

OCEANAGOLD MARTHA MINERAL ZONE PLAN CHANGE, WAIHI: HISTORIC HERITAGE ASSESSMENT

Prepared for OceanaGold (New Zealand) Ltd

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Contents

Introduction.....	2
Project Background.....	2
Methodology	2
Martha Mineral Zone (MMZ) Expansion.....	5
The Proposal	5
Recorded Historical Heritage	7
General Area	7
Investigation Results.....	25
Cambridge Road / Bulltown Road / Pitt Street / Miners Road.....	25
Savage Road – Moresby Ave – Islington Terrace	30
Moresby Ave – Martha Street – Haszard Street – Seddon Street	37
Slevin Street / Newman Street / Grey Street	48
Historic Heritage Assessment.....	62
Summary of Results	62
Maori Cultural Values.....	63
Survey Limitations.....	63
Archaeological Value and Heritage Significance.....	63
Potential Heritage Effects resulting from the Proposed Plan Change.....	65
Statutory Requirements	69
Resource Management Act 1991 Requirements.....	69
Conclusions	76
Bibliography	77

INTRODUCTION

Project Background

OceanaGold (New Zealand) Ltd (OGNZL) is lodging a private Plan Change to the Hauraki District Plan that primarily seeks to increase the size of the Martha Mineral Zone (MMZ) in order to provide for the potential future expansion of surface mining in the Martha Pit, Waihi by way of a resource consent application. The area subject to the proposed extension of the MMZ is to the north, west and south of the Martha Pit and is described in more detail in the plan change application prepared by Mitchell Daysh. The extent of the existing MMZ and the proposed expansion and where it sits in relation to the surrounding township is shown in Figure 1.

The proposed expansion of the MMZ has the potential to impact on historic heritage sites, which are recorded on the New Zealand Archaeological Association's (NZAA) site record database, scheduled in the HDP, listed by Heritage New Zealand (HNZ), or identified during recent fieldwork and research for OGNZL Martha Mine activities. These historic heritage sites largely relate to the extensive gold mining landscape in Waihi and the settlement that has developed around this.

This historic heritage assessment report was commissioned by OGNZL to establish whether the proposed MMZ expansion areas are likely to impact on historic heritage values, and if so, how those impacts can best be managed in the HDP. This report has been prepared to contribute to the proposed plan change application. Recommendations are made in accordance with statutory requirements.

Methodology

The NZAA site record database (ArchSite), the Hauraki District Plan schedule and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List were searched for information on sites recorded in the area affected by the plan change. Literature and archaeological reports relevant to the area were consulted. Plans, maps and photographs from collections such as the Sir George Grey Special Collections (Auckland Libraries), Auckland War Memorial Museum, Alexander Turnbull Library, Archives New Zealand, and Land Information New Zealand (LINZ) were searched for material relevant to the area. Certificates of Title and Residence or Business Site Licenses were searched through LINZ and Archives New Zealand to establish ownership and where possible the earliest date of European occupation of properties in the area.

Visual inspections of the area were conducted on a number of occasions. Fieldwork associated with the potential expansion of the Martha Pit has occurred from 2017 – 2021. A survey of historic buildings in close proximity to the existing Martha pit has also been carried out. This was a combination of 'windshield survey' and on foot. Early cottages, villas or notable buildings were marked on plans of the area and these were then researched to establish their likely date and historical associations. A study list for further research was compiled based on the fieldwork results.

Aerial photographs dating to 1942 and historical plans were also examined (and compared to present day aerials) to establish past activities and features within the area that may no longer be extant. Archaeological sites beneath buildings and sealed surfaces (such as in Waihi town) can rarely be identified prior to being exposed in the course of redevelopment work, and the

approach to archaeological assessment in these more urban environments is therefore to identify historically recorded activities on the site, and assess the potential for archaeological evidence to have survived on the basis of later modifications to the site.

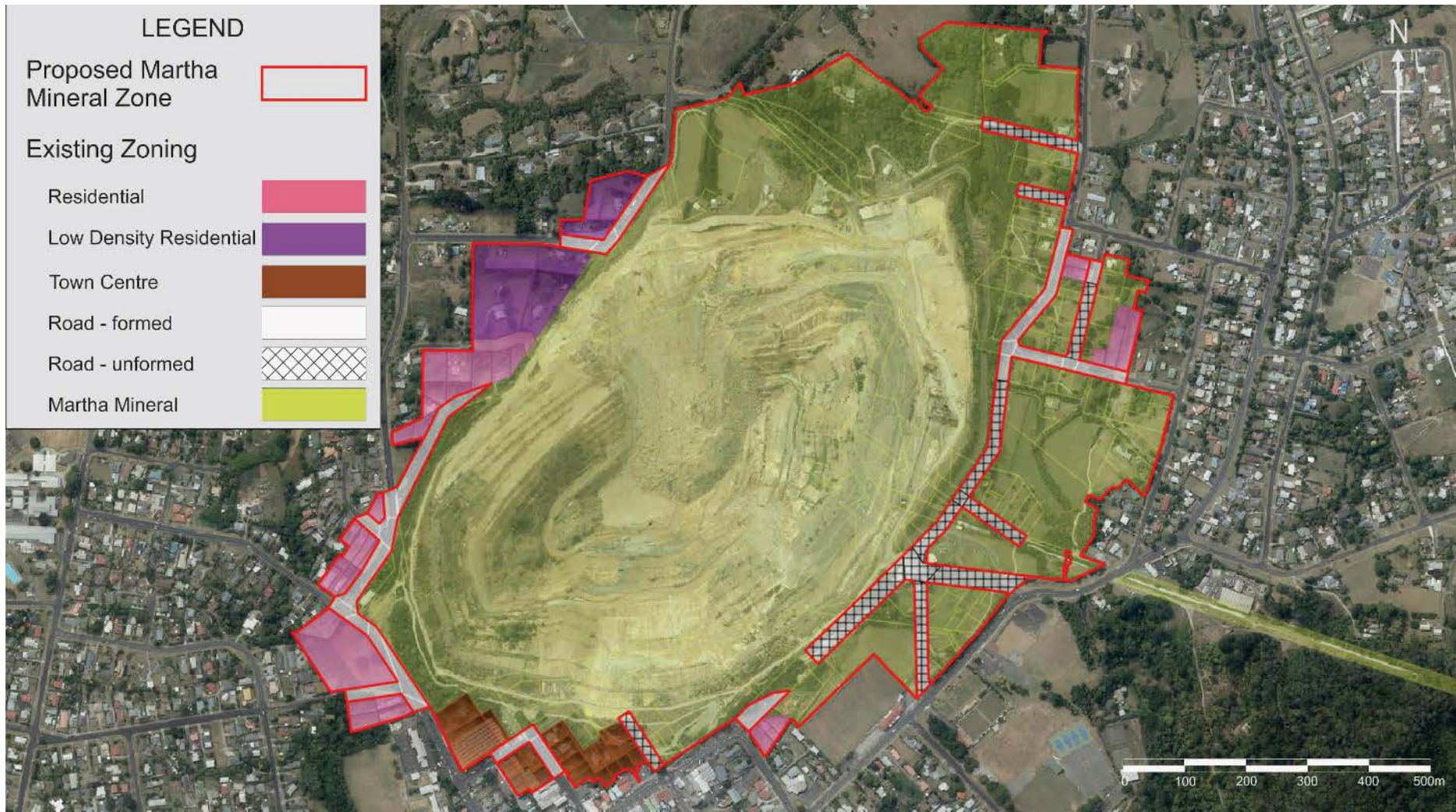


Figure 1. Existing Martha Mineral Zone (yellow) and proposed expansion areas (purple, pink, white and brown) (source: OceanaGold)

MARTHA MINERAL ZONE (MMZ) EXPANSION

The Proposal

The proposed Plan Change to the HDP will seek changes to the boundary of the existing Martha Mineral Zone around the Martha Mine pit into the Waihi town centre, and surrounding residential and low density residential zones. The extent of the MMZ expansion and where it sits in relation to the surrounding township is shown in Figure 1.

The properties within the proposed MMZ expansion area are all owned by OGNZL and are listed in Table 1 below:

Table 1. Properties within the proposed MMZ expansion and Plan Change area (grouped in geographic area around the Martha Pit)

Address / Location	Legal Description	Recorded / Known Sites
5 Cambridge Rd	Lot 1 DPS 51868	
7 Cambridge Rd	Lot 4 DPS 41743	
11 Cambridge Rd	Lot 5 DPS 41743	
12 Cambridge Rd	Lot 1 DPS 88853	T13/928
4 Bulltown Rd	Lot 2 DPS 51868	
77 Bulltown Road	Lot 2 DPS 28618	
79 Bulltown Rd	Lot 3 DPS 78565	
Bulltown Road	Sect 3 SO 53144	
Bulltown Road	Section 373 Town of Waihi	
Bulltown Road	Sect 1096 Town of Waihi	
2 Miners Place	Sect 364 & 364B Town of Waihi	
17 Miners Place	Sect 372 Town of Waihi	
Pitt Street	Sect 1 SO 58544	
6 Pitt Street	Sect 370 Town of Waihi	
10 Pitt Street	Sect 371 Town of Waihi	
Savage Road	Sect 738 Town of Waihi	
Savage Road	Sect 737 Town of Waihi	
Savage Road	Lot 4 DPS 86184	
22 Islington Tce	Lot 2 DPS 20367	
26 Islington Tce	Lot 4 DPS 20367	
29A Moresby Ave	Lot 1 DPS 10510 South Auckland	
31 Moresby Ave	Lot 1 & 2 DPS 86184 and Lot 2 DPS 10510	Early 20 th century house
33 Moresby Ave		
35 Moresby Ave	Sect 91 Town of Waihi	Late 19 th -early 20 th century house
43 Moresby Ave	Sect 91A Town of Waihi	PYE Factory Scheduled (HDP No. HAU091; Cat B)
43 Moresby Ave	Sect 92 Town of Waihi	

Address / Location	Legal Description	Recorded / Known Sites
43 Moresby Ave	Sect 239 BLK 15 Ohinemuri SD	
48 Moresby Ave	Sect 250 Town of Waihi	
Moresby Ave	Sec 1 SO 58948	Grand Junction A Shaft
68 Moresby Ave	Sect 351A Town of Waihi	
68A Moresby Ave	Sect 351B Town of Waihi	Grand Junction B Shaft
68B Moresby Ave	Sect 351C Town of Waihi	
70 Moresby Ave	Sect 351 Town of Waihi	
4 Martha Street	Sect 27 Town of Waihi	Old PYE Factory (The Hub)
4 Martha Street	Sect 27A Town of Waihi	
4 Martha Street	Sect 28D Town of Waihi	
4 Martha Street	Sect 28 Town of Waihi	
10 Martha Street	Sect 53A Town of Waihi	
10A Martha Street	Sect 53C Town of Waihi	
Part of Martha Street	Lot 3 & 4 DPS 12216	
1 Haszard Street	Sect 29A Town of Waihi	
2 Haszard Street	Lot 1 DPS 513	
3 Haszard Street	Sect 29 Town of Waihi	House (Villa) T13/929; Scheduled Miner's Cottage (former) (HDP No. HAU123; Cat C)
7 Haszard Street	Sect 29E Town of Waihi	Former location of Scheduled Miner's Cottage (HDP No. HAU272 (c. 1890s)
9 Haszard Street	Sect 29C Town of Waihi	Former location of Scheduled Forrester's Hall (HDP No. HAU094) (1910s)
11 Haszard Street	Sect 29D Town of Waihi	
69 Seddon Street	Sect 33 Town of Waihi	
73-75 Seddon Street	Sect 1025 Town of Waihi	
77 Seddon Street	Lot 3 DPS 72865 and Lot 2 DPS 11131	
140 Seddon St	Sect 76 Town of Waihi	T13/969 Waihi Gold Mining Co. Martha to Victoria Battery Tramways (The Rake); HAU264 Cat C
140 Seddon St	Sect 76A Town of Waihi	
140 Seddon St	Sect 76B Town of Waihi	
17 Slevin St	Sect 276 Town of Waihi	
15 Slevin St	Sect 276A Town of Waihi	
15 Newman St	Sect 277A Town of Waihi	
29 Grey Street	Sect 354C and Sec 355 Town of Waihi	

RECORDED HISTORICAL HERITAGE

General Area

There have been several previous archaeological surveys of the general Waihi area. The *Oceana Gold Project Martha, Waihi: Part 1 Historical and Archaeological Background* (Brown et al. May 2018) report provides a detailed summary of archaeological investigations within the project area and nearby. Historic heritage assessments have also been completed as part of the proposed expansion of the OceanaGold Martha Mine activities for Project Martha– *OceanaGold Project Martha, Waihi: Part 2 Historic Heritage Assessment* (Brown, Burnett and Clough May 2108a)

This report does not discuss the area of the current Martha Mineral Zone, which is covered in the Project Martha report.

There are a number of scheduled historic heritage features, items or areas in the HDP and NZAA recorded archaeological sites within and in the vicinity of the MMZ expansion area.

Table 2 summarises these recorded sites within and in close proximity to the proposed expansion of the Martha Mineral Zone. Figure 2 - Figure 6 show the location of these sites in NZAA ArchSite, on the HDP and on the GIS viewer of the Ohinemuri regional history website (www.ohinemuri.org.nz).

There are no places listed on the New Zealand Heritage List/Rārangi Kōrero within the area. The Martha Mine No.5 Pumphouse is the closest Heritage NZ listed property (NZ Heritage List ref. 134, Category 1), located within the existing MMZ.

The below ground Martha Pit historical workings comprise an extensive complex of 19th and early 20th century drives, shafts, tailings and network of tunnels (Figure 7). The historical Martha Mine generally occupied the area between Bulltown Road in the north and Moresby Ave in the south, with Grey Street and Seddon Street to the east and Savage Road to the west. These historical workings have now been added to the NZAA ArchSite database as archaeological site T13/926.

It is noted that despite previous research in the general area there is little recorded by way of pre-European archaeological sites in the vicinity of the Martha Pit. This could be because of gaps in knowledge, or more likely that such sites have already been destroyed by the European mining industry in Waihi, which has now removed most of Martha (Pukewa) Hill.

Table 2. Archaeological and other historic heritage sites recorded within the vicinity of the proposed MMZ Expansion areas. Sites that will or may be affected by the project are highlighted grey

NZAA Site No.	Hauraki District Plan ref	HNZ List ref	Site Type	Location (where site affected)	NZTM Easting	NZTM Northing
	HAU091 Cat B		PYE factory	43 Moresby Avenue	1851395	5858130
	HAU449 Cat C		Waihi Poppet Head replica	Junction of Gilmour Road and Seddon Street		
T13/301	HAU001 Cat A	No.134 Cat 1	Martha Mine No.5 Pumphouse	Relocated in 2007	1851723	5858132
T13/302			Martha Mine Power House	Destroyed (remnant lies on the Seddon Street extension)		
T13/926			Martha Pit historical 19th century workings	Martha Pit	1851632	5858541
T13/927			Villa	46 Moresby Avenue	1851141	5858355
T13/928			Villa	12 Cambridge Road	1851571	5858952
T13/929	HAU123 Cat C		Miners Cottage (former)	3 Haszard Street	1851535	5858114
	HAU272 Cat C		Former location of c.1890s Miners Cottage (Villa)	7 Haszard Street		
	HAU094 Cat C		Former location of the c.1900 Forester's Hall	9 Haszard Street		
T13/966	HAU264 Cat C		Moresby to Union Battery Ore Tramway	35 Moresby Avenue, across Moresby Avenue and into the Central School site	1851275	5858301
T13/968			High Level (Waitete) Water Race	East of Bulltown Road and north of the Martha Pit	1852151	5858533
T13/969	HAU264 Cat C		Waihi Gold Mining Co. Martha to Victoria Battery Tramways (The Rake)	On the southeast edge of the pit (near where the rake line is still partly visible east of Seddon St)	1852070	5858600

T13/970			Laurie Bros. Brickworks	Kenny Street Brickfield Road	1852051	5858203
			Grand Junction A Mine Shaft	68 A Moresby Avenue		
			Grand Junction B Mine Shaft	Section 1 SO 58948		
			Grand Junction No. 3 Mine Shaft			

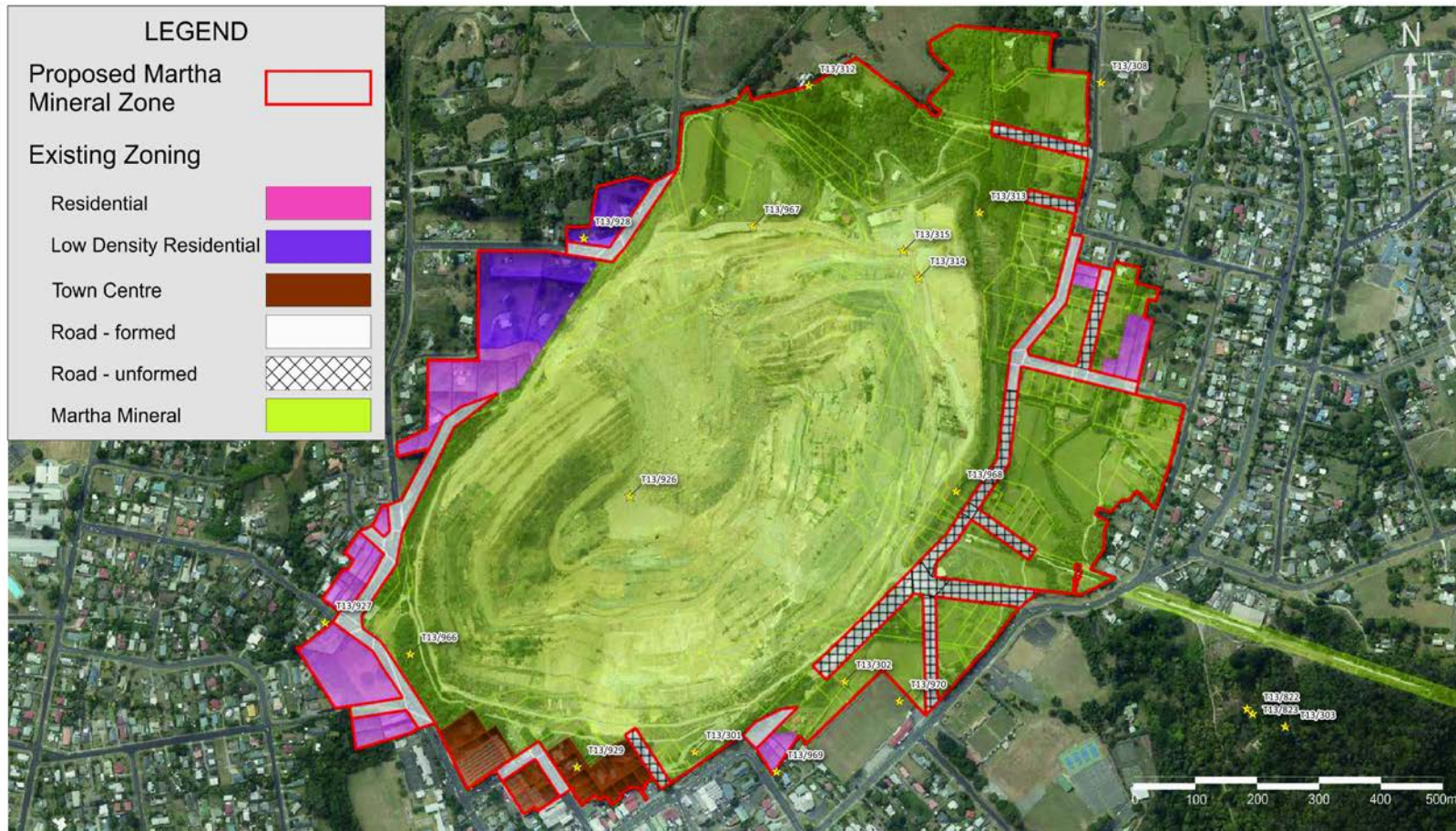


Figure 2. Archaeological sites recorded on the NZAA database within the vicinity of the Martha Pit and MMZ (source: NZAA ArchSite 2021)



Figure 3. Map showing historical shaft locations, tramways and water races within the Martha Pit project area (source: <http://www.ohinemuri.org.nz/gis>)



Figure 4. Historic heritage sites recorded in the Hauraki District Plan – Waihi West (source: HDP 2014 Map K1 and K3)

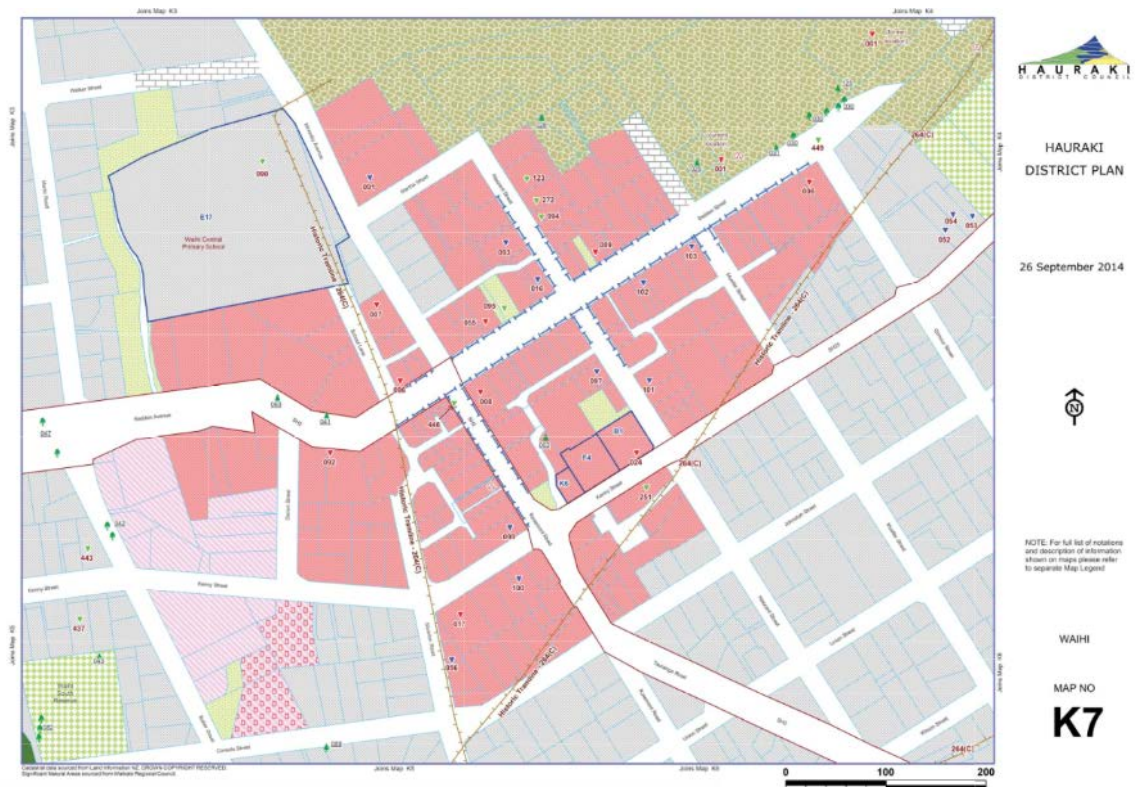


Figure 5. Historic heritage sites recorded in the Hauraki District Plan – Waihi Central (source: HDP 2014 Map K7)

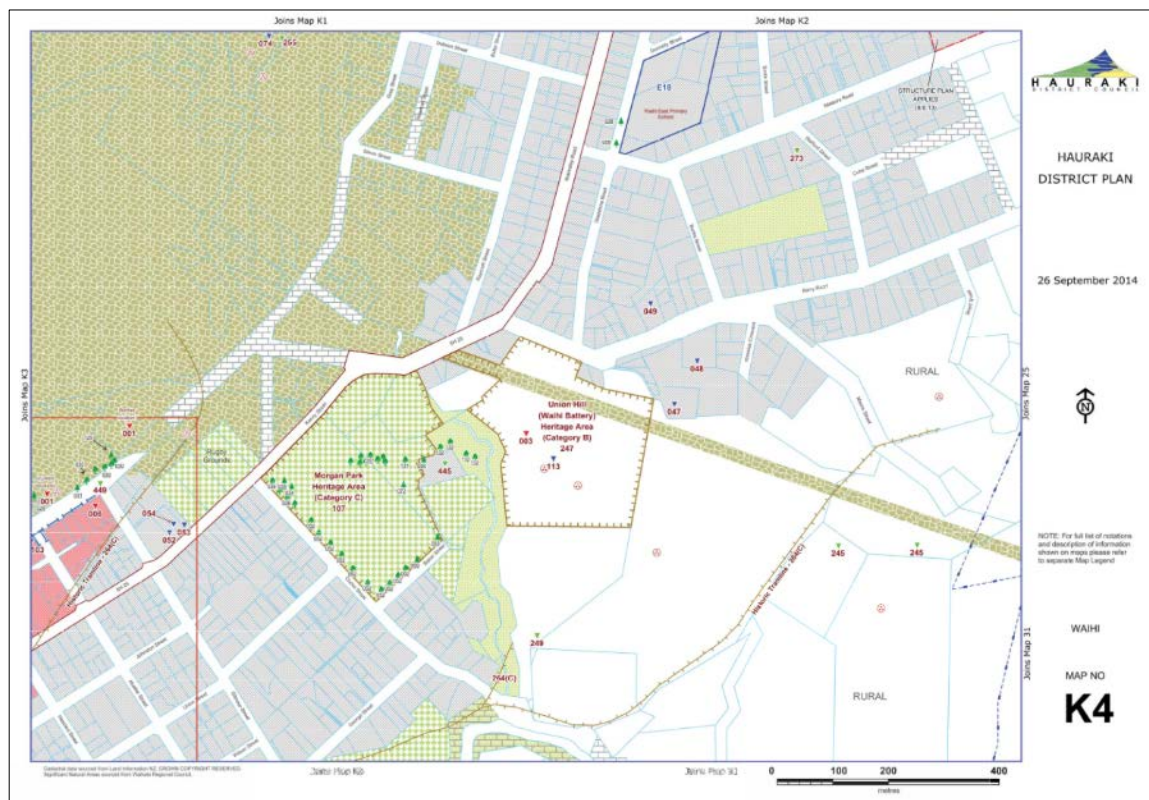


Figure 6. Historic heritage sites recorded in the Hauraki District Plan – Waihi East (source: HDP 2014 Map K4)

Martha Mine Historical 19th Century Workings (T13/926)

A summary of historical mining at the Martha Mine is provided in the earlier report (Brown, Burnett and Clough 2018).

Today the Martha Mine is an open pit; however, historically most of the mining was underground (Figure 7). Figure 8 is a 1942 aerial photograph showing how the old Martha and Grand Junction Mines looked prior to the large-scale open pit mining methods deployed from the late 1980s. Today the mine is a deep depression over 900m by 600m across with an oval rim (on a NE/SW axis) and the walls of the open pit are made up of batters and berms.

It is known, however, that some of the old underground workings may survive in places from the original Martha and Grand Junction Mines dating between the 1800s and 1952 (T13/926). This could include remnants of vertical shafts, the 175km long network of tunnels spread over many horizontal levels, as well as artefacts and remnant mining structures. Within the underground works there are likely to be traces of previous mining activity, including tool marks, quarry marks, graffiti or other markings, and buried artefacts or features associated with the mining process. However, the workings would have been flooded when the pumps were turned off in 1952, which may have affected what has survived.

The potential expansion of the Martha Mine into the Waihi town centre zone, and surrounding residential and low density residential zones, following the extension of the MMZ via a plan change and the obtaining of resource consents, will likely involve limited lateral expansion of the existing pit rim and cutting down in this area to stabilise the slope

and mine the ore. As such, there is a possibility of encountering underground archaeological remains associated with these historical workings during the expansion of the Martha Mine.

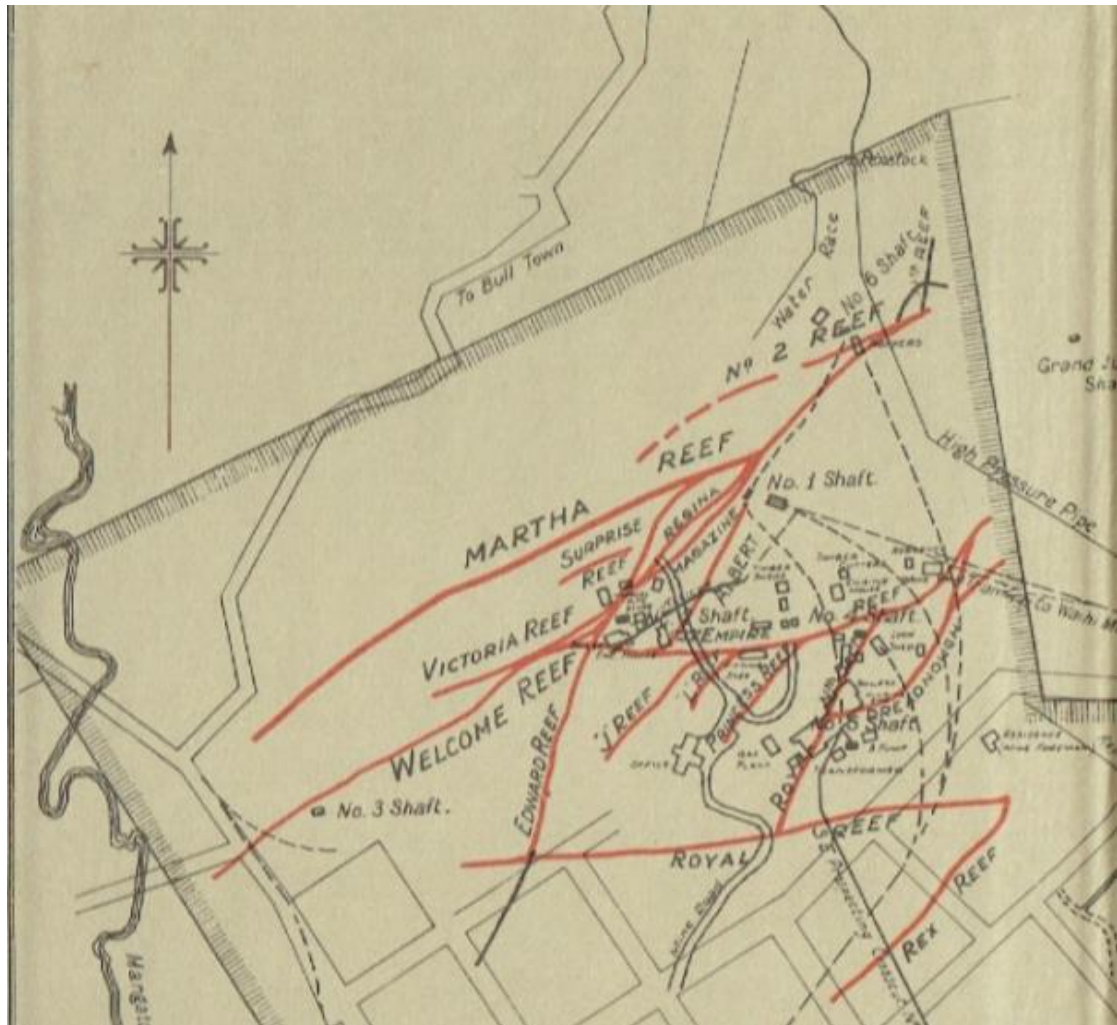


Figure 7. 1924 plan showing historical mineshafts, reefs and other features associated with the Martha Mine (source: McAra 1988)



Figure 8. 1942 aerial showing Martha Pit (sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0: ref SN229 Crown 229 486 30)

PYE Factory (HDP No. HAU091; Cat B)

The building known as the ‘PYE Factory’ (used as a laboratory for PYE radios and television) at 43 Moresby Avenue was built in 1962. Currently this building is being used as the OGNZL office (Figure 9), as well as a gym, toy library and honey business, and is zoned Town Centre.

The PYE factory was designed by the prominent Auckland-based architectural firm of Massey Beatson Rix-Trott Carter and Co (MBRC&Co.). It is the only known building in Waihi designed by this firm and illustrates the architectural style of post-war modernism that was prevalent at the time of its construction and in the work of MBRC&Co.

The PYE factory is listed in the HDP as a Category B Heritage place with themes of *Industry* and *Communication*, Heritage significance is given for *Technology*, and Heritage status is for Regional or Sub-Regional significance (HDP No. HAU091). The factory has considerable historical, technological and symbolic value within the locality and region, and moderate architectural and contextual value within the locality and region. Overall the place has considerable value justifying its inclusion in the HDP.



Figure 9. The former PYE factory and OGNZL office at 43 Moresby Avenue

The Grand Junction A & B shafts

Situated roughly east and west of the Martha Mine were the claims of the Grand Junction Company. Workings at the Grand Junction were recorded in the annual goldfields reports from 1891 to 1892, which stated: ‘Attempts have been made to sink shafts by the owners of the Waitete on the south-west end, and the Grand Junction on the north-east end, of the Martha section, but from the quantity of water found it will be necessary to provide pumping-appliances in both shafts.’¹ The original Grand Junction Company was founded by Thames mining expert J.W. ‘Long Drive’ Walker, who floated the concern in London

¹ AJHR 1892 C-03A, p.15.

in 1894.² The company controlled the Grand Junction mine (of around 90 acres) to the east of the Martha lode and the Waihi West mine (formerly Waitete West, also 90 acres), to the west. Waihi Grand Junction Gold Co. (Waihi West Lease). Considerable development of the Waihi Grand Junction mines took place from 1897, although profitable returns were not realised by the company until after 1900, which was a year of expansion for the company and part of the boom years of Waihi gold mining.³

The Grand Junction A & B shafts are located in the Waihi Grand Junction Gold Co. Waihi West Lease and shown on an early 1900s plan of the Waihi Goldfield claims (Figure 10) and the map from <http://www.ohinemuri.org.nz/gis> in Figure 3. A 1899 (updated to 1901) Index Plan of Waihi Township (SO 26502) (Figure 11) shows the Grand Junction B shaft as ‘Waihi West’ on Section 351 Town of Waihi. Shaft A is not shown on this plan, but is on a later Survey Plan SO 42547 (thought to date to the early 1900s) on Section 250 (Figure 12). Interestingly Shaft B is not shown on this later plan. Therefore, these mine shafts likely date to the 1890s-early1900s.

Today Grand Junction Shaft A is located in the western corner of Section 1 SO 58948, which is currently vacant land in pasture behind 48 Moresby Road. Shaft B is located within 68A Moresby Avenue (Section 351B Town of Waihi). These properties are currently zoned Residential. It is not known what remains survive today of these two mine shafts.

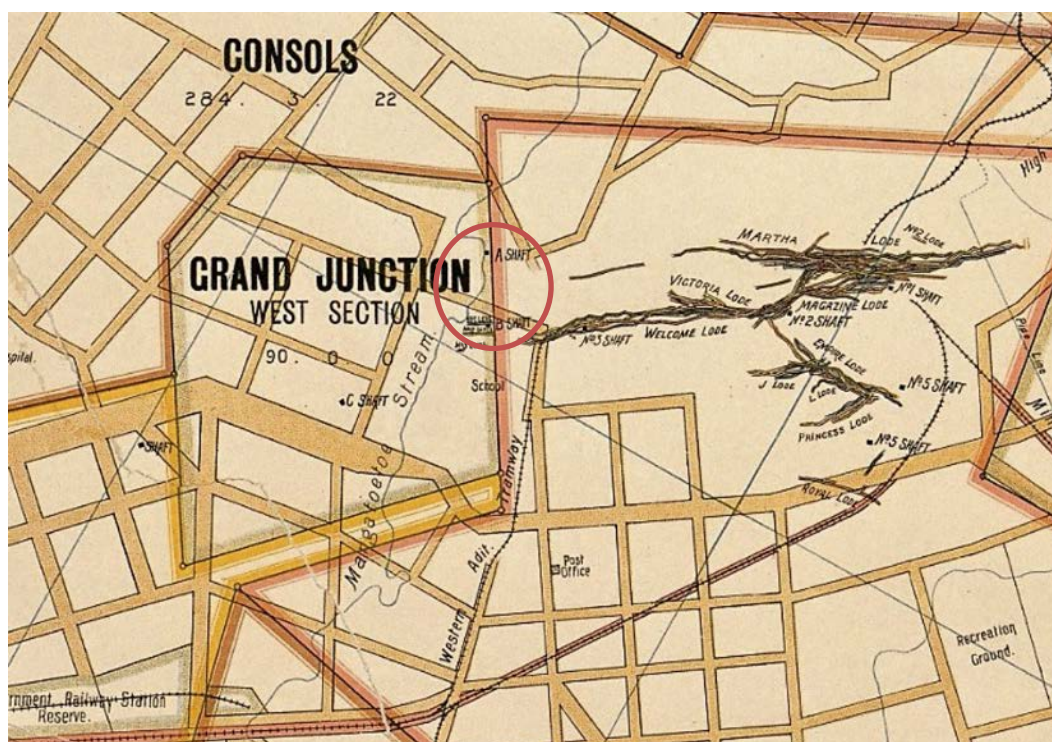


Figure 10. Detail from undated plan (possibly early 1900s) of the Waihi Goldfield showing the Grand Junction West Section and A and B Shafts south of Moresby Avenue

² Climie 1962, p.52; *Thames Star*, 17 May 1894, p.2.

³ *Ibid.*

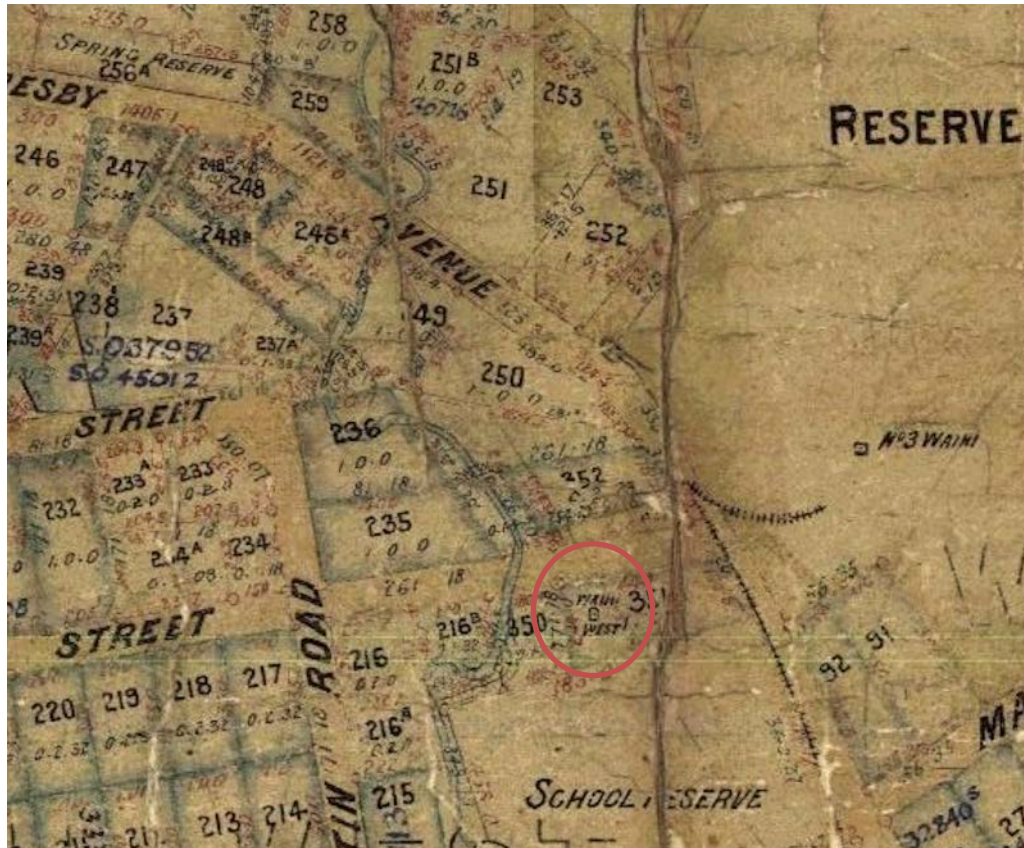


Figure 11. Index Plan of Waihi Township (SO 26502) 1899 (updated to 1901) showing Shaft B as 'Waihi West' (source: Quickmap)

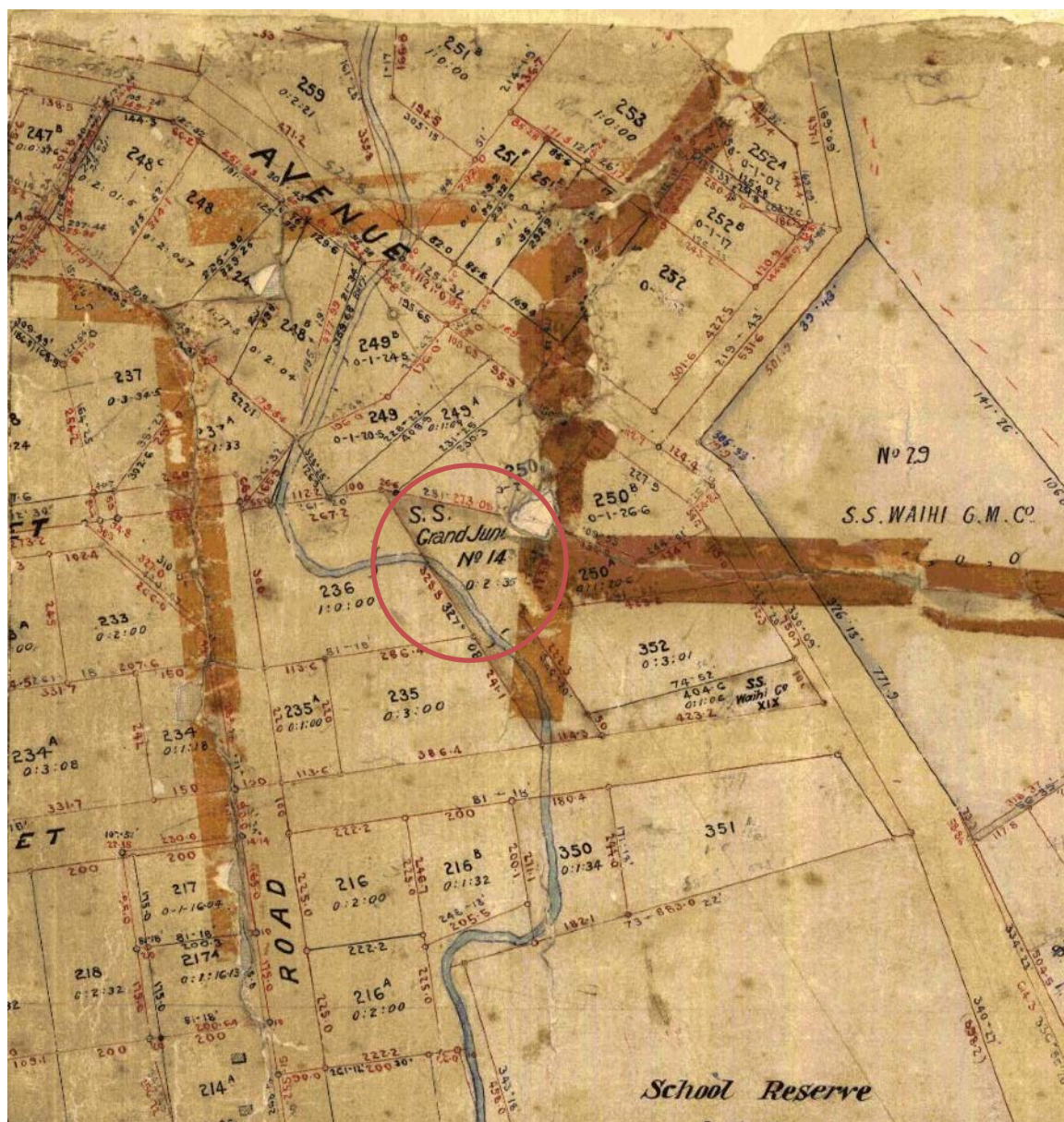


Figure 12. Detail from Survey Plan SO 42547 (early 1900s) showing ‘S.S. Grand Junction No. 14 (Shaft A) on Section 250 TN of Waihi (source: Quickmap)

Villa – 3 Haszard Street (former Miners Cottage) (HDP No. HAU123; Cat C) / T13/929

A possible pre-1900 bay villa is located at 3 Haszard Street (Section 29 TN of Waihi) (Figure 13). This house has value as an example of late 19th or early 20th century vernacular domestic architecture, located on a main road within the town centre. The building is owned by OGNZL but is largely visible from the public realm.

In relation to its likely period of construction, the villa is associated with one Andrew Simms of Waihi, who on the 14 July 1896 was granted a License for a residence for Section 29 TN of Waihi, for a term of 21 years at 10 shillings per annum. Also possibly one Walter Greenham Shotbolt, also of Waihi. It is not known whether there are any strong historical associations. While included on the HDP historic heritage inventory as a ‘miner’s cottage’,

it also has associations with one Peter Gillies Brady, Draper, from 1909. A detailed condition survey was not available at the time of inspection.

Due to this date of construction it is considered to be an archaeological site as defined in the HNZPTA 2014 and has been recorded as T13/929. 3 Haszard Street is also a scheduled Miner's Cottage (former) (HDP No. HAU123; Cat C). This property is currently zoned Town Centre.



Figure 13. 3 Haszard Street – T13/929 and HDP scheduled Miner's Cottage (former) (HDP No. HAU123; Cat C)

12 Cambridge Road (T13/928)

A possible pre-1900 square fronted villa and several outbuildings are located at 12 Cambridge Road on the corner with Bulltown Road (Figure 14). The villa has been modified in the past, with original bay windows replaced by French doors. The chimney appears to have been removed also and extensions made to the rear. A fair proportion of original fabric apparently survives, however. A detailed condition survey was not available at the time of inspection. Based on visual inspection from the public realm, the condition of the fabric is fair to moderate.

The property at 12 Cambridge Road, Lot 1 DP 88853, is part of Section 279 (previously Section 101, Bulltown) BLK XV Ohinemuri SD. The earliest licence for a residence site was granted to Daniel McLennan (also referred to as McClennan), of Waihi (a carpenter) in 1900 (*Auckland Star*, 12 July 1900, p.2.). The licence and application number was SA3C/51 & Application No. 140/20. It is possible that there is an earlier licence (given that the application files are not currently part of the Archives New Zealand digitised inventory), but no prior reference was listed on SA3C/51. Other application references may exist in one or more of several Waihi indexes and registers, including the Numerical Register of Applications, the Register of Applications by Hearing Date, and Indexes to Register of Applications. It is considered likely that the dwelling was constructed around

the turn of the century and as a precautionary approach it should be treated as pre-1900 in date until further research is carried out. During the early 20th century the property was sold three times (up until 1920). The occupants included a local miner and battery hand.

During the site visit the building was identified as being possibly pre-1900 in date, based on its architectural characteristics – a typical Late Victorian or Edwardian square fronted villa and is now recorded in the NZAA ArchSite database as T13/928, although further investigation is required to determine the exact date. This property is currently zoned Residential.



Figure 14. Villa at 12 Cambridge Road now recorded as T13/928 (photo: Brown 2017)

Martha to Victoria Battery Ore Tramway T13/969 (Waihi Gold Mining Co.) – HDP scheduled (No. HAU264 Cat C)

This historic pre-1900 tramway is scheduled in the HDP as a Category C historic structure (HAU264). A small section of the Martha to Victoria Battery Ore Tramway or ‘Rakeline’ may be affected by the proposed MMZ expansion on the southeast edge of the pit (near where the rakeline is still partly visible east of Seddon St) and through the property at 138-140 Seddon Street, which is currently zoned Residential.

The alignment of the tramway can be seen in Figure 3, Figure 5 and Figure 15 and on the 1942 aerial photograph in the vicinity of Seddon Street running northwest of the rugby field and into the Martha mine (Figure 18). If remains associated with the tramway are demolished during any future works within the expanded MMZ, this activity would be provided for as a permitted activity under Rule 6.1.5.2(1)(c) of the HDP and the adverse effects on historic heritage values will not be significant as, if present, only a small section would be affected. Immediately north of this area Seddon Street and the tramway alignment

are now located under the Martha Pit bund and the area has been highly modified by terraforming.

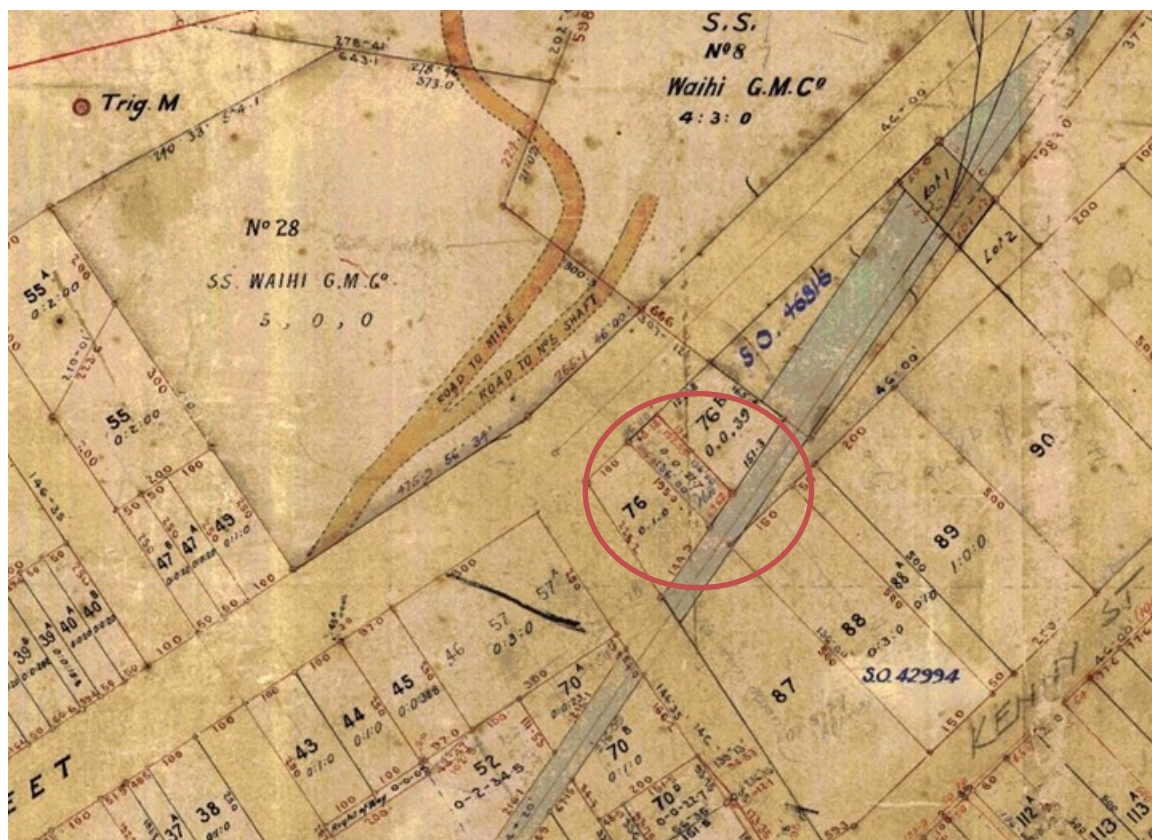


Figure 15. Detail from survey plan SO 42547 (early 1900s) showing the alignment of the Martha to Victoria Battery Ore Tramway in the vicinity of 138-140 Seddon Street

Moresby to Union Battery Ore Tramway (T13/966) - HDP scheduled (No. HAU264 Cat C)

The Martha to Silverton / Union Battery Tramway, thought to have been constructed in 1886 and extending for 1.32km, is located on the southwest side of the pit and ran along the western side of Moresby Ave to near 35 Moresby Avenue, then across Moresby Avenue and into the Central School site. The alignment of the tramway can be seen in Figure 3 and Figure 4. This tramway was a branch line of the Martha to Victoria Battery Battery Tramway, scheduled in the HDP as a Category C historic structure (HAU264), that extended to No.3 Shaft on Moresby Avenue, to Union Hill, the Union Battery on the Ohinemuri River, and a network of interconnecting lines on Martha Hill.

The proposed MMZ expansion area into currently zoned Residential areas along Moresby Avenue would appear to miss the alignment of this tramway. If remains associated with the tramway are demolished during any potential future works the adverse effects on historic heritage values will not be significant as, if present, only a small section would be affected.

Laurie Bros Brickworks (T13/970)

The historical background report (Brown et al. May 2018) identified a brickworks owned by the Laurie Bros. that was previously located on Kenny Street and likely operated from

1897. The exact location of the brickworks had not previously been confirmed, however, recent research as part of the proposed MMZ expansion indicates it was located in the block of the present-day Rugby Park between Kenny Street and the Seddon Street extension. A 1910 image looking southeast across Kenny Street and the No.1 Recreation Ground towards Union Hill and the Waihi Battery shows what is likely to be the brickworks site directly opposite Clarke Road on the northern side of Kenny Street in what is now the location of Rugby Park and its changing rooms (Figure 16). This is confirmed by survey plan SO 53732 (date unknown) which notes the ‘Brickfield’ on Sections 90A and 90B, which are now part of Rugby Park (Figure 17).

Examination of a 1942 aerial photographs show no sign of the brickworks and by this time the rugby grounds have been formed. A small building and a possible ‘quarry’ area east of Rugby Park and Brickfield Road is visible near its intersection with Kenny Street (Figure 18).

It is unlikely that any significant remains of the Laurie Bros. Brickworks survive having already been destroyed by the formation of the rugby grounds or by residential development and subsequent ground works due to instability. This is outside the area of the proposed MMZ expansion.

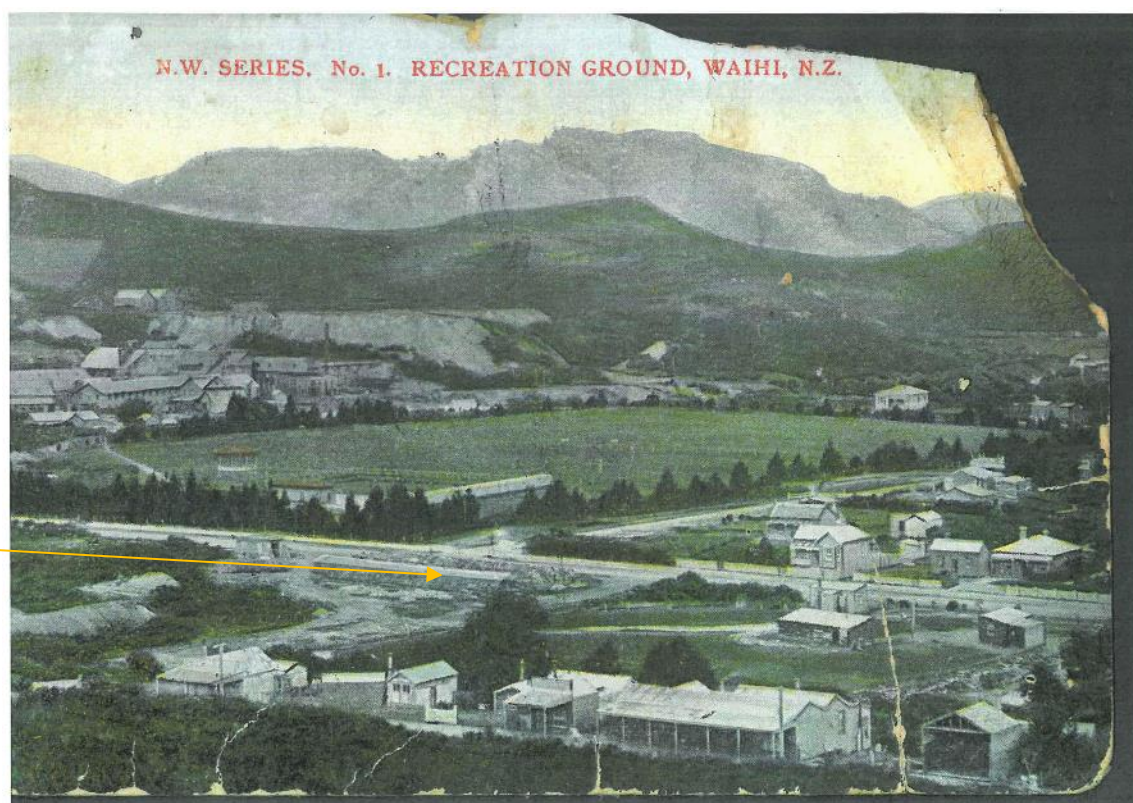


Figure 16. 1910 postcard showing what is likely to be the brickyard directly opposite Clarke Road on the northern side of Kenny Street in what is now the location of Rugby Park (arrowed)

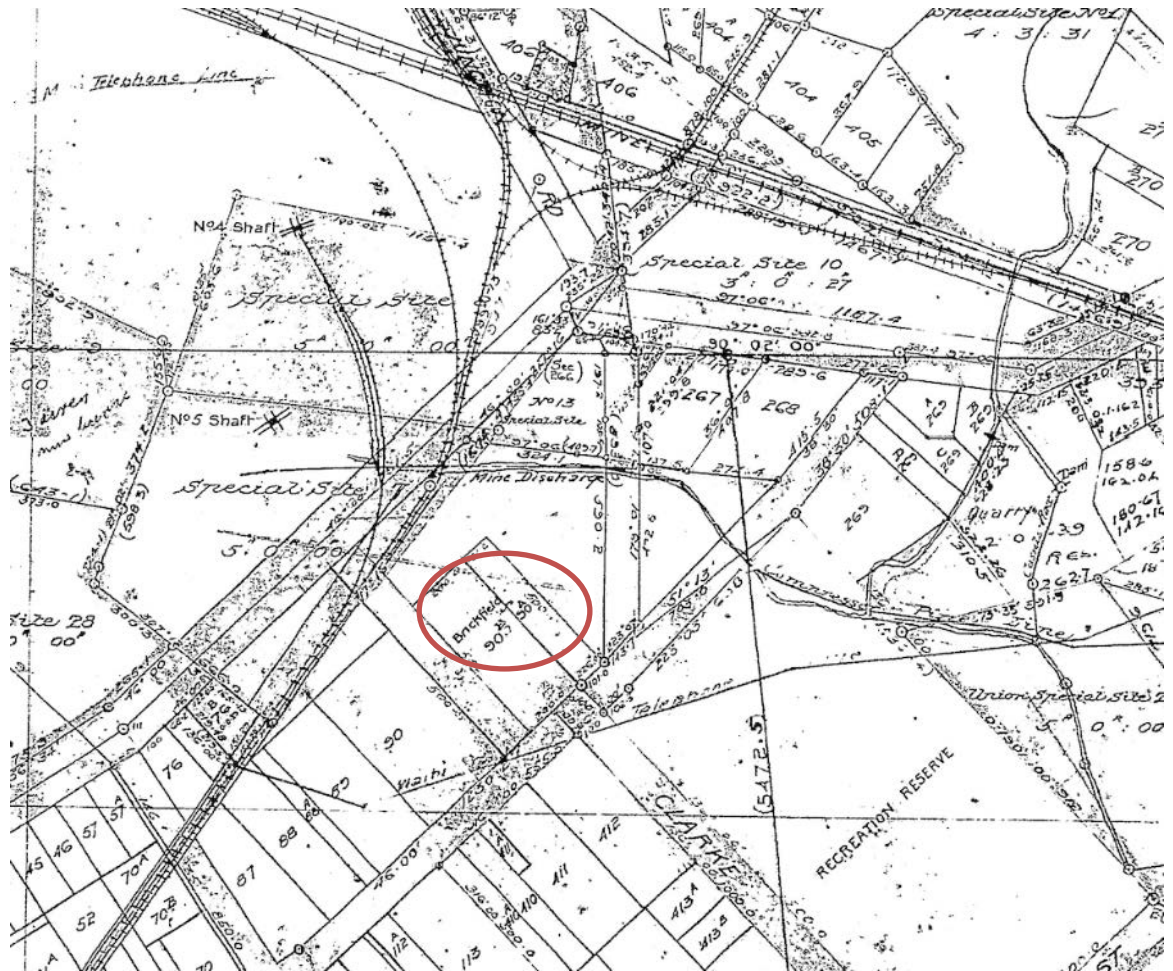


Figure 17. Detail from survey plan SO 53732 (date unknown) showing the 'Brickfield' on Section 90A and 90B

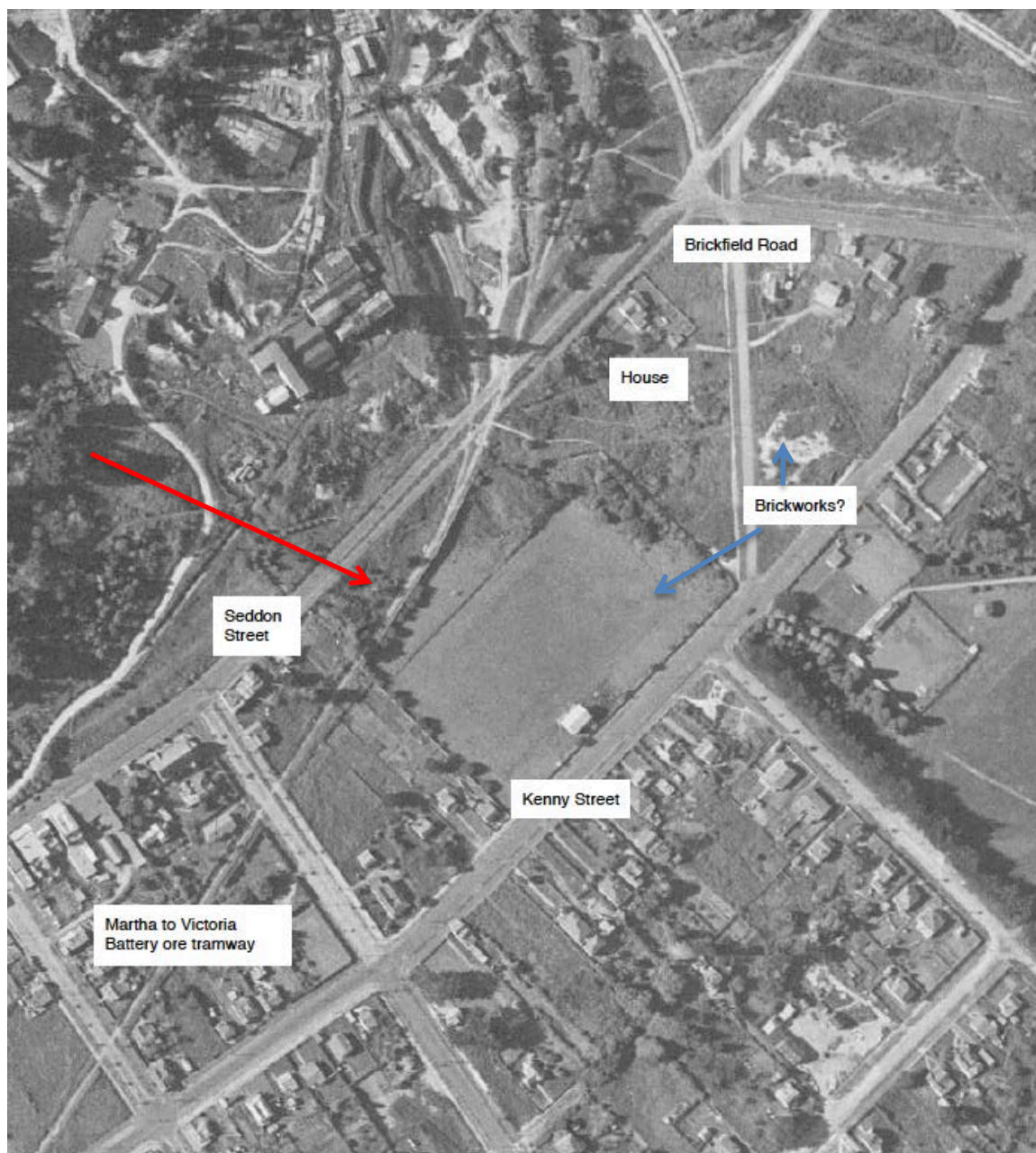


Figure 18. 1942 aerial with possible brickworks structures near Kenny Street. The location of 138-140 Seddon Street is arrowed (red) and the northern section of the Martha to Victoria Battery ore tramway (HAU 264) runs through its eastern side (source: Retrolens SN229 Crown 229 486 31)

INVESTIGATION RESULTS

Additional historic research (see Methodology) and a brief visual site inspection of the proposed MMZ expansion areas was then carried out. The site inspection was a combination of ‘windshield survey’ and on foot to identify any historical buildings, historic heritage structures/ features and visible signs of archaeology. Detailed inspection of individual properties was not undertaken. A study list for further research was compiled based on the fieldwork results. The details for this are set out below.

Cambridge Road / Bulltown Road / Pitt Street / Miners Road

Cambridge and Bulltown Roads were previously assessed as part of a proposed road realignment for MP4 (Browne et al. May 2018a). Today this part of Waihi to the west of the Martha Pit has a semi-rural character, with sparsely spread housing, which are predominantly modern (Figure 19).

An Index Plan of Waihi Township, dated 1899/1901, shows most roads formed in the area by these dates (Figure 20). This includes Cambridge Road and Bulltown Road, indicating that these were constructed around the turn of the century. This and the 1909 plan also shows two roads orientated north–south (Hamilton Road and Sentinel Road) running perpendicular to Cambridge Road and Oxford Road (Figure 21). Analysis of the 1942 aerial photograph shows that Cambridge Road is still on the original alignment. Hamilton and Sentinel Roads, however, were not present by 1942 (Figure 23). Only a few scattered houses are visible in this area of Waihi at the time. The house at 12 Cambridge Road and 77 Bulltown Road are visible and a small building near the road frontage on 5 Cambridge Road, and houses at 17 Miners Place and 6 & 10 Pitt Street.

Bulltown Road was apparently named after the Bull family (Ohinemuri Regional History Journal No.23, June 1979), but no source is given for Cambridge Road. The part of Bulltown Road running northeast from Cambridge Road has stayed on the same alignment since the turn of the century. However, the section to the southwest also visible in 1942 is now gone, due to the expansion of Martha pit in 1999 (Figure 23).

The only identified heritage sites within the proposed MMZ expansion area are at 12 Cambridge Road (T13 929 discussed above) and possibly 77 Bulltown Road (Lot 2 DPS 28618). 77 Bulltown Road is currently occupied by several modern buildings, including a house and shed, which look to date from the mid–late 20th century (Figure 22). However, historic research (Brown et al May 2018a) determined that this property is subdivided from part of earlier Sections 142 and 278. The portion of Lot 2 DPS 28618 situated over the former Section 142 primarily covers the original Section 80. A licence for a Residence Site for Section 80, Bulltown, Waihi, was granted to Robert Lockhart in 1900. It is likely that this part of the property was therefore occupied at least by February 1900.

Today there is no evidence for this earlier dwelling at 77 Bulltown Road, although it is possible that subsurface remains may survive; however, it is uncertain at this stage if any such remains have survived and if so whether they would be pre-1900 in date.

Therefore, although the roads were laid out at least by 1899/1901 and some houses are known to have been constructed around this time, these streets to the west of Martha Pit do not have a strong historical character or a cohesive group of historical buildings that have survived.

The historical research and site inspection has established that while the proposed MMZ expansion of land blocks on Cambridge Road, Bulltown Road (zoned Low Density Residential and Road – formed), Savage Road, Pitt Street and Miners Place (zoned Residential and Road - formed) will not impact on historic heritage places itself, there is potential for any future pit expansion to impact on the following places (see Figure 19):

- Possible pre-1900 dwelling identified at 12 Cambridge Road (Lot 1 DP 88853, part of Section 279 (previously Section 101) BLK XV Ohinemuri SD); and,
- Some low potential for archaeological remains within 77 Bulltown Road, as there may have been historical residences on the properties in the past, which means that pre-1900 subsurface remains are possible.

However, it is also noted that the existing resource consents for Project Martha already require the relocation of the dwelling at 12 Cambridge Road prior to commencing construction of the realignment of Bulltown / Cambridge Roads.

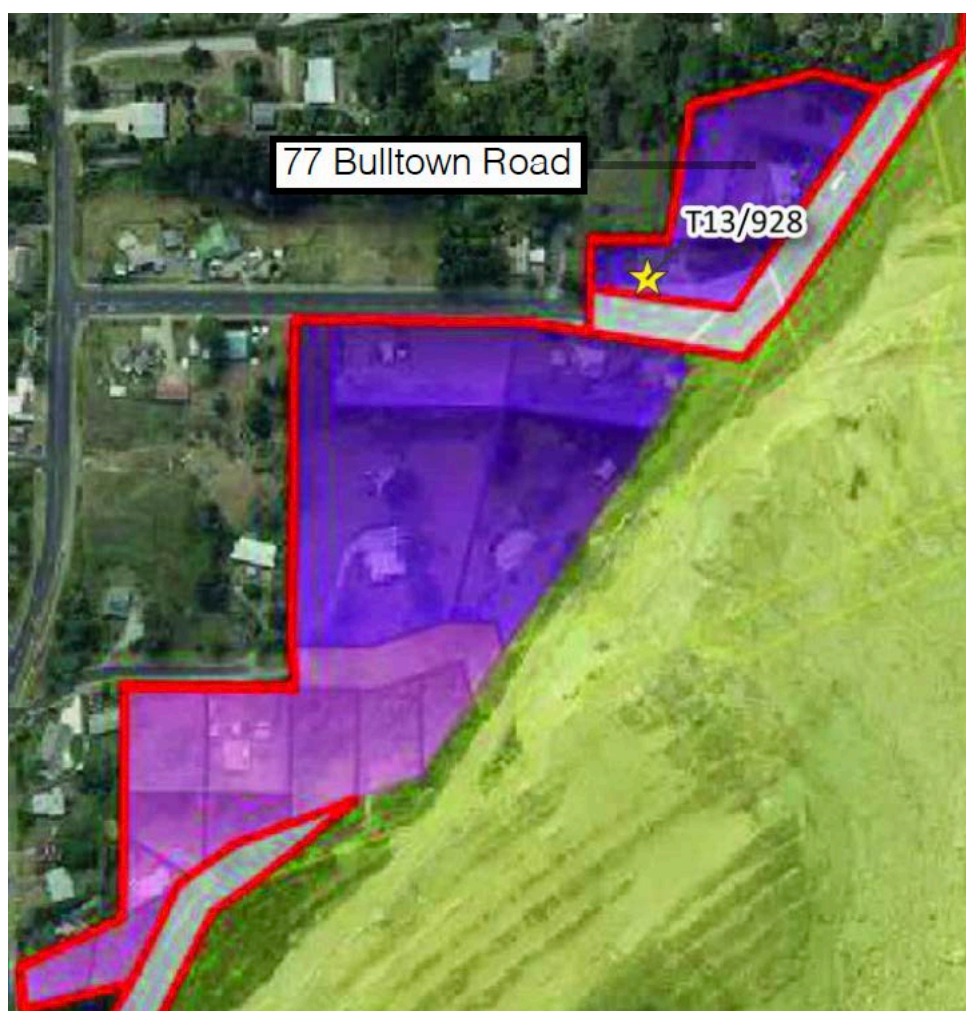


Figure 19. The proposed MMZ expansion area in the vicinity of Cambridge Road / Bulltown Road, Savage Road, Pitt Street and Miners Road and historic heritage places discussed (source: OceanaGold)

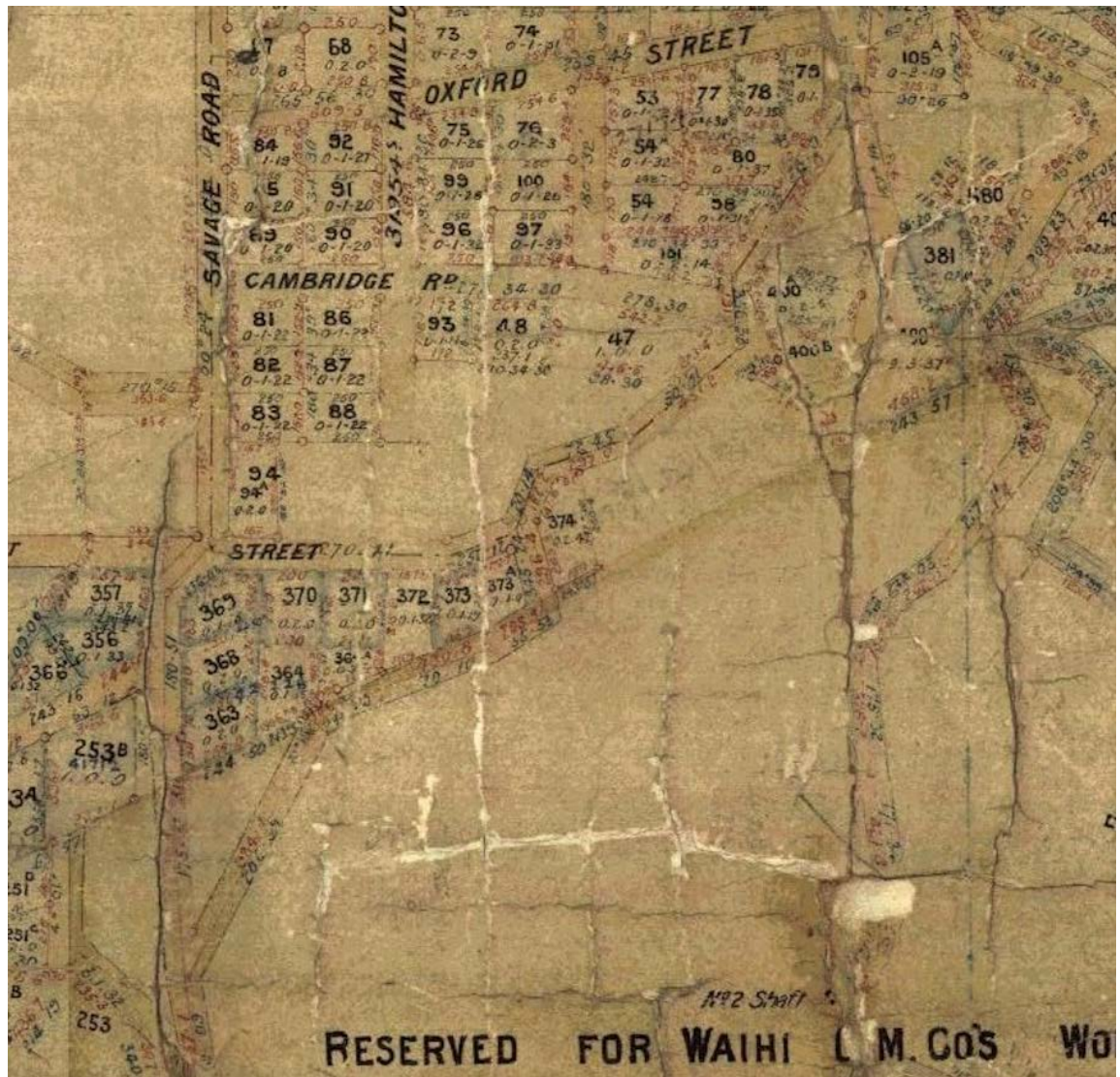


Figure 20. Detail from Index Plan Waihi Township (SO 26502-S1-4) (dated 1899 and corrected to July 1901) (source: Quickmap)

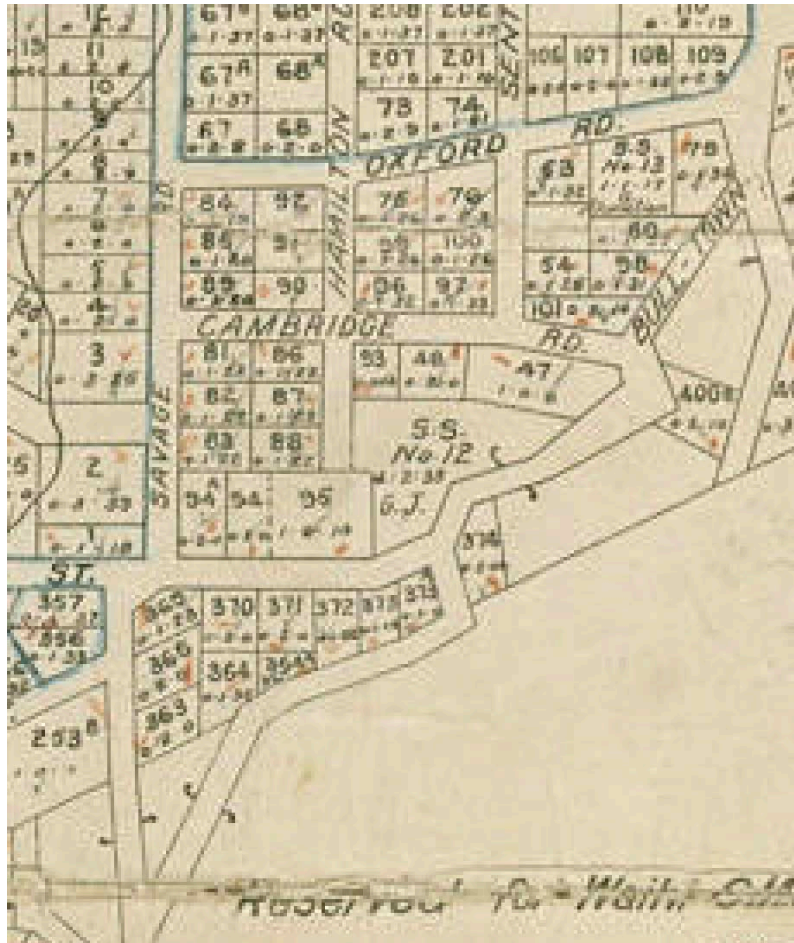


Figure 21. Index Plan of Waihi Township (1909) (source: Sir George Grey Special Collections, Auckland Libraries, NZ Map 3604)



Figure 22. 77 Bulltown Road, view of house and shed from the road

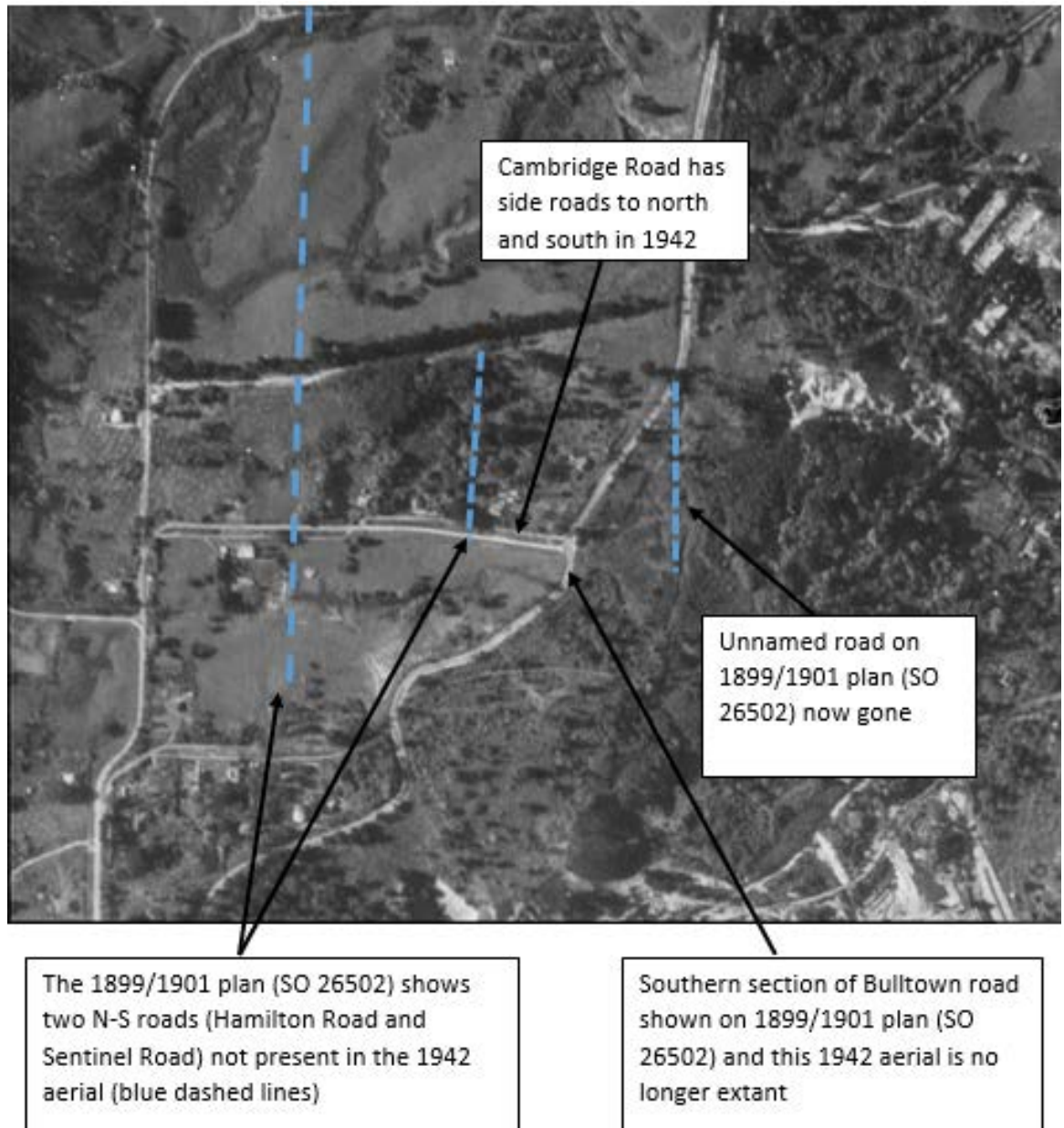


Figure 23. 1942 aerial of the area with changes in nearby roads shown since the turn of the century (aerial sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0: ref SN229 Crown 229 486 31)

Savage Road – Moresby Ave – Islington Terrace

This part of Waihi to the southwest of the Martha Pit has a residential character with predominantly mid-late 20th century housing. A large block of vacant land in pasture still exists south of Moresby Ave (Section 1 SO 58948) (Figure 24).

An 1890 Plan of Waihi Township (Figure 25) describes ‘Unoccupied Crown Land’ surrounding the Waihi School Reserve (located on Moresby Ave) and accessed by a track prior to the formation of Moresby Avenue. However, an Index Plan of Waihi Township, dated 1899/1901 (Figure 26) shows most roads formed in the area by these dates. This includes Moresby Avenue and Bulltown Road (now Savage Road at its southern extent), indicating that these were constructed around the turn of the century. Some houses are known to have been constructed around or just after this period. Survey plans of residence sites show a building present in 1909 on Section 251 (located on what is now the boundary of 27 and 29A Moresby Ave) (Figure 27) and two buildings on 250 Town of Waihi in 1918 (48 Moresby Ave and Section 1 SO 58948) (Figure 28) near the intersection of Moresby Ave and (then) Bulltown Road. The building on Section 251 is no longer present and the earliest application for a license of Residence for this section is 1906.

An overlay of survey plan SO 20018 (1918) on the modern aerial illustrates that the alignment of Bulltown (Savage) Road has moved to the west at its intersection with Moresby Avenue (Figure 29) through Section 252. Therefore, the house shown in 1918 on Sect 250 and owned by J. Oates appears to be still present at 48 Moresby Ave (Figure 30). Another house shown on the 1918 plan to the east within what is now Section 1 SO 58948 and owned by W. Woods is no longer present. This block of land is currently a vacant lot in pasture (Figure 31). As discussed above the Grand Junction Shaft A is located in the western corner of Section 1 SO 58948 and behind 48 Moresby Avenue. Shaft B is located within 68A Moresby Avenue (Section 351B Town of Waihi). It is not known what remains survive today of these two mine shafts.

Research and the site inspection previously identified an early 20th century dwelling (villa/cottage with an estimated construction dates ranging c.1900 – 1919) at 31 (33) Moresby Avenue (Lot 2 DP 10510, part of Section 251 TN of Waihi) (Figure 32).

One possible pre-1900 dwelling at 46 Moresby Avenue (Section 249A TN of Waihi) is located immediately adjacent to the proposed MMZ expansion at the corner of Moresby Avenue and Savage Road but should not be affected. This dwelling is a bay villa recorded as T13/927. This house is not shown on survey plan SO 20018 (1918) (Figure 28).

Therefore, although the roads were laid out at least by 1899/1901 and some houses are known to have been constructed around this time, these streets do not have a strong historical character or a cohesive group of historical buildings that have survived. Examination of the 1942 aerial photograph shows several houses and residential development around the intersection of Bulltown (Savage) Road and Moresby Ave but the surrounding area still appears semi-rural. Bulltown Road is still on its original alignment at this time with Islington Terrace more of a track than a sealed road (Figure 33). The houses at 48 & 31 Moresby Avenue are visible but the house on Section 1 SO 58948 has been removed.

The historical research and site visit has established that the proposed MMZ expansion of land blocks on Moresby Avenue, Savage Road and Islington Terrace, currently zoned Residential and Road – formed, will not impact on historic heritage places itself, there is potential for any future pit expansion to impact on the following places (see Figure 24):

- An early 20th century dwelling (villas/ cottages with estimated construction dates ranging c.1900 – 1919) at 31 Moresby Avenue (Lot 2 DP 10510, part of Section 251 TN of Waihi) and 48 Moresby Avenue (part of Section 250 TN of Waihi);
- Grand Junction A & B Mining Shafts.



Figure 24. The proposed MMZ expansion area in the vicinity of Savage Road, Islington Terrace and Moresby Avenue and historic heritage places discussed (source: OceanaGold)

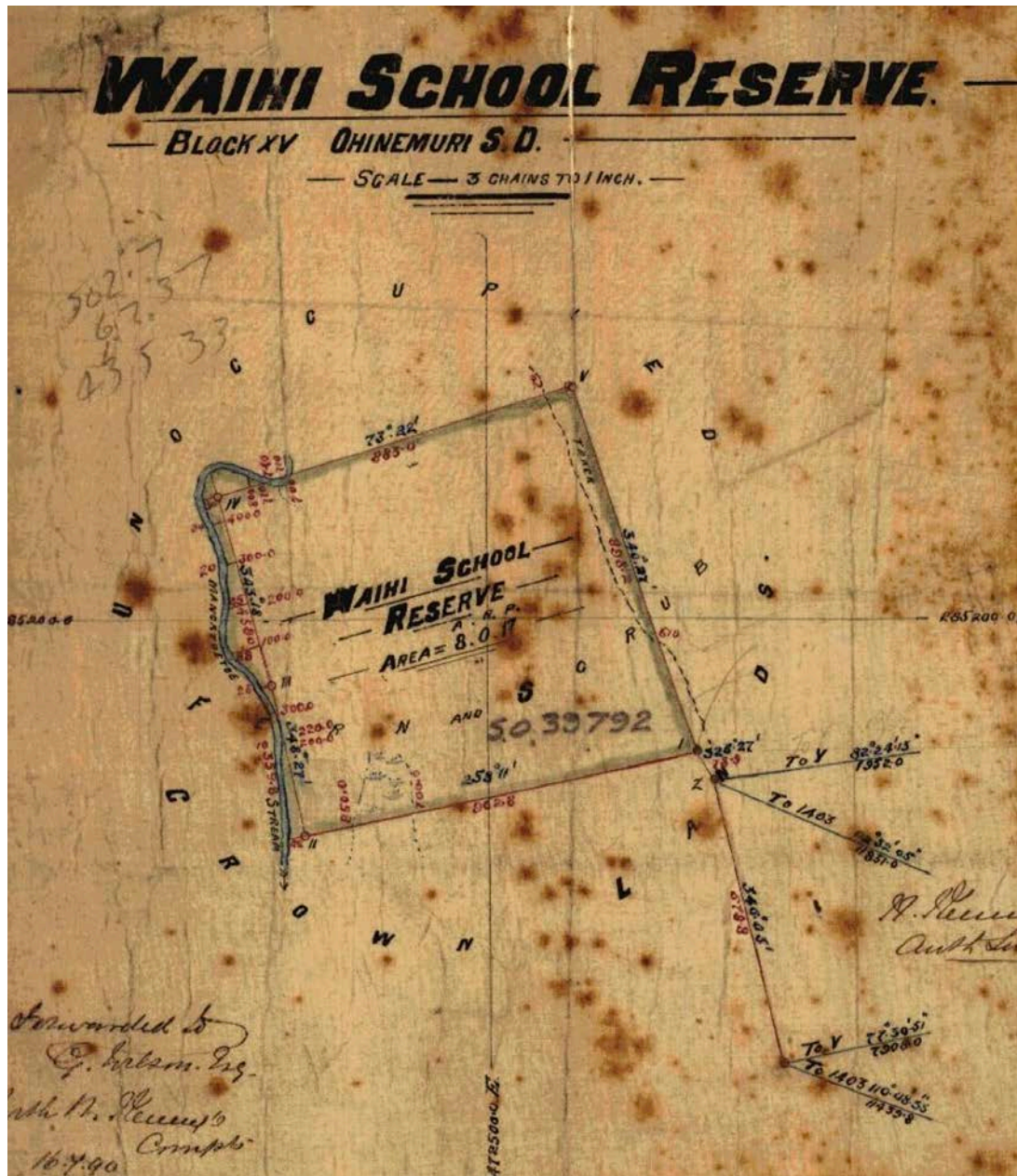


Figure 25. Detail from survey plan SO 6474 (1892) showing ‘Unoccupied Crown Land’ northwest of the Waihi School Reserve (source: Quickmap)

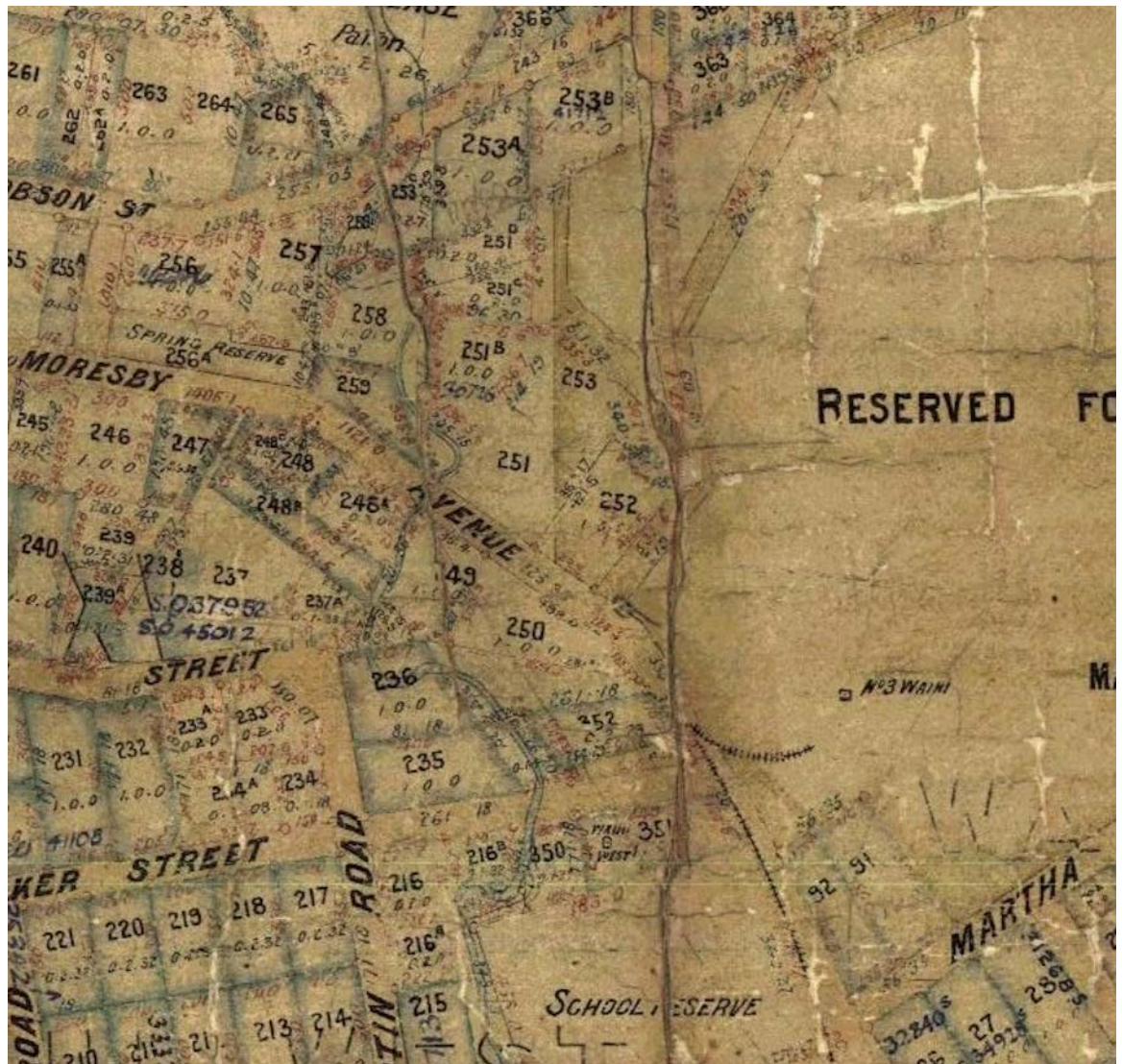
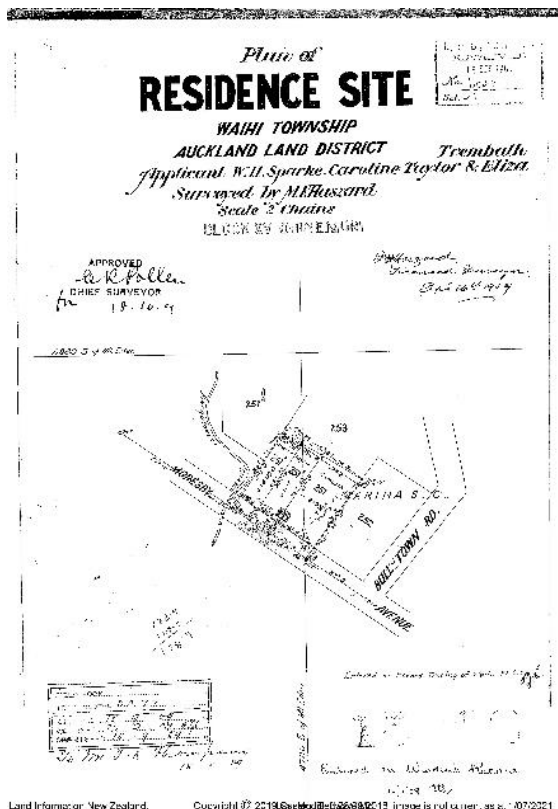
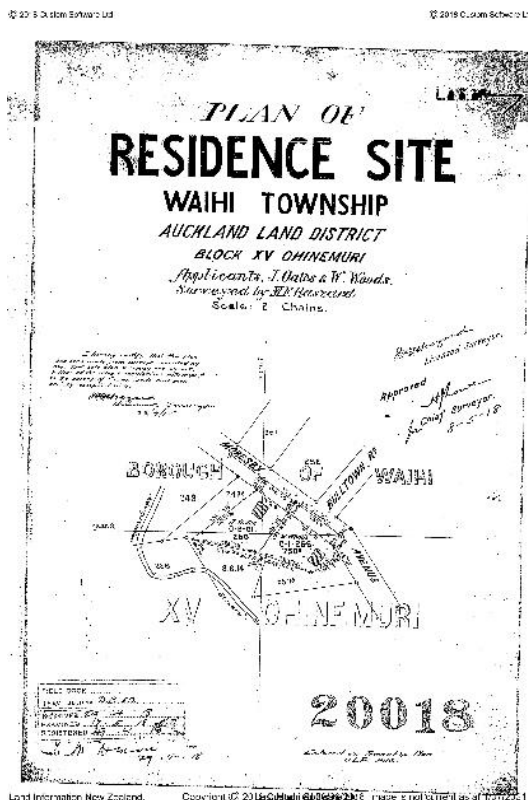


Figure 26. Detail from Index Plan Waihi Township (SO 26502-S1-4) (dated 1899 and corrected to July 1901) (source: Quickmap)



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Figure 27. Survey Plan SO 15208 (1909) Plan of Residence Site on Section 251 Town of Waihi showing a single dwelling with multiple applicants (source: Quickmap)



Land Information New Zealand. Copyright © 2019. Section 18(6) of the Resource Management Act 1991. Image is not to be used as of 11/11/2021.

Figure 28. Survey Plan SO 20018 (1918) showing a house owned by W. Woods on Section 250B (48 Moresby) and J. Oates on section 250 Town of Waihi (46 Moresby Ave) (source: Quickmap)



Figure 29. Overlay of survey plan SO 20018 (1918) on the modern aerial showing the location of early houses



Figure 30. Early 20th century cottage at 48 Moresby Avenue



Figure 31. Vacant property at Section 1 SO 58948 Moresby Avenue where an early 20th century residence was located



Figure 32. Early 20th century villa at 31 Moresby Ave



Figure 33. 1942 aerial (aerial sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0: ref SN229 Crown 229 486 31) over laid with survey plan SO 20018 (1918)

Moresby Ave – Martha Street – Haszard Street – Seddon Street

This part of Waihi to the south of the Martha Pit is part of the commercial centre of the town and zoned Town Centre, with the only remaining residential houses located at the northern (upper) end of Haszard Street (Figure 34). The central part of the Waihi township was one of the first to be subdivided in the 1890s, and it retains its historic character with several heritage buildings. An 1892 plan shows the town at that time divided into smaller lots along the main Seddon Street frontage, with larger lots behind (Figure 35).

35 Moresby Avenue

The Hauraki District Council provides the address as 35 Moresby Avenue whilst Land Information New Zealand provides the address as 43 Moresby Avenue. The property, as the boundaries stand, was originally part of two individual sections; Section 91 and Section 92, Township of Waihi (Figure 36). Section 91 was bounded by Moresby Avenue, Martha Street, Section 92 to the east and land now associated with the mining pit to the north. Section 92 was bounded by Martha Street, Section 91 on the west, the mining pit on the north, and Section 93 to the east. The original orientation of the sections was NW-SE. It should be noted that the boundaries and orientations of the Sections appear to have been altered c.1919. At this time the orientation changed 90 degrees and Section 91A was entered between Sections 91 and 92.

Section 91

The earliest License for Resident Site for Section 91 was located within a file held by Archives New Zealand for Section 92 (BAFV A540 13667/57, Archives NZ) issued to Mary Kate Chandler on 15 May 1894 for the annual sum of 10 shillings. The *Thames Star* (18 February 1895:2) noted:- “The following tenders for the new boarding-house at Waihi, the property of Mr Chandler, have been received by Mr R. Simms, architect ...”

The boarding house, on Moresby Avenue, appears to have been operated by a Mrs Nicholson when it caught fire in 1905 (*Waihi Daily Telegraph*, 4 November 1905:3). The precise location of the boarding house on Section 91 has not yet been determined, as the school property on the opposite side of Moresby Avenue runs the length of Section 91. No reports of rebuilding on the property were located. Mary Chandler surrendered her interest in Section 91 on 10 November 1914 in exchange for land on Section 92 (BAFV A540 13667/57, Archives NZ).

Also recorded for Section 91 is a License to Residence Site for one rood (1/4 acre) granted to Samuel Adams dated 7 June 1900 (BAFV A540 13667/19, Archives NZ). The License does not contain an associated plan detailing the precise location within Section 91 but it is possible that may have been at the north-western end of the Section (BAFV A540 13667/19, Archives NZ).

SO 20650 dated 1919 (Figure 38) does show a structure on the former portion of Section 91 and a small structure on the former portion of Section 92. The location of the larger structure is close to the position of the current villa, however that does appear to be located within the former Section 92 portion.

Section 92

The earliest record located regarding Section 92 is a License for Resident Site granted to George Chandler on 10 November 1914 which was the result of the exchange of Mary Chandler's interest in Section 91 (BAFV A540 13667/57, Archives NZ). It is possible that the boundaries of Sections 91 and 92 (and including 91A) occurred at this time and errors in recording have occurred. License for Resident Site SA3C/180 was granted to George Chandler for a term of 42 years from 28 November 1919 which encompasses the property now located at 35 Moresby Avenue.

Other portions of Section 92 were researched as part of the PYE (NZ) Ltd Factory in Brown, Burnett and Clough (May 2018:68)) at 43 Moresby Avenue. Currently this building is being used as the OGNZL office, a gym, toy library and honey business. The land on which the PYE Factory stands at the corner of Moresby Avenue and Martha Street, Waihi, is formed of Section 92, Town of Waihi.

The discrepancies in survey plans and License to Residence Site document have resulted in difficulty ascribing a specific date to the villa currently residing on 35 Moresby Avenue (Figure 40). While it is possible the villa may relate to Adams' 1900 occupation, as there is no indication in the documents where his portion of Section 91 was located, it cannot be concluded the villa is of that date. The villa also appears to be standing on land associated with the former Section 92 suggesting that construction may have occurred following the Licence to George Chandler in 1914.

Examination of the 1942 aerial photograph of Section 91 and 92 shows the same buildings present as in the 1919 plan but the house at 35 Moresby Avenue has been altered and added on to (Figure 39).

Haszard Street / Martha Street / Seddon Street

The block described as 4 Martha Street on the corner of Martha Street and Haszard Street was originally Section 27 & 28 Town of Waihi. Today it contains The Hub, which comprises various factory buildings developed by Phillips, Pye and others in the 1950s-1960.

11 Haszard Street, 10 & 10A Martha Street and Seddon Street were assessed previously in 2012 for a proposed Discovery Centre (Macready et al Jul 2012).

The lots along the main Seddon Street are likely to have been the first to be developed in this block. Early town plans show that between 1899 (1901) (Figure 36 and Figure 37) and 1909 these larger town lots were subdivided into smaller lots along Haszard Street. By 1909 (Figure 41), a survey plan shows a number of structures in the south-west corner of the Haszard Street-Seddon Street block, including Section 29D, which became 9 & 11 Haszard Street. A 1914 plan shows other structures present elsewhere on the block by that date, including a small structure at 10 (but not 10a) Martha Street (Figure 42). Later plans show the subsequent subdivision of the block, and the stopping of the roads (Martha Street and Mueller Street in the north-east corner in 1997 to allow for the expansion of the open pit mine.

Based on information from these plans, there were houses at 11 Haszard Street and 10 Martha Street by 1909-14, and it is possible (though it cannot be confirmed without more detailed research) that the sections were occupied in the 1890s soon after the initial subdivision, and may contain pre-1900 subsurface archaeological remains.

However, the houses present today do not appear to be the same as those shown on the early 20th century plans. The house at 10 Martha Street is clearly not of 19th century date and evidently replaced the smaller structure shown on the 1914 plan. The house at 10a Martha Street must post-date 1914 as is not shown on the plan. The house at 11 Haszard Street (now removed) may have been the original house but with subsequent alterations. If so it was built by 1909, and it is possible that it dated back to the 1890s.

At 7 Haszard Street (Section 29E, TN of Waihi) the house has also been removed. This was the site of a former Miner's cottage (HDP No. HAU272; Cat C) that is reported to have dated from c.1890s.

Similarly, at 9 Haszard Street (Section 29C, TN of Waihi, possibly originally part of Section 29B or 29E) the building is no longer extant. This is the site of the former Forester's Hall (HDP No. HAU094; Cat C), a Victorian gabled hall originally used as an Oddfellow's Lodge and later the Gadabouts Shoe Factory. The HDP HAU094 record states the Forester's Hall dated c.1910 but an Auckland Weekly News article, dated 10 August 1905, p.14 (digital image held by Sir George Grey Special Collections), while not giving specific construction dates or details, does mention that 'All lodge meetings in future will be held in the Foresters' Hall, Waihi' from December 1900 (Thames Star, 15 December 1900, p.1), which fits with the land for the Foresters Hall, on Section 29C, being granted to W. Dance, Simms and W. Corbett in March 1900 (Auckland Star, 22 March 1900, p.2).

Some limited downcutting to access the properties at 7, 9 and 11 Haszard Street for building removals is evident. No indication of any disturbed archaeological remains was evident. However, pre-1900 subsurface archaeological remains may also remain on these properties.

There has been significant change to this town block during the 20th century, including later house construction, benching into the hillside for a carpark, and landscaping of the area above the carpark. 69 Seddon Street and the upper north-western extent of 73-75 and 77 Seddon Street was inspected. These areas are partly under vegetation and partly manicured lawns with a pedestrian footpath. No archaeological features were observed, but the area was heavily overgrown, obscuring surface visibility. 73-77 Seddon Street is currently a carpark and the location of the Salvation Army building that has been benched into the

hillside (Figure 43 - Figure 45). Evidence of any earlier use of these properties is likely to have been modified or destroyed by recent construction and earthworks, but the possibility of pre-1900 subsurface archaeological remains such as domestic rubbish pits and evidence of earlier structures cannot be completely excluded.

The historical research and site visit has established that the proposed MMZ expansion of land blocks on Moresby Avenue, Martha Street, Haszard Street and Seddon Street will not impact on historic heritage places itself, there is potential for any future pit expansion to impact on the following places:

- A late 19th-early 20th century dwelling (villa) at 35 Moresby Avenue (Sect 9 Town of Waihi);
- The former location of a 1885 boarding house on Section 91 Town of Waihi (corner of Moresby Ave and Martha Street);
- The PYE (NZ) Ltd Factory (HDP No. HAU091; Cat B) at 43 Moresby Avenue;
- A possible pre-1900 villa at 3 Haszard Street (former Miners Cottage) (HDP No. HAU123; Cat C) / T13/929;
- The possibility of pre-1900 subsurface archaeological remains, such as domestic rubbish pits and evidence of earlier structures within the Haszard Street – Seddon Street block, such as the former location of c.1890s Miners Cottage (Villa) at 7 Haszard Street (HDP No. HAU272; Cat C) and the Forester’s Hall (HDP No. HAU094; Cat C) at 11 Haszard Street, dating to the early 1900s.



Figure 34. The proposed MMZ expansion area in the vicinity of Moresby Avenue, Martha Street, Haszard Street and Seddon Street and historic heritage places discussed (source: OceanaGold)

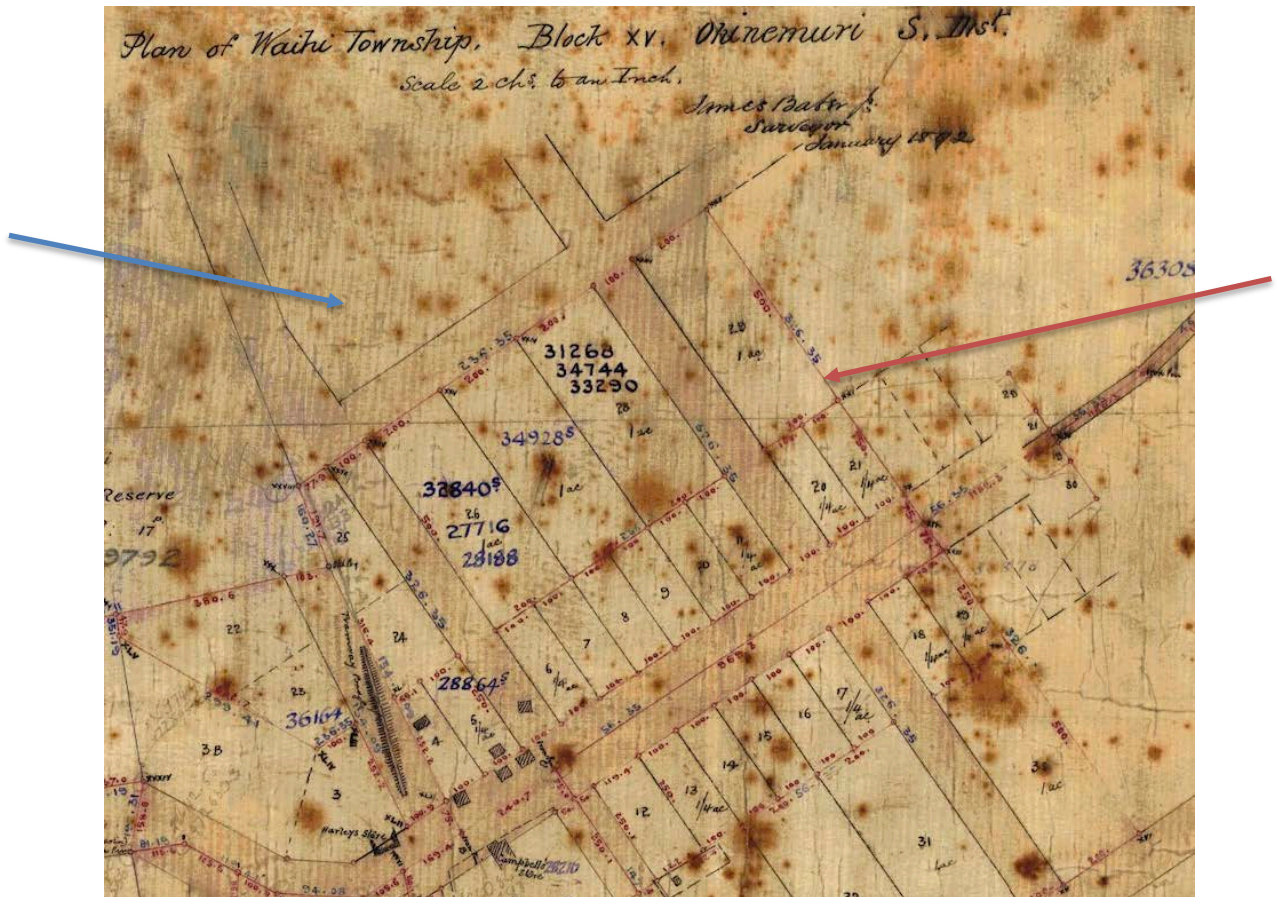


Figure 35. SO 6474 (1892) showing subdivision of project area. The Hazard Street block is arrowed (red) and Section 91 and 92 (35-43 Moresby Avenue) arrowed (blue) (source: Quickmap)



Figure 36. Detail from Index Plan Waihi Township (SO 26502-S1-4) (dated 1899 and corrected to July 1901) (note - Section 91 & 92 are shown in alternate locations which appears to be a mistake) (source: Quickmap)

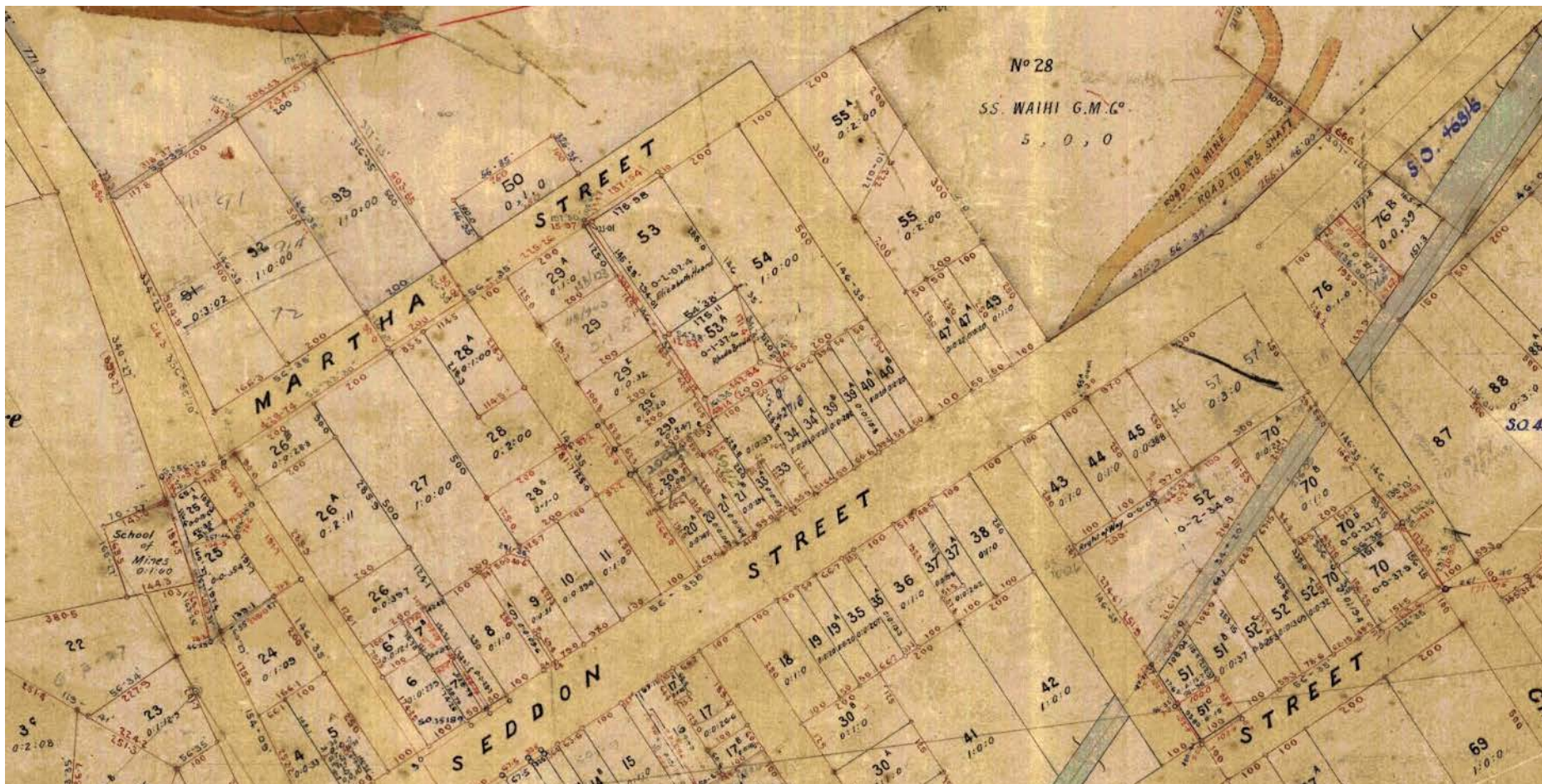


Figure 37. Detail from Survey Plan SO 42547 (early 1900)(source: Quickmap)

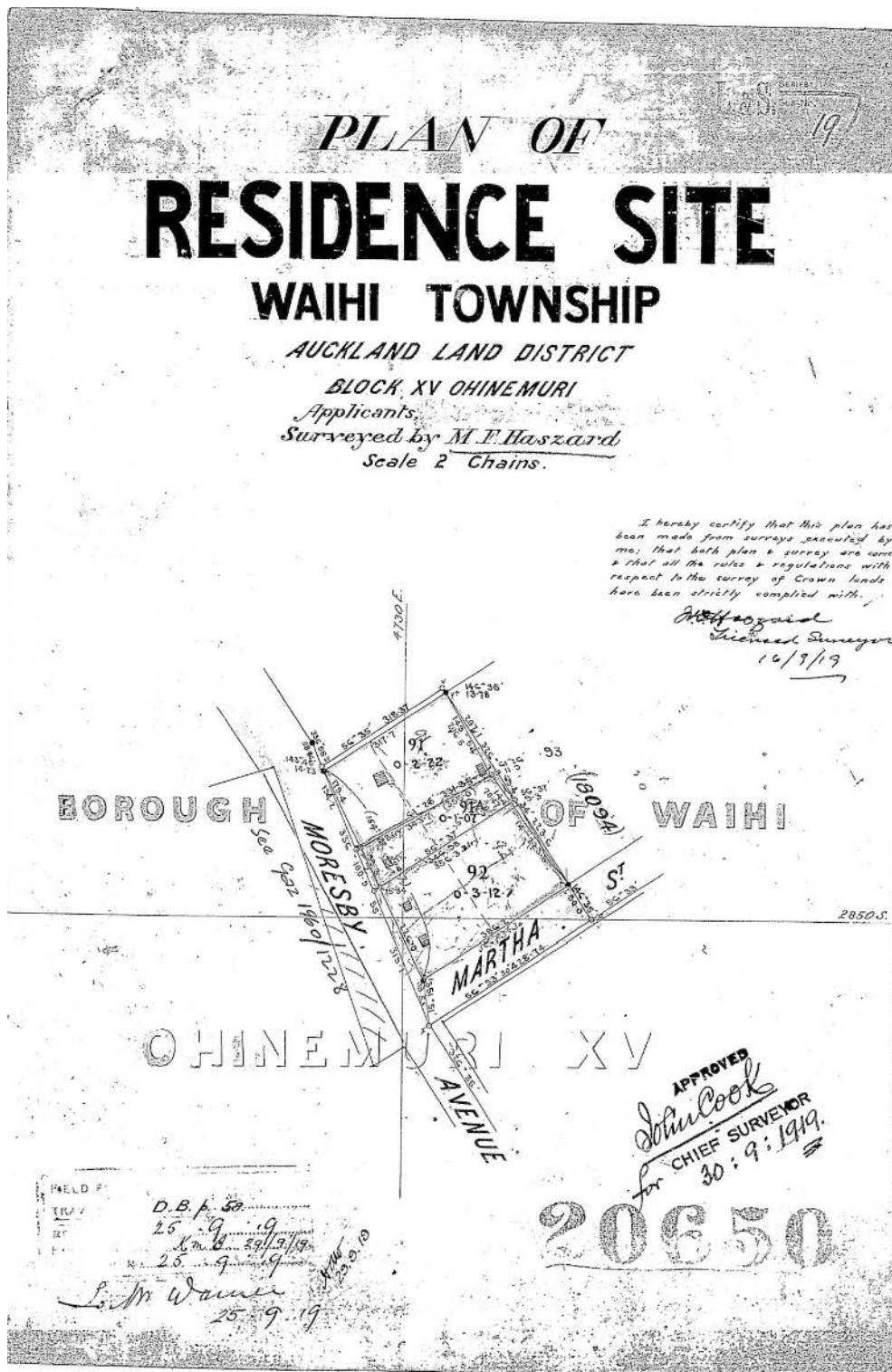


Figure 38. Survey plan Town of Waihi SO 20650 dated 1919 shows the new boundaries of sections and depicts a structure within the former Section 91 near the eastern boundary and a small structure on the south-eastern boundary of the former Section 92. (source: Quickmap)



Figure 39. 1942 aerial of Section 91 and 92 showing the same building locations as in the 1919 plan but the house at 35 Moresby Avenue has been altered and added on to (aerial sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0: ref SN229 Crown 229 486 31)

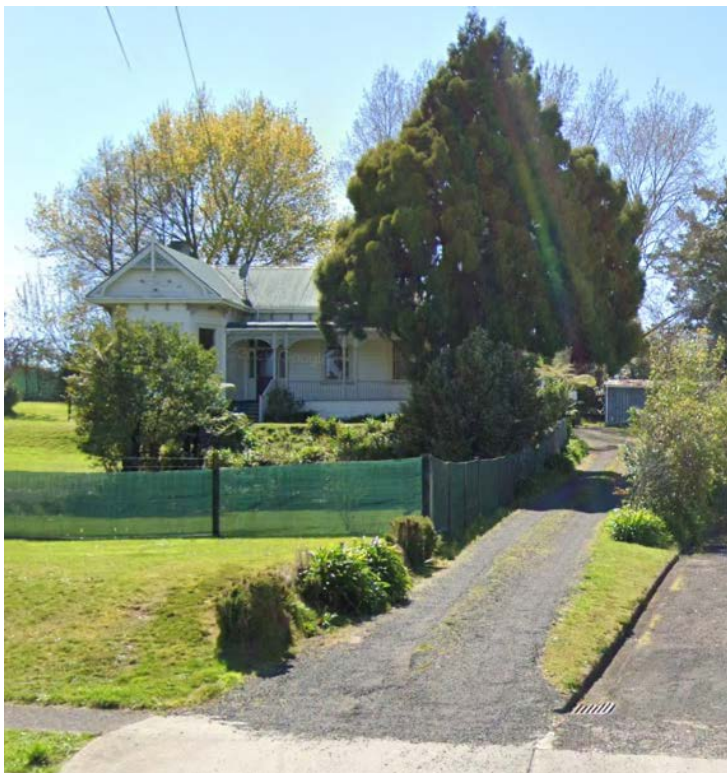
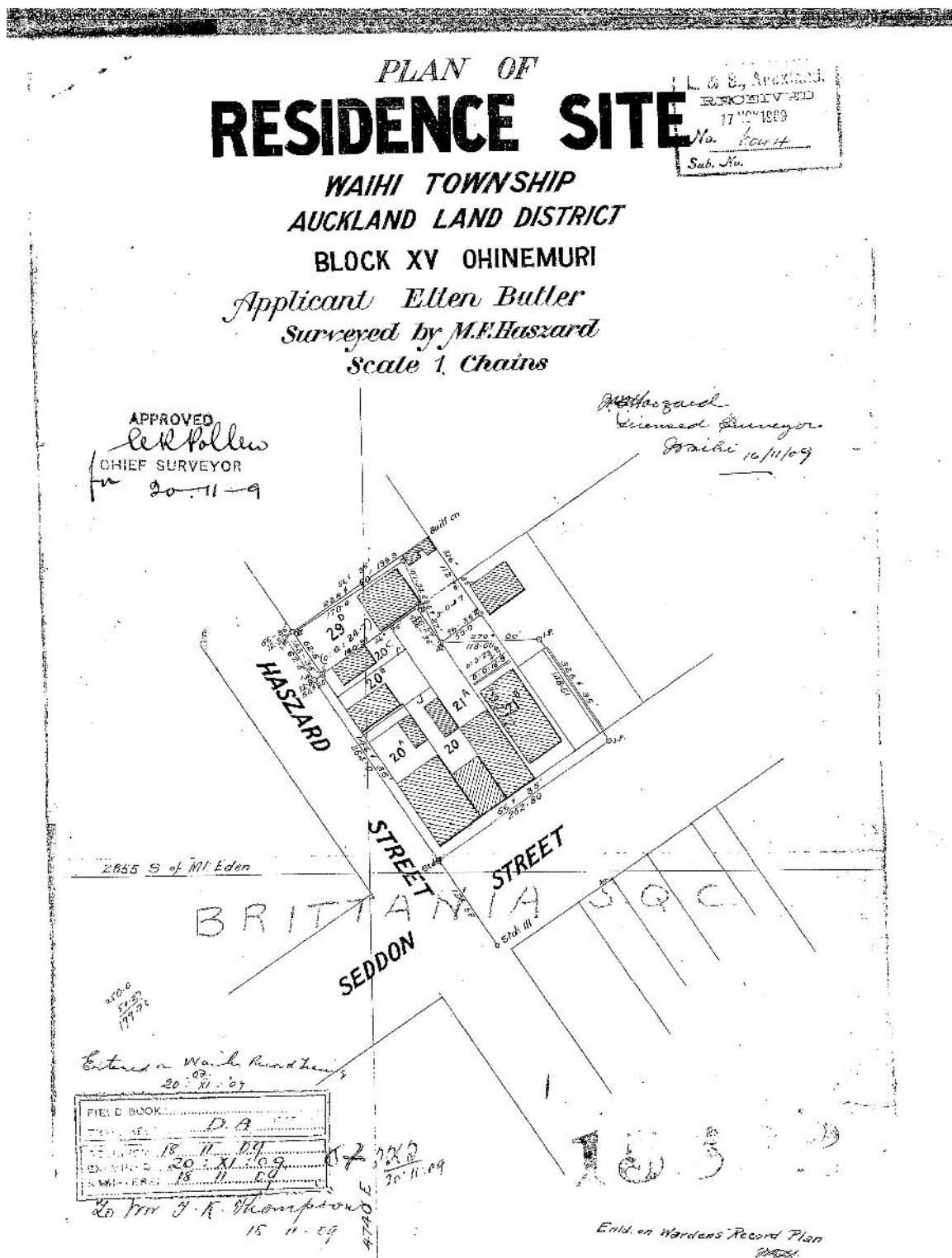
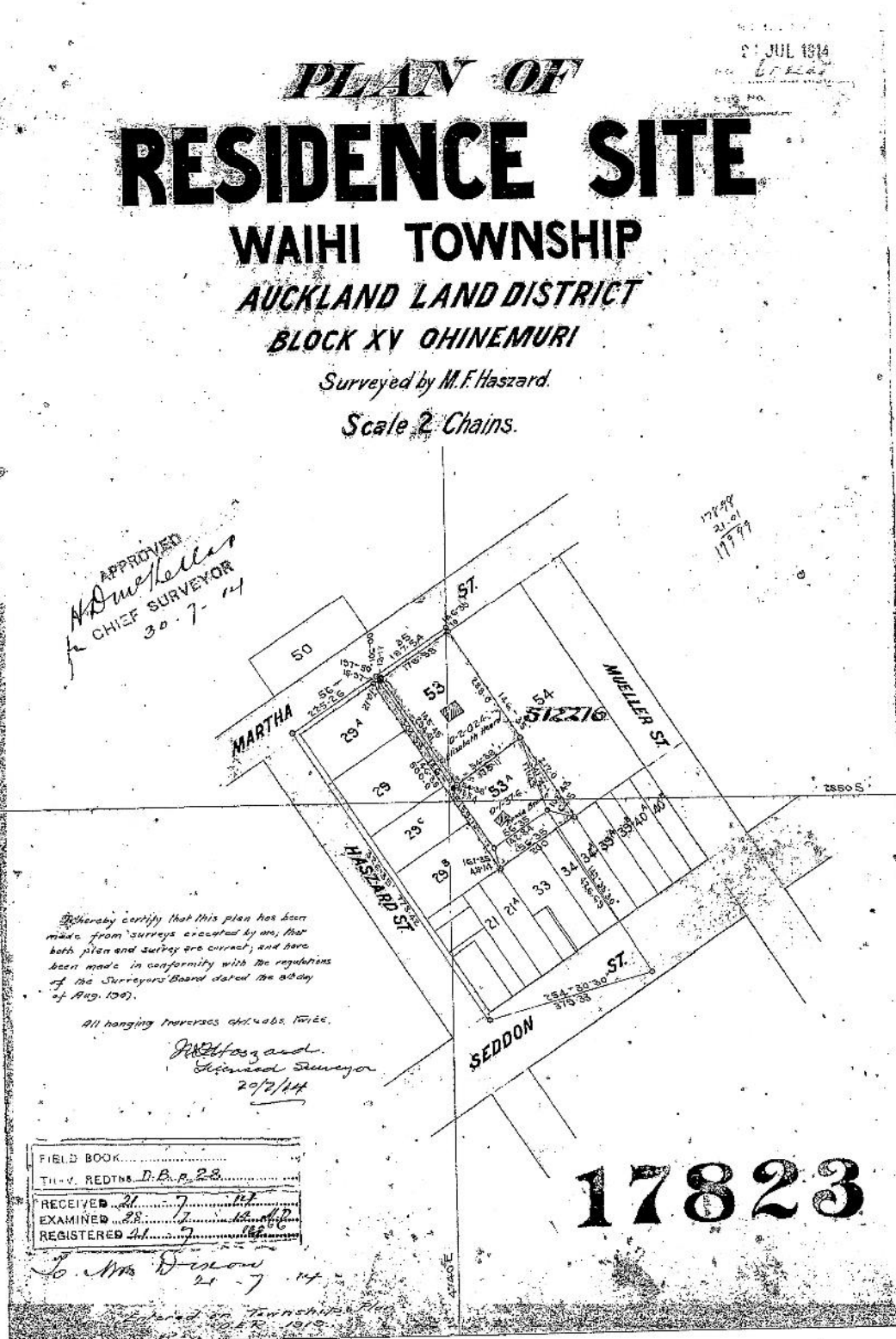


Figure 40. Late 19th-early 20th century villa at 35 Moresby Ave (Sect 9 Town of Waihi)



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Figure 41. SO 15302 (dated 1909) showing SE corner of block (source: Quickmap)



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Figure 42. SO 17823 (dated 1914) showing block (source: Quickmap)



Figure 43. Overgrown area at the rear of 11 Hazzard Street, looking east



Figure 44. The cut back and battered slopes behind the carpark on 73-75 Seddon Street looking east towards the Pumphouse



Figure 45. The modified slope above the carpark at 77 Seddon Street (Lot 3 DPS 12216; ID: 216) looking west to the house on 10a Martha Street

Slevin Street / Newman Street / Grey Street

This part of Waihi to the eastern side of the Martha Pit consists of residential streets and allotments but many of the surrounding houses have been removed and the southern end of Newman Street closed off as they are located within the GNS identified hazard area associated with the historical underground mining in the area and are therefore in the existing MMZ (Figure 46). The properties within the proposed MMZ expansion plan change area are zoned Residential.

Index Plans of Waihi Township, dated 1899/1901 and 1909 (Figure 47 and Figure 48), and survey plan SO 42547 (early 1900s) (Figure 49) shows Slevin Street, Newman Street and Grey Street, which like most within residential Waihi, were constructed around the turn of the century. Some houses are known to have been constructed around or just after this period.

15 Slevin Street, Waihi

15 Slevin Street is identified as Section 276A, Township of Waihi, containing 1 rood 37.6 perches (Figure 50, left). The property was originally part of Section 276 Licensed to James George Wilson in 1899, and following two transfers Thomas Lamb surrendered 1 rood 37.6 perches on 7 October 1907 (BAFV A540 13667/36, Archives NZ) to enable a License for Residence Site to be granted to James Johnston of Waihi, battery hand, for a term of 42 years from 7 October 1907 (BAFV A540 13667/20, Archives NZ).

It appears Johnston may have been in occupation of the property prior to the issuance of the License as SO 14292 dated September 1907 (Figure 50, right) depicts a house located

centrally approximately 1/3 distance back from the Slevin Street frontage. This house may have been erected for use of a tenant prior to the property being surrendered.

Johnston took out a mortgage over the property in 1907 to Thomas Lamb of Waihi (BAFV A540 13667/20, Archives NZ). In 1908 Johnston and the Waihi Grand Junction Gold Company entered into an agreement regarding the resumption of Section 276A (BAFV A540 13667/24, Archives NZ). Johnston appears to have remained on the property with a mortgage discharge recorded in 1930 (BAFV A540 13667/90, Archives NZ). The house is visible on the 1942 aerial located in an area surrounded by gravel, concrete, or similar with at least one outbuilding present (Figure 51). The structures have since been demolished with the property now in grass and vegetation, including some exotic trees (Phoenix palm, pine) and fruit trees where this house was previously located.

Research could not accurately date the construction of the house, however it is likely to have been constructed after 1900, but no later than 1907.

17 Slevin Street

17 Slevin Street is identified as original Section 276, Township of Waihi containing one acre of land. The earliest License for Residence Site was granted to James George Wilson, of Waihi, mine manager for the sum of 10 shillings per annum from 12 October 1899 until 31 December 1940 (BAFV A540 13667/36, Archives NZ). Wilson transferred his interest in the property to Peter Eskesen(?) on 2 May 1901. On 6 November 1903 Eskesen(?) transferred his interest to Thomas Lamb (BAFV A540 13667/36, Archives NZ). Lamb surrendered 1 rood 37.6 perches on 7 October 1907 (BAFV A540 13667/36, Archives NZ) to enable a License for Residence Site to be granted to James Johnston of Waihi, battery hand (see 15 Slevin Street). Lamb surrendered the remainder of the property on 4 November 1909 (BAFV A540 13667/36, Archives NZ). A License for Residence Site was subsequently issued to William George Lott of Waihi, miner in 1909 (BAFV A540 13667/36, Archives NZ).

SO 14292 dated September 1907 shows a house near the Slevin Street road frontage near the southwest boundary (Figure 52). SO 32146 dated 1942 does not depict the house, but does include iron shed near the eastern boundary (Figure 53). The aerial photograph dated 1942 does however show both the house in its original position and the iron sheds to the east (Figure 54). All structures have since been demolished and the property is largely in grass with patches of other vegetation. However, a concrete pad /pathway was still visible in the grass in the southwestern corner of the property near its Slevin Street frontage and the approximate vicinity of the house site (Figure 55).

Research suggests the house may have been constructed in 1899.

15 Newman Street (Part)

Section 277A, Township of Waihi, was originally part of Section 277 (Figure 56). Section 277 appears to have been originally Licensed to Thomas Whelan, then assigned in 1904 to Mary Ann Corbett (BAFV A540 13667/6, Archives NZ). No record of the surrender of a portion of Section 277 was located, however a License for Residence Site was issued to William M. L. Holdsworth of Waihi, electrician on 14 June 1910 for the term of 42 years (BAFV A540 13667/43, Archives NZ). It is not clear whether a structure was ever built upon Section 277A, as survey plans (Figure 57) and the 1942 aerial (Figure 58) do not indicate presence of any structures. The only structure visible appears to be contained with Section 277.

29 Grey Street

29 Grey Street originally described as Section 354C containing 30.2 perches was Licensed for a Residence Site to James Hogan of Waihi, miner on 18 December 1910 (SA2C/895, LINZ). Hogan took out a mortgage over the property for the sum of £135 to Mary Catherine Loveridge on 15 December 1910 (BAFV A540 13667/47, Archives NZ). It should be noted that whilst the Hauraki District Council provides 29 Grey Street as the address, Land Information New Zealand records the address as 25 Grey Street.

No survey plans were located covering this particular property with buildings located thereon. The 1942 aerial indicates a house on the road frontage which still stands today (Figure 59 and Figure 60).

Research indicates the house likely dates to 1910 at the earliest.

The historical research and site visit has established that the proposed MMZ expansion of land blocks on Slevin Street, Newman Street and Grey Street, currently zoned Low Density Residential and Road – formed, will not impact on historic heritage places itself, there is potential for any future pit expansion to impact on the following places (see Figure 24):

- An early 20th century dwelling at 29 Grey Street (Sect 355 Town of Waihi); and
- The former location of a possible 1889 dwelling at 17 Slevin Street (Sect 276 Town of Waihi) and the possibility of associated pre-1900 subsurface archaeological remains.



Figure 46. The proposed MMZ expansion area in the vicinity of Slevin Street, Newman Street and Grey Street and historic heritage places discussed (source: OceanaGold)

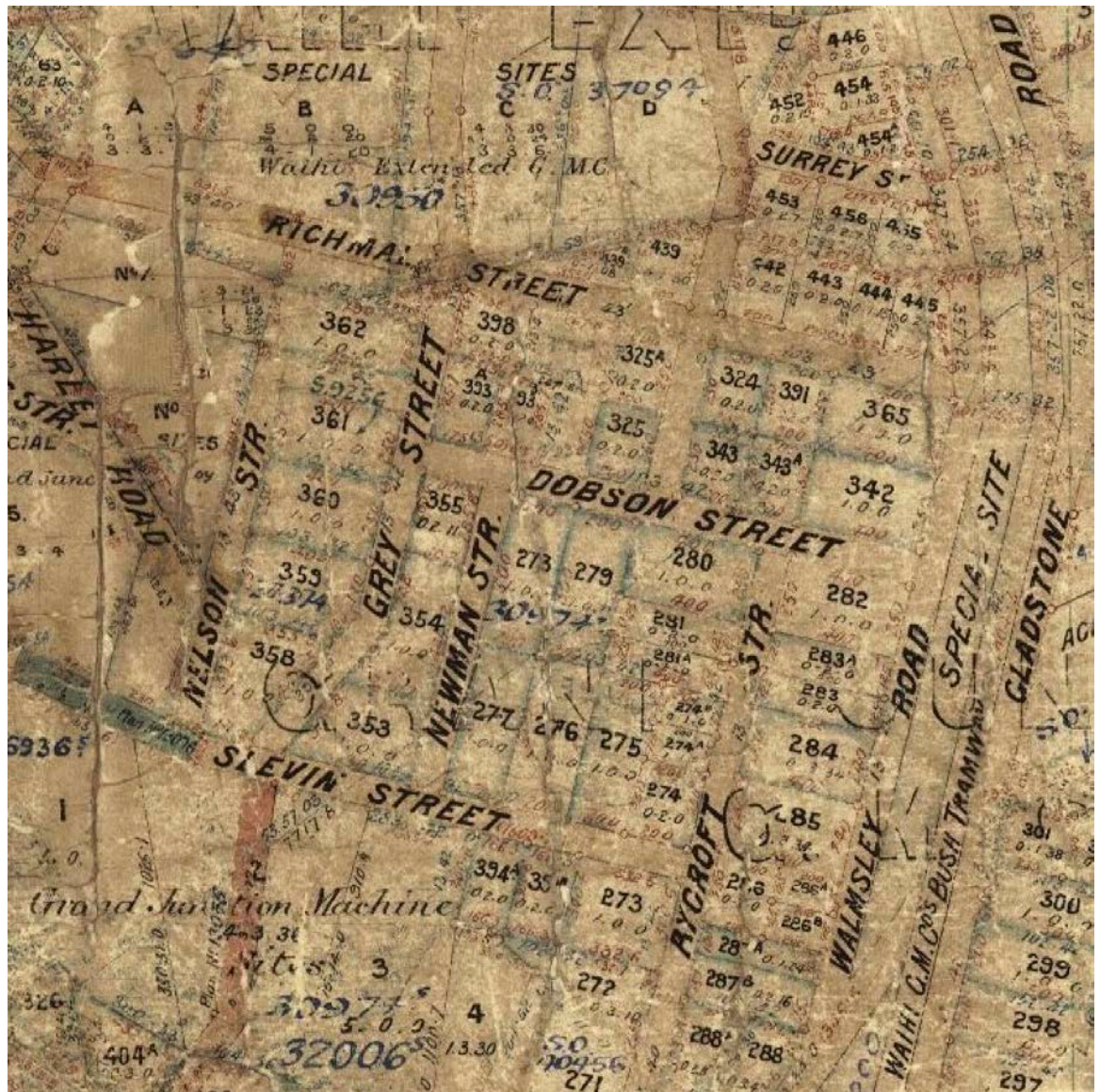


Figure 47. Detail from Index Plan Waihi Township (SO 26502-S1-4) (dated 1899 and corrected to July 1901) (source: Quickmap)

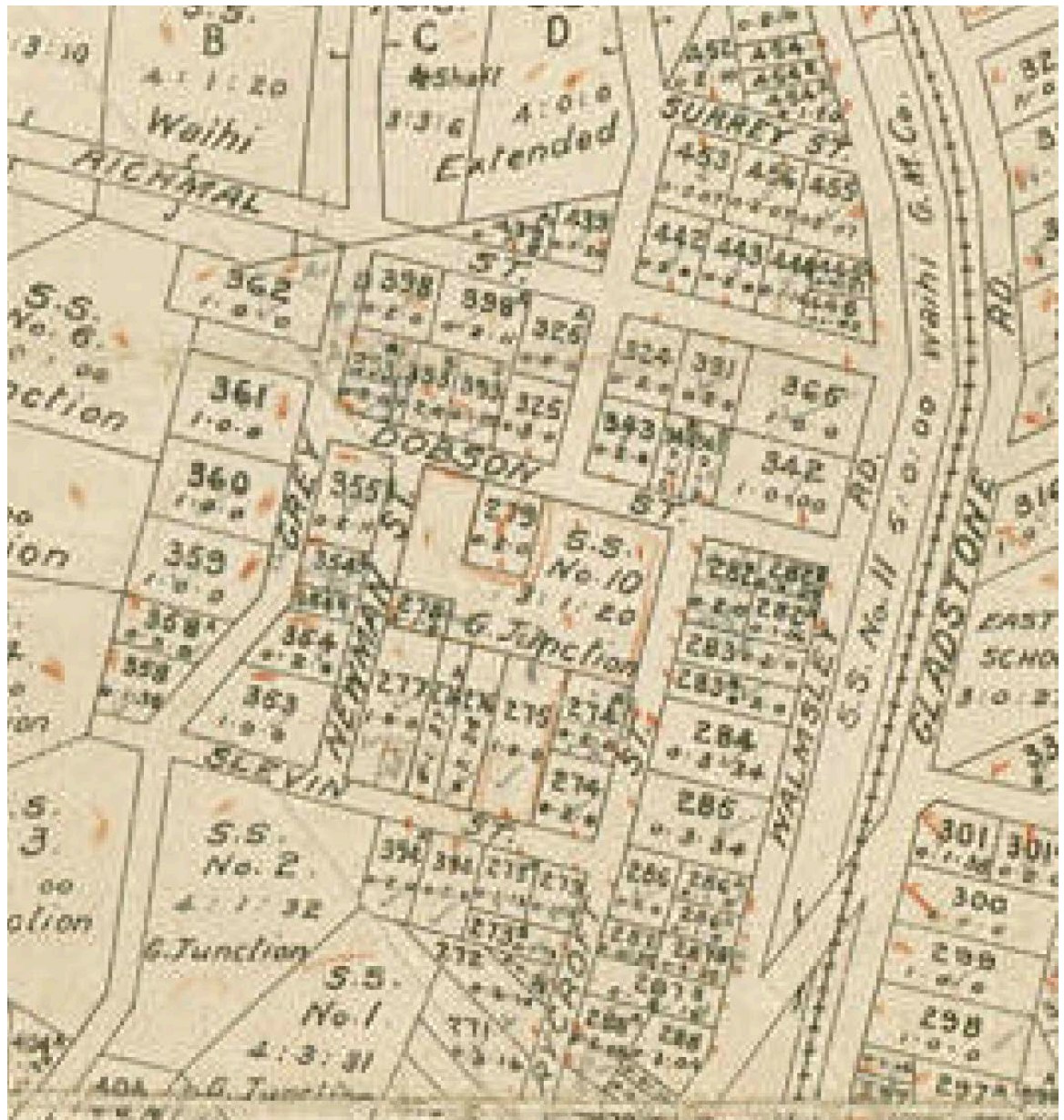


Figure 48. Detail from Index Plan of Waihi (1909) (source: Sir George Grey Special Collections, Auckland Libraries, NZ Map 3604)

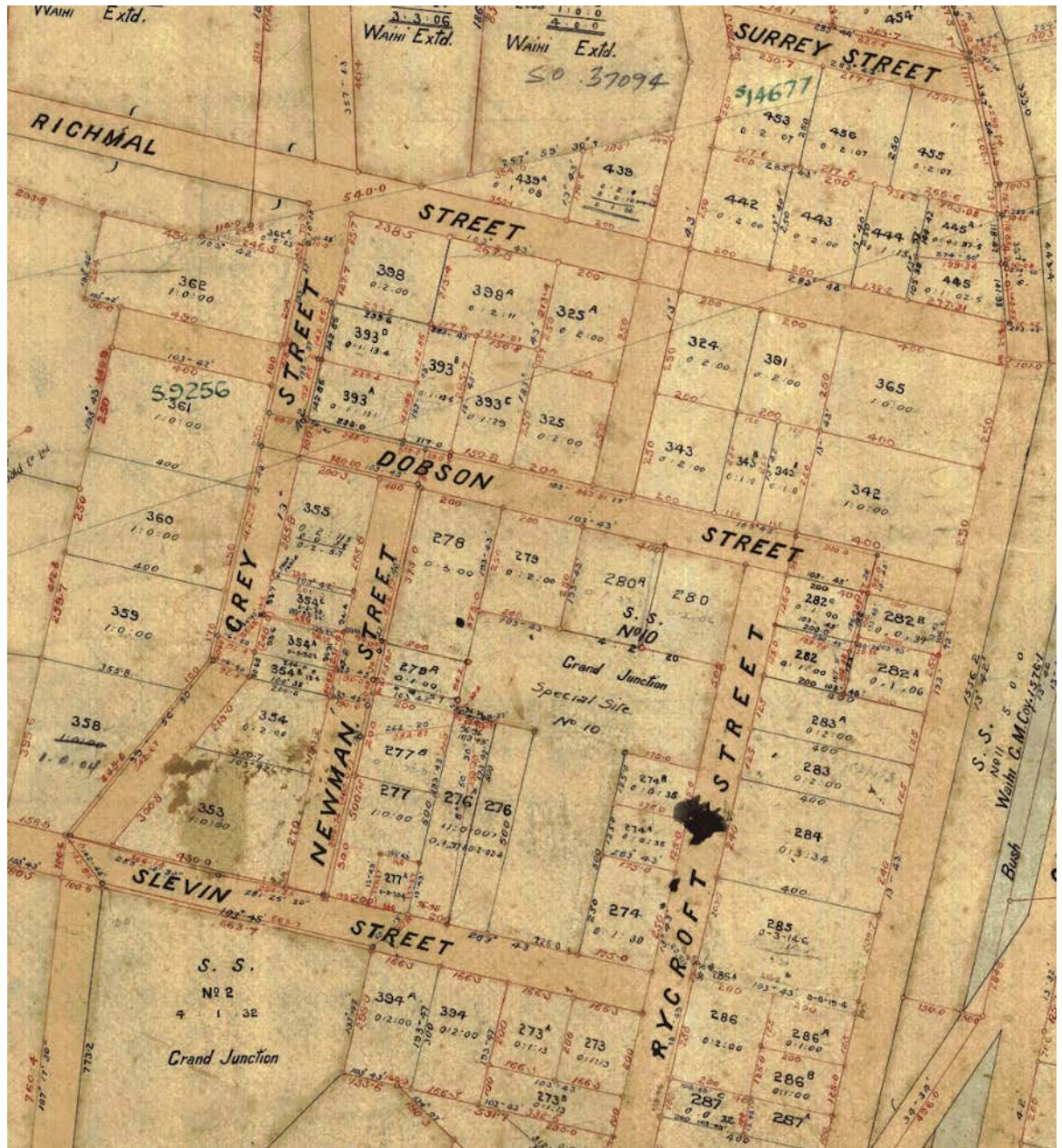


Figure 49. Detail from Survey Plan SO 42547 (early 1900s) (source: Quickmap)

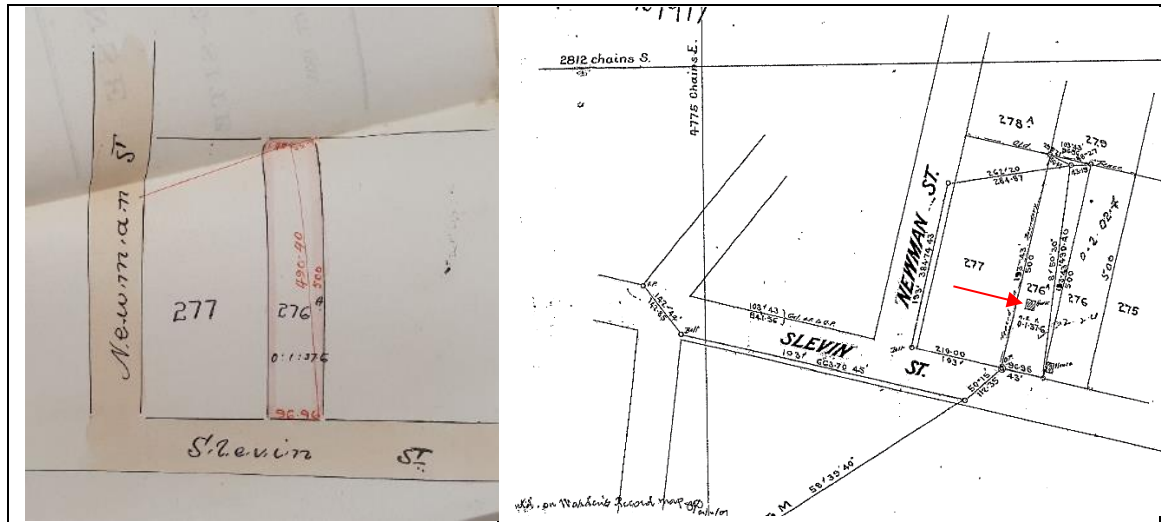


Figure 50 Left: Plan of Section 276a drawn on License to Residence dated 1907 (BAFV A540 13667/20, Archives NZ) and Right: Enlarged portion of SO 14292 dated 1907 showing a house constructed (arrowed) (source: LINZ)



Figure 51 1942 aerial showing structures on Section 276A (arrowed), Town of Waihi now identified as 15 Selvin Street. (source: Retrolens SN229 486 30)

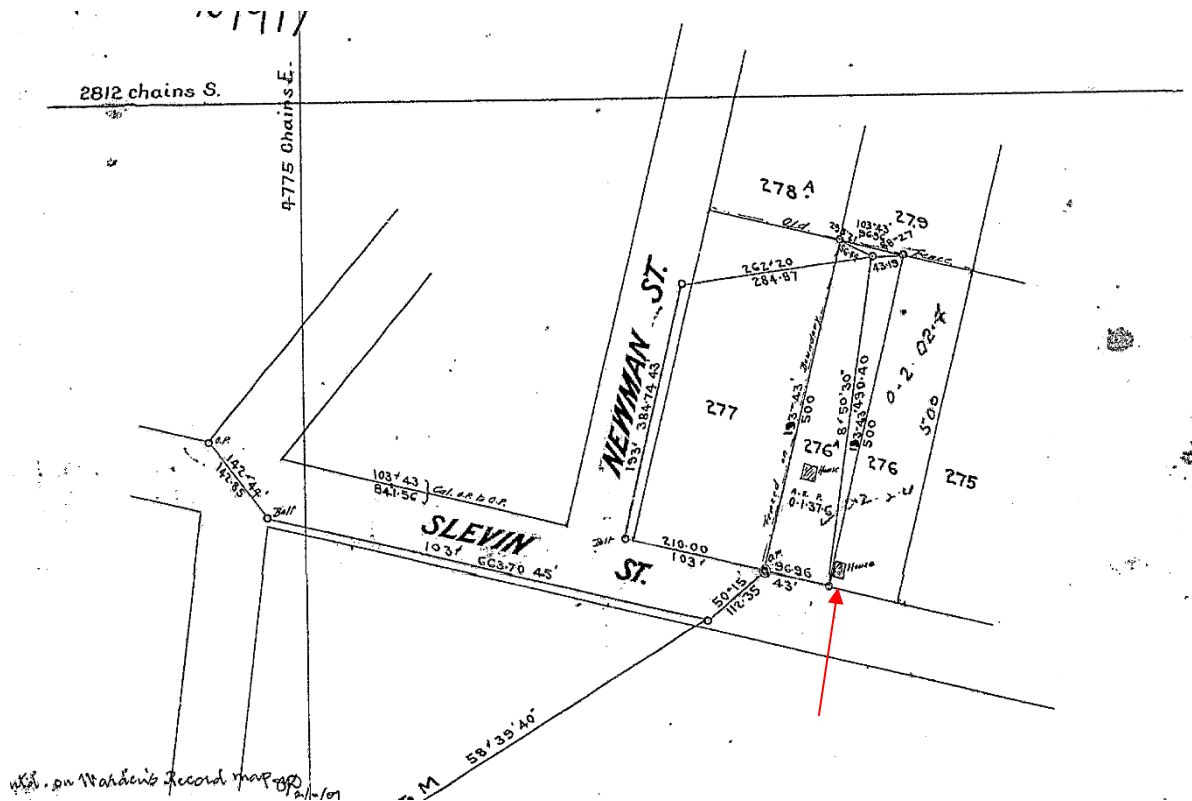


Figure 52 SO 14292 dated September 1907 showing a house near the Slevin Street frontage (arrowed). (source: LINZ)

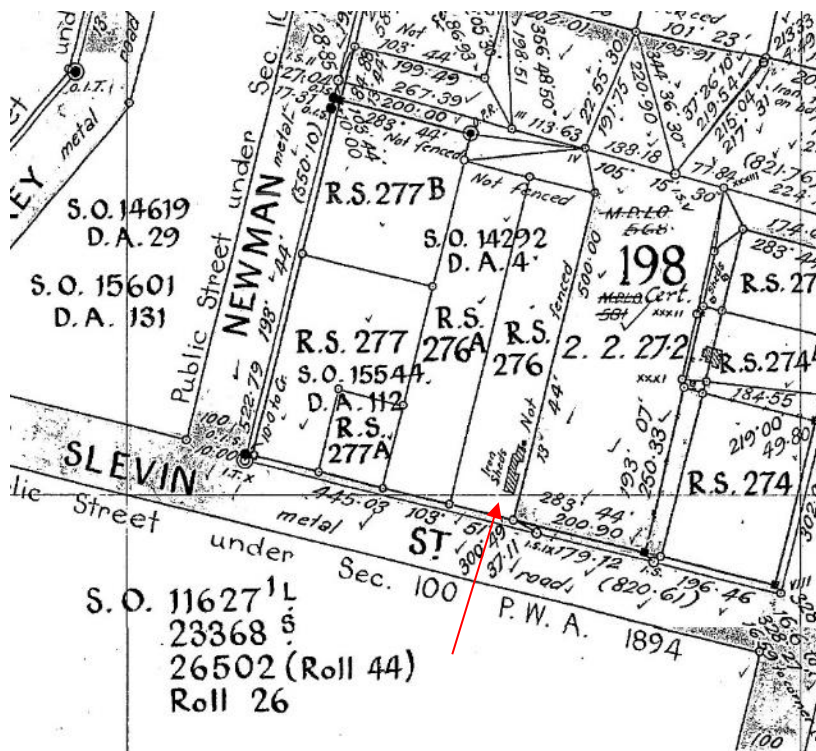


Figure 53 SO 32146 dated 1942 with iron sheds arrowed (source: LINZ)



Figure 54 1942 aerial showing house and iron shed on 17 Slevin Street. Source: Retrolens SN229 486 30



Figure 55. Concrete remnants in the pasture in the southwestern corner (street frontage) of 17 Slevin Street

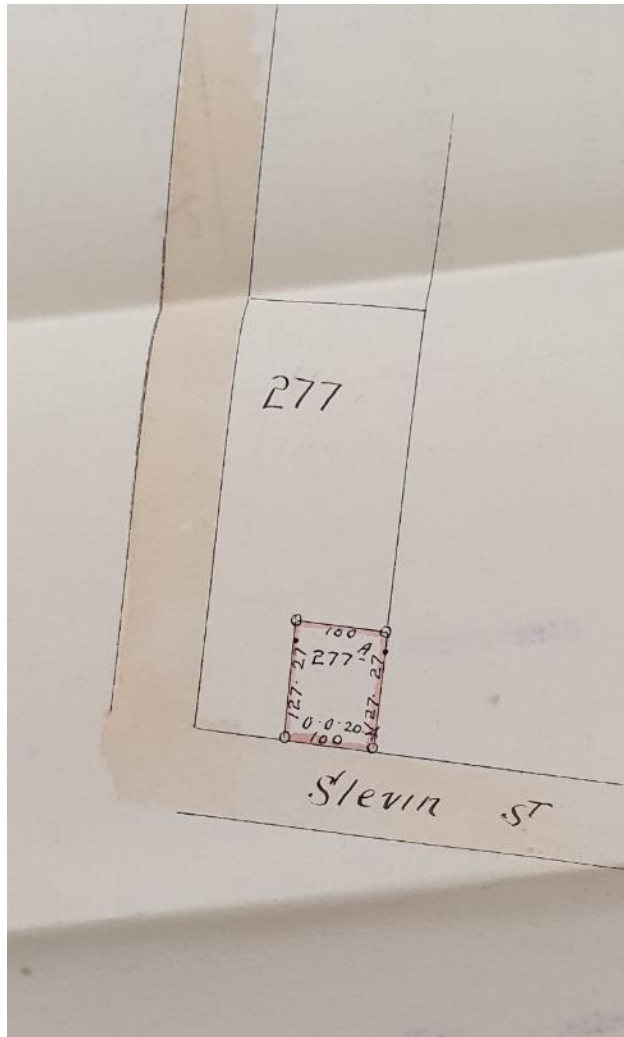


Figure 56 Plan of /section 277A as drawn on License to Residence Site dated 14 June 1910 (BAFV A540 13667/43, Archives NZ)

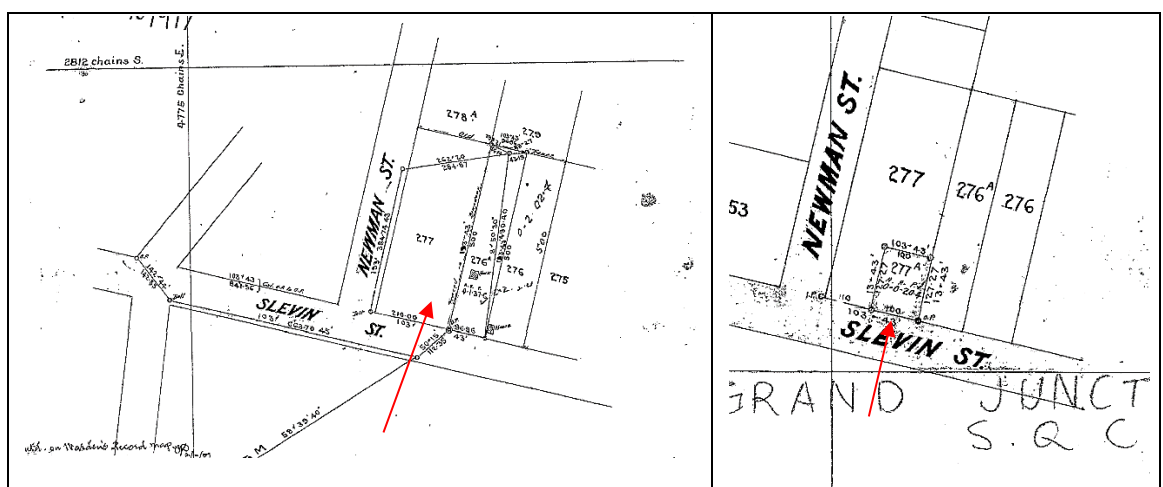


Figure 57 SO 14292 dated 1907 (left) and SO 15544 dated 1910 (right) showing position of Section 277A, with neither plan indicating presence of buildings (source: LINZ)



Figure 58. 1942 aerial showing position of Section 277a (arrowed) with no structures apparent. Source: Retrolens SN229 486 30



Figure 59. 1924 aerial with house on Section 354C (29 Grey Street) arrowed. Source: Retrolens SN229 486 30



Figure 60. Early 20th century house at 29 Grey Street

HISTORIC HERITAGE ASSESSMENT

Summary of Results

Historical research and site inspections have established that the following historic heritage sites and places are located within the proposed MMZ expansion areas:

- Possible Martha Pit historical 19th century workings (T13/926);
- A scheduled miner's cottage (former) at 3 Haszard Street (T13/929; scheduled HAU 123, Cat C);
- The PYE factory at 43 Moresby Avenue (used as a laboratory for PYE radios and television) and currently the OGNZL Waihi office [and other tenants] (scheduled HAU 091, Cat B);
- Potentially a small section of the Waihi Gold Mining Company Tramways Martha to Victoria Battery ore tramway (T13/969; scheduled HAU 264, Cat C) at 138-140 Seddon Street (Section 76 TN of Waihi);
- The Grand Junction A & B Mine Shafts on Moresby Avenue (Section 1 SO 58948) and 68A Moresby Avenue (Section 351B TN of Waihi);
- Possible pre-1900 dwelling at 12 Cambridge Road (Lot 1 DP 88853, part of Section 279 (previously Section 101) BLK XV Ohinemuri SD);
- Possible pre-1900 dwelling at 35 Moresby Avenue (Section 9 TN of Waihi);
- Two early 20th century dwellings (villas/ cottages with estimated construction dates ranging c.1900 – 1919) at 31 Moresby Avenue (Lot 2 DP 10510, part of Section 251 TN of Waihi) and 48 Moresby Avenue (part Section 250 TN of Waihi);
- The former location of c.1890s Miners Cottage (Villa) at 7 Haszard Street (HDP No. HAU272; Cat C) (Section 29E TN of Waihi);
- The former location of the c. 1900 Forester's Hall at 9 Haszard Street (HDP No. HAU094; Cat C) (Section 29D TN of Waihi);
- The former location of a 1899 house at 17 Slevin Street (Sec 276 Town of Waihi);
- The former location of a 1885 boarding house on Section 91 Town of Waihi (corner of Moresby Ave and Martha Street);
- The possibility of pre-1900 subsurface archaeological remains such as domestic rubbish pits and evidence of earlier structures within the Haszard Street – Seddon Street block, and at 77 Bulltown Road.

A section of the Moresby to Union Battery Ore Tramway (T13/966; HDP scheduled HAU 264 Cat C), thought to have been constructed in 1886 and extending for 1.32km, was located on the southwest side of the pit and ran along the western side of Moresby Ave near 35 Moresby Avenue, then across Moresby Avenue and into the Central School site. The proposed MMZ expansion area appears to avoid the tramway alignment.

Other, so far unidentified, subsurface features relating to mining activities within areas of undergrowth or topsoil, are likely to be present, as are domestic and commercial features associated with the early history of Waihi township and may be exposed as part of future

mining activities within the expanded MMZ. However, they would only come to light if exposed during vegetation clearance and earthworks during any future development works.

It is noted that despite previous research in the general area there is little recorded by way of pre-European archaeological sites in the vicinity of the Martha Pit. This could be because of gaps in knowledge, or more likely that such sites have already been destroyed by the European mining industry in Waihi, which has now removed most of Martha (Pukewa) Hill.

Maori Cultural Values

This is an assessment of archaeological values and does not include an assessment of effects on Maori cultural values. Such assessments should only be made by the tangata whenua. Maori 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.

There are no recorded sites of significance or value to Mana Whenua within the project area or nearby.

Survey Limitations

It should be noted that archaeological survey techniques (based on visual inspection and limited subsurface testing) cannot necessarily identify all sub-surface archaeological features, or detect wahi tapu and other sites of traditional significance to Maori, especially where these have no physical remains.

The survey did not include a detailed site visit for the individual historical buildings identified. These buildings were identified from the public footpath based on their architectural style and were later researched to establish a likely date. No structural or condition surveys for the buildings were carried out.

Archaeological Value and Heritage Significance

Heritage NZ, has provided guidelines setting out criteria that are specific to archaeological sites (condition, rarity, contextual value, information potential, amenity value and cultural associations) (Heritage NZ 2006: 9-10).

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 Hauraki District Plan (2014) contains a Schedule of Historic Heritage Inventory, which is divided into Category A and B Heritage Features; Category C Heritage Items; and,

Category A and B Heritage Areas in section 6.1. In Appendix 1 of the Hauraki District Plan (6.1.6.8) the criteria for assessing heritage significance is grouped under historic, architectural, technological/scientific, archaeological, spiritual/cultural and context (there are also identified Areas of Significance of Maori, which are not covered by this report).

HDP Scheduled Sites

The PYE building has been evaluated according to the relevant statutory criteria and has been scheduled for protection as a Category B Historic Item on the HDP (HAU091) for its technological significance in a regional or sub-regional significance.

The Miner's Cottage (former) T13/929 located at 3 Haszard Street has been evaluated according to the relevant statutory criteria and has been scheduled for protection as a Category C Historic Item on the HDP (HAU123) for its architectural significance in a local or neighbourhood significance.

Waihi Gold Mining Company Tramways (Martha to Victoria Battery Ore Tramway T13/969; has been evaluated according to the relevant statutory criteria and has been scheduled for protection as a Category C Historic Item on the HDP (HAU264) for their technological significance in a local or neighbourhood significance.

Other Identified Historic Heritage / Archaeological Sites

The old Martha mine underground workings (T13/926) and the Grand Junction A & B Shafts are not scheduled for protection on the HDP. Overall, site T13/926 (Martha mine), is considered to have moderate archaeological value (based on previous assessment in Brown et al. May 2018 and Tatton et al. Oct 2020) and the Grand Junction mine shafts limited archaeological value. It is likely that archaeological evidence of mining activity survives in places, but that much of the pre-1900 workings has now been destroyed by the change to open-pit mining activities and previous flooding of the underground workings. Any possible surviving remains would be of archaeological interest for their ability to provide information on mining techniques in the 19th century. However, it is noted that such techniques are also very well documented historically, so that archaeological investigation would typically confirm this documented history, rather than provide new information.

Any surviving historical workings also have strong contextual values in relation to the development of the Waihi Gold Mine and Waihi Town. The discovery of gold at Martha hill in 1878, early on in the New Zealand goldmining industry, is significant. The Martha Mine went on to be the largest and most profitable goldmine in New Zealand (Thornton 1982: 64). However, how much the remaining underground workings reflect these historical aspects, past events and associations with important people/companies, is limited by the inaccessible nature of the site and fragmentary survival of the remains themselves.

The late 19th-early 20th century domestic villas at 12 Cambridge Road (T13/928) and 35 Moresby Avenue (Sect 9 Town of Waihi) are considered to have moderate historic heritage/ archaeological value. This is because, although villas are relatively common nationally and regionally, locally they are representative of the early development of Waihi as a township and together form a group of places representing this theme. The villas have potential to provide information on early inhabitants of the town through archaeological study of the buildings and associated subsurface features or artefacts that may be present. When compared to other places already included on the Hauraki District Plan heritage inventory, and without further information as to historical associations, the villas might be

equivalent to a Category C item, but are unlikely to reach the threshold for higher categories.

The early 20th century dwellings (villas/ cottages with estimated construction dates ranging c.1900 – 1919) at 31 Moresby Avenue (Lot 2 DP 10510, part of Section 251 TN of Waihi) and 48 Moresby Avenue (part of Section 250 TN of Waihi) also have moderate historic heritage value (not archaeological as they are not pre-1900 structures) for similar reasons as above.

Potential Sites

Other, so far unidentified, subsurface or near surface features relating to historic mining activities are likely to be present within areas of undergrowth or topsoil and may be exposed as part of the proposed MMZ expansion. These cannot be assessed for significance because the nature of any surviving features is unknown. However, as most of the significant sites and features within the plan change area have already been identified, it is likely that any previously unidentified features would have no more than a moderate contribution to our overall understanding of the mine and its historic operation.

Similarly, subsurface remains associated with 19th century domestic and commercial activities are likely to be present and may be exposed as part of the proposed MMZ expansion. Again, as most of the significant sites and features within the plan change area have already been identified, it is likely that any previously unidentified features would have no more than a moderate contribution to our overall understanding of the history of Waihi, and could be archaeologically investigated and recorded. Locations of potential subsurface remains have been identified at the former location of the c.1890s Miners Cottage (Villa) at 7 Haszard Street (HDP No. HAU272; Cat C); the former location of the Forester's Hall (HDP No. HAU094; Cat C) at 9 Haszard Street, dating to c.1900; the former location of a 1899 house at 17 Slevin Street (Sec 276 Town of Waihi); and the former location of a 1885 boarding house on Section 91 Town of Waihi (corner of Moresby Ave and Martha Street); and at 77 Bulltown Road and within the Haszard Street – Seddon Street block.

Potential Heritage Effects resulting from the Proposed Plan Change

The nature and significance of the historic heritage places within the plan change area have been assessed above. There will be no direct heritage effects from changing the underlying zoning to MMZ. In this regard, the rezoning of any properties will not in itself result in any changes to the identified heritage features – with any permitted activity in the expanded areas of the MMZ (e.g. prospecting / exploration or demolition of buildings) still be subject to the rules (and policies) that apply to the development, removal or demolition of Category A, B and C Heritage Items. This is same approach that applies to permitted activities in the Residential, Low Density Residential and Town Centre Zones.

However, the potential impact of the proposal on the identified places, particularly in relation to potential physical impacts should a future resource consent application for the expansion of mining in the Martha Pit be granted, is now considered. Any such application in the MMZ would be a discretionary activity, with the rules in Section 6.1 of the HDP also potentially applying depending on the extent and scale of works proposed.

HDP Scheduled Sites

Demolition or partial demolition of the scheduled PYE building (HAU091 Cat B). This building has been identified within the HDP to have technological values and of importance due to its representation of the electronics/ communications industry for Waihi. The building has significance for its association with the prominent architectural practice of Massey, Beatson, Rix-Trott, Carter and Co and is a representative example of modernist factory design in New Zealand. The building has a historical, cultural and contextual association with the Waihi community.

The demolition of the PYE factory would be a discretionary activity under Rule 6.1.5.5(1)(b) of the HDP – being a Category B Heritage Feature. This status would not change irrespective of whether the zoning of the site was MMZ or Town Centre.

Any proposal to demolish the PYE factory, irrespective of its zoning, would have significant adverse effect without considerable mitigation. Options to mitigate this potential effect could include retention of a representative section and architecturally distinctive elevations on Moresby Ave and Martha Street, adaptive reuse of remaining sections of the building for public purposes, archival research and oral history interviews to record and collate all available history on the building, its function and employees.

The scheduled bay villa (cottage) at 3 Haszard Street (Section 29 TN of Waihi) is listed as a Category C Item in the HDP and is scheduled for its architectural significance in a local or neighbourhood context. It can be demolished as a permitted activity under the HDP (subject to Heritage NZ being informed of the intention to remove or demolish the building and a record of the structure must be made). This rule applies irrespective of any potential change to the zoning of the site. A Heritage NZ archaeological Authority is also required to be obtained when a pre-1900 building will be demolished at one time or in stages over a period of time.

It may also be appropriate to relocate this house to an appropriate property in Waihi to retain its historic context and visibility, although this would not be required under the permitted activity rules. Detailed archaeological recording of the building would not be required for relocation and a Heritage NZ archaeological Authority is not required where a building is to be relocated from a site so as to reinstate and preserve it elsewhere. However, an Authority is required to be obtained for any works that may affect subsurface archaeological remains associated with a pre-1900 building or previous pre-1900 occupation of the property. Adverse effects could be mitigated by the monitoring of earthworks within the property to identify, record and investigate any pre-1900 archaeological remains under an Authority.

Potential impact on a small part of the Waihi Gold Mining Company Tramway – Martha to Victoria Ore Tramway (T13/969 HAU 264 Cat C) within 138-140 Seddon Street. If remains associated with the tramline are impacted on during works, this will have an adverse effect on historic heritage values of the locality, but will not be significant as, if present, only a small section will be demolished. As already stated, the demolition of Category C items can be undertaken as a permitted activity subject to compliance with the permitted activity standard (6.1.5.8). As the Historic Heritage provisions in section 6.1 of the HDP apply zone wide, this provision would remain regardless of the underlying zone change (being from Residential to MMZ). The tramway is pre-1900 in date and if remains of the tramway cannot be avoided during works an authority from Heritage NZ will be required.

Other Identified Historic Heritage / Archaeological Sites

The demolition or the relocation of two possible pre-1900 villas at 12 Cambridge Road (T13/928) and 35 Moresby Ave. Although these buildings are not scheduled they are of moderate local historic heritage value as a surviving residences on Waihi's early streets. Collectively their removal would have an adverse effect on the local heritage values of the streets affected, which are also some of Waihi's earliest streets. Relocation of these houses to an appropriate property in Waihi to retain its historic context and visibility would be recommended (noting that the resource consents for Project Martha already require the relocation of the dwelling at 12 Cambridge Road to an alternative location in Waihi). The buildings are also possibly pre-1900 in date so there would potentially be a moderate impact on archaeological values as well. As the items are not scheduled under the HDP there are no requirements to protect these items under existing plan provisions. This would remain unchanged regardless of the underlying zone change (being from Low Density Residential and Town Centre respectively). to MMZ). Adverse effects can be mitigated by the monitoring of earthworks within the property to identify, record and investigate any pre-1900 archaeological remains under a Heritage NZ archaeological Authority.

The demolition or relocation of two early 20th century domestic dwellings at 31 Moresby Avenue and 48 Moresby Avenue. Although these buildings are not scheduled they have some limited local historic heritage value as surviving residences on Waihi's early streets and therefore, their removal would have an adverse effect on the local heritage values. Relocation of these houses to appropriate property in Waihi to retain their historic context and visibility is recommended. As the items are not scheduled under the HDP there are no requirements to protect these items under existing plan provisions. This would remain unchanged regardless of the underlying zone change (being from Residential to MMZ).

The destruction or modification of possible Martha Pit historical 19th century workings (T13/926) that may survive in places from the original Martha Mine (1879 – 1952). This includes the Grand Junction A and B Mine Shafts. Due to modern open-pit mining activities much of the old workings have been destroyed previously. Although health and safety considerations will limit the techniques available it is possible that adverse effects on T13/926 and the Grand Junction mine shafts can be appropriately mitigated through archaeological investigation under a Heritage NZ archaeological Authority (i.e. laser scanning underground to accurately identify the extent of the old workings, photography and retrieval of items where it is possible to do so safely). This additional information would aid our understanding of early mining activities at Martha. As the items are not scheduled under the HDP there are no requirements protect these items under existing plan provisions. This would remain unchanged regardless of the underlying zone change to MMZ.

Potential Sites

Destruction or modification of so far unidentified, subsurface or near surface features relating to historic mining activities and 19th century settlement/ domestic or commercial activities. Locations of potential subsurface remains have been identified at the former location of the c.1890s Miners Cottage (Villa) at 7 Haszard Street (HDP No. HAU272; Cat C); the former location of the Forester's Hall (HDP No. HAU094; Cat C) at 9 Haszard Street, dating to c1900; the former location of a 1899 house at 17 Slevin Street (Sec 276 Town of Waihi); the former location of a 1885 boarding house on Section 91 Town of Waihi (corner of Moresby Ave and Martha Street; and at 77 Bulltown Road and within the Haszard Street – Seddon Street block. As the items are not scheduled or the scheduled

items have been removed there are no requirements in the HDC under the existing zoning that applies to these sites, and this would not change if the zoning were changed to MMZ.

Any future resource consent application for the expansion of mining following the proposed plan change that involved the destruction of known archaeological remains or the potential impact on previously unrecorded subsurface remains associated with pre 1900 mining activities and domestic and commercial features associated with the early history of Waihi township would require an archaeological Authority under Section 44(a) of the HNZPTA prior to the start of any works. Adverse effects can be mitigated by the monitoring of earthworks to identify, record and investigate any pre-1900 archaeological remains under the Authority.

Other overall mitigation of adverse effects on historic heritage as a result of the potential future expansion of the Martha Pit would include:

- An archaeological report (required as part of any archaeological investigations) provided to Heritage NZ, Hauraki District Council (Cultural Heritage Inventory), and the NZAA ArchSite database, to further our understanding of Waihi’s heritage and inform future research;
- Subject to what is uncovered, new information could be included in future projects/ upgrades to the Martha Pit Rim Walkway heritage interpretation, which is a resource for visitors and the community; and,
- Further heritage interpretation, outreach and education opportunities for the local community (e.g. there is potential to do this through the Waihi Heritage Vision, Ohinemuri website, Martha Mine education centre, Gold Discovery centre/ Waihi Visitor centre, Oceana Gold website and/ or a booklet.

Overall, the majority of potential effects on historic heritage associated with any future expansion of the Martha Pit following the rezoning of the properties identified in this assessment are likely to be of a minor adverse nature and can be appropriately managed under other legislation (the HNZPTA) and through the mitigation measures outlined (above). However, the demolition of the PYE factory would be a significant adverse effect without mitigation – which have discussed above in this report.

The planning framework that applies to the proposed activities (i.e. demolition or relocation of heritage features) and the management of their potential effects on the environment will not change as a result of the expansion of the MMZ. That is, the policies and rules in Section 6.1 of the HDP will continue to apply irrespective of the zoning changes and any future proposal advanced by OGNZ.

STATUTORY REQUIREMENTS

Resource Management Act 1991 Requirements

Section 6 of the RMA recognises as matters of national importance: ‘the relationship of Maori 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 Maori, 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 rules of the RMA. The Waikato Regional Policy Statement (2016), Hauraki District Plan (2014) and Waikato Regional Plan (2012) are relevant to the proposed activity.

Waikato Regional Policy Statement (RPS)

Chapter 3 (objectives) of the Waikato RPS states that ‘Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region’s and New Zealand’s history and culture’ (3.18 Historic and cultural heritage).

Policy 4.4 (on regionally significant industry and primary production, such as mining) aims to ensure:

‘The management of natural and physical resources provides for the continued operation and development of regionally significant industry and primary production activities by:

- c) ensuring the adverse effects of regionally significant industry and primary production are avoided, remedied or mitigated;
- g) promoting positive environmental outcomes.’

Policy 6.1 (on the built environment) states that:

‘Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:

- a) has regard to the principles in section 6A’

The General development principles in section 6A outline that:

‘New development should:

- j) maintain or enhance landscape values and provide for the protection of historic and cultural heritage;

The other policies in the RPS that are of most relevance to heritage and archaeology include:

Policy 10.1 Managing historic and cultural heritage. Provide for the collaborative, consistent and integrated management of historic and cultural heritage resources. Improve understanding, information sharing and cooperative planning to manage or protect heritage resources across the region;

Policy 10.2 Relationship of Māori to taonga. Recognise and provide for the relationship of tāngata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga;

Policy 10.3 Effects of development on historic and cultural heritage. Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate; and,

Policy 12.3 Maintain and enhance areas of amenity value. Areas of amenity value are identified, and those values are maintained and enhanced. These may include:... b) ... historic areas;’

This assessment addresses objective 3.18 of the Waikato Regional Policy and the above policies through the archaeological survey and research of the project area, to determine whether significant historic heritage places, or previously unidentified historic heritage, would be affected by the proposal.

Hauraki District Plan (HDP)

Section 6.1 of the HDP on Historic Heritage is relevant to all aspects and locations within the project area irrespective of its zoning in the district plan. Key objectives, policies and assessment criteria for the proposal are provided in the table below (**Error! Reference source not found.**). There are no controlled or prohibited activities in Section 6.1.

The HDP contains a Schedule of Historic Heritage Inventory, which is divided into Category A and B Heritage Features; Category C Heritage Items; and, Category A and B Heritage Areas. There are also identified Areas of Significance to Maori, which is not covered by this report.

Under the exceptions (6.1.5.1) of the Historic Heritage provisions are archaeological sites (1). This states (a) that:

‘There are no rules applying in the District Plan with particular respect to archaeological sites. Where an archaeological site is included in the schedule of Historic Heritage Inventory as an Area of Significance to Maori, the rules in Sections 6.1.5.2 - 6.1.5.8 apply. All other known archaeological sites are shown on the planning maps for information purposes only.’

The Advice Note to this exception states that:

‘(i) The Heritage New Zealand Pouhere Taonga Act 2014 provides for the recording, protection and preservation of archaeological sites whether registered or not.

(ii) If any land use activity (such as earthworks, fencing or the erection or removal of structures) is likely to damage, modify or destroy any pre-1900 archaeological site (whether recorded or unrecorded), an ‘authority’ consent from Heritage New Zealand must be obtained for the work to lawfully proceed. This applies to all sites, regardless of whether Building or Resource Consents have been granted or not. Heritage New Zealand should be

contacted for further information on this requirement.’ It also applies to all sites, regardless of their underlying zoning in the district plan.

The historic heritage provisions therefore relate to those places on the Schedule of Historic Heritage Inventory, with archaeological sites being managed through the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA 2014). Policy A (iv) does provide for including (where appropriate) accidental discovery protocols, as a condition of resource consent and/or as advice notes with resource consents, advising developers and property owners of their obligations under the HNZPTA 2014 with regards to archaeology.

The following outlines the key resource consenting requirements as they relate to the relocation or demolition of category A, B or C heritage features as scheduled within the HDP.

Permitted Activities – Section 6.1.5.2.1(c) –

(c) Any development, removal or demolition of Category C Heritage Items listed in the Schedule of Historic Heritage Inventory 6.1.6.4, subject to compliance with the Activity Specific Standard specified in Rule 6.1.5.8(1).

Discretionary Activities – Section 6.1.5.5.1(b) and (c) -

(b) Demolition (in whole or part) of any Category B Heritage Feature listed in the Schedule of Historic Heritage Inventory 6.1.6.3 not otherwise provided for as a Permitted Activity.

(c) Removal and relocation (but not demolition) of any Category A or B Heritage Feature listed in the Schedule of Historic Heritage Inventory 6.1.6.2 and 6.1.6.3 within the same or another site.

Non-Complying Activities – Section 6.1.5.6.1(a) –

(a) The demolition (in whole or part) of a Category A Heritage Feature listed in the Schedule of Historic Heritage Inventory 6.1.6.2, not otherwise provided for as a Permitted Activity.

Considering those rules stated above, it is likely any future expansion of the Martha Pit requiring the demolition or relocation of heritage features, will require resource consent as a discretionary activity. The assessment criteria relating to discretionary activities are included within the HDP as Section 6.1.5.9. Those assessment matters of most relevance to the relocation or demolition of category B heritage items as a result of a future Martha Pit expansion are as follows:

- (b) The extent to which the heritage values are likely to be retained, protected and/or enhanced.*
- (c) The reasons why the works are necessary and whether there are other means of achieving the same or similar ends with less adverse effects on the Heritage Item.*
- (f) Impact on the cultural landscape or streetscape values from an amenity and heritage perspective.*
- (j) Whether Heritage New Zealand has been consulted and whether the consultation supports the application.*
- (l) The costs and technical feasibility of remediation and restoration.*
- (n) In relation to an application for the removal and relocation of a Heritage Feature:*
 - (i) The appropriateness of the proposed site, where relocation is proposed.*
 - (ii) The ability of the feature to withstand relocation from a structural perspective.*
 - (iii) The importance (if any) of the land or street setting surrounding the Heritage Feature in its present location.*

(iv) The extent to which the historical, cultural and community associations with the building will be reduced by the relocation.

Section 6.1 of the HDP also contains objectives and policies applicable zone wide which seek to protect heritage items from the adverse environmental effects of other activities.

Hauraki District Plan Section 6.1 – Historic Heritage

6.1.3 – Objectives and Policies

(1) OBJECTIVE 1

To protect a range of heritage items that reflect the past history of the Hauraki District from the adverse environmental effects of other activities.

(a) Policies

Objective 1 will be achieved by the implementation of the following policies:

- (i) Identify and afford protection to a representative range of historic heritage items of value to the community and the nation, recognising that it is not sustainable to protect all built heritage in the District and that some items have greater heritage value and deserve a higher level of protection than others.
- (ii) Minimise the effects of activities, subdivision and development which could damage or destroy the historic heritage values associated with scheduled historic items.
- (iii) Ensure the heritage and amenity values of the built heritage resource are not adversely affected by a change in context or physical location.
- (iv) Encourage the design of new buildings and structures and external alterations or additions to building facades to be compatible with the scale, detailing, style, materials and heritage character of the Waihi and Paeroa Town Centre pedestrian frontage areas. Note: The rules and guidelines are set out in section 5.11 Town Centre Zone.
- (v) Liaise with and seek advice from Heritage New Zealand on heritage planning generally and on all matters relating to sites listed by Heritage New Zealand, and consult with and seek advice from recognised local heritage groups on local heritage matters.
- (vi) Consult with and seek advice from the tangata whenua on all matters relating to identified waahi tapu sites, areas, and other features of significance to them.
- (vii) Draw to the attention of developers the requirements of the Heritage New Zealand Pouhere Taonga Act 2014, where the Council is of the view a proposed development may involve the destruction, or modification, of any archaeological site.
- (viii) Where it is appropriate to require them, have regard to cultural values assessments and/or cultural impact assessments, heritage assessments and conservation management plans.

(2) OBJECTIVE 2

To protect significant archaeological sites which contribute to the District's heritage, knowledge and appreciation of the past.

(a) Policies

Objective 2 will be achieved by the implementation of the following policies:

- (i) Identification and scheduling of archaeological sites with significant historic, cultural, scientific, heritage or visual amenity value.
- (ii) Ensure that subdivision, land use and development does not result in inappropriate damage or destruction of scheduled archaeological sites and their surrounds.
- (iii) Draw the attention of developers and property owners to the requirements of the Heritage New Zealand Pouhere Taonga Act 2014 where a proposed subdivision, land use or development may involve the destruction or modification of any archaeological site.
- (iv) Include where appropriate accidental discovery protocols, as a condition of resource consent and/or as advice notes with resource consents, advising developers and property owners of their obligations under the Heritage New Zealand Pouhere Taonga Act 2014 with regards to archaeology.

<p>(3) OBJECTIVE 3</p> <p>To recognise and protect sites of significance to Maori.</p> <p>(a) Policies</p> <p>Objective 3 will be achieved by the implementation of the following policies:</p> <p>(i) Identification and protection, in consultation and partnership with local iwi, of sites of significance to Maori.</p> <p>(ii) Avoid a reduction of historical, cultural and spiritual values associated with sites of significance to Maori.</p> <p>(iii) Avoid, remedy or mitigate the adverse effects of subdivision, land use and development on identified Areas of Significance to Maori.</p> <p>(iv) Ensure that local iwi are consulted over the use, development or protection of sites of significance to Maori.</p>
<p>(5) OBJECTIVE 5</p> <p>Sustainable management of the built heritage resource by encouraging and promoting adaptive reuse of the built heritage features resource.</p> <p>(a) Policies</p> <p>Objective 5 will be achieved by the implementation of the following policies:</p> <p>(i) Encourage the continued use or adaptive reuse of scheduled heritage buildings, provided any adverse effects of the activity on the heritage values can be avoided, remedied or mitigated.</p> <p>(ii) Relaxation or waiving of parking requirements or bulk and location rules where this would encourage sustainable reuse and protection of heritage values.</p>
<p>6.1.5.9 ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES</p> <p>(1) The following criteria will be used to assess any application for a Discretionary Activity:</p> <p>(a) Reasons for inclusion of the Heritage Item, and its significance, in the schedule of Historic Heritage Inventory.</p> <p>(b) The extent to which the heritage values are likely to be retained, protected and/or enhanced.</p> <p>(c) The reasons why the works are necessary and whether there are other means of achieving the same or similar ends with less adverse effects on the Heritage Item.</p> <p>(d) Degree of modification or alteration that will be caused to the Heritage Item, whether the modification is reversible and whether it will have cumulative adverse effects on the Heritage Item.</p> <p>(e) Design, materials and finish of proposed alterations or additions to the Heritage Item.</p> <p>(f) Impact on the cultural landscape or streetscape values from an amenity and heritage perspective.</p> <p>(g) Whether the relevant iwi have been consulted (for any Heritage Item which is significant to them) and whether the consultation supports the application.</p> <p>(h) The extent to which the works may adversely affect cultural and spiritual values.</p> <p>(i) Whether the proposal is consistent with the objectives of any current iwi management plan, current conservation management plan or heritage assessment relating to the Heritage Item, and more particularly the stated conservation policies and strategies they identify for the item.</p> <p>(j) Whether Heritage New Zealand has been consulted and whether the consultation supports the application.</p> <p>(k) Whether the conservation principles contained within the ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value are applicable, and where applicable, have they been substantially adhered to.</p> <p>(l) The costs and technical feasibility of remediation and restoration.</p> <p>(m) In relation to an application for alteration or addition to a Heritage Building not in conformity with the zone development standards and/or the District wide performance standards:</p>

- (i) whether conformity with the zone development standards would change the intrinsic value and character of the Heritage Building;
- (ii) whether the purpose of the addition or alteration is to accommodate an activity that will positively encourage the protection and preservation of the Heritage Building.
- (n) In relation to an application for the removal and relocation of a Heritage Feature:
 - (i) The appropriateness of the proposed site, where relocation is proposed.
 - (ii) The ability of the feature to withstand relocation from a structural perspective.
 - (iii) The importance (if any) of the land or street setting surrounding the Heritage Feature in its present location.
 - (iv) The extent to which the historical, cultural and community associations with the building will be reduced by the relocation.

Place/ Zone Specific Provisions

In addition to the objectives and policies above, there are a number of place or zone specific policies within the HDP which are also relevant to historic heritage in Waihi.

Waihi Objective 1 seeks ‘To enable the people and community of Waihi to provide for its service town role to the surrounding rural area, as well as its role in the mining and tourist industries, at the same time as maintaining an attractive residential environment’ (5.6.4). Objective 1 will be achieved by implementation of the following policies (a):

- ‘(ii) Recognise the significance of mining and the ongoing associated developments to the social and economic wellbeing of the residents of Waihi, subject to maintaining the amenity values of Waihi.
- (iii) Recognise and protect the Goldfields Steam Train complex, protect buildings and sites for their historic importance, and seek to retain and enhance other heritage features (eg. group of historic "Miners Cottages").’

Waihi Objective 2 seeks ‘To enable and encourage development that responds to and enhances the distinctive natural and built character of Waihi’ (5.6.4). Objective 2 will be achieved by implementation of the following policies (a):

- ‘(i) Enhance the main street historic mining character of the central area in respect of the form, scale, bulk, location, heritage and architecture of buildings and infrastructure.
- (ii) Respect the existing townscape character of Waihi (street layout, existing residential character, cottages) in new development and encourage visual and physical linkages to local features such as the Pumphouse, Waitete Stream, Ohinemuri River, and hills of the Coromandel Range (to the north of Waihi).
- (iii) Enhance the presence of town centre heritage/character buildings and local landmarks through streetscape design and any redevelopment/development initiatives that may affect the viewing quality and appreciation of these buildings/features...
- (vi) Maintain and enhance the amenity of the residential environment in the Residential and Low Density Residential Zones.

The Town Centre Zone (Section 5.11) Objective 4 is ‘To maintain and enhance the historical style and scale of buildings which contribute to the attractive character of the town centres of Paeroa and Waihi’. Objective 4 will be achieved by implementation of the following policies (a):

(i) Ensure new development and alterations and additions to the street façade in the pedestrian areas of the Paeroa and Waihi town centres are sympathetic to the character of the streetscape.’

Section 5.17.2 of the HDP contains specific objectives and policies relating to the Martha Mineral Zone. Objective 1 seeks ‘*To provide for the utilisation of the mineral resource in a sustainable manner*’. Objective 1 will be achieved by the implementation of the following policies:

‘(i) Recognise the development of the mine and its processing areas, its ongoing rehabilitation and its longer term likely uses.

(ii) Provide for the social, economic and cultural well-being of the people of the District and for their health and safety.

(iii) Ensure that the amenity values of Waihi and the wider community are protected.

(iv) Recognise that the risks associated with the historic underground working areas require a mixture of approaches to avoid, remedy or mitigate those hazards and provide for appropriate longer term land use activities.’

Summary of Historic Heritage Requirements under the RMA

- The proposed expansion of the MMZ will potentially support the continuation of the mining industry, although additional works can only occur if resource consents are subsequently granted for the expansion of the Martha Pit. As also discussed in this report, the expansion of the MMZ will result in some Category B and C heritage items that are currently zoned Town Centre, Residential or Residential being rezoned as MMZ.
- Any expansion of mining activities in the expanded MMZ will require resource consent as a discretionary activity under the rules for the zone, as well as consent for the relocation or demolition of Category B heritage items. The latter rules do not represent any change to the HDP.
- Given the emphasis in the HDP on protecting a range of heritage items and respecting the historic character and heritage of Waihi, any future resource consent application for development will require assessment against how it responds to and enhances the distinctive natural and built character (including heritage character) of Waihi.
- Any consent granted should include accidental discovery protocols, as a condition of resource consent, advising OGNZL of their obligations under the Heritage New Zealand Pouhere Taonga Act 2014 with regards to archaeology.
- There is a general requirement under the Resource Management Act 1991 to protect historic heritage from inappropriate development (S6(f)) if unknown significant historic heritage items are uncovered during the proposed works.

Conclusions

A number of recorded historic heritage places are located within the proposed MMZ expansion areas surrounding the Martha Pit within Waihi. There will be no direct heritage effects from changing the underlying zoning to MMZ – with the existing rules in Section 6.1 of the HDP continuing to appropriately manage the potential demolition, relocation and modification of categorised heritage items. However, there may be potential impacts on these identified places if a future resource consent application is made for the expansion of mining in the Martha Pit, which would require a comprehensive assessment of the actual and potential historic heritage effects (as well as options for the management of such effects). In particular, the PYE factory (HAU091) has considerable historical, technological and symbolic value within the locality and region, and moderate architectural and contextual value within the locality and region. Therefore, particularly consideration would need to be given to the management of this feature – which may be significant adversely affected without mitigation.

Any expansion of mining activities into the expanded MMZ will require a resource consent as a fully discretionary activity under the MMZ rules (5.17.4.4 D2). Resource consent would also be required as a discretionary activity for the potential demolition (whole or in part) of the PYE factory, scheduled as a Category B heritage item under the HDP, which is located within the proposed MMZ.

The MMZ expansion would also affect a number of recorded archaeological sites and therefore, an archaeological Authority would need to be obtained from Heritage NZ before any work could be carried out that may affect these sites. Other, so far unidentified, subsurface or near surface features relating to mining activities, are likely to be present and may be exposed, as are domestic and commercial features associated with the early history of Waihi township within the proposed pit expansion. The conditions of any Authority granted by Heritage NZ are likely to include the archaeological recording/investigation of any remains affected to recover information relating to the history of the area.

Any resource consent granted should, as a condition of resource consent, include accidental discovery protocols and an advice note advising OGNZL of their obligations under the Heritage New Zealand Pouhere Taonga Act 2014 with regards to archaeology.

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