



2 October 2024

File ref: 2025/112  
11013-006

Tēnā koe David Schwartfeger,

**APPLICATION FOR ARCHAEOLOGICAL AUTHORITY UNDER HERITAGE NEW ZEALAND  
POUHERE TAONGA ACT 2014: Authority no. 2025/112: R12/1125. 64, 68, 108, 114, 120 and  
132 Flanagan Road, Drury, Auckland.**

Thank you for your application for an archaeological authority which has been granted and is attached.

In considering this application, Heritage New Zealand Pouhere Taonga notes that Kiwi Property Holdings NO 2 Limited wishes to carry out earthworks for Stage 2 of the Drury Metropolitan Centre development at 64, 68, 108, 114, 120 and 132 Flanagan Road, Drury, Auckland. This will include earthworks for site formation platforms, a southbound offramp from State Highway 1, and wetland construction and associated planting and walkways. This will affect archaeological site R12/1125, known as Flanagan's Homestead. The homestead itself is being relocated to another part of the project area, but any subsurface remains (such as building foundations) relating to the site will likely be destroyed. This includes an exposed section of intact midden, potentially associated with the homestead, which has been identified near the former location of the house during a field survey for this authority application. Due to the long history of Māori occupation in this area, your works may also affect unrecorded sites relating to Māori settlement that may be present in the area.

Flanagan's Homestead possesses archaeological values: it is an excellent example of a Victorian villa farmhouse set within a wider rural landscape, and archaeological investigation of subsurface remains has the potential to provide information on the lifestyle of the occupants of the homestead and early settlers in the Drury area. We appreciate that you are relocating the homestead for adaptive reuse within your project area.

The area is of significance to Ngāi Tai ki Tāmaki, Te Ākitai Waiohua, Ngāti Tamaoho and Ngāti Te Ata Waiohua and we appreciate the consultation you have undertaken.

Please inform tangata whenua, the s45 approved person and Heritage New Zealand Pouhere Taonga of start and finish dates for the work.

In accordance with section 51 of the Heritage New Zealand Pouhere Taonga Act, we have notified relevant parties of this decision. An appeal period from receipt of decision by all parties applies. Therefore, this authority may not be exercised during the appeal period of 15 working days or until any appeal that has been lodged is resolved.

If you have any queries, please direct your response in the first instance to:

Greg Walter  
Senior Archaeologist – Tuakana Poutairangahia  
Heritage New Zealand Pouhere Taonga, Auckland Office

P O Box 105-291, Auckland 1143

Phone (09) 307 9924 Email ArchaeologistMN2@heritage.org.nz

Nāku noa, nā

A handwritten signature in blue ink, appearing to be 'Victoria Trow', written in a cursive style.

PP: Victoria Trow

Vanessa Tanner

Manager Archaeology, Heritage New Zealand Pouhere Taonga



HERITAGE NEW ZEALAND  
POUHERE TAONGA

# **AUTHORITY**

## **Heritage New Zealand Pouhere Taonga Act 2014**

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**AUTHORITY NO: 2025/112**

**FILE REF: 11013-006**

**DETERMINATION DATE: 2 October 2024**

**EXPIRY DATE: 2 October 2029**

**AUTHORITY HOLDER: Kiwi Property Holdings NO 2 Limited**

**ARCHAEOLOGICAL SITES: R12/1225 and possible subsurface sites, to be determined**

**LOCATION: 64, 68, 108, 114, 120 and 132 Flanagan Road, Drury, Auckland**

**SECTION 45 APPROVED PERSON: Ellen Cameron**

**LANDOWNER CONSENT: Landowner is applicant**

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**This authority may not be exercised during the appeal period of 15 working days or until any appeal that has been lodged is resolved.**

**This decision does not ascribe mana whenua status.**

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### **DETERMINATION**

Heritage New Zealand Pouhere Taonga grants an authority pursuant to section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological site described above, within the area specified as Lot 1 DP 56120; Lot 7 DP 102224; Lot 8 DP 165262; Pt Lot 1 DP 62094; Lot 1 DP 80559; Part Lot 1 DP 62094; Lot 1 DP 165262; 1/6 share of Lot 10 DP 165262; and Lot 1 DP 580346 to Kiwi Property Holdings NO 2 Limited for the proposal to undertake earthworks for site formation platforms, a southbound offramp from SH1, wetland construction and associated planting and walkways as part of Stage 2 of the Drury Metropolitan Centre development at 64, 68, 108, 114, 120 and 132 Flanagan Road, Drury, Auckland, subject to the following conditions:

### **CONDITIONS OF AUTHORITY**

1. The authority holder must ensure that all contractors working on the project are briefed on site by the s45 approved person, who may appoint a person to carry out the briefing on their behalf, prior to any works commencing on the possibility of encountering archaeological evidence, how to identify possible archaeological sites during works, the archaeological work required by the conditions of this authority, and contractors'

responsibilities with regard to notification of the discovery of archaeological evidence to ensure that the authority conditions are complied with.

2. Prior to the start of any on-site archaeological work, the authority holder must ensure that Heritage New Zealand Pouhere Taonga is advised of the date when work will begin. This advice must be provided at least 2 working days before work starts. The authority holder must also ensure that Heritage New Zealand Pouhere Taonga is advised of the completion of the on-site archaeological work, within 5 working days of completion.
3. The authority must be exercised in accordance with the management plan (Cameron and Low, 2024, Archaeological Management Plan: Proposed Drury Centre Development Stage 2) attached to the authority application. Any changes to the plan require the prior written agreement of Heritage New Zealand Pouhere Taonga.
4. Any earthworks that may affect any archaeological sites must be monitored by the s45 approved person who may appoint a person to carry out the monitoring on their behalf.
5. Any archaeological evidence encountered during the exercise of this authority must be investigated, recorded and analysed in accordance with current archaeological practice.
6. In addition to any tikanga agreed to between the authority holder and Ngāi Tai ki Tāmaki, Te Ākitai Waiohua, Ngāti Tamaoho and Ngāti Te Ata Waiohua, the following shall apply:
  - a) Access for Ngāi Tai ki Tāmaki, Te Ākitai Waiohua, Ngāti Tamaoho and Ngāti Te Ata Waiohua shall be enabled in order to undertake tikanga consistent with any requirements of site safety.
  - b) Ngāi Tai ki Tāmaki, Te Ākitai Waiohua, Ngāti Tamaoho and Ngāti Te Ata Waiohua shall be informed 48 hours before the start and finish of the archaeological work.
  - c) If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Senior Archaeologist, New Zealand Police, Ngāi Tai ki Tāmaki, Te Ākitai Waiohua, Ngāti Tamaoho and Ngāti Te Ata Waiohua must be advised immediately in accordance with Guidelines for Kōiwi Tangata/Human Remains ([AGS8 2010](#)) and no further work in the area may take place until future actions have been agreed by all parties.
  - d) Ngāi Tai ki Tāmaki, Te Ākitai Waiohua, Ngāti Tamaoho and Ngāti Te Ata Waiohua shall be informed if any possible taonga or Māori artefacts are identified to enable appropriate tikanga to be undertaken, so long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 are met.
  - e) Ngāi Tai ki Tāmaki, Te Ākitai Waiohua, Ngāti Tamaoho and Ngāti Te Ata Waiohua shall be provided with a copy of any reports completed as a result of the archaeological work associated with this authority and be given an opportunity to discuss it with the s45 approved person if required.
7. That within 20 working days of the completion of the on-site archaeological work associated with this authority, the authority holder shall ensure that:
  - a) An interim report following the Archaeological Report Guideline ([AGS12 2023](#)) is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for

inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.

- b) Site record forms are updated or submitted to the NZAA Site Recording Scheme.
8. That within 12 months of the completion of the on-site archaeological work, the authority holder shall ensure that a final report, completed following the Archaeological Report Guideline ([AGS12 2023](#)), is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.
- a) One hard copy and one digital copy of the final report are to be sent to the Heritage New Zealand Pouhere Taonga Senior Archaeologist.
  - b) Digital copies of the final report must also be sent to: the NZAA Central Filekeeper, Auckland Council CHI, Auckland War Memorial Museum, Ngāi Tai ki Tāmaki, Te Ākitai Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū.

**Signed for and on behalf of Heritage New Zealand Pouhere Taonga,**



**Claire Craig**  
**Deputy Chief Executive Policy, Strategy and Corporate Services**  
**Heritage New Zealand Pouhere Taonga**  
**PO Box 2629**  
**WELLINGTON 6140**

**Date: 2 October 2024**

## **ADVICE NOTES**

### **Contact details for Heritage New Zealand Pouhere Taonga Senior Archaeologist**

Greg Walter  
Senior Archaeologist – Tuakana Poutairangahia  
Heritage New Zealand Pouhere Taonga, Auckland Office  
P O Box 105-291, Auckland 1143

Phone (09) 307 9924 Email ArchaeologistMN2@heritage.org.nz

### **Current Archaeological Practice**

Current archaeological practice may include, but is not limited to, the production of maps/ plans/ measured drawings of site location and extent; excavation, section and artefact drawings; sampling, identification and analysis of faunal and floral remains and modified soils; radiocarbon dating of samples; the management of taonga tūturu and archaeological material; the completion of a final report and the updating of existing (or creation of new) site record forms to submit to the NZAA Site Recording Scheme.

### **Reporting Conditions**

Reports required by authority conditions are to be prepared following the Archaeological Report Guideline (reference [AGS12 2023](#)).

Heritage New Zealand Pouhere Taonga supports transparent reporting processes. It therefore is expected that all relevant directly affected parties have reviewed the report in question, are happy with its contents, and understand that it will be made publicly available via the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.

Heritage New Zealand Pouhere Taonga has the right to make available any report produced under an authority where the distribution of the report is for the purpose of providing archaeological information about the place in question for research or educational purposes.

### **Rights of Appeal**

An appeal to the Environment Court may be made by any directly affected person against any decision or condition. The notice of appeal should state the reasons for the appeal and the relief sought and any matters referred to in section 58 of the Heritage New Zealand Pouhere Taonga Act 2014. The notice of appeal must be lodged with the Environment Court and served on Heritage New Zealand Pouhere Taonga within 15 working days of receiving the determination and served on the applicant or owner within five working days of lodging the appeal.

### **Review of Conditions**

The holder of an authority may apply to Heritage New Zealand Pouhere Taonga for the change or cancellation of any condition of the authority. Heritage New Zealand Pouhere Taonga may also initiate a review of all or any conditions of an authority.

### **Non-compliance with conditions**

Note that failure to comply with any of the conditions of this authority is a criminal offence and is liable to a penalty of up to \$120,000 (Heritage New Zealand Pouhere Taonga Act 2014, section 88).

**Costs**

The authority holder shall meet all costs incurred during the exercise of this authority. This includes all on-site work, post fieldwork analysis, radiocarbon dates, specialist analysis and preparation of interim and final reports.

**Guideline Series**

Guidelines referred to in this document are available on the Heritage New Zealand Pouhere Taonga website: [archaeology.nz](http://archaeology.nz)

**The Protected Objects Act 1975**

The Ministry for Culture and Heritage (“the Ministry”) administers the Protected Objects Act 1975 which regulates the sale, trade and ownership of taonga tūturu.

If a taonga tūturu is found during the course of an archaeological authority, the Ministry or the nearest public museum must be notified of the find within 28 days of the completion of the field work.

Breaches of this requirement are an offence and may result in a fine of up to \$10,000 for each taonga tūturu for an individual, and of up to \$20,000 for a body corporate.

For further information please visit the Ministry’s website at <http://www.mch.govt.nz/nz-identity-heritage/protected-objects>.

**Landowner Requirements**

If you are the owner of the land to which this authority relates, you are required to advise any successor in title that this authority applies in relation to the land. This will ensure that any new owner is made aware of their responsibility in regard to the Heritage New Zealand Pouhere Taonga Act 2014.



HERITAGE NEW ZEALAND  
POUHERE TAONGA

## **SECTION 45 APPROVED PERSON**

### **Heritage New Zealand Pouhere Taonga Act 2014**

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**AUTHORITY NO: 2025/112**

**FILE REF: 11013-006**

**APPROVAL DATE: 2 October 2024**

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**This approval may not be exercised during the appeal period of 15 working or until any appeal that has been lodged is resolved.**

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#### **APPROVAL**

Pursuant to section 45 of the Act, **Ellen Cameron** is approved by Heritage New Zealand Pouhere Taonga to carry out any archaeological work required as a condition of authority 2025/112, and to compile and submit a report on the work done. Ellen Cameron will hold responsibility for the current archaeological practice in respect of the archaeological authority for which this approval is given.

**Signed for and on behalf of Heritage New Zealand Pouhere Taonga,**

**Claire Craig**  
**Deputy Chief Executive Policy, Strategy and Corporate Services**  
**Heritage New Zealand Pouhere Taonga**  
**PO Box 2629**  
**WELLINGTON 6140**

**Date: 2 October 2024**