareira retained by the Crown as an Education Reserve. The land was never utilised for the purposes of education and was likely to have been subjected to early leases for timber felling and gum digging before the land was converted to grazing land, Gazetted as such in 1878 (Allotment Book 14/55, R23529734, Archives NZ). The land was never utilised for the purposes of education and was likely to have been subjected to timber felling and gum digging before the land was converted to grazing land. The earliest record of Title was within Warrant 1208 which is no longer extant. A Warrant is the Title to Crown Lands issued by the Governor-General.

In 1901 a Certificate of Title was issued to the landowner, noted as The School Commissioners for the Provincial District of Auckland (as an Endowment for primary education) (NA105/38, LINZ). No active Leases were recorded on the Title at that time.

The Commissioners subdivided the land, leasing small portions, however the land at 159 Brigham Creek Road was not Leased until 1 December 1930 when Richard Hall Ockleston Leased the majority of the Allotment for the term of 21 years (NA105/38, LINZ). On 14 July 1943 the Lease was transferred to William Hamilton Ockleston. On 14 May 1951 William Ockleston received a Certificate of Purchase of Freehold over 129a.2r.8p of Allotment 41 for the sum of £1950 (PR201/224, Archives NZ). Ockleston was issued Title NA1034/106 on 10 June 1952 (LINZ). In 1955 a portion of the property was subdivided and sold, and the remainder was transferred to W H Ockleston and Company Limited on 30 November 1959 (NA1034/106, LINZ). New Title NA1805/48 identified the land at 159 Brigham Creek Road as Allotment 480 (LINZ). Title NA21B/588 records a Lease over the property for a term of 3 years (renewable) to Graeme Charles Laurenson and Dawne Laurenson from 1 September 1975. Allotment 480 was later removed from that Title, being issued new Title NA38A/1457 on 30 May 1978 (LINZ) but was still under Lease by the Laurenson's. Following William Ockleston's death the property was transferred to Valmai Ellen Rose Ockleston, Dawne Laurenson and Duncan Vesey Mitchell in 1989, In 1990 Mitchell was replaced by Simon Hugh Withers, all acting as Trustees. That same year the property was subdivided into two lots, with 159 Brigham Creek Road being within Lot 1 DP 140055 (NA38A/1457, LINZ). Ockleston, Laurenson and Withers were issued Title NA83A/921 on 28 September 1990 (LINZ). In 1995 the land was again subdivided with, with 159 Brigham Creek Road being within Lots 10 and 11 DP 166948, with Title NA101B/261 issued on 3 August 1995 (LINZ), however the subdivision into two lots saw a new Title NA101C/697 for Lot 1 DP167537, land comprising 159 Brigham Creek Road, issued that same day to Ockleston, Laurenson and Withers. On 21 January 1997 the property was transferred to Paul Christopher Matthews, David John Warwick Nicoll and Kevin Richard Walker (joint half-share) and Wendy Faye Matthews, David John Warwick Nicoll and Kevin Richard Walker (joint half-share) who remain the registered owners. No structures were built on the property prior to 1988 (Figure 7).

94 Trig Road

The property at 94 Trig Road, Whenuapai is the northern portion of the 68a 1r 3p allotment 58, Parish of Waipareira. The wider area of Whenuapai largely remained in ownership of the Crown and no Crown Grants were issued. Land was however, commonly leased by the Crown to individuals, with this particular area of land later approved for lease to returned servicemen.

Prior to 1900 the use and occupation of the land is not recorded, however the land would have been cleared of timber and bush, and some gum digging may have occurred. The first Certificate of Title was issued in 1915 to The Public Trustee (NA 241/128, LINZ). The Public Trustee file for Allotment 58 Parish of Waipareira contains a large number of documents including lease agreements and reviews of the property, along with notations made between government departments (ABWN A1825 2671-5958, Archives NZ). Prior to The Public Trustee gaining Title to the property it was noted that "N Lewis is entitled to a C.T. on application" (Memorandum, Land Registry Office, 24 June 1915, ABWN A1825 2671-5958, Archives NZ). This indicates that Lewis had been in occupation of the property at this time however no Crown Lease could be located, and Lewis did not appear to submit an application for the Title with The Public Trust being issued with the Title. DP10424 dated 1915 indicates that the land was unoccupied at the time of survey.

Certificate of Title NA241/128 records a Lease to Thomas Henry Gibson for the term of 21 years from 1 July 1918. In 1935 the land was transferred from The Public Trust to the Crown. In a letter to The District Rehabilitation Officer dated 5 March 1946 (ABWN A1825 2671-5958, Archives NZ) the Lease No. 17412 was referred to, the Lease (renewal) undertaken by Thomas Henry Gibson for a term of 21 years from 1 July 1939 at a yearly rental of £25 12/0 with right of renewal. Buildings on the property included a 580 sq. foot dwelling, washhouse and tank stand, garage 14 x 8, store shed 16 x 17, cowshed 23 x 15, pump house, fowl-house 15x12, and piggeries. These buildings largely appear to have been erected to the south of the subject property on land associated with the northern portion of 4 Spedding Road. In 1942 the southern portion of 4 Spedding Road was taken over by the Public Works Department for the installation of four heavy AA gun batteries and command post with construction occurring 1942-1943 (see Macready, 2017). Gibson was compensated £140 pounds for the loss of the usable land (Letter PWD to L&SD, 10 February 1944, ABWN A1825 2671-5958, Archives NZ). In 1946 the land was offered for settlement of returned serviceman and was deemed suitable. Thomas Gibson tried unsuccessfully to transfer the Leasehold on a number of occasions until 1949 when an Agreement was signed between Gibson and Herbert Clifton Moase of Kumeu, farmer for the sum of £2050 (Memorandum of Agreement, 28 February 1949, ABWN A1825 2671-5958, Archives NZ).

Moase was a veteran of World War II (NZ Infantry Battalion) and having been awarded the Military Medal and the Bronze Star (USA) and the Lease was officially transferred in July 1949 (NA241/128, LINZ). On 18 July 1952 Moase purchased the Freehold to Allotment 58, Parish of Waipareira for the sum of £1160 (PR203/399, Archives NZ) and was issued Certificate of Title NA1066/29 in March 1953 (LINZ). At the time of purchase Moase was focusing on dairying, primarily the production of butterfat (ABWN A1825 2671-5958, Archives NZ), however his interests had expanded to the training and driving of horses for trotting (*New Zealand Herald*, 30 October 2010) and by the late 1950s he had installed a training track on land within 94 Trig Road (see Figure 5).

Moase remained on the property until 1967 when it was transferred to Crosby's Properties Limited (NA1066/29, LINZ). In 1974 Allotment 58 was subdivided, with Lot 15 comprising the land at 94 Trig Road, and a new CT NA41D/704 (LINZ) issued in 1978 to Crosby's Properties. On 15 August 1995 the property was transferred to Wickham Developments Limited and then on to Robert Bryan Latham Wickham of Matiere, farmer, before immediately transferring back to Wickham Developments Limited (NA41D/704, LINZ). On 22 February 1996 the property was transferred to Ideal Properties Limited (NA41D/704), and a new CT 869349 (LINZ) was issued on 22 November 2018. The Property has since been transferred to Neil Construction Limited.

96 and 96a Trig Road

96 and 96a Trig Road are located within the original Allotment 59, Parish of Waipareira. The earliest record of Title was within Warrant 1208 which is no longer extant. A Warrant is the Title to Crown Lands issued by the Governor-General. The land may have been utilised for timber felling and gum digging prior to pastoral activities. In 1901 a Certificate of Title was issued to the landowner, noted as The School Commissioners for the Provincial

District of Auckland (as an Endowment for primary education) (NA105/37, LINZ). At this time no active lease over the land were recorded.

From 1 March 1913 Allotment 59 was Leased from the Crown for a term of 21 years by William Curreen (NA105/37, LINZ). Curreen transferred the remainder of the Lease to William Hames Horton on 3 February 1921. On 26 July 1921 Horton transferred the Lease to Thomas and Margaret White. Following Margaret White's death the Lease was transferred solely to Thomas White in 1931. In 1931 Thomas White renewed the Lease for the property for the term of 21 years, however that Lease was surrendered when the land was subdivided into two parcels with Thomas White opting to Lease both Lot 1 and Lot 2 DP 24416 for the term of 16 years from 29 June 1937. The next day White transferred Lot 2 (which includes 96 and 96a Trig Road) to Hugh Robert Lancaster. Lancaster subsequently transferred the remainder of the Lease to Norman Charles Clifton on 20 September 1949. Lot 2 DP 24416 was issued a new Title NA1078/1 which was a record of the Renewable Lease of Farm Land made 1 March 1953 in which Norman Clifton leased the 44a.2r.32p for the term of 33 years commencing from 1 July that year for an annual rent of £45. In May 1957 the Lease was transferred to Raymond Bruce Green who subsequently transferred it to Peter John Alquist on 1 March 1962. On 15 October 1973 Alquist transferred the remainder of the Lease to Ronald David Patten who renewed the Lease for a further 33 years from 1 July 1986 at the annual rental of \$10,350 for the first 11 years.

Under the State Owned Enterprises Act the property was issued a new Title on 9 March 1989 in the name of Landcorp Investments Limited (NA1078/1 and NA75C/127, LINZ). On 12 April 1989 Landcorp transferred the property to Ronald David Patten who was formerly the Leaseholder (NA75C/127, LINZ). That same day his wife Marlene Anne Patten was added to the Title. In 1991 the property was subdivided into three lots with land at 96 and 96a Trig Road comprised within Lot 1 DP 139410 (NA82D/360) and Lot 2 DP 139410 (NA82D/361). Ronald and Marlene Patten retained ownership of Lot 1, and Lot 2 until 1991. Lot 1 DP 139410 was subdivided with the subject properties identified as Part Lot 2 DP 378716 (Title 316096) and Lot 3 DP 378716 (Title 316097). Lot 2 was leased for a term of 35 years in 2008 but surrendered on 11 October 2016 and transferred to Carl Leigh Laurie and Melanie Anne Lynn Laurie the same day. The Laurie's subdivided the land and transferred Part Lot 1 DP 590594 to Ronald and Marlene Patten.

The land at 96 Trig Road is still currently owned by Ronald and Marlene Patten who were issued Title 1129377 on 10 July 2023. The land at 96a Trig Road was issued Title 1129378 to Carl Leigh Laurie and Melanie Anne Lynn Laurie on 10 July 2023 (LINZ).

A house and outbuildings were erected on the property sometime prior to 1940 (Figure 4) and could potentially have been built shortly after William Curreen leased the property in 1913.

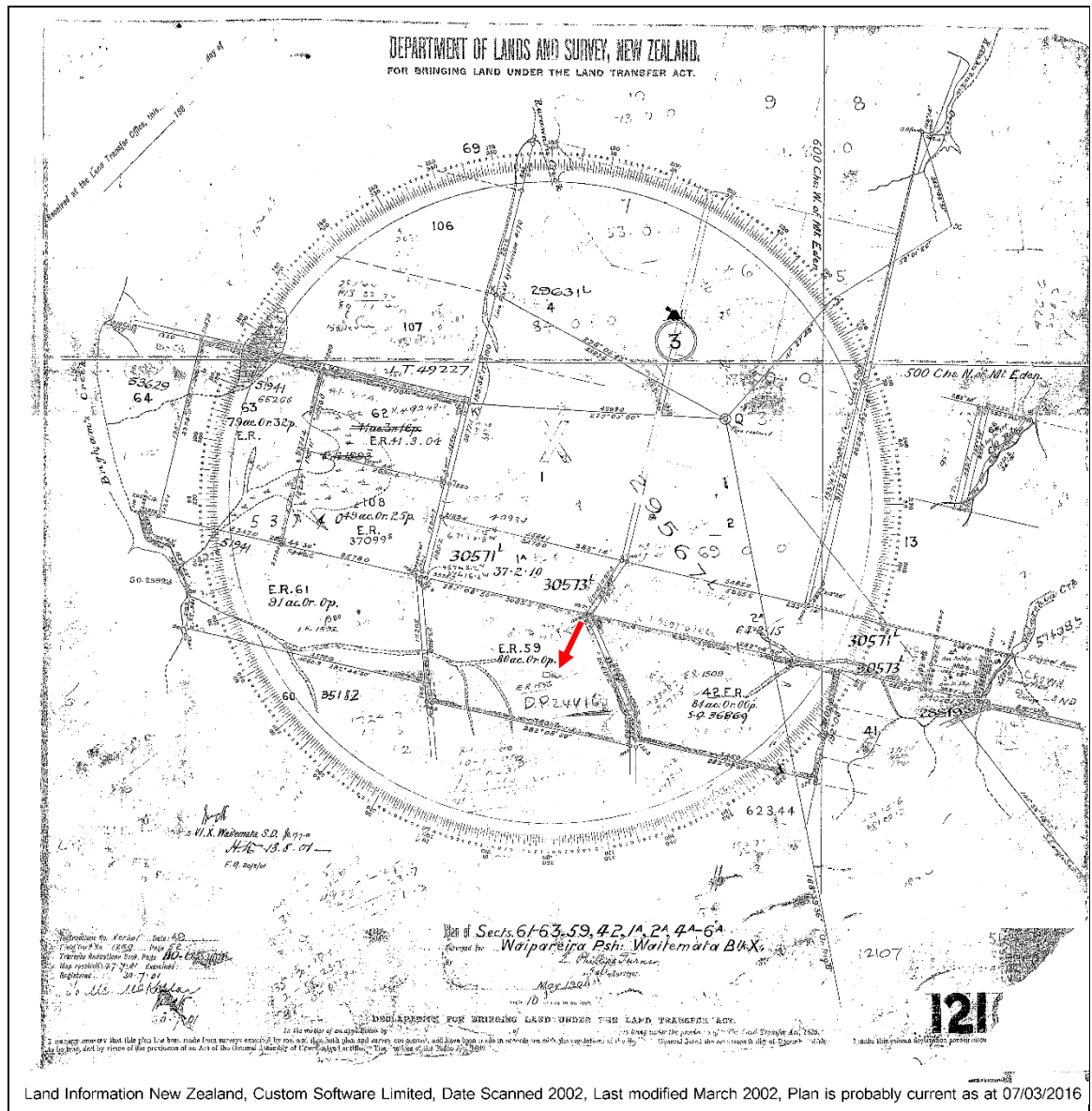


Figure 3. SO12107 dated May 1901 showing the majority of the Plan Change Area with a small hut shown erected on Allotment 59 arrowed (96a Trig Road). Source: LINZ



Figure 4. Enlargement of aerial photograph dated 23 April 1940 showing the residence and several farm outbuildings on 94, 96 and 96a Trig Road (arrowed red) and residence at 145 Brigham Creek Road (arrowed orange) and outbuildings on 141 Brigham Creek Road (arrowed yellow). Source: Retrolens, 23 April 1940 SN143-92-21



Figure 5. Enlargement of aerial photograph dated 14 April 1958 showing horse training track installed at 94 Trig Road (arrowed green), the residence and outbuildings at 96 and 96a Trig Road, structure on 141 Brigham Creek Road and house at 145 Brigham Creek Road. Source: Retrolens SN1052-E-5

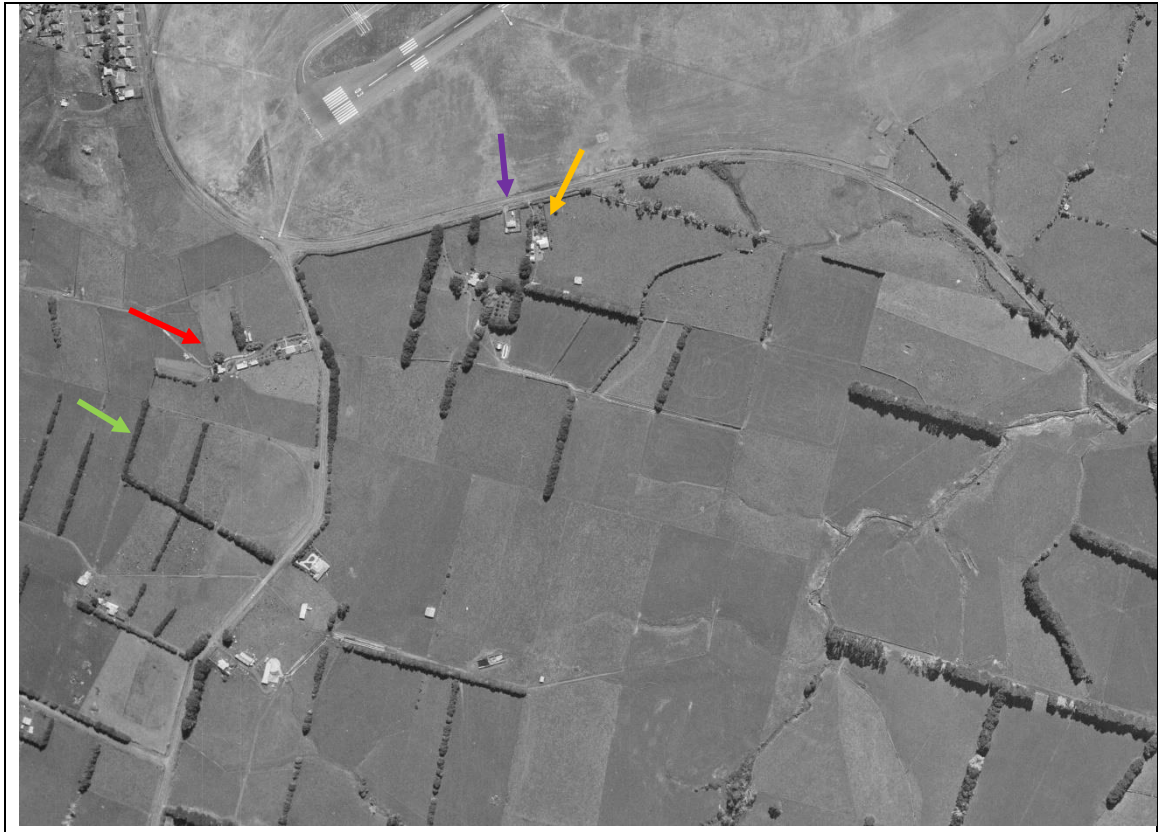


Figure 6. Enlargement of aerial photograph dated 14 April 1972 showing minor changes relating to outbuildings at 96 and 96a Trig Road (arrowed red), horse training track grassed over at 94 Trig Road (arrowed green), new house at 141 Brigham Creek Road (arrowed purple) and house at 145 Brigham Creek Road (arrowed orange). Source Retrolens SN3552-4598-5



Figure 7. Enlargement of aerial photograph dated 20 March 1988 showing extensive ploughing and cropping on properties at 141 and 151 Brigham Creek Road and 69, 71 and 73 Trig Road (arrowed). The houses at 141 and 145 Brigham Creek Road and 73 and 96a Trig Road are unaltered. Source: Retrolens SN8772-H-16

ARCHAEOLOGICAL BACKGROUND

The Whenuapai area and other locations along the creeks and inlets of the inner reaches of the Upper Waitematā Harbour were occupied by Māori for generations before the arrival of Europeans, evidence of which survives in the form of recorded place names, oral traditions and archaeological sites (although many sites have been destroyed by 19th and 20th century development and natural processes). The name Whenuapai itself translates as ‘fertile land’ (Stewart 1997) or perhaps ‘good land’, although the original Māori name of the area was Waimarie which means ‘calm waters’ (Morris 1995; Simmons 1987). The harbour provided not only abundant marine resources but also access to some significant communication and portage routes, such as the Rangitopuni River and Lucas Creek. The Waitematā harbour was part of an inland water route stretching from north of Dargaville through to the centre of the North Island (via the Kaipara, Waitematā and Manukau Harbours and the Waikato River).

For the most part the archaeological sites in the vicinity of Whenuapai relating to Māori occupation are small and dispersed around the shoreline of the upper harbour, with the exception of Tauhinu Pa on the opposite side of the harbour from Hobsonville Landing. Subsistence strategies employed by Māori inland from the coast consisted of the hunting (by spear and snare) of kaka, kereru, kiwi, wood-hen, tui and other small birds, while rats were caught in pits or traps (Best 1903, cited in Hayward & Diamond 1978). Forest plants also provided a range of foods with fruits, bracts and tubers from a variety of plants all gathered and consumed, while those Māori who dwelt on the coastlines of the Waitematā Harbour would have had an abundance of fish and shellfish resources at their disposal.

There has been very little in the way of archaeological field survey or investigation in the Whenuapai area in the past. However, in 2010 the route of a proposed wastewater pipeline that crossed Brigham Creek to the northwest of the Plan Change Area on its path to Trig Road near the Whenuapai Airbase was assessed, with field survey identifying three new shell midden sites (Phear & Clough 2010). Also in 2010, an archaeological assessment was undertaken of some 1400ha of land in the area of Whenuapai and Hobsonville for Waitakere City Council (Shakles et al. 2010). Field survey, including in the area to the south of Brigham Creek Road, did not identify any archaeological sites. Judge (2011) completed an assessment for a new pumping station on Brigham Creek Road and Shakles, Low and Clough (2014) assessed land at 34-42 Brigham Creek Road and 2 – 8 Dale Road, but no new archaeological or other heritage sites were identified. More recently, nearby land at 150-152 Brigham Creek Road and 2-18 Kauri Road was assessed (Low and Clough, 2018) with no archaeological presence noted. The neighbouring property at 69 Trig Road was subjected to a preliminary archaeological assessment (Low and Clough, 2019) with no archaeological constraints identified. Macready (2017) investigated the gun emplacement located to the south of the subject property, much of which is now no longer visible under backfilling and planting. Low and Apfel (2021) undertook an assessment at 94 Trig Road which identified no prior European settlement until 1915.

A search of the NZAA ArchSite database (Figure 8) showed no archaeological sites present within 500m of the property. The Auckland Council Cultural Heritage Inventory (CHI) however, records a gun emplacement (four guns emplacements) and command post at 92 Trig Road and 4 Spedding Road, Whenuapai under CHI-20469. Other places included are an historic dwelling (CHI-3431), an aircraft hangar (CHI-3412) and a Totara or Kauri tree (CHI-2318) all located to the north of the Plan Change Area (see Figure 9 and Table 1).

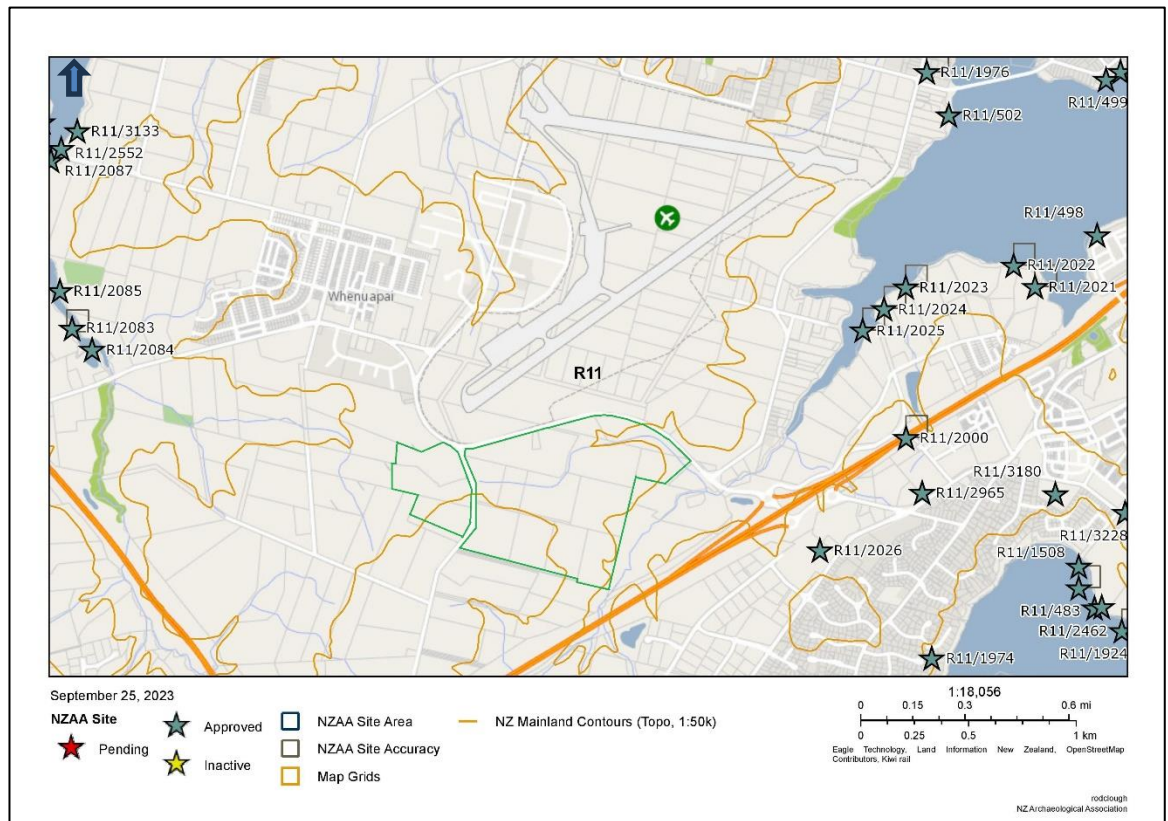


Figure 8. Recorded archaeological sites within the wider area with the Plan Change Area bounded in green. Source: NZAA Archsite Website

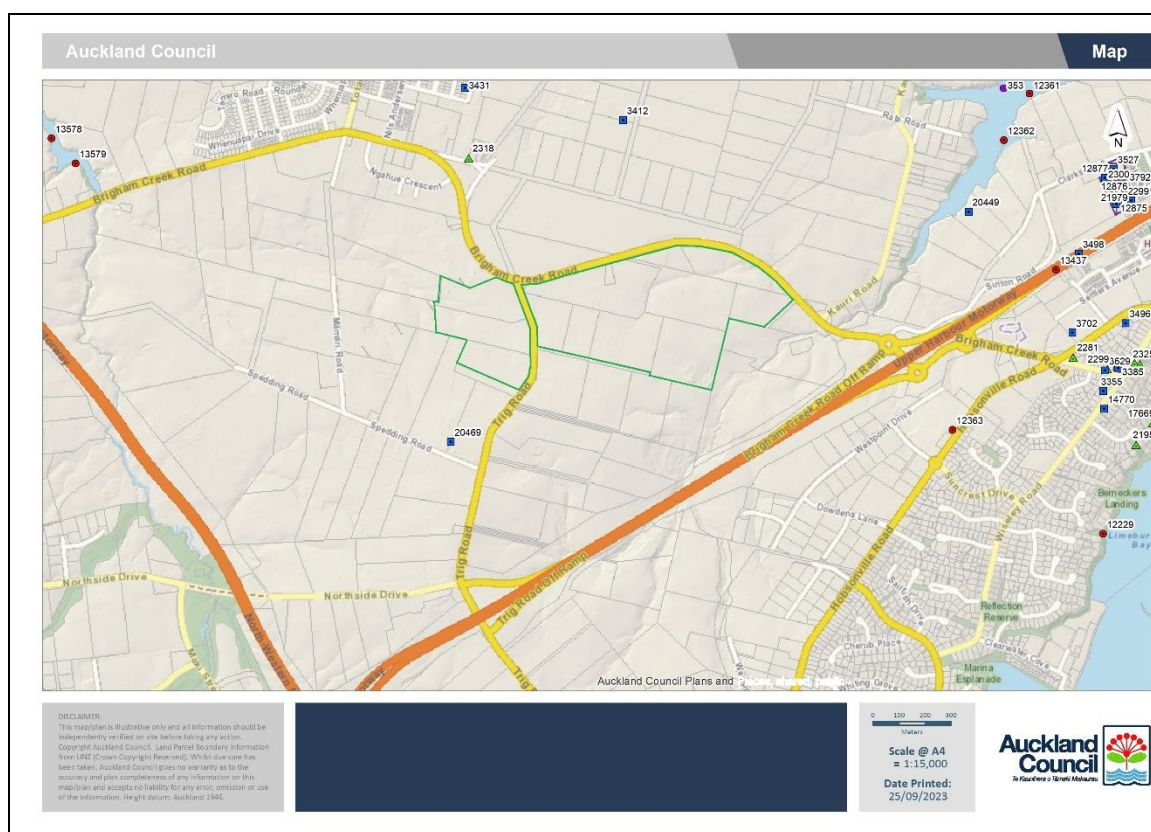


Figure 9. Showing places included on the CHI in the general area (c.500m) of the Plan Change Area which is bounded in green. Source: Auckland Council Geomaps

Table 1. Brief description of the other e historic heritage places included on the CHI within c. 500m of the Plan Change Area

NZAA Ref	CHI Ref	UPID Ref	Site Type	Description	NZTM Easting	NZTM Northing
n/a	2318	n/a	Historic Botanical Site	Totara/ Kauri tree	1744320	5925718
n/a	3412	n/a	Historic Structure	World War II gun emplacements	1744982	5926963
n/a	3431	n/a	Historic Structure	Location of historic dwelling at 17 Wicket Lane- no longer present	1744371	5927081
n/a	20469	n/a	Historic Structure	Gun Emplacement and Command Post at 92 Trig Road and 42 Spedding Road	1744310	5925721

FIELD ASSESSMENT

Field Survey Results

The following field surveys results are compiled from previous assessments undertaken, or from a survey conducted on 13 September 2023 at 141 and 159 Brigham Creek Road and 94, 96 and 96A Trig Road. There was no physical survey conducted on 69 Trig Road, 149, 151, 155 and 157 Brigham Creek Road although prior assessments had determined no archaeological features were likely to be present.

71 Trig Road

On 7th of September 2020 the property at 71 Trig Road, Whenuapai was surveyed by Jaime Grant in bright conditions with some light rainfall. The details of the inspection are set out below and a plan showing the subject site and key features are shown in Figure 10. Probing was undertaken however no archaeological subsurface features were detected. The site was being used for growing flowers at the time of the survey with a barn, caravan and tractors located near the northern boundary.

The property is divided into three fields by two rows of shelterbelt trees all rising uphill towards the south of the property. The field furthest to the west is about $\frac{3}{4}$ full of flowers while the rest of the property was covered by grass. A ditch was noted running through the property in an east west direction and the area on either side of the ditch was waterlogged. At the southern edge of the property there is a road running east to west. Photographs are shown in



Figure 10. Aerial showing location and extent of the property at 71 Trig Road. Source: Neil Construction Ltd



Figure 11. South facing view across the property at 71 Trig Road from the boundary



Figure 12. Eastern edge of property at 71 Trig Road facing south



Figure 13. Ditch running through the property (left) and road at the south of the property at 71 Trig Road (right)



Figure 14. View to the east showing the beds of daffodils currently raised on the property at 71 Trig Road

73 Trig Road

The field survey was undertaken on 9 April 2022 by Ben Jones and Jen Low under clear skies with no rainfall. The property was accessed via an unformed driveway (Figure 15, left) and gate located on Trig Road formerly used during the horticultural years and separate from the residential area. The residential portion of the property was still occupied by tenants and was excluded from the survey. There are no water courses on the property. The property elevation is highest at the southern end and slopes gently towards the north. The property to the north of the driveway is now largely overgrown.

The portion of land to the south of the driveway had been cleared of vegetation and was being utilised as a soil stockpile at the eastern side for neighbouring earthworks and a plant park for vegetation removal vehicles at the time of the survey (Figure 15, bottom right); and a wood chip stockpile on the west side (Figure 15, top right). The land has been heavily ploughed in the past and is unlikely to contain any archaeological remains.

Land to the north of the driveway was largely overgrown with areas of gravel and broken concrete observed. Remnants of standing timber frames, presumably fencing for a mesh windbreak around the flowers beds were primarily located on the western side of the property. Where the framing had been dismantled, it was generally stacked into piles. The residential area (still tenanted and not surveyed) is associated with a large number of car bodies (Figure 16, top).

The easternmost side of the property was under long grass at the time of the survey (Figure 16, bottom) and a remnant garden with a variety of palm-like trees surrounded by blackberry was present (Figure 16, bottom and Figure 17, top).

Figure 17 (bottom) shows the view along the northern boundary looking westwards. The taller shelterbelt trees in the neighbouring property shade approximately 10m of the subject property, resulting in a different variety of vegetative growth which is prone to low-growth weeds.

No archaeological features or deposits were noted. The land has been subjected to modification in the past, likely in the form of timber felling and possibly some gum digging before being cleared of any remaining scrub and ploughed for conversion to pasture. Aerial photographs (Figure 7) show that a large part of the property was then further ploughed and modified in preparation for commercial gardening.



Figure 15. View eastwards along unformed driveway (left), southern portion of land showing cleared vegetation and wood chip stockpile at western side (top right), and vegetation clearance plant and soil stockpile at east side (bottom right) at 73 Trig Road



Figure 16. Top: looking north from driveway along mid-section of property showing remains of timber posts, debris, and large number of car bodies outside the residential area. Bottom: looking north along the eastern boundary showing earthworks in the neighbouring property, grassed area and garden area with variety of palms, and largely overgrown with blackberry at 73 Trig Road



Figure 17. Remnant palms surrounded by blackberry (top) and looking westwards along northern boundary at 73 Trig Road (bottom)

94 Trig Road

94 Trig Road, Whenuapai is located just to the west of the Waiarohia Stream. At the time of inspection, no domestic occupation or cattle existed on the property, although stock trampling was evident across the majority of the property. In addition, the property was fairly overgrown, indicating a lack of recent use.

The property is currently divided into three fields/areas by post and wire fencing (Figure 19). These fields exist on the eastern, central and western portions of the property with fences running north/south (slightly northeast/southwest). The eastern fence is made of wood posts (Figure 19, top left) while the western fence uses Y-section steel posts (Figure 19, top right). The western field has been subdivided using a Y-section steel post and wire fence creating a small field on the south-western corner of the property (Figure 19, bottom left). An older fence line consisting of wooden posts with no wire can be seen running east/west (slightly southeast/northwest) within the eastern field (Figure 19, bottom right). The property boundaries are marked by wooden post and wire fencing that appears to be in better condition than the internal fence-lines (see Figure 18).

An overgrown irrigation channel can be seen running across the western side of the northern boundary of the property up to the central-eastern fence line. This was presumably made to mitigate the effects of overflow coming from a stream located to the northwest of the property, as three recorded overland flow paths exist across the property originating from the northwest portion of the northern boundary (Figure 20).

There is not a significant amount or variety of vegetation on the property. A row of tall pine trees marks the far western boundary of the property (see Figure 24, bottom left and right and Figure 22, top). The grass is typically slightly overgrown across the majority of the field with the occasional overgrown weed (Figure 21, top right). The eastern field contains patches of tall, light green grass that stands out significantly compared to the surrounding grass (Figure 21, top left). Tall grasses surround the irrigation channel that runs along the north-western side of the property (Figure 20), and the north-western corner contains numerous small trees and shrubs (Figure 21, bottom left). What appeared to be a blackberry bush was seen at the west end of the property adjacent to the western boundary (Figure 21, bottom right).

The property contains several water troughs (one located within each field) and areas with car tires, presumably serving some function relating to farming activity (Figure 22).

Probing around the property indicated a soft clay beneath the topsoil of which its depth could not be obtained through probing alone. The ground across the entirety of the property was soft and contained a significant amount of ground water, likely as result of the overland flow paths coming from the north-western stream. It is important to note that the wet soil influenced the impaction recorded in the stratigraphic profiles discussed here. A test pit (Figure 23) was placed at the western end of the property (NZTM coordinates 1744369 5926058 \pm 3m) in order to obtain a stratigraphic profile which is described as follows:

Layer 1: 10-12cm of a dark brown loam, loose with significant root disturbance.

Layer 2: 10cm of a medium brown clay loam with significant clay content, moderately loose.

Layer 3: 2cm-base of pit of a light brown/orange clay, moderately compact.

Probing in the central southern portion of the central field adjacent to the eastern fence line and southern property boundary revealed an anomalous compacted layer (revealed to be clay) beneath the topsoil (see area marked in the aerial in Figure 12). A test pit (Figure 16) was placed here (NZTM coordinates 1744495 5925963 \pm 3m) and is described as follows:

Layer 1: 21cm of a silty clay soil, mottled with deposits of light grey clay (layer 2), moderately loose with minor root disturbance.

Layer 2: 6cm-base of pit of a light grey clay with some deposits of silty clay soil (layer 1) in the upper portion of this layer. Compact.

Probing revealed that this light grey clay approximately 20cm below the surface was only found in this immediate area, as adjacent areas contained stratigraphy identical to the first test pit previously described (Figure 23). It appears to be disturbed due to the mottling seen in the topsoil, and may be an introduced clay as it is significantly different to the clay seen elsewhere on the property. Additionally, the topsoil here is significantly silty (likely a result of the grey clay) and different to the loam seen everywhere else on the property.

The locations of both of these test pits are marked in the aerial in Figure 20.



Figure 18. Front of property 94 Trig Road, facing northwest



Figure 19 Top left: Eastern fence-line consisting of wooden posts and wire with eastern field on left and central field on right, facing south/southwest. Top right: Western fence-line consisting of Y-section steel posts and wire with central field on left and western field on right, facing south. Bottom left: Small field on south-western corner of property with Y-section steel posts and wire on the right and property boundary marked by wooden posts and wire on the left (horse track dip in the background by trees), facing west. Bottom right: Old fence-line located in eastern field marked by wooden posts with no wire, facing west at 94 Trig Road



Figure 20. Modern aerial of property 94 Trig Road, Whenuapai, showing overland flow paths in blue, irrigation channel in yellow line, visible sections of the horse track in orange lines, location and approximate extent of grey clay area in dotted red line, and location of test pits in black circles.
Source: Auckland Council Geomaps



Figure 21. Top left: Eastern field with patches of light green grass slightly taller than surrounding grass. Facing south. Top right: Overgrown woolly nightshade weed along central field's western fence line. Facing south/southwest. Bottom left: Overgrown irrigation channel running along right side with tall grasses. Small trees and shrubs located in north-western corner in background. Facing west. Bottom right: Blackberry bush located at western end of property, adjacent to boundary. Facing west at 94 Trig Road



Figure 22. Top left: Water trough in eastern field, facing west. Top centre: Water trough in central field, facing west. Top right: Water trough in western field adjacent to south-western field fence line, facing west. Bottom left: Tire and plastic container in western field, facing northwest. Bottom right: tires and steel drum adjacent to eastern/central field fence line and northern property boundary at 94 Trig Road, facing northwest.



Figure 23. Top: Location of test pit placed at western end of property adjacent to western boundary, marked by probe. Facing west. Bottom left and right: Stratigraphic profile of test pit at 94 Trig Road



Figure 24. Top: Location of test pit placed at southern portion of the central field adjacent to the eastern fence line and southern property boundary. Bottom left and right: Stratigraphic profile of test pit at 94 Trig Road

96 Trig Road

Property 96 Trig Road borders property 96A Trig Road to the north, and 94 Trig Road to the south. The terrain here is similar, being relatively flat with a stream and overland flow paths to the west. The eastern portion contains a modern residential dwelling while the western portion contains fields kept in pasture. The central eastern portion of the property bordering the northern border of property 96A contained some old, overgrown, and dilapidated sheds and farming structures (Figure 25), one of which appeared to be an old dairy visible on a 1950 aerial (Figure 26) (NZTM coordinates 1744492 5926164 \pm 4m). This supposed dairy was constructed of cinderblock and concrete and contained old farming machinery inside (Figure 27-Figure 29, left). An old concrete access drive was noted as leading to this shed from the location of the modern dwelling, oriented east west

(Figure 29, right). At the time of survey, the shed and access drive were in significantly poor condition. The fields along the western portion are presumably kept in pasture, however at the time of survey they were overgrown, and no livestock was seen on the property (Figure 30). The fields are bordered with wire fencing and wooden posts. The property appears to be used for residential and pastoral purposes.



Figure 25. Dilapidated sheds on property 96 Trig Road, facing southeast



Figure 26. 1940 aerial showing position of probable dairy arrowed red (source: Retrolens SN143-92-21)



Figure 27. Old cinderblock and concrete shed (presumably dairy) on property 96 Trig Road, facing southwest



Figure 28. Interior of probable dairy, facing west (left) and southern room of probable dairy, facing south (right) at 96 Trig Road



Figure 29. Western section of dairy, facing south west (left) and old concrete access drive leading towards supposed dairy, facing west/southwest (right) at 96 Trig Road



Figure 30. Fields on central and western portions of property 96 Trig Road, facing west

96a Trig Road

Property 96A Trig Road consists of relatively flat terrain with residential dwelling and associated infrastructure on the eastern portion and fields kept in pasture to the west. The southeastern portion consists of an access drive, modern residential dwelling and a field kept in short grass used as a lawn (Figure 31 and Figure 32). The northeastern portion contains another residential dwelling with similar associated infrastructure; however, this

property was largely bordered by trees and bushes. The fields along the western portion are presumably kept in pasture, however at the time of survey they were overgrown, and no livestock was seen on the property. The fields are bordered with wire fencing and wooden posts. The property appears to be used for residential and pastoral purposes. There was no trace of the hut visible on SO 12107 (Figure 3).



Figure 31. Residential dwelling on the southeast side of 96A Trig Road, facing southeast



Figure 32. Field kept in short grass and fields to the west in background on property 96A Trig Road, facing west

141 Brigham Creek Road

On 13 September 2023 the property at 141 Brigham Creek Road, Whenuapai was surveyed by Kirstin Roth and Aaron Apfel in overcast conditions. An aerial plan showing the subject site and key features is provided in Figure 33. This identifies two overland flow paths running north-south through the western and central parts of the property, with flood-prone areas in the northern part of the central area. The property was accessed from Brigham Creek Road into the central area (Figure 34). The property was visually inspected with probing undertaken throughout the Plan Change Area.

The property was formerly in use for flower cultivation (Figure 35), featuring a substantial greenhouse, barn, shed, converted container, and a residential house situated on the southeastern boundary of the northeast cultivation area (Figure 36-Figure 37). A house on the northern boundary in the centre of the property enclosed by a line of trees was not visited, and the neighbouring property to the east, at 145 Brigham Creek Road, is discussed in the next section.

The property can be divided into four main areas: a western area containing two fields demarcated by rows of trees running north to south (Figure 38, left); a central area accessed by the main driveway, containing several structures towards the southern boundary; a large cultivation area in the northeast; and an area in the southeast with an additional cultivation area, separated from the north-eastern area by an east-west line of trees. The property is enclosed by trees along its northern, southern, and western perimeters (Figure 38-Figure 39).

Both the north-eastern and south-eastern areas were approximately 75% planted in flowers, the south-eastern area containing the currently occupied house (Figure 35). The central area contains a greenhouse, barn and shed. A gravel road runs in a north-south direction through the central portion, turning east at its southern end (Figure 34 and Figure 40, left). The northern section of the central area appeared waterlogged with soft sediment (Figure 40, centre). This area (of approximately 3500m²) is identified as flood prone which is shown in Figure 33. In contrast, the southern part featured densely compacted grass fields with visible gravel beneath, while the remainder of the property was covered in grass.

An overgrown ditch runs along the western boundary of the central area in a north-south direction (Figure 40, right). It appears to have been constructed to manage overflow from the waterlogged fields and to address runoff from Brigham Creek Road.

The two western areas were in long grass areas with some flowers present throughout. Probing around the property indicated a soft clay beneath the topsoil, the depth of which could not be established through probing alone. The ground across the entirety of the property was soft and contained a significant amount of ground water.

No archaeological features were observed or detected during the survey.



Figure 33. Aerial showing location, extent and hydrology at 141 Brigham Creek Road. Source: Auckland Council GeoMaps



Figure 34. View facing southeast, into the central area of 141 Brigham Creek Road



Figure 35. View facing northeast, showing north-eastern area containing rows of flowering plants at 141 Brigham Creek Road



Figure 36. View facing southeast, showing greenhouse, barn and landscape modifications in the southern part of the central area (left) and view facing south, showing shed in southern part of central area (right) at 141 Brigham Creek Road



Figure 37. View facing southwest, showing converted container in southern part of central area (left), view facing south, showing house in south-eastern area presently occupied (centre), and view facing south, showing area around house in the south-eastern area at 141 Brigham Creek Road



Figure 38. View facing south, showing N-S tree boundaries between the western and central areas (left) and view facing southwest, showing tree line in the western area, along the southern boundary separating the Plan Change Area from 71 Trig Road (right)



Figure 39. View facing west, showing tree boundary of western areas at its north-eastern corner (left) and view facing southwest, showing tree boundary and grass fields in the western area (right)



Figure 40. View facing east, showing gravel road after it turns to the east (left), view facing east, showing waterlogged northern end of central area (centre) and view facing south, showing ditch running N-S along western boundary of central area (right)

145 Brigham Creek Road

Property 145 Brigham Creek Road was inaccessible at the time of the survey. A visual inspection of the property was conducted from the property boundary, revealing that the property has been heavily modified with flat terrain. The property contains a large metal access drive covering the majority of its northern, central and southern portions, with a residential dwelling and large barn on its southern side. The property appears to be in use for residential and commercial purposes (Figure 41 and Figure 42).



Figure 41. Standing at the front (north side) of property 145 Brigham Creek Road, facing south



Figure 42. Property at 145 Brigham Creek Road, standing on southern boundary (within property 141) facing north

153 Brigham Creek Road

Property 153 Brigham Creek Road was inaccessible at the time of the survey and is currently a high security area occupied by Spark New Zealand. A visual inspection of the property was conducted from the property boundary. The central and western portions contain buildings and commercial infrastructure located on relatively flat terrain (Figure 43 and Figure 44). The east side was not visible; however, it is presumably in pasture as several horses were noted to be grazing along a small portion of field on the southwest side of the property (see Figure 43). The property appears to be in use for a combination of pastoral and commercial purposes.



Figure 43. Western portion of property 153 Brigham Creek Road. Note horses grazing adjacent to commercial buildings. Facing east



Figure 44. Central portion of property 153 Brigham Creek Road, facing east

159 Brigham Creek Road

Property 159 Brigham Creek Road contains a combination of relatively flat and gently sloping terrain. A large stream was noted as existing on its north-eastern side adjacent to the property boundary and access drive (Figure 45). The northwest portion of the property contains a modern dwelling and associated infrastructure, which is accessed via a long access drive that exists along the majority of the central portion of the property (Figure 46). The remainder of the property, being the south and northeast sides consist of large lawns kept in short grass (Figure 47). The access drive contains various trees, bushes and flowering plants. The property appears to be used only for residential purposes.



Figure 45. Standing on north-eastern portion of property 159 Brigham Creek Road, facing southwest



Figure 46. Access drive on property 159 Brigham Creek Road leading towards residential dwelling in background, facing west/northwest



Figure 47. Standing on southeast side of property 159 Brigham Creek Road facing west showing field on southern portion of property

DISCUSSION AND CONCLUSIONS

Summary of Results

The background historical research has indicated that the various land blocks in the proposed Whenuapai Business Park Plan Change Area likely remained as largely unimproved land during the 19th century with some timber felling or gum digging possibly taking place and there is no record of any pre-1900 homesteads being present. As well, no archaeological sites have previously been recorded in the proposed Whenuapai Business Park Plan Change Area and none were identified during analysis carried out for this assessment. Also, while there is traditional historical evidence of Māori settlement and occupation around the wider upper Waitematā Harbour area in the past, no archaeological sites have been identified within the Whenuapai Business Park Plan Change Area. It is also noted from aerial photographs that the Plan Change Area has undergone past modification through ploughing which would have damaged or destroyed any archaeological remains if present.

Approximately 20ha of the Plan Change Area has been heavily modified pursuant to earthworks consents granted by Auckland Council between 2020 and 2021. No archaeological features were discovered in the carrying out of these works.

Māori Cultural Values

This is an assessment of archaeological values – and does not include an assessment an assessment of 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 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.

Archaeological Value and Significance

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, traditional and amenity values.

The Plan Change Area has no known archaeological value or significance as no archaeological sites have been identified within its boundaries and it is considered unlikely that any unidentified subsurface archaeological remains are present.

Effects of the Plan Change Proposal

Future development resulting from the proposed Plan Change will have no known effects on archaeological values as no archaeological sites have previously been recorded within the boundaries of the Plan Change Area and none were identified during the survey of accessible properties for this assessment. In any area where archaeological sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during future development. In this case it is considered unlikely due to the lack of identified archaeological remains in the proposed Plan Change Area and also from past modifications from agricultural activities. However, the possibility is provided for under the AUP OP Accidental Discovery Rule (E12.6.1).

Archaeological features and remains can take the form of burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or 19th century glass and crockery, ditches, banks, pits, old building foundations, artefacts of Māori and early European origin or human burials.

Resource Management Act 1991 Requirements

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

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

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

Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other heritage sites. The plans are prepared under the provisions of the RMA. The Auckland Unitary Plan Operative in Part 2016 (AUP OP) is relevant to the proposed activity.

There are no scheduled historic heritage sites located within the proposed Plan Change Area. This assessment has established that future development resulting from the proposed Plan Change would have no effect on any known archaeological remains, and has little potential to affect unidentified subsurface remains. If archaeological remains are exposed during development works, the Accidental Discovery Rule (E12.6.1) set out in the AUP OP must be complied with. Under the Accidental Discovery Rule works must cease within 20m of the discovery and the Council, Heritage NZ, Mana Whenua and (in the case of human remains) NZ Police must be informed. The Rule would no longer apply in respect to archaeological sites if an Authority from Heritage NZ was in place.

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)’¹

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.

An archaeological authority will not be required for future development within the proposed Whenuapai Business Park Plan Change Area as no known sites will be affected, and it is unlikely that any undetected sites are present. However, should any sites be exposed during development the provisions of the HNZPTA must be complied with.

Conclusions

No previously recorded archaeological sites are located in the Plan Change Area and no unrecorded archaeological sites were identified during the survey for this assessment. It is considered unlikely that any unidentified archaeological sites associated with Māori settlement will be present based on the location of the Plan Change Area away from the more attractive sites in proximity to the coast and navigable waterways. It is also noted that land was granted to early European settlers in the mid-19th century; however, there is no indication that the Plan Change Area was used for anything other than general agricultural

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.

purposes and possibly gum digging and timber felling during the 19th century. In addition, the properties within the Plan change Area have been modified through 20th century agricultural activities such as ploughing.

The proposed Plan Change will thus, have no known effects on archaeological values, as no archaeological sites have been identified within the plan change area and the potential for any unidentified subsurface remains to be exposed during future development is considered to be very low. If any unrecorded archaeological sites are exposed during future development activities resulting from the proposed Plan Change, the effects are considered likely to be minor and can be appropriately managed under the AUP OP Accidental Discovery Rule (E12.6.1) and mitigated under the archaeological provisions of the HNZPTA.

RECOMMENDATIONS

- Based on this assessment, there should be no constraints on future development within the proposed Whenuapai Business Park Plan Change Area on archaeological grounds, since no archaeological sites are known to be present and it is considered unlikely that any undetected sites are present.
- No conditions relating to archaeological protection are recommended as the very limited potential for undetected archaeological sites within the Plan Change Area is already provided for under the Accidental Discovery Rule (section E.12.6.1 of the AUP OP).
- If archaeological remains should be exposed during future development resulting from the Plan Change, any adverse effects can be mitigated under the archaeological provisions of the HNZPTA.
- 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 Plan Change Area.

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LINZ

Certificate of Title

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Deposited Plan

DP 5165; DP10424; DP62344; DP 88439; DP 101583; DP 378716

Survey Office Plan

SO 12107; SO 30571; SO 36869; SO 44908; SO 49229