

PUKEKOHE, 47 GOLDING ROAD AND 50 PUKEKOHE EAST ROAD PLAN CHANGE (PC2): ARCHAEOLOGICAL ASSESSMENT

Prepared for OMAC Ltd and Next Generation Properties Ltd

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By

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Contents

Introduction	1
Project Background	1
Methodology	1
Historical Background	4
Māori Settlement	4
European Settlement	4
Historical Survey	6
Information from Early Maps, Plans and Newspaper Articles	6
Information from Early Aerials	16
Archaeological Background	19
Physical Environment	22
Geology and Geomorphology	22
Topography, Vegetation and Land use	23
Field Assessment	24
Field Survey Results	24
Discussion and Conclusions	28
Summary of Results	28
Māori Cultural Values	28
Survey Limitations	28
Archaeological Value and Significance	28
Potential Effects of the Proposal	29
Resource Management Act 1991 Requirements	30
Heritage New Zealand Pouhere Taonga Act 2014 Requirements	31
Conclusions	32
Recommendations	33
Bibliography	34

INTRODUCTION

Project Background

OMAC Limited and Next Generation Properties Ltd are applying for a Plan Change to rezone properties at Pukekohe East and Golding Roads, Pukekohe, from future urban to medium density residential (mixed housing urban). The Plan Change Area comprises the properties at 50 Pukekohe East Road (PT Allot 15 Parish of Pukekohe) covering 18.18HA and 47 Golding Road (Lot 1 DP 392968) covering 9.04HA (Figure 1).

An archaeological assessment was commissioned by Civix on behalf of OMAC LTD and Next Generation Properties Ltd to establish whether future development is likely to impact on archaeological values. This report has been prepared to support a Plan Change application for future development 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/Rārangi Kōrero were searched to determine whether any archaeological sites had been recorded on or in the immediate vicinity of the properties. 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. Archival research was undertaken to establish the history of ownership.

A site visit to was undertaken on 7 December 2021 that included the properties at 50 Pukekohe East Road and 47 Golding Road, as well as several adjoining properties, the latter now having been removed from the proposed plan change. 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.

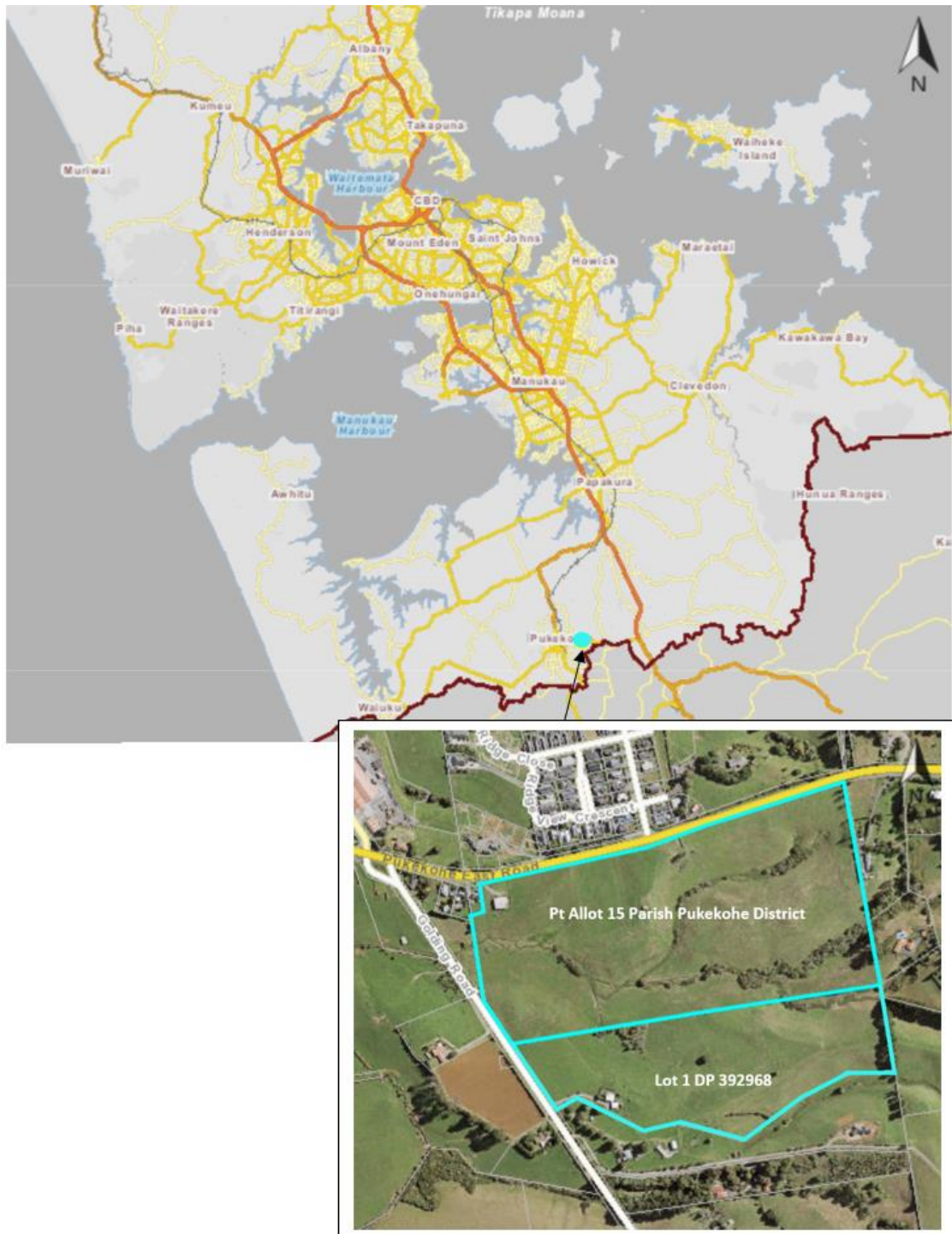


Figure 1. Upper map showing the location of the Plan Change Area in the greater Auckland Region and lower aerial plan showing the properties in the Plan Change Area (source: Auckland Council Geomaps)

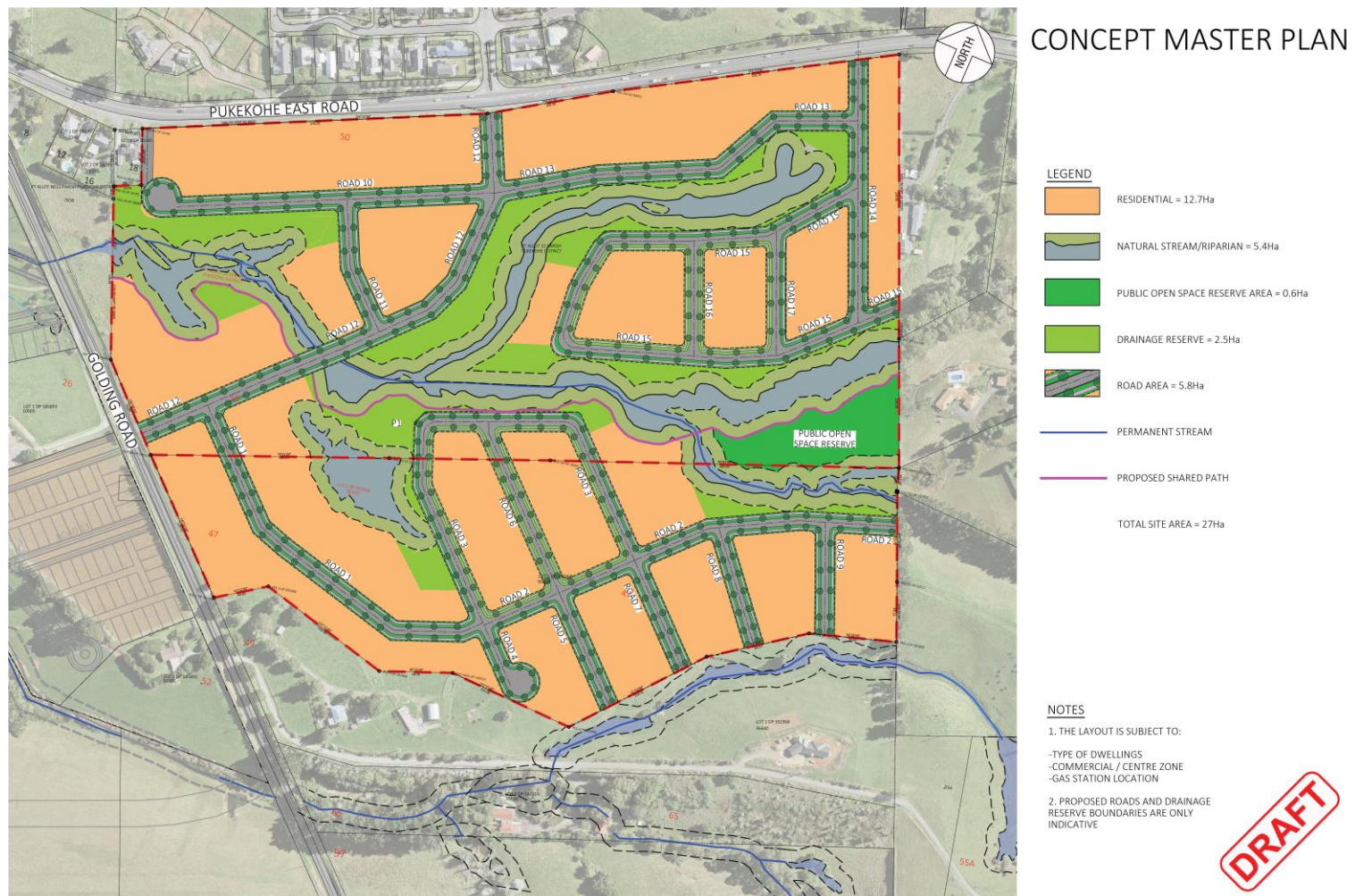


Figure 2. Draft Masterplan for the proposed plan change (source: Civix)

HISTORICAL BACKGROUND

Māori Settlement

The general area has seen many changes over time. The shifts in the cultural landscape are closely tied to the abundant natural resources and fertile soils which were attractive for Māori settlement. The Waikato River, which empties into the Tasman Sea to the west of the Plan Change Area, was an immensely important feature of the landscape to the Tainui people. The river served as an important communication route through the extensive lands of the centre of the North Island. The river also provided rich resources to support Māori settlement, such as whitebait, mullet, flounder, eel, shellfish, waterfowl, wild vegetables as well as flax (Murdoch 1988:96). Numerous kāinga (settlements) were located along the banks of the river, one of which, at Tuakau, is located to the southwest of the Plan Change Area. Kāinga were also located at Pukekohe, Patumahoe, Whatapaka, Te Karaka and Te Aparangi near Papakura (the heartland of Ngāti Tamaoho and Te Akitai) (Murdoch 1988:101). The Ngapuhi raids of the 1820s saw the area largely abandoned and it was not until 1835, under the influence of Te Whero Whero, that the tangata whenua returned to reoccupy their kāinga.

European Settlement

In the 1840s, after the establishment of Auckland as New Zealand's capital, there began to be pressure on the area from European settlers. Land speculation was a major industry in Auckland from the outset and land values within the town were greatly inflated. Settlers, in a search of cheaper agricultural land, gradually began to expand north and south of Auckland and the Crown began to purchase large blocks of land during the 1840s and 1850s, with the Pukekohe No. 1 Block, which consisted of Karaka Parish, present day Pukekohe East and Harrisville, purchased in 1842. The purchase was opposed by iwi and was renegotiated in 1853, although poor surveying and the sale of the second Pukekohe Block added to the amount of land lost to iwi.

European settlement in the 1850s saw increasing pressure on Māori from the government to sell more of their land. However, by 1855 the tribes had sold all that they wished to sell in the area (Murdoch 1988:103-4). European settlement in Pukekohe East began after 1853 by people mainly from Scotland and Cornwall – including the families of McDonald, Comrie, Scott, Roose, Robinson, Hawke, Easton, and others. The disputes over land claims continued without resolution until the New Zealand Wars of the 1860s, when the general area was affected by the Waikato invasion of 1863-64. During this period many settlers left the area, some permanently. There are no known New Zealand War sites within the Plan Change Area, but the area to the north and northeast saw a number of conflicts during these years, including the battle at the Pukekohe East Church in 1863 (Morris 1963).

After the cessation of hostilities in the Waikato region in 1864, the government confiscated large tracts of land and European settlement of the area increased significantly. In 1865, the Waikato Immigration Scheme saw the arrival of immigrant families brought to the area through a system of government sponsored land grants for those who could pay their passage and meet a three-years' residency requirement, during which time it was planned they would support themselves through public works such as road building (*New Zealand Spectator and Cook's Strait Guardian* 29 April 1865). Thirteen ships brought settlers to the Franklin district at this time. One of these ships, *The Ganges*, carried many families

who settled in Pukekohe (there were 422 passengers, but 54 children and two adults were lost on the voyage), as did passengers from the *Dauntless* and the *Lancashire Witch* (Morris 1965).

The name Pukekohe was derived from the Kohekohe (or native mahogany) trees that were known to grow in the area. Soon after their arrival, many of the new settlers began clearing the land and establishing farms. The area became well known for its fertile soils with market gardening, horticulture and dairying all becoming well established. Photographs from c.1885 and 1905 in Figure 3 show the evidence of bush clearance and the town of Pukekohe is described as a dairying centre in the 1905 photograph reference.



Figure 3. Upper photograph showing an area of bush clearance with buildings in Pukekohe in the background dated to c.1885 (Auckland Libraries. Manukau Research Library FRA: I, 5 Footprints 02371) and lower photograph of the main street of Pukekohe dated from 1905 (source: Auckland Libraries Heritage Collections AWNS-19050427-12-1)

HISTORICAL SURVEY

Information from Early Maps, Plans and Newspaper Articles

Early maps and plans were reviewed to provide detailed information on past ownership and land use in the Plan Change Area. The plan in Figure 4 (with a date of 1855 annotated in pencil) shows the original allotments in Pukekohe Parish. The Plan Change Area is located in Allotment 15 and Allotment 40. As can be seen on the plan, the section of the map containing all but the southern part of Allotment 40 is missing. The locations of both of the allotments can be seen on the map in Figure 5 which dates from 1914.

Allotment 15

The earliest plan to show a name associated with Allotment 15 dates from 1905 (Figure 6), with the name Frederick Louer.¹ This plan shows the subdivision of the property to the northeast of the Plan Change Area and does not provide any additional information apart from the name annotated on Allotment 15. A later plan from 1924 in Figure 7 also shows the subdivision of land to the northeast of the Plan Change Area and also has the name Lauer annotated on Allotment 15. Frederick Lauer was born in London in 1851, came to New Zealand around the age of 15 and worked on ships for a further 15 years. He moved to Pukekohe around 1884 and held office as clerk of the Pukekohe East Road Board until it merged with the Franklin County Council in 1912 and he passed away in 1929 with his residence listed as East Street Pukekohe (*Franklin Times* 25 October 1929).

The plan in Figure 8 dating from 1936, shows a survey of Allotment 15 to the south of Pukekohe East Road with the written description 'undulating grass lands'. The owner's signature on the plan is Charles Lauer, who was Frederick's son. It is also noted that in Frederick Lauer's will he bequeathed this land to his son Charles (Archway 1570 - R130962750). The plan in Figure 9 dating from 1938 showing land taken for roads in the vicinity of the Plan Change Area also has the name Charles Lauer annotated on Pt Allotment 15 to the south of Pukekohe East Road apart from a small lot in the northwest corner which has the name G.W. Lauer (George William Thomas Lauer) Charles' son. This Lot is also shown in more detail in Figure 10.

Allotment 40

As can be seen on the early plan in Figure 4, the names 'Donald and Esworthy' are annotated on Allotment 40. The allotment was granted to the pair on 4 June 1857,² however, it was sold on to Thomas Russel on 8 June 1857³ and then sold on once again in the same year to John Classon Courtney, whose address was listed as Epsom.⁴ The property then passed to Alexander Meadows Rendel of London on 10 February 1863.⁵ Rendel was a civil engineer from Plymouth who also worked internationally on railways and bridges. His connection with New Zealand was through marriage as his wife, Eliza (Leila) Hobson was the eldest daughter of Captain William Hobson, the first Governor of New Zealand. Hobson's widow, also named Eliza, and the children left New Zealand in 1843 and it is

¹ Note this is an error of spelling with the correct name 'Lauer' spelled as 'Louer'.

² Deeds Index 8A/257 CG/121

³ Deeds Index 8A/257 Deeds Register 6A/374

⁴ Deeds Index 8A/257 Deeds Register 14D/383

⁵ Deeds Index 8A/257 Deeds Register 8A/439 and Deeds Index 8A/257 Deeds Register 14D/383

noted that the elder Eliza had invested in Auckland property. Rendel and Leila married in 1853 and it is quite likely that the property in the Plan Change Area was purchased as an investment from overseas, as neither Alexander nor Leila lived in New Zealand after their marriage (Emily Cummings Harris Website). The final sale of this allotment prior to 1900 was on 3 June 1890 when the property passed from Rendel to James Golding.⁶ According to a newspaper article regarding James Golding's 87th birthday in 1930, he had been a long-time resident of Pukekohe (*Franklin Times* 24 September 1930). Another earlier newspaper article dated 16 January 1892 advertised for sale the homestead of James Golding (a four-roomed cottage, shop and slaughterhouse on land near the Pukekohe Hotel and Railway Station (*New Zealand Herald* 16 January 1892).

Mr James Golding passed away in 1931 and his obituary noted that the death took place at his residence, Hobson Farm, Golding Road, Pukekohe (*Franklin Times* 2 October 1931). Based on this location and earlier evidence it would seem likely that Golding and his wife Sarah Jane, who passed away in 1920 (*New Zealand Herald* 8 April 1933) moved to the property on Golding Road (in the current Plan Change Area) in the early 1890s. The 1924 plan prepared for James Golding in Figure 11, shows the subdivision of Allotment 40 into three new lots with the Plan Change Area being located in the northern part of Lot 1. As can also be seen on the plan a house and three sheds are located in Lot 1 near the southern boundary. A much more recent plan shown in Figure 12 (dated 2003) shows the subdivision that created the property at 47 Golding Road as it exists today.

As noted above, the Golding property was referred to as Hobson Farm. The origins of the name could not be confirmed during the research for this assessment, but it is considered likely that it was named through the association of Leila Rendel (née Hobson), the wife of Alexander Rendel who owned the property during the mid-19th century. It is also noted that a son of James and Sarah Jane Golding, who died in 1898 at the age of 5 years, was named Victor Hobson Golding (*Auckland Star* 21 November 1898). As his birth was just after the purchase of the property on Golding Road it is possible, he was named after the new home of the Golding family.

⁶ Deeds Index 8A/257 Deeds Register R44/167



Figure 4. AK SO 298 (dated c.1855) showing the land grants in the Parish of Pukekohe with Allotment 40 indicated by black arrow and with Allotment 15 in the missing area (source: Quickmap)

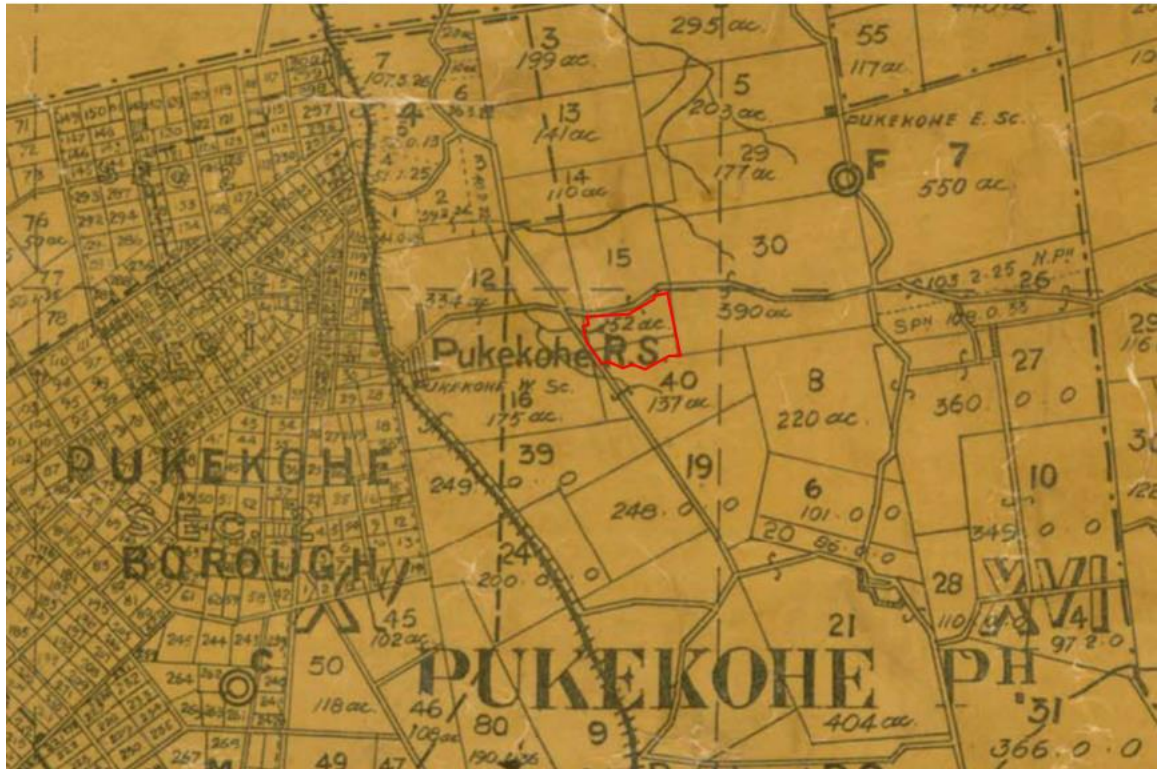
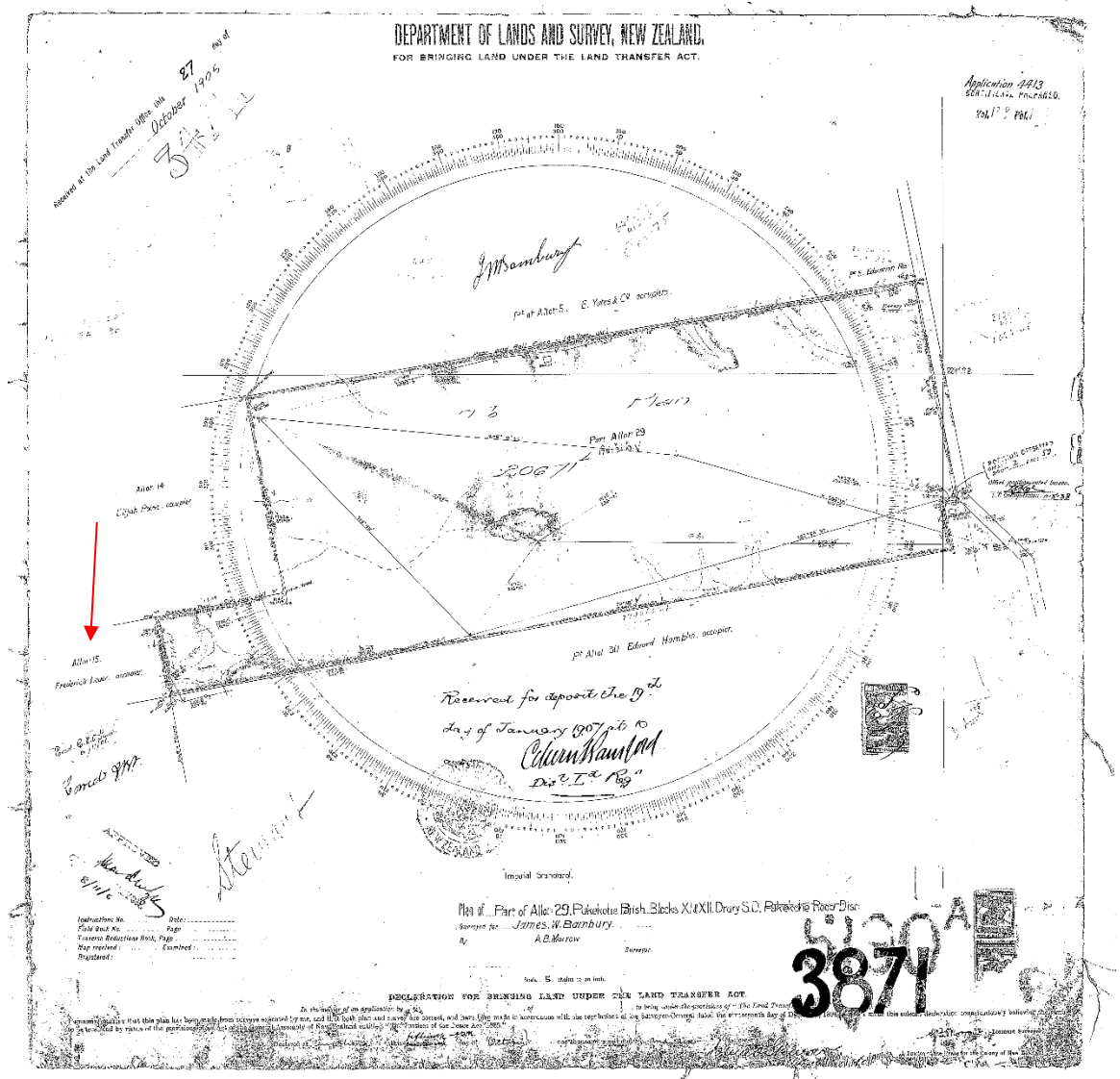
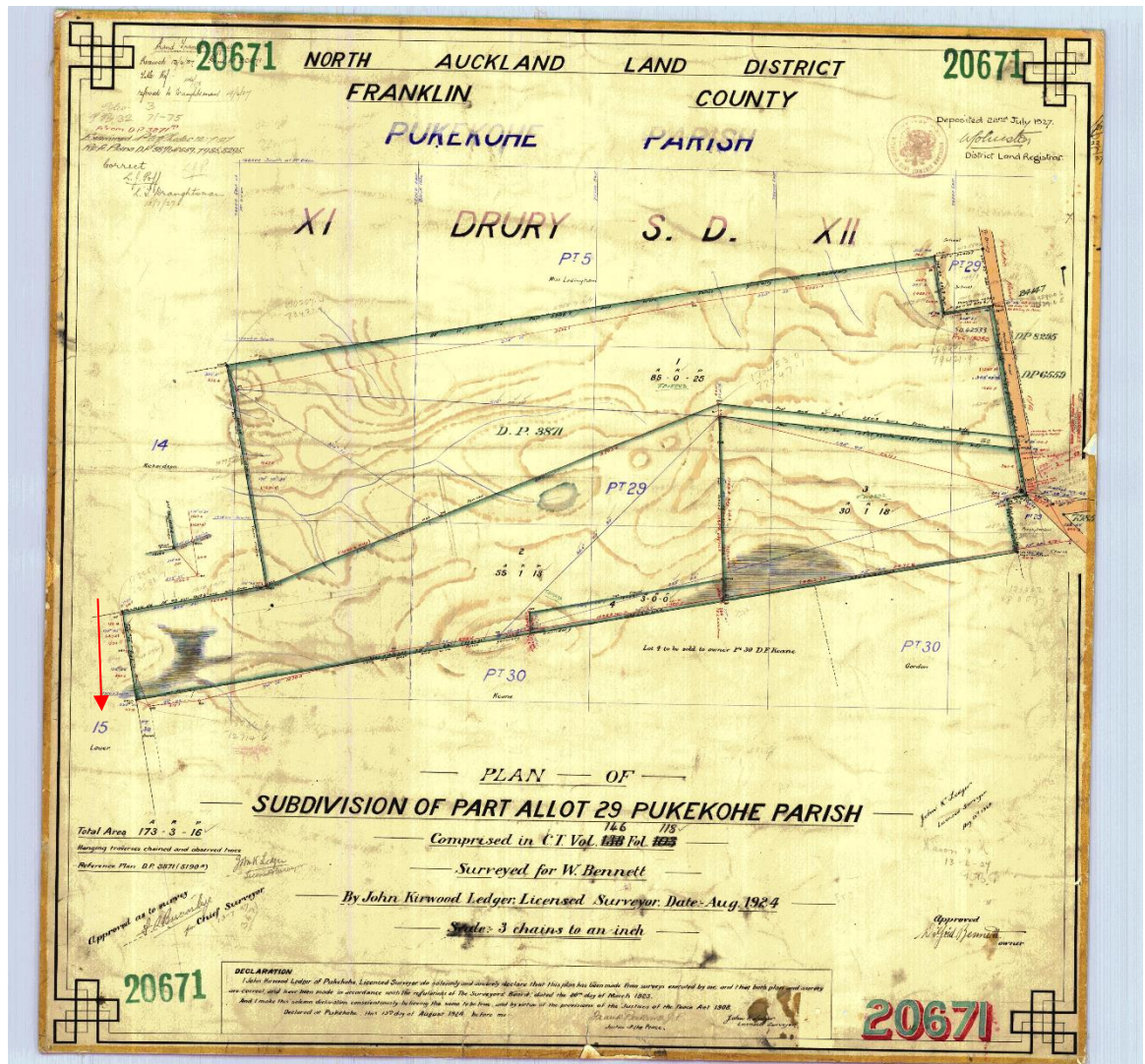


Figure 5. 1914 Plan titled Index Map of Franklin County showing parts that were missing in the 1850s plan with Plan Change Area outlined in red (source: Auckland Libraries Heritage Collections, Map 9309)



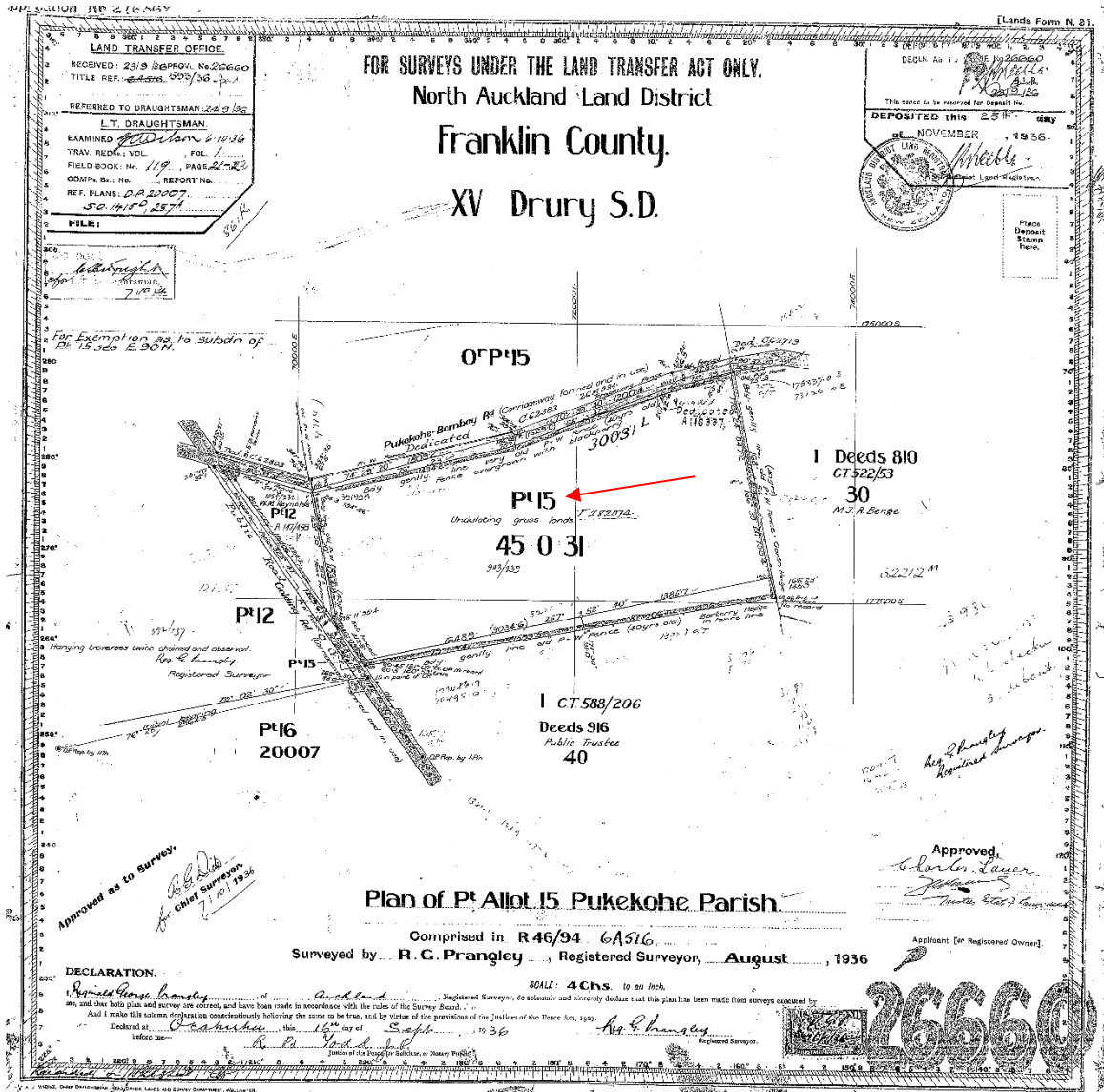
Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified November 2002, Plan is probably current as at 17/10/2021

Figure 6. AK DP 3871 dated 1905 showing a subdivision to the east of the Plan Change Area with Allotment 15, which contains the Plan Change Area, having the name 'Frederick Louer' (sic) annotated (red arrow) (source: Quickmap)



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified November 2002, Plan is probably current as at 18/10/2021

Figure 7. AK DP 20671 dated 1924, showing a subdivision to the northeast of the Plan Change Area with Allotment 15 annotated with the name 'Lauer' (source: Quickmap)



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified November 2002, Plan is probably current as at 05/12/2021

Figure 8. AK DP 26660 dated 1936 showing survey of Pt Allotment 15 Pukekohe Parish (to the south of Pukekohe East Road) (source: Quickmap)

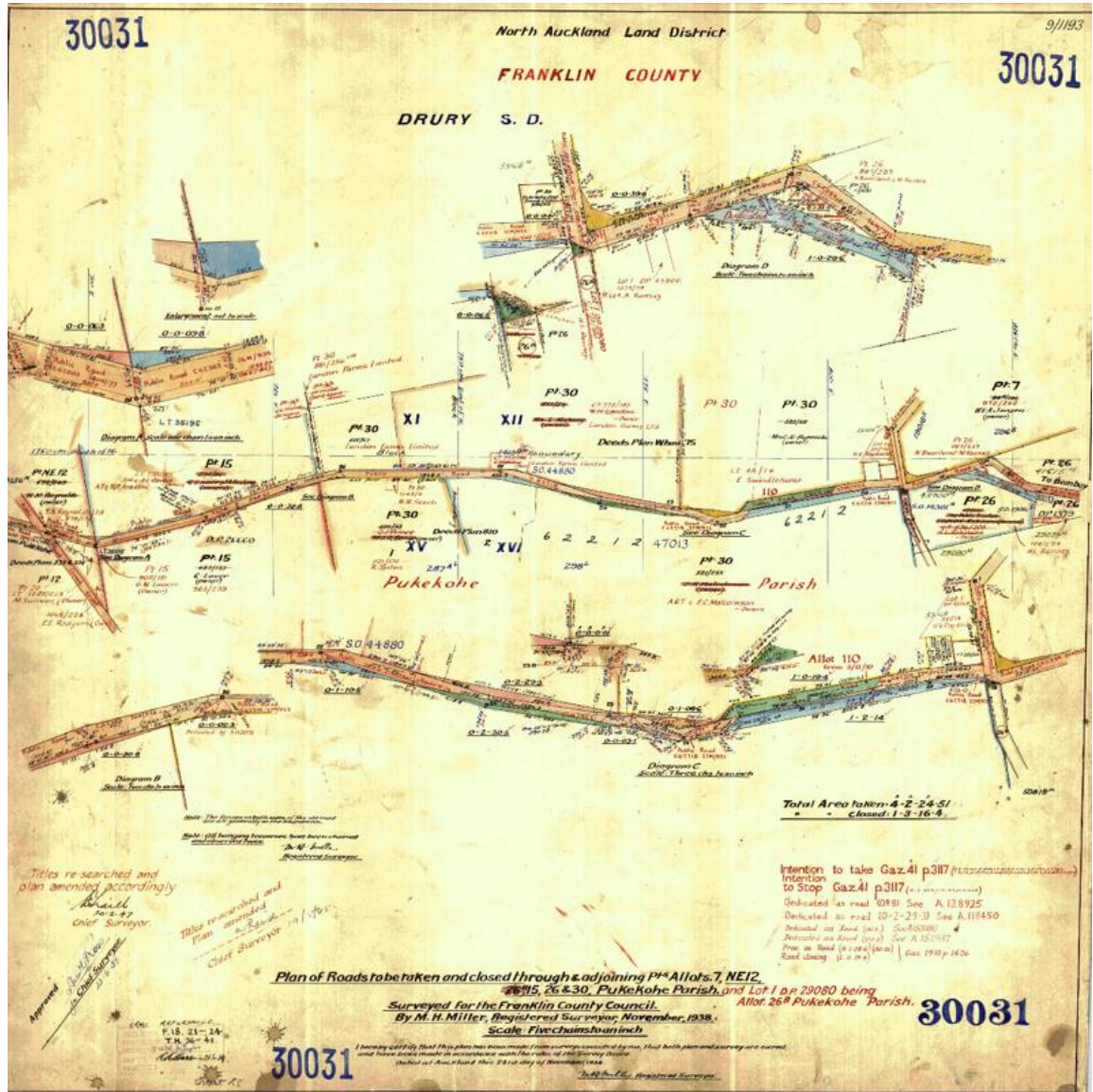
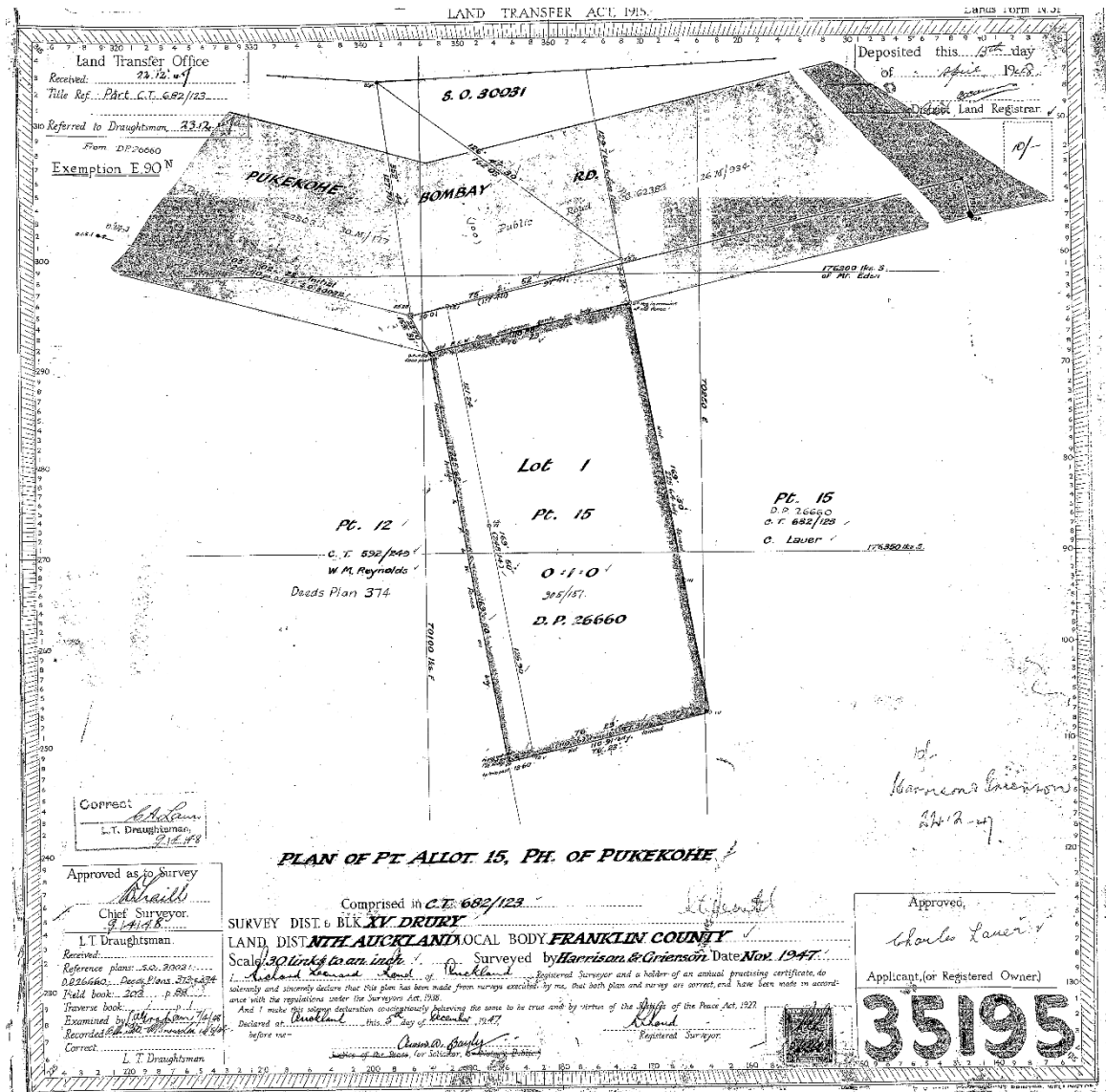
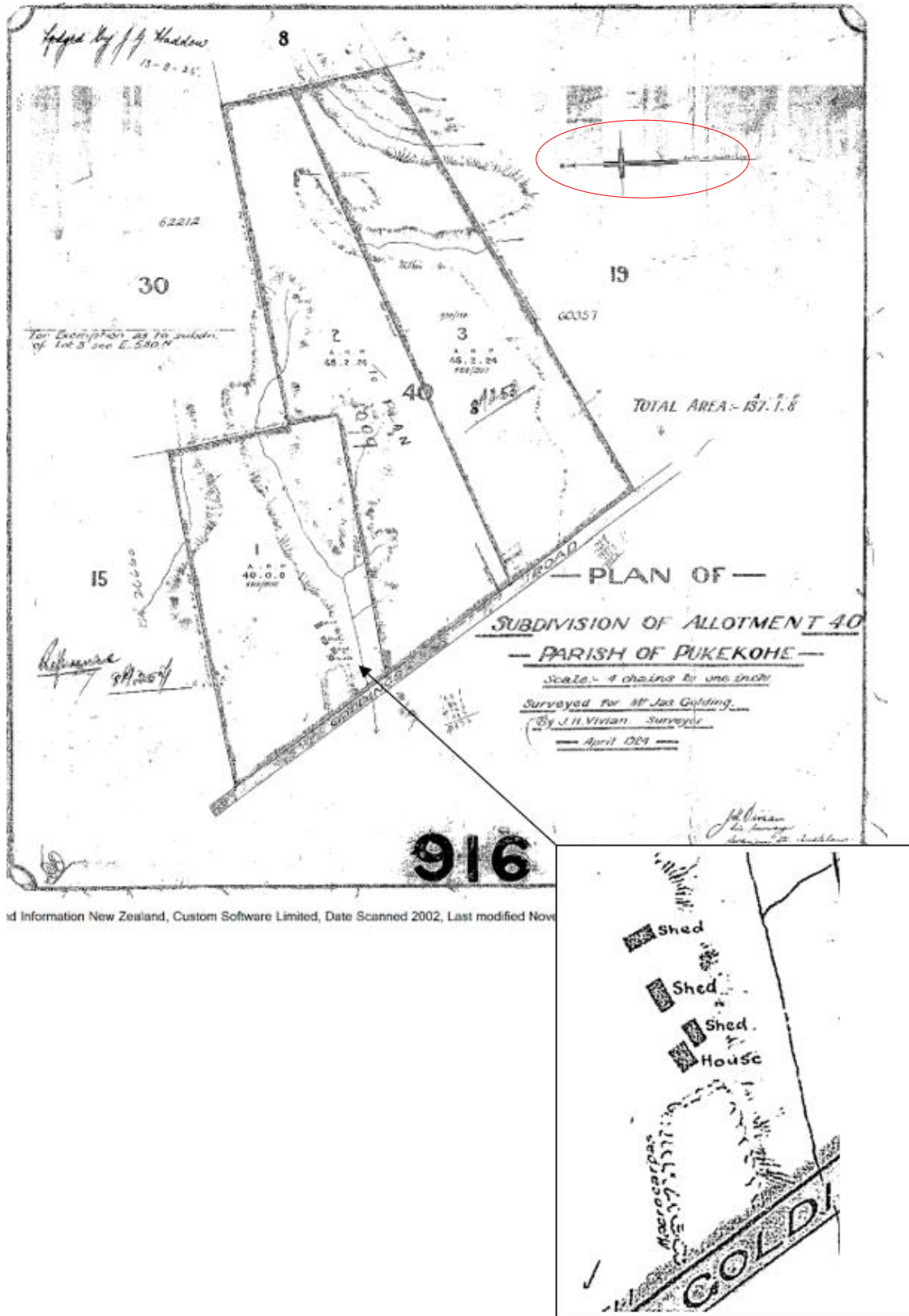


Figure 9. AK SO 30031 dated 1938 for plan of roads showing Allotment 15 with the name C. Lauer annotated (source: Quickmap)



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified November 2002, Plan is probably current as at 05/12/2021

Figure 10. AK DP 35195 dated 1947 showing the subdivision of Pt Allotment 15 that created Lot 1 DP 35193 (source: Quickmap)



id Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified Nov

Figure 11. AK Deed 916 dated 1924 prepared for Mr James Golding showing the subdivision of Allotment 40 with the Plan Change Area being located in the northern part of Lot 1 and with house and three sheds in the southern part of Lot 1 shown in detail in lower inset. Note the orientation of the map with the north arrow circled in red (source: Quickmap)

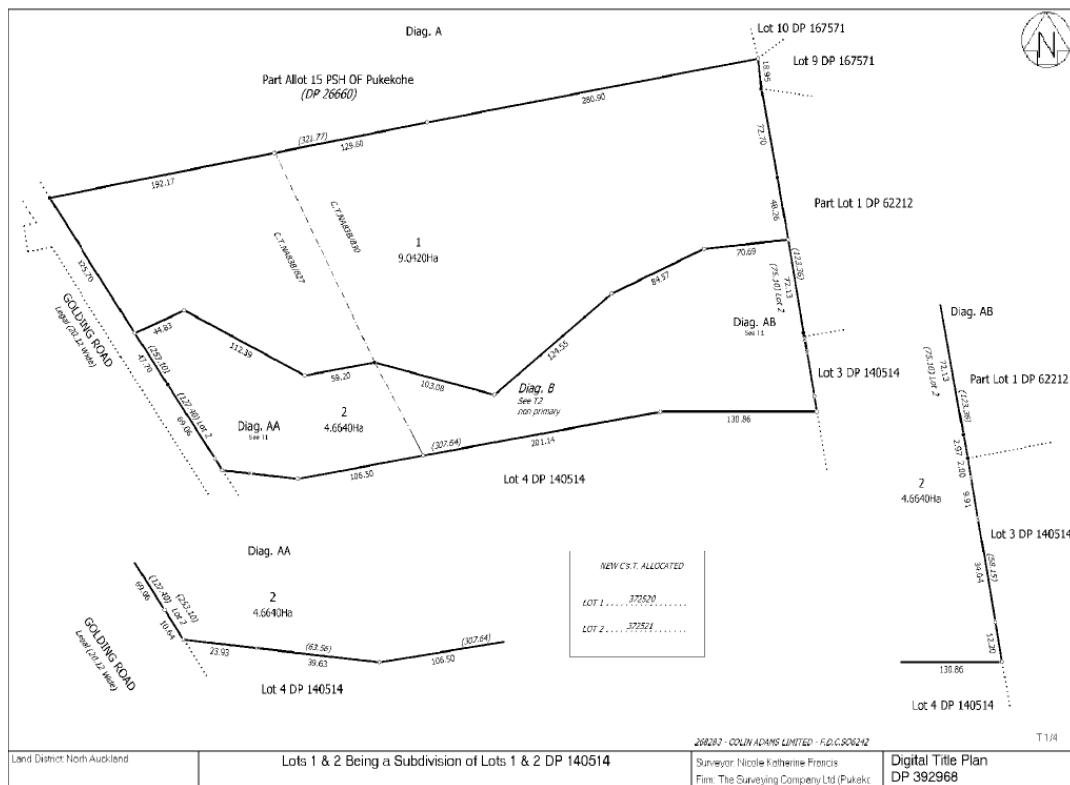


Figure 12. AK DP 392968 modern subdivision plan dated 2003 which created Lot 1 (47 Golding Road) which was part of Allotment 40 (source: Quickmap)

Information from Early Aerials

Aerial photographs were reviewed to observe land use over the last c.80 years in the Plan Change Area. The 1942 aerial photograph in Figure 13 of Allotment 40 shows the presence of structures in the same general location as the house and sheds seen in the 1924 plan in Figure 11. Whether some of these buildings are the same as those indicated in the 1924 plan cannot be positively determined from the evidence on the aerial photograph. Aerial photographs also indicated that the current house and modern sheds were constructed sometime between 1963 and 1975.

As can be seen in the aerial photograph dated 1942 in Figure 14, Allotment 15 contained a house at this time. This house which was located at 50 Pukekohe East Road was the home of Charles Lauer and his family. They had originally lived on the opposite side of Pukekohe East Road but had moved to the location within the Plan Change Area and constructed a house there around 1915. It is noted that the house is no longer present on the property (as can be seen in the 2017 aerial photograph in Figure 15) and it is believed to have been relocated elsewhere, as well a barn, of unknown construction date, that was also present near the house was demolished (Auckland Council heritage Unit: 2014).



Figure 13. Aerial photograph dated 1942 (Crown 192 278 31) showing the part of Allotment 40 that is within the Plan Change outlined in red with location of the Golding Homestead (to the south of the Plan Change Area) indicated by arrow (sourced from: [http:// retrolens.nz](http://retrolens.nz) and licensed by LINZ CC-BY 3.0)



Figure 14. Aerial photograph dated 1942 (Crown 192 278 31) showing the part of Allotment 15 that is within the Plan Change Area outlined in red and with house and outbuildings at 50 Pukekohe East Road circled in yellow (sourced from: [http:// retrolens.nz](http://retrolens.nz) and licensed by LINZ CC-BY 3.0)



Figure 15. Aerial photograph dated 2017 showing the part of Allotment 15 in the Plan Change Area outlined in red and with house at 50 Pukekohe East Road no longer present (former location indicated by arrow) (source: Auckland Council Geomaps)

ARCHAEOLOGICAL BACKGROUND

There are no recorded archaeological sites within the Plan Change Area (Figure 16). Two sites have been recorded in the general vicinity (within c.1km), the first is R12/1178 (CHI: 22332), a well that was located in the residence of Dr Dalziel, west of Ngahere Road, who owned the house from 1880 until 1906, when it was sold to the Roose family. Although the house was demolished in 1975/76 and replaced with a new structure, the below ground elements of the well were left intact and the above ground elements modernised. It is located c.970m to the west of the Plan Change Area (NZAA Site Record). The second site is located c. 20m to the south of the Plan Change Area at 49 Golding Road. It is a homestead site known as “Hobson Farm” associated with the Golding family who are believed to have moved there in the early 1890s. The site was recorded during an initial survey of properties for the plan change in December 2021. The Golding family also owned the land containing the property at 47 Golding Road, although no 19th buildings or structures associated with the farm have been identified on land within the current Plan Change Area. The locations of the sites are shown in Figure 16 and a brief description is provided in Table 1.

With respect to sites associated with Māori occupation and settlement in the broader area, most of these archaeological sites have been recorded along coastal edges and major waterways and it is considered unlikely that the Plan Change Area would have been attractive for Māori settlement and occupation, apart from resource collection. It is noted, however, that the presence of archaeological sites, such as isolated finds or shell middens, cannot be completely discounted.

Other Historic Heritage Sites

There are no historic heritage sites within the boundaries of the Plan Change Area or in close proximity. A brief description of the places included in the Auckland Council CHI in the general vicinity of the Plan Change Area, within c.1km, is presented below to provide an overview of the heritage resources in the general area. The locations of the recorded archaeological sites and the other recorded historic heritage places described in this section are shown in Figure 16 with a brief description provided in Table 1.

CHI:22335 is a villa believed to have been constructed around 1912 located c.760m to the southwest of the Plan Change Area. There are also four pre-fabricated cottages constructed for railway workers in the 1920s situated c.820m to the southwest of the Plan Change Area across the road from the villa: CHI:22372, 22373, 22374 and 22375. Roosevelt Park (CHI:2815) located c.580m to the west of the Plan Change Area is a bush reserve formed in the 1920s that was formerly part of the land owned by Elijah Roose (an early settler in Pukekohe). There is also a former WWII United States Military Camp in the park (CHI:17027). The location of a second similar military camp (Showgrounds Camp – CHI:17019) is located c.770m to the southwest of the Plan Change Area. The showgrounds themselves, which lie c.1100m to the southwest of the Plan Change Area have also been included on the CHI (ref: 19275). The showgrounds have been in use since around 1913/14. The buildings include Harris and Massey Halls and Rose Cottage, which may have been relocated to the show grounds from the former showgrounds area. The show grounds have been used for community events and rural commercial transactions in Pukekohe for over a century and hold an important place for this role in the community.

It is noted that the Lauer villa and barn at 50 Pukekohe East Road were included in the “Places of Interest List” in the Pukekohe Heritage Survey in 2014 which indicated they were worthy of further investigation and evaluation to determine if they warranted

scheduling. However, as the house was removed to an unknown location and the barn demolished, an evaluation was not undertaken.

Table 1. Brief description of archaeological and other historic heritage places in the general vicinity (c.1km) of the Plan Change Area

NZAA Ref	CHI Ref	UPID Ref	Site Type	Description	NZTM Easting	NZTM Northing
R12/1178	22332	n/a	Archaeological Site	Well - located at the site of Doctor Dalziel's house	1769791	5881213
R12/1194	n/a	n/a	Archaeological Site	Homestead of the Golding family.		
n/a	2815	01557 Cat B	Historic Structure	Rooseville Park. Set aside as a reserve in the 1920s	1770163	5881257
n/a	17019	n/a	Reported Historic Site	U.S. WWII Military Camp at Showgrounds	1770249	5880694
n/a	17027	n/a	Reported Historic Site	WWII Military Camp at Rooseville Park	1770084	5881297
n/a	19275	n/a	Historic structure	Pukekohe Showgrounds, including halls.	1769831	5880662
n/a	22335	n/a	Historic Structure	Villa constructed around 1912	1770226	5880887
n/a	22372	n/a	Historic Structure	Railway Cottage at 8 Ngahere Road	1770150	5880942
n/a	22373	n/a	Historic Structure	Railway Cottage at 6 Ngahere Road	1770156	5880922
n/a	22374	n/a	Historic Structure	Railway Cottage at 4 Ngahere Road	1770161	5880901
n/a	22375	n/a	Historic Structure	Railway Cottage at 47 Birch Road	1770151	5880866

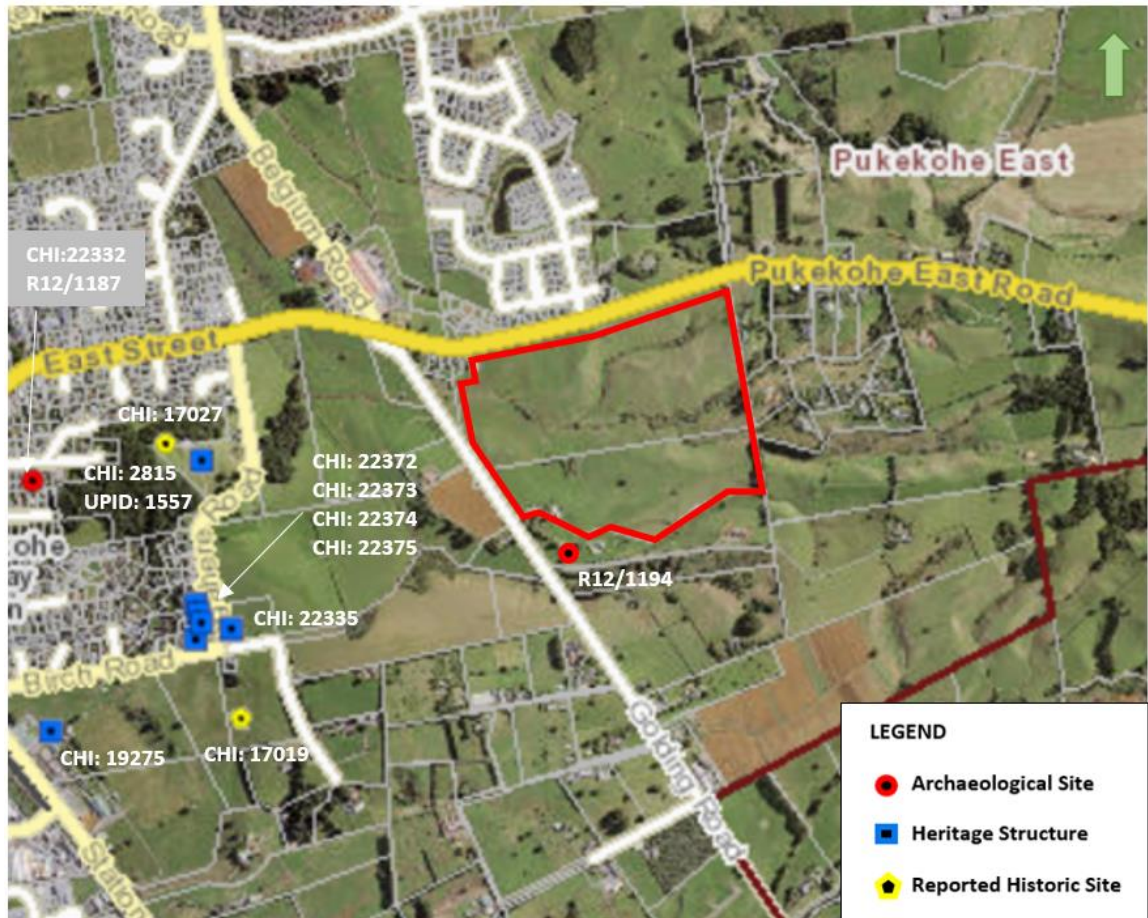


Figure 16. Aerial plan showing the location of archaeological sites and other historic heritage places within c.1km of the Plan Change Area (source: Auckland Council Geomaps)

PHYSICAL ENVIRONMENT

Geology and Geomorphology

The Plan Change Area is located in the South Auckland Volcanic Field, which was active between 1.6 and 0.5 million years ago. As can be seen on the map in Figure 17, the Plan Change Area is situated near one of these the volcanic features, namely the Roosevelt Tuff Ring South. The southern tuff ring is the smaller of two such features (Rooseville Tuff Ring South and Roosevelt Tuff Ring North) with a diameter of c.0.9km, while the northern tuff ring is 1.2km in diameter. A tuff ring is created from an explosive volcanic eruption that occurs when rising magma comes into contact with groundwater or swampy ground. These explosive eruptions can have columns consisting of clouds of steam, magmatic gas, fragmented lava and pulverised rock rising to heights of several kilometres. The tuff ring itself is formed by the larger and heavier particles of volcanic ash and blocks/bombs that fall in the vicinity of the crater, building up a raised circle or ring around the edge of the crater (Hayward 2014: 10). Because of the age of the volcanic field, these volcanoes are only recognisable from the tuff rings. The area containing the Roosevelt Tuff Ring South is still for the most part undeveloped and is dominated by grass paddocks and a small number of residential lifestyle properties. The low-lying craters of both the North and South tuff rings drain via a stream that has breached the northern crater to the northeast of the Plan Change Area.

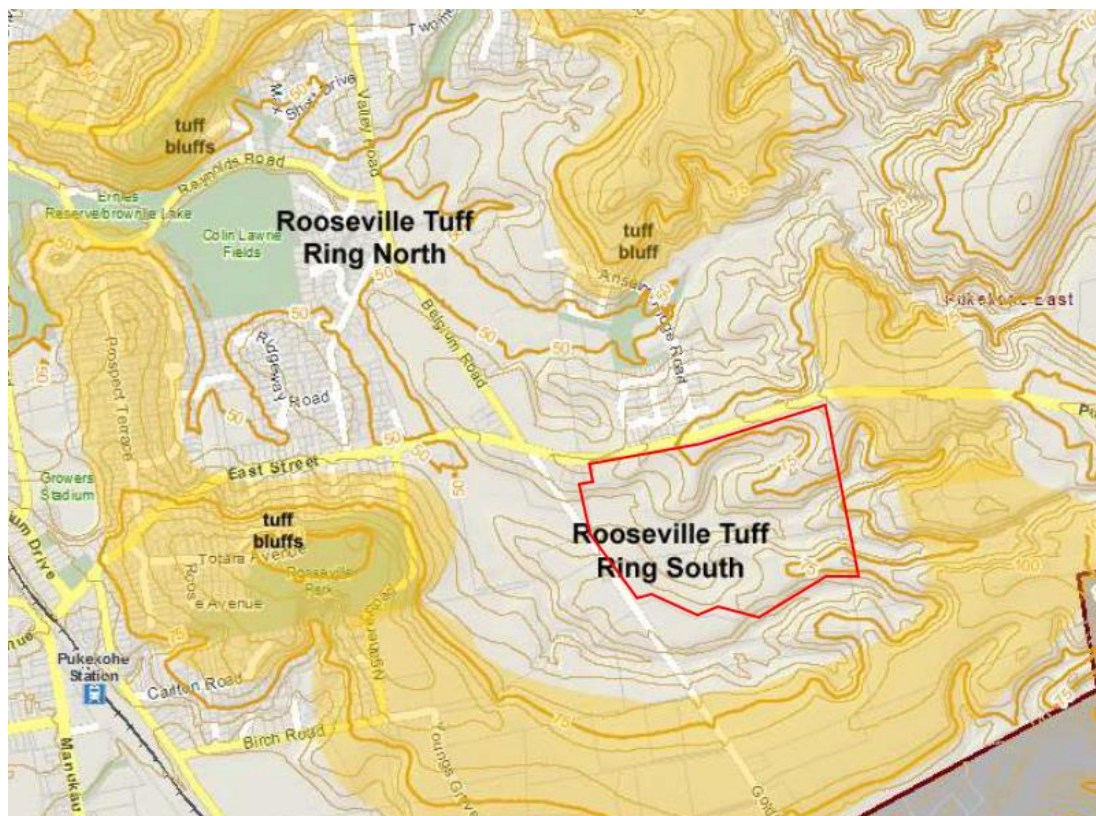


Figure 17. Map showing the locations of the Roosevelt Tuff Rings North and South with the Plan Change Area outlined in red (source: Hayward 2014 in Pukekohe Heritage Survey – Final)

Topography, Vegetation and Land use

As mentioned above, the Plan Change Area lies near to an ancient volcanic feature, the Roosevelt Tuff Ring South. The land is characterised by sloping hillsides and stream gullies, with streams running across the central southern parts of Allotment 15 and north-eastern part of Allotment 40, and also just to the south of the Plan Change Area as can be seen in Figure 18. The majority of the land is covered by grass pastures with trees along the stream edges. The Plan Change Area contains one modern residential building at 47 Golding Road.



Figure 18. Aerial plan with contours showing the permanent streams (blue lines) in the Plan Change Area, which is outlined in red (source: Auckland Council Geomaps)

FIELD ASSESSMENT

Field Survey Results

A site visit was undertaken on 7 December 2021 for an initial survey for the plan change that covered a number of properties including 47 Golding Road and 50 Pukekohe East Road. As both of these properties were fully accessible, an additional survey was not undertaken. In general, the ground surface in the survey area was dry, apart from area immediately surrounding the stream beds. The survey consisted of a site walkover and visual inspection with probing along the stream edges where accessible.

Allotment 15 (50 Pukekohe Road East)

The northern border of this allotment runs along the southern side of Pukekohe East Road with the southern boundary adjoining Allotment 40. The western boundary is along Golding Road and there are lifestyle properties to the east. The property at 50 Pukekohe East Road has a stream running through the southwestern part which separates to form two branches in the west (Figure 19), with an additional branch from the southern stream running further south into Allotment 40. Visual inspection along with intermittent probing along the streams was undertaken but no evidence of archaeological deposits or features was identified. As noted earlier, this property was owned by the Lauer family and a house dating from c.1915 was formerly located on the property (in the location shown in Figure 20). Currently there are two buildings on the property, both 20th century in date. The first is a metal shed in the northwest corner and the second is a small concrete shed located in the north central part (Figure 21). Upon inspection the concrete shed was found to contain an Alfa Laval Cream separator still in place (Figure 22 and Figure 23). These cream separators were developed in Sweden by Gustav de Laval and were used on dairy farms in many parts of the world including New Zealand, where they were most widely used in the early part of the 20th century (Stringleman and Scrimgeour 2021). The presence of the cream separator reflects the use of the property as a dairy farm by the Lauer family. The remainder of the property was walked over and visually scanned, but no archaeological features or deposits were identified.

Allotment 40 (47 Golding Road)

The next property to be visited was 47 Golding Road. There is a modern house and garage present in the southwestern corner of the property. The remainder of the property consists of grassed pastures on an undulating landscape with a westward trending ridge in the central eastern part and a south-easterly trending ridge in the western part. The ridge in the west of the property is situated between two streams (with the more southerly stream lying to the south of the Plan Change Area at 49 Golding Road). A small stand of native and exotic tree species was noted along the northern border of the property (Figure 24) and the ground was observed to be marshy but with no standing water. A faint channel could be observed on the ground leading north and, although dry at the time of the survey, it would be expected that it would contain overland flow water during periods of heavy rainfalls. The hillsides were heavily overgrown with grass, but there were areas of exposed soil visible containing rabbit warrens. These areas were observed to display a relatively thin yellowish brown silt topsoil over orange silty clay (Figure 24). The stream in the northeast corner of this property was observed to have standing water, but with minimal flow. Probing around the edges of the stream did not indicate the presence of any archaeological features or deposits. Figure 25 provides a general view of the central part of the property.



Figure 19. Photograph showing the eastern part of Pt Allotment 15 with the two branches of the stream visible and indicated by arrows, taken from the northern part of Allotment 40 looking northeast



Figure 20. Photograph showing the location of the former Lauer villa at 50 Pukekohe East Road, looking east



Figure 21. Photograph showing the western and central parts of Pt Allotment 15 taken from the northern boundary of Allotment 40 with locations of modern shed (red arrow) and concrete shed with cream separator (blue arrow) indicated, looking north



Figure 22. Photograph showing the concrete shed containing the Alfa- Laval Cream Separator in Pt Allotment 15, looking south



Figure 23. Photographs showing the Alfa Laval Cream Separator in the concrete shed at 50 Pukekohe East Road



Figure 24. Photograph showing the stand of trees along the northern border of 47 Golding Road, with lower photograph showing an area of exposed soil, looking northwest



Figure 25. Photograph showing a general view of the central part of 47 Golding Road, looking east

DISCUSSION AND CONCLUSIONS

Summary of Results

No archaeological sites have been previously recorded within the Plan Change Area and no archaeological remains were identified as a result of this assessment and survey. 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 and no evidence of Māori usage or occupation was identified during the background research or survey for this assessment.

It is also noted that the Plan Change Area was included in Land Grants to European settlers from the 1850s and the site of the Golding Homestead (R12/1194) believed to date to the 1890s is located just to the south (c.20m) of the Plan Change Area. As well, although the Lauer homestead in Pt Allotment 15 dates from the early 20th century, the land was owned by the Lauer family in the late 19th century and a barn (now demolished) of unknown construction date was present on land within the Plan Change Area.

There are no historic heritage places in the Plan Change Area, as noted the Lauer villa at 50 Pukekohe East Road was identified in an initial heritage survey as warranting further investigation and evaluation, however, the building was removed from the site before this was able to be undertaken.

Māori Cultural Values

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

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

Survey Limitations

It should be noted that archaeological survey techniques (based on visual inspection and minor sub-surface testing) cannot necessarily identify all sub-surface archaeological features, or detect 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.

There are no known archaeological values for the Plan Change Area based on recorded archaeological sites as none have been previously recorded and none were identified during the survey for this assessment. However, it is noted that the land was granted to early European settlers in the mid-1800s and was part of the Lauer family farm (Pt Allotment 15) and the Golding family farm (Allotment 40) in the latter part of the 19th century. As well, the late 19th century homesteads of both families, although located outside of the Plan Change Area, were situated in close proximity and a barn of unknown construction date was located within the Plan Change Area in Pt Allotment 15 (near Pukekohe East Road). Based on these factors the Plan Change Area has the potential to have limited to moderate archaeological values if artefacts and any other remains are present.

Potential Effects of the Proposal

Based on current knowledge any future development resulting from the proposed Plan Change will have no known effects on archaeological values as no archaeological sites have been previously recorded within the boundaries of the Plan Change Area and none were identified during the survey for this assessment. The lack of navigable waterways within the Plan Change Area and lack of recorded archaeological sites associated with Māori settlement in close proximity mean that it is unlikely to contain unidentified archaeological sites associated with Māori occupation.

It is noted, however, that the land containing the Plan Change Area was granted to early European settlers in the mid-19th century and the Golding Homestead, dating to the late 19th century is located just to the south. As well, as the barn located within the Plan Change Area in Pt Allotment 15 has been demolished a date for its construction has not been able to be established, however, as the Lauer family owned the land in the late 19th century, it is possible that the barn was constructed prior to 1900 and that subsurface archaeological remains may be present. The locations of the areas described above are shown in Figure 26. Any future development affecting these areas would have the potential to modify or destroy any surviving archaeological remains that are present. It should be noted that this assessment report has been prepared for a private plan change submission and that the layout and design of future development is currently unconfirmed. As such, this report will require updating, once the details of the future development are available to determine the specific effects, if any, on archaeological values.



Figure 26. Aerial photograph showing the properties within the Plan Change Area outlined in blue with yellow arrow indicating the area containing the former barn on the Lauer farm and white arrow indicating the land just to the north of the former Golding Homestead (source: Auckland Council Geomaps)

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 Plan Change Area. This assessment has established that future development resulting from the proposed Plan Change would have no effect on any recorded archaeological sites but does have the potential to affect unrecorded archaeological remains associated with early European settlement. Any potential adverse affects can be appropriately addressed and mitigated under the provisions of the HNZPTA.

It should also be noted that if suspected archaeological remains are exposed during subdivision 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)⁷, –

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

(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 and

(b) includes a site for which a declaration is made under section 43(1)⁸

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

⁷ Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished.

⁸ 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.

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 at this stage, as no known sites will be affected. However, if further assessment of the Plan Change Area indicates the likelihood of archaeological sites being affected, consideration could be given to applying for an authority under Section 44(a) of the HNZPTA to cover all works undertaken for future development, as a precaution.

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 inland location and lack of navigable waterways in the Plan Change Area.

It is noted that land was granted to early European settlers in the 1850s and farmed by the Lauer and Golding families in the later part of the 19th century with the Golding family homestead located just to the south of the Plan Change Area and a former barn of unknown construction date located in the northern part of the Plan Change Area. As the 19th century homesteads of the two families are known to have been located just outside of the Plan Change Area, if any archaeological remains are exposed during future development activities, the effects are considered likely to be minor and can be appropriately mitigated by recording and information recovery under the archaeological provisions of the HNZPTA.

RECOMMENDATIONS

- There should be no major constraints on the proposed plan change and future development on archaeological grounds, as no known archaeological sites will be affected, and the possibility that archaeological remains may be present can be appropriately mitigated through the provisions of the HNZPTA.
- This report should be updated accordingly once future development plans have been finalised. If further assessment indicates that it is likely that subsurface archaeological features will be exposed during future development, an Authority should be applied for under Section 44(a) of the HNZPTA as a precaution prior to the start of earthworks. This would establish appropriate procedures for the management of any archaeological remains discovered, reducing the potential for delays during the development process
- If no authority has been obtained and subsurface archaeological evidence should be unearthed during future development as a result of the Plan Change (e.g. intact shell midden, hangi, storage pits relating to Maori 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 under Section 44(a) of the HNZPTA and granted prior to any further work being carried out that will affect the site. (*Note that this is a legal requirement*).
- 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 within the Plan Change Area.

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