

MEMORANDUM

TO	MATT MUSPRATT
COPY	ALFRED LISON; AASTHA SHRESTHA; JASON HOLLAND
FROM	EMILY HOWITT
SUBJECT	100-110 TE MOANA ROAD PRIVATE PLAN CHANGE REQUEST: ARCHAEOLOGY REVIEW
DATE	18 DECEMBER 2024

SCOPE

A Private Plan Change Request was submitted to Kāpiti Coast District Council by Mitchell Daysh acting on behalf of Eric, Vince and Raechel Osborne. The request seeks to rezone 100-110 Te Moana Road, Waikanae (the 'Property') from General Rural Zone to General Residential Zone under the Operative Kāpiti Coast District Plan. The total area of the site is approximately 5.5ha.

The scope of this report is to undertake a peer review of the Plan Change application to:

- Identify any information gaps required to complete the assessment; and
- Consider whether the Assessment is adequate for the purpose and whether the mitigation recommendations are appropriate to address the effects on archaeological values.

BASIS OF THE REVIEW

The documents consulted in undertaking this review were:

- Proposed Osborne Plan Change, Waikanae: Archaeological Assessment. *Prepared by Mary O'Keeffe, Heritage Solutions.*
- Draft For KCDC Review - Proposed Plan Change to The Kāpiti Coast District Plan and Section 32 Assessment: 100 and 110 Te Moana Road, Waikanae. *Prepared by Mitchell Daysh Limited.*

REVIEW OF DOCUMENTATION

ASSESSMENT METHODS

The archaeological assessment was based on a predictive model which sourced data from the physical environment, history of land use, previously recorded archaeology, and historic documents. The sources and methodology used were appropriate for this purpose.

A field survey of the Property was undertaken during which the ground surface was examined for evidence of former Māori settlement such as middens, pits and terraces. The survey was a visual inspection only; no below ground testing was carried out. The scope and methods of the field survey were appropriate for the purposes of identifying and predicting the potential archaeological values and effects on those values.

ASSESSMENT OUTCOMES

There is one recorded archaeological site on the subject Property (R27/367), and this was observed as a scatter of shell on the ground surface during the site survey. The author noted the presence of other shell scatters on the property possibly disturbed by vegetation removal which may indicate further unrecorded archaeological sites. The Property is part of a broader archaeological landscape encompassing the Kāpiti dune belt. There are numerous archaeological site records in the wider Waikanae area associated with Māori activity and occupation, most commonly in the form of shell middens and ovens. The subject Property is directly adjacent to the M2PP expressway corridor where several archaeological sites were recorded during construction.

The Property is located on a dune adjacent to a previously navigable waterway, a typical location for sites to occur as established by the M2PP archaeological programme. There has been some minor/shallow ground disturbance from vegetation removal using a bulldozer. The Assessment surmises that the geomorphology and relatively unmodified nature of the Property indicates a high likelihood that further intact archaeological sites will be present.

The Assessment finds that the presence of archaeological sites does not preclude the proposed plan change and subsequent development. The site known to be present, and likely further unrecorded sites are very likely to be typical in nature and form to sites found in the wider vicinity. Based on the expected nature of sites, the adverse effects can be mitigated under the provisions of the *Heritage New Zealand Pouhere Taonga Act 2014*.

The Assessment recommends that future development proposals enabled by the Proposed Plan Change should seek an archaeological authority from Heritage New Zealand Pouhere Taonga.

SUMMARY AND CONCLUSIONS

The Assessment has used appropriate methods to identify archaeological potential within the Properties and inform the assessment of effects on archaeological values. The information provided is sufficient to support the conclusions made concerning archaeological values and levels of effects and provide a basis for the measures proposed to address adverse effects.

I agree with all the recommendations given in the Assessment.