

# **PROPOSED DRURY CENTRE DEVELOPMENT FAST TRACK STAGE 2: ARCHAEOLOGICAL ASSESSMENT**

Prepared for Kiwi Property Holdings No. 2 Ltd

March 2025



By

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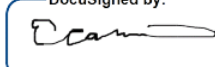
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## STATEMENT OF QUALIFICATIONS AND EXPERIENCE

I am a co-director at Clough & Associates. Clough & Associates is a heritage consultancy specialising in archaeological and historic heritage assessment and management. I hold a Master of Science Degree in Environmental Archaeology and Palaeoeconomy from the University of Sheffield which I completed in 1991. I am also a member of the New Zealand Archaeological Association (NZAA).

I have 27 years of professional experience in the heritage consultancy field. My experience includes archaeological research, survey, excavation, analysis and report preparation, initially in Asia and have worked full time in New Zealand carrying out assessments of effects for development and infrastructure projects since 2014. I have been involved in the Drury centre development project since 2017.

I confirm that, in my capacity as the co-author of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

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I have 6 years of professional experience in the heritage consultancy field. My experience includes archaeological research, survey, excavation and analysis and I have worked part time since 2018 and full time in New Zealand carrying out assessments of effects for development and infrastructure projects since 2022.

I confirm that, in my capacity as the co-author of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.



Kirstin Roth

March 2025

## INTRODUCTION

### Project Background

Kiwi Property Holdings No. 2 Ltd are proposing Stage 2 of the new Drury Centre development in Auckland (Figure 1 and Figure 2). The addresses and legal descriptions are: 108 Flanagan Road (Pt Lot 1 DP 62094 & Lot 1 DP 80559) covering 4.44 ha; 132 Flanagan Road (Lot 1 DP 580346) covering 2.27 ha; 64 Flanagan Road (Lot 1 DP 56120 & Lot 7 DP 102224) covering 0.37 ha; 68 Flanagan Road (Lot 8 DP 165262) covering 4.13 ha; 120 Flanagan Road (Lot 1 DP 165262 & 1/6 SH Lot 10 DP 165262) covering 12.10 ha and the Flanagan Road road reserve. The works covered in this assessment include the earthworks for the Stage 2 development which will cover general site formation and vegetation clearance and planting in the western part of the Stage 2 area in the vicinity of the Hingaia Stream (Figure 3).

This archaeological assessment report has been commissioned by Kiwi Property Holdings No. 2 Ltd to assess whether the proposed Stage 2 fast track development will affect any archaeological values and to identify and recommend mitigation measures as required. This report has been prepared as part of the required assessment of effects under the proposed Fast Track Approvals Act (FTAA). Recommendations are made in accordance with statutory requirements. It is noted that an authority has been issued by Heritage NZ (2025/112 issued 2 October 2024) for the Stage 2 works and the authority is attached to this report for reference in Appendix B.

### Methodology

The New Zealand Archaeological Association's (NZAA) site record database (ArchSite), Auckland Council's Cultural Heritage Inventory (CHI), Auckland Unitary Plan Operative in Part (AUP OP) schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero were searched for current information on sites recorded in the vicinity. Literature and archaeological reports relevant to the area were consulted (see Bibliography). Early survey plans were checked for information relating to past use of the property.

Preliminary surveys of parts of the Stage 2 area were carried out in 2019 and 2021, for previous assessments (Cameron and Phear 2019 and 2021) and a survey of the entire Stage 2 area was carried out for the current assessment on 2 July 2024. During the surveys, the ground surface was examined for evidence of former occupation (in the form of shell midden, depressions, terracing or other unusual formations within the landscape relating to Māori settlement, or indications of 19th century European settlement remains). Exposed and disturbed soils were examined where encountered for evidence of earlier modification, and an understanding of the local stratigraphy. Subsurface testing with a probe and spade was carried to determine whether buried archaeological deposits could be identified or establish the nature of possible archaeological features. Particular attention was paid to the areas around streams (topographical features where archaeological sites are often found to be located). Sites were photographed and GPS readings taken. Field sketches were made as required and site record forms written or updated.





**Figure 1. Upper map showing the location of the Stage 2 area in the greater Auckland region and lower aerial plan showing the detail of the properties containing the Stage 2 Fast Track Area (source: Auckland Council GeoMaps)**

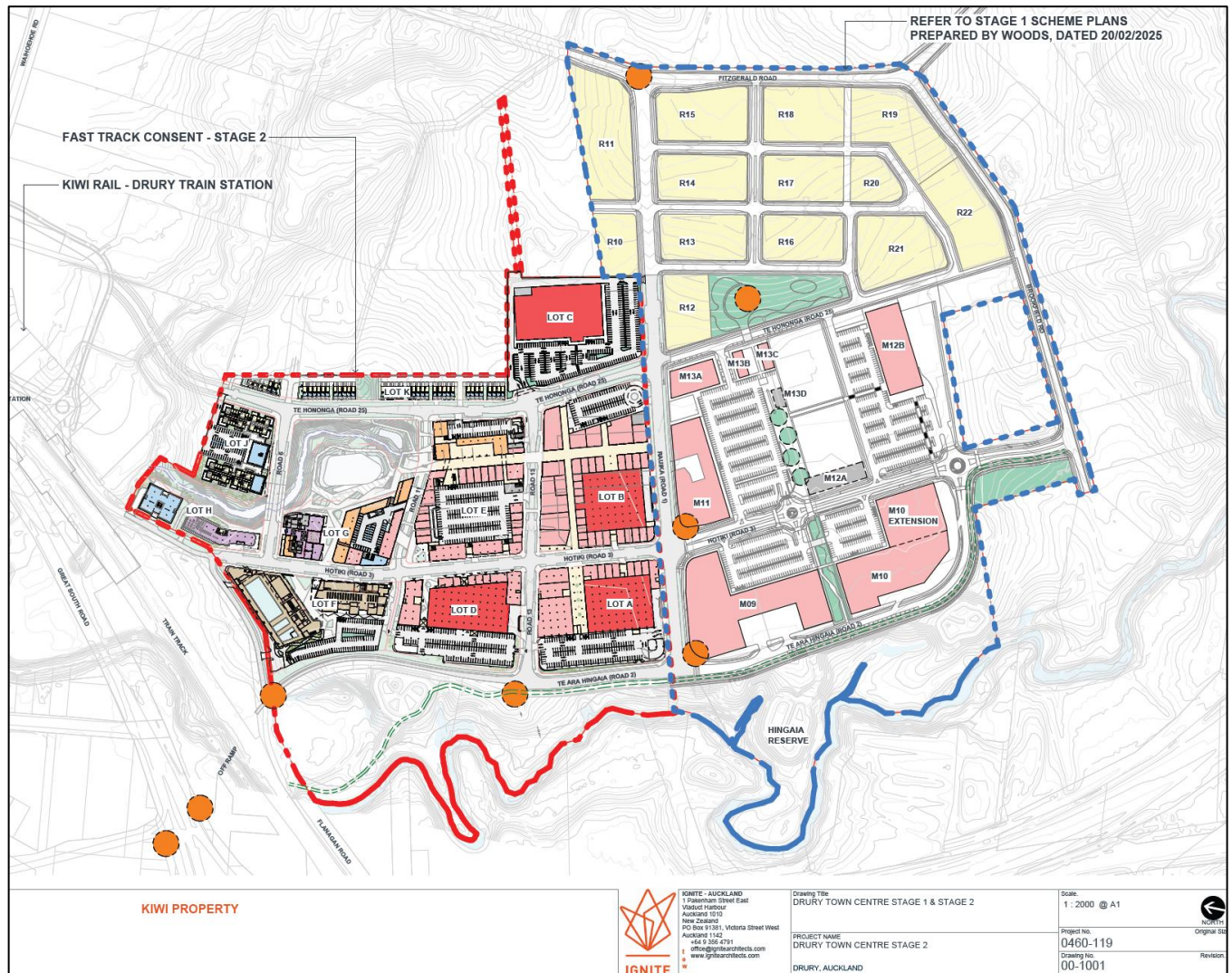
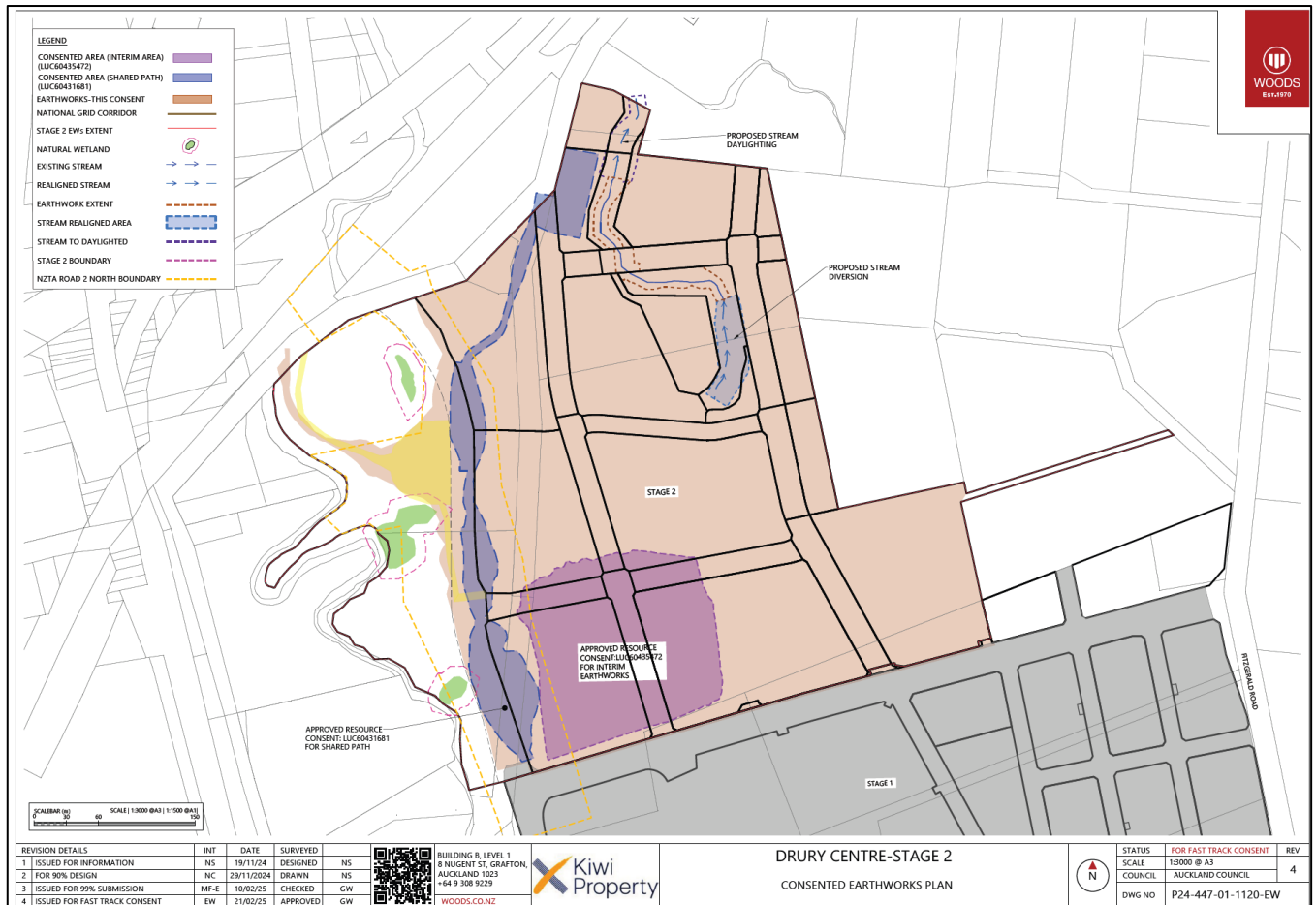


Figure 2. Masterplan of the Stage 2 Fast Track Development outlined in red and with Stage 1 outlined in blue (source: Ignite)





**Figure 3. Plan showing the consented earthworks extent of the Stage 2 Project Area (source: Woods), and areas of proposed vegetation clearance and planting (source: Woods)**

## **HISTORICAL BACKGROUND**

### **Māori Settlement**

The Slippery Creek or Ōpaheke catchment area, whose waters flow into the Manukau Harbour at Ōpaheke has long been a strategic location and occupied by a number of tribal groups who ‘could trace their ancestry back to the earliest occupants of the land, and in particular the crew of the Tainui’ (Murdoch 1990:1). The Tainui canoe initially landed on the East Cape near Cape Runaway and subsequently travelled northwards to the eastern shores of the Hauraki Gulf. Upon arrival in the Waitematā a number of these migrants decided to settle in the district. Among them were Te Keteanataua and his son Taihaua, who settled at Taurere near the mouth of the Tāmaki River, and Rakataura and Taikahu, who settled on the shores of the Manukau Harbour. These descendants of Taihaua came to occupy the coastline between Tawhitokino and Kawau Island as well as numerous islands of the Hauraki Gulf (Murdoch 1996; La Roche 1991).

The Papakura/Drury area and surrounds also provided an important access link for travellers in pre-European times (and later in the early settler and military periods). With Manukau Harbour to the west and the Hunua Ranges to the southeast, it was an area highly utilised as a connection between Tāmaki Makaurau (the Auckland Isthmus) and the Waikato. As well, the Manukau Harbour shores were the entrance to the inland route to Wairoa (Clevedon) and the Hauraki Gulf. Tracks such as the Ararimu Track and another that ran through Tuimata and Tuakau had been used for generations and some also connected up with canoe landing spots, such as the one at Chalky Point which met with a track that led to Waipapa at the head of the Pahurehure Inlet (Craig 1982:70).

Where resources were abundant or a location was strategic, the area was protected by a fortified pā. Wetland/swamp areas in the lowlands were unlikely to have attracted settlement, but resources abundant in these areas would have been utilised (Tatton and Clough 2003). Wetland areas may also have been utilised to hide tools, weapons and other significant items in times of threat.

The main settlement sites that have been identified in the vicinity of the Stage 2 area were at Maketu Pā (located approximately 4km to the southeast), the settlement of Ōpaheke at Slippery Creek just to the north and at Pukekiwiriki Pā (or Red Hill) which is situated further to the north and approximately 4km east of Papakura. There was also a settlement called Te Aprāngi situated near Pukekiwiriki Pā, although the exact location is not known.

### **European Settlement**

Some of the earliest European visitors to the area were missionaries who had been travelling through the land containing present day Papakura and Drury from 1834. It is also considered likely that explorers and traders would have visited the area in the first half of the 19th century, although they would not necessarily have been documented (Heritage Consultancy Services 2013:16). Land purchases in the area to the south of Auckland were conducted by the government from the early 1840s, although details are difficult to ascertain, as a large number of blocks were involved and many were sold prior to survey with vague boundary descriptions and plans that often consisted of nothing more than rough sketches (Husbands and Riddell 1993: 23). The Papakura Block, the Ramarama Block and the Hunua Block were all acquired by the Crown during this period and the land was sold on to numerous investors. Settlement at Drury is not documented prior to the early 1850s, although it is possible that some settlement may have occurred during the 1840s. This is

not, however, supported for the first half of this decade, as a journal kept by a Dr John Johnson, who travelled through the area and camped at Slippery Creek in 1846, made no note of any settlers being present in the area (Craig 1982: 57).

The earliest documented usage of land in the Drury area is from 1851, when a Depasturing license was granted to Mr George Cole of Papakura at Tuimata (Heritage Consultancy Services 2013: 43). It would appear that Cole, who resided and farmed in Papakura, did not use the land at Tuimata and allowed the lease to lapse, as in July 1852 it was granted to Thomas Runciman as a cattle run, as stated in a notice from the Commissioner of Lands' Office 14 July 1852 and published in the 8 August edition of *The New Zealander*. Thomas Runciman, his wife Isobel and their four children are considered the first permanent settlers at Drury (south of Slippery Creek). The family had come to New Zealand from Scotland in 1840 and had resided in The Bay of Islands and Whangarei before settling near Drury. The Runciman family were well known and respected locally and the area just to the south of Drury was part of the Township of Runciman and a local road was also named after the family.

The settlement at Drury itself was accompanied by a number of 'out-settlers' who cleared the bush and established farms in the district with Drury acting as their main supply town and transport hub. In the 1860s this included efforts to establish a cattle yard and sales ground (*New Zealand Herald*: 6 July Edition 1865). The article goes on to describe the tender process for the construction of a cattle stockade and finishes with a mention of the members of the community involved in the effort to establish the yards, which included the Runciman family. In fact, the land to be used for the market was granted by James Runciman, as was noted in the 2 June 1865 Edition of the *Daily Southern Cross*.

### **The Great South Road**

Prior to the construction of the Great South Road which commenced in 1843, traditional tracks and waterways had been used for generations to travel between the Auckland Isthmus and the Waikato. By 1855, the Great South Road had been metalled as far as Papakura, but the section between Papakura and Drury was described as being little more than a clay track (Lennard 1986: 3). The route south from Drury utilised existing traditional Māori tracks as the Great South Road ended at Drury until 1853. It was in this year that a surveyor, Mr. H. Hayr, who was returning to Auckland from the Waikato was told he could not travel by the usual track as it was 'tapu'. To avoid the track, the party instead travelled through farmland around Pokeno Hill and then through bush all the way back to Drury (Lennard 1986:1). This track which became known as Hayr's Line was to become the Great South Road more or less from Drury southwards into the Waikato (Lennard 1986: 2). The early track from Drury to the Waikato was very rough, muddy and difficult to traverse and in fact remained little more than a bridle track suitable only for riding and not suitable at all for carts or bullock teams. Government tenders for road improvements (including land clearance, metalling and constructing of bridges) were issued during the late 1850s, but it was not until the early 1860s under the impending threat of the outbreak of hostilities in the Waikato that work to improve the track was undertaken in earnest by the military for the movement of troops and their supplies (Horsman 1971:77).

### **The New Zealand Wars**

As mentioned earlier, the Papakura/ Drury area had traditionally acted as an access link between the Auckland Isthmus and the Waikato, and this feature was to bring the area to strategic importance during the Waikato Campaign of the New Zealand Wars. In the two years leading up to the outbreak of hostilities in 1863, improving the poor condition of the Great South Road was addressed by the government through the deployment of troops for

road building. Drury was chosen as the operations headquarters for the construction project, which was to be conducted under the leadership of General Duncan Alexander Cameron, commander of the British army in New Zealand from 1861 to 1865. General Cameron had his headquarters in a farmhouse near Waihoehoe Road (to the north of the Stage 2 area). The large groups of soldiers stationed at Drury lived in camps set up in the fields and pastures around the village. Regiments involved in the road building included the 18th Royal Irish Regiment, whose camp is believed to have been located on Runciman's land to the west. The other regiment was the 65th, whose camp was located near to the house used as Cameron's Headquarters. The latter camp was also occupied by other regiments on their way to and from the front during 1863 and towards the end of that year by the Militia (Lennard 1986: 6). The photograph in Figure 4 shows a camp at Drury during this period, although the exact location has not been able to be confirmed.



**Figure 4. Photograph of the 65th Regiment camp near Drury taken in the early 1860s (source: Alexander Turnbull Library, Wellington, New Zealand. /records/23136371)**



## HISTORICAL SURVEY

### Information from Early Maps and Plans and Archival Sources

As can be seen in the plan dating from the 1850s in Figure 5, land around Drury, including the Stage 2 area, had been divided into large allotments with a variety of landowners at that time. The main township of Drury, which was developed during the 1860s, lies to the north of the Stage 2 area. An early development scheme plan believed to be from 1862<sup>2</sup> (Figure 6) shows a proposed subdivision for a property owned by a Mr Augustus B. Abraham. Abraham was a Barrister who spent some time in New Zealand and made various land purchases before returning to England.<sup>3</sup> Abraham's proposed development was situated to the northeast of the Stage 2 area in the central part of Drury Township. The land to the east of Abraham's proposed development is marked with the name Runciman. An inset on the plan shows a slightly wider area with the word 'camp' and illustrations of military tents covering the area to the south of the Runciman property. Although the main part of the camp shown in the plan lies to the north of the Stage 2 area, the full southern extension is not shown. Thus, it is considered possible that a military camp may have been located in a part of the Stage 2 area that was originally situated to the west of the Hingaia Stream, between the stream's original course and the Great South Road/ Southern Motorway.

Land including the Stage 2 area was bought by James Farmer in the 1850s, as can be seen in Figure 5. Farmer returned to Great Britain in 1872, shortly after he had conveyed his Drury Land to William Thomas Mackelvie in 1870. In that same year Mackelvie sold the land to Henry Chamberlain. Henry Chamberlain (M.L.C.) was a well-known Aucklander who bought land in Drury and further east in the Drury Hills during the mid-1800s. A subdivision plan from 1880 commissioned by Chamberlain shows the subdivision of lots to the east and northeast of the Stage 2 area, which is located in Allotments 66, 67 and 68 (Figure 7). A planned road (Lot 222) that was never constructed can also be seen running through the Stage 2 area on the 1880 plan.

The land sales did not go particularly well for Chamberlain and the land containing the Stage 2 area was not sold until 1882, when James McBurney purchased 110 acres. As well, in 1883, two brothers, Joseph and Robert Flanagan, took partial ownership (half share moiety) of three sections of land adjoining Flanagan Road (lots 66, 67 and 68) and McBurney and the Flanagan brothers farmed the land as a partnership. James McBurney died in 1889 and his son David inherited the land. In 1892 the McBurney and Flanagan partnership was dissolved (Matthews and Matthews Architects 2018: 11) and the Flanagan Brothers purchased larger tracts of land in the area and continued to farm the land with the family continuing to run a dairy farm on the property until quite recently. The 1933 plan in Figure 8 shows the location of the Flanagan Homestead with a description of 'Undulating grass land' annotated. As noted earlier, part of the Hingaia Stream course was altered and a section of land that was formerly on the western side of the stream was now situated to the east of the stream. This can be seen on the 1969 plan in Figure 9.

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<sup>2</sup> The advertisement for auction of the land at Drury was distributed widely in newspapers of the time – to be held on 3 December 1862 (plan taken from 3 December 1862 edition of the *Daily Southern Cross*).

<sup>3</sup> Information taken from an obituary notice from the *Timaru Herald* 5 August 1907.



Figure 5. Detail from Roll 64 c. 1850s showing the properties and landowners with the Stage 2 area circled in red (source: Quickmap)

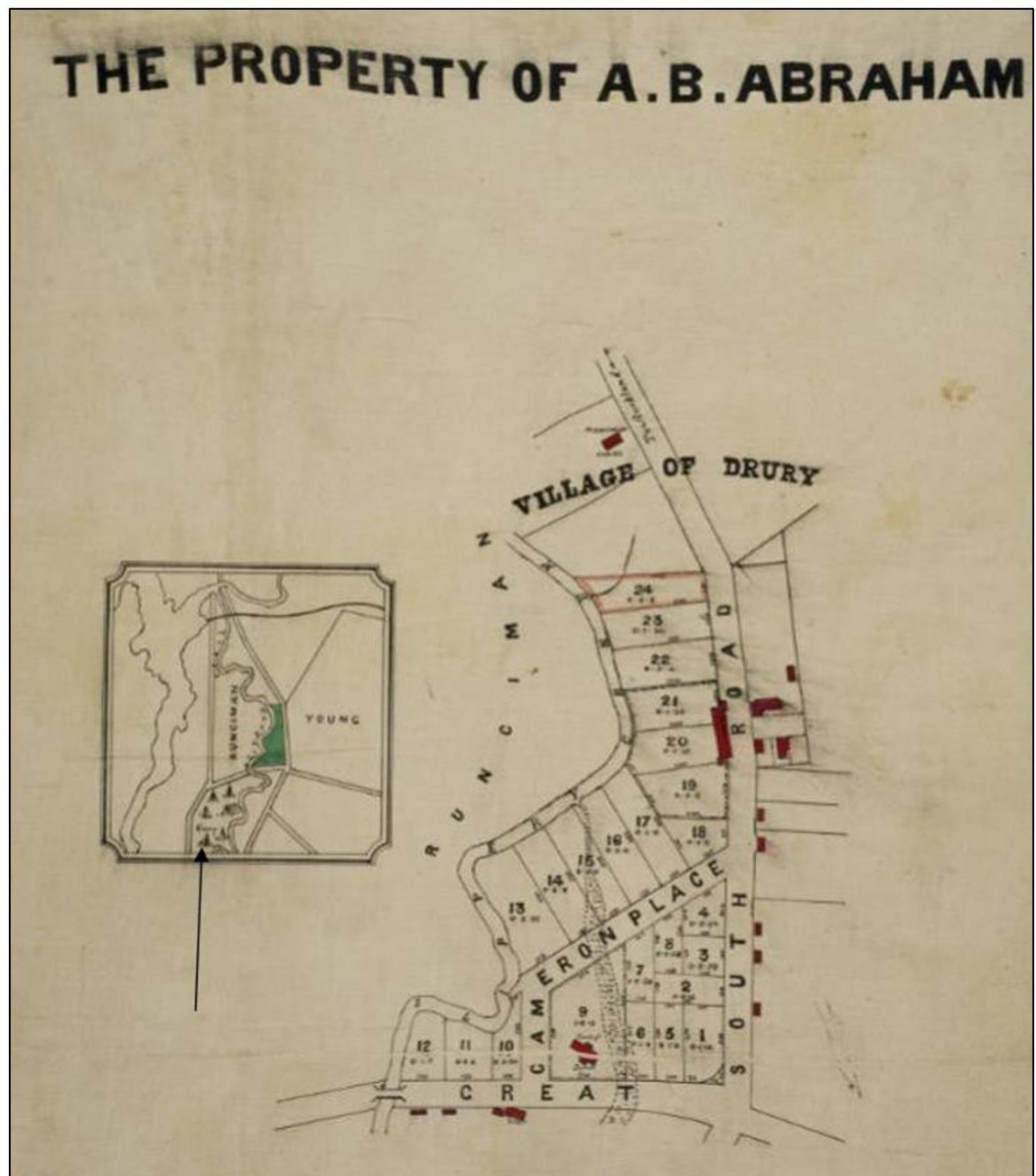


Figure 6. NZ Map 4498-16 (n.d., but believed to be from 1862), showing a subdivision plan of the property owned by Mr A.B. Abraham in Drury with the inset showing a military camp to the southwest (indicated by arrow). The Stage 2 area is located to the south and is not depicted (source: Auckland Libraries Heritage Collections)



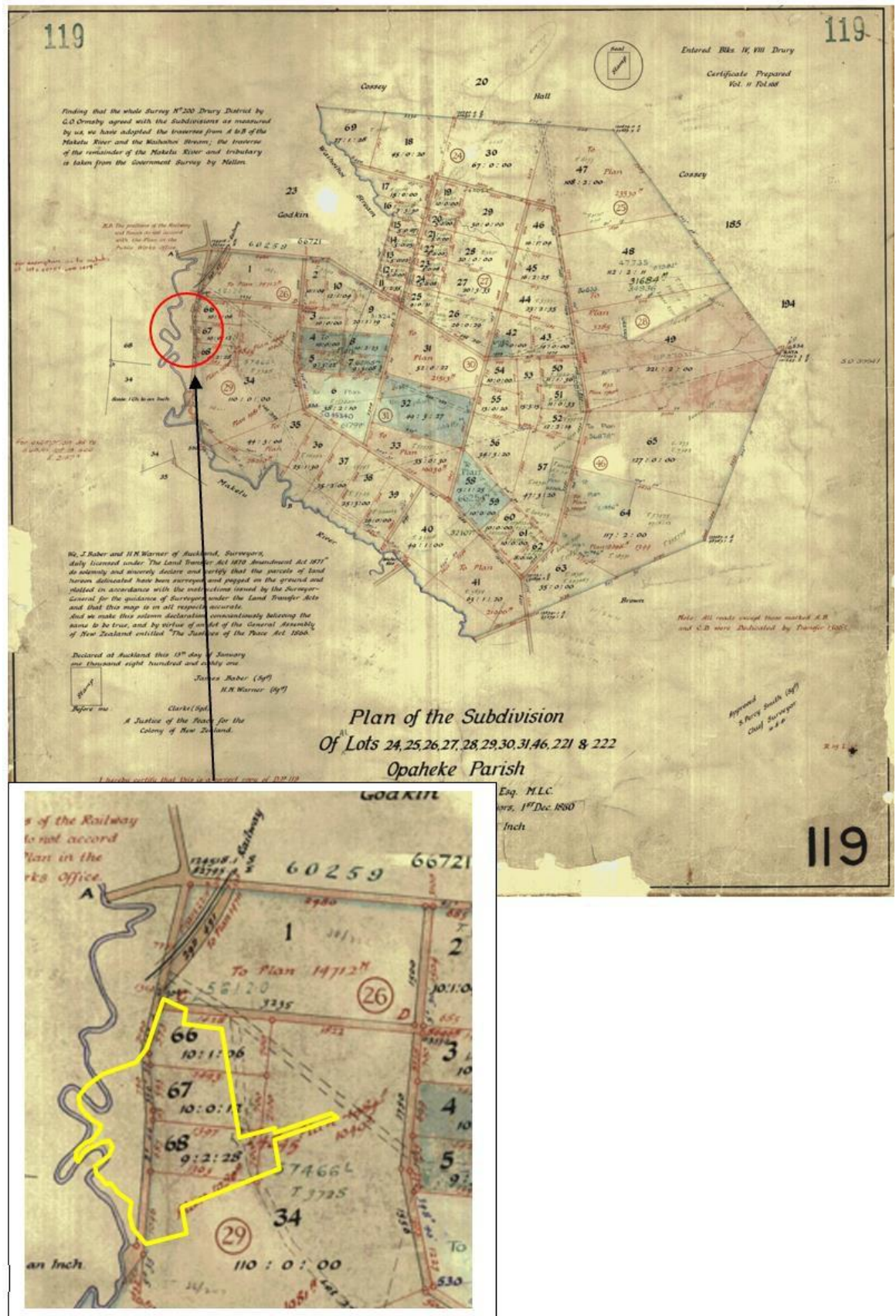
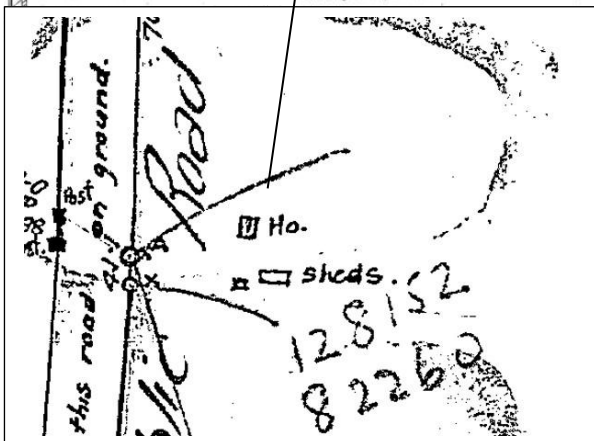


Figure 7. AKC DP 119 I plan from 1880 of a subdivision to the northeast of the properties in the Stage 2 area which are outlined yellow commissioned by Mr Henry Chamberlain – note the plan shows the Hingaia Stream before its course was altered, (source: Quickmap)



**Figure 8. AK DP 24845 plan dated 1933 with the properties in the Stage 2 area outlined in red with house and sheds (Flanagan Homestead) shown in lower inset and indicated on main plan by arrow (source: Quickmap)**





by red arrow (source: Quickmap)

## Information from Early Aerials

Aerial photographs were also reviewed to gather information on land use from the 1940s onwards. As can be seen in the aerial photograph dated 1942 in (Figure 10), the Stage 2 area contained two residences, the Flanagan Homestead and the house at 108 Flanagan Road, believed to be dated to the early 20th century, according to local informants. The aerial photograph also shows the area that is now on the eastern side of the Hingaia Stream that was formerly on the western side of the stream prior to the stream being diverted. As can be seen this area was covered by vegetation, which was also present in 1969, as can be seen in the aerial photograph from that year in Figure 11. Later aerial photographs show that after the stream diversion the area was modified through clearance of the vegetation and possibly some earthworks (Figure 12). It is noted that this area was identified as possibly having been used during the New Zealand Wars period as part of a military camp. Based on the modifications seen in the aerial photographs it is likely that if any such remains were present they would have been damaged or destroyed by these works in the 1980s, although the presence of remnant deposits cannot be completely discounted.





**Figure 10. Aerial photograph dated 1942 (Crown 192 274 1) with the properties in the Stage 2 area shaded red and the Flanagan Homestead indicated by black arrow, the house at 108 Flangan Road by yellow arrow. It should be noted that the area in the northeast indicated by the white arrow is the area where the Hingaia Stream was later diverted (sourced from: [http:// retrolens.nz](http://retrolens.nz) and licensed by LINZ CC- BY 3.0)**



**Figure 11. Aerial photograph dated 1969 (Crown 1875 5048 19) with the properties in the Stage 2 area shaded red and the area where the Hingaia Stream was diverted indicated by white arrow (source from: [http://: retrolens.nz](http://retrolens.nz) and licensed by LINZ CC- BY 3.0)**



**Figure 12. Upper aerial photograph dated 1981 (Crown 5926A) and lower dated 1988 (Crown 8772 V9) with the area where the Hingaia Stream was diverted indicated by arrow (sourced from: <http://retrolens.nz> and licensed by LINZ CC- BY 3.0)**



## **ARCHAEOLOGICAL BACKGROUND**

### **Recorded Archaeological Sites**

There is one recorded archaeological site within the Stage 2 area (Figure 13). This is R12/1125, the Flanagan Homestead, also included on the Auckland Council's Cultural Heritage Inventory (CHI: 22183). As noted above, the homestead was built on land first purchased as a shared ownership (moiety) with James McBurney by brothers Joseph and Robert Flanagan in 1883 and is believed to have been constructed sometime shortly after this date. Based on the description in the architectural appraisal conducted for the building, it generally has the appearance and plan form (with later modifications) of a c.1880s villa and with evidence in the attic space of much earlier pit-sawn building fabric (Matthews and Matthews 2018:14). It is also considered likely that there are subsurface archaeological remains in the vicinity of the homestead which may include rubbish pits and a well. The NZAA site record for the site is appended to this report for reference. The building has been removed and is currently located on another part of the project areas, to be relocated in due course.

Six additional archaeological sites have been recorded in the vicinity (within c.300m) of the Stage 2 area (Figure 13, Table 1). R12/742 (CHI:11388) is a railyard and the former Drury Railway Station which was built in 1918 and is located c.60m to the east of the Stage 2 area. R12/755 (CHI:14071) is the house believed to have been used by General Cameron as his headquarters during the building of the Great South Road. This house, although modified, still exists.

R12/911 (CHI:14081) and R12/967 have been recorded as ditches and were formerly thought to be related to military encampments dating from the New Zealand Wars period. They are located c.90 and 100m to the west of the Stage 2 area, respectively. Based on more recent research it is believed that the ditches are related to the Flanagan's Mill and may represent the head race for mill. The location of the mill itself has been recorded as R12/1172 (CHI:23173) located c.20m to the east of the Stage 2 area on the opposite side of the Hingaia Stream. Finally, R12/1173 (CHI:23173) is the location of a house shown on an 1874 plan, located c.80m to the west of the Stage 2 area.

### **Other Historic Heritage Sites**

The historic heritage sites recorded as archaeological sites are described above. There is one additional historic heritage place, CHI:22274, an historic structure (villa), located at 60 Fitzgerald Road, c. 210m to the east of the Stage 2 area. See Figure 13 and Table 1.

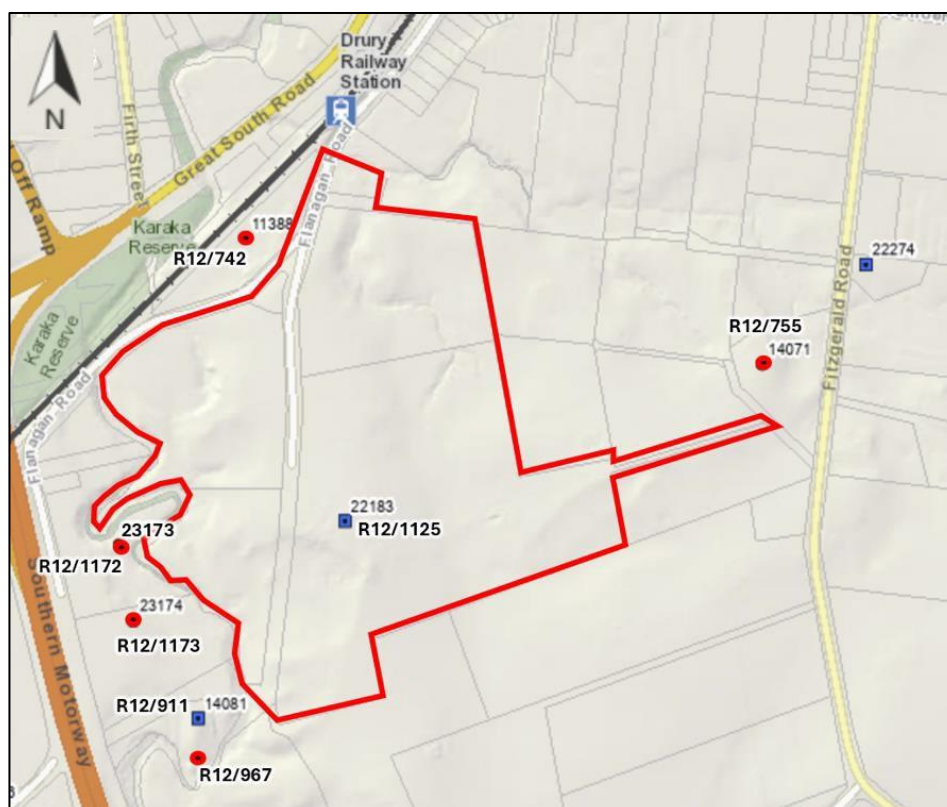


Figure 13. Map showing the archaeological and historic heritage sites within and in the vicinity (c.300m) of the properties in the Stage 2 area (source: Auckland Council GeoMaps)

Table 1. Brief description of the archaeological and historic heritage sites within and in the vicinity (c.300m) of the Stage 2 area

CHI No.	NZAA Ref	Site Type	Description	NZTM Easting	NZTM Northing
11388	R12/742	Transport/ Communication	Railyard and former Drury Station (1918).	1773261	5891495
14071	R12/755	Military (non- Māori)	House believed to have been used as headquarters by General Cameron during the 1860s.	1773921	5891336
14081	R12/911	Military (non- Māori)	Possible military encampment from NZ Wars. Ditch may be head race for Flanagan's Mill.	1773206	5890887
22183	R12/1125	Historic Structure	The Flanagan Homestead late 19th century farm house.	1773392	5891137
22274	N/A	Historic Structure	Villa at 60 Fitzgerald Road	1774054	5891462
23173	R12/1172	Flax Milling	Site of Flanagan's Mill – burnt down in 1903.	1773106	5891107
23174	R12/1173	Historic Domestic	Site of a dwelling shown on 1874 plan.	1773124	5891011
N/A	R12/967	Industrial	Ditches and Terraces	1773230	5890859

## PHYSICAL ENVIRONMENT

### Topography, Vegetation and Landuse

The aerial plan in Figure 14 shows the topography of the Stage 2 area. As can be seen on the plan the Hingaia Stream marks the western boundary and is the most low-lying part of the Stage 2 area, between 5 and 10m asl, apart from the very northern tip at 64 Flanagan Road which borders an unnamed stream. This stream flows through the eastern part of the Stage 2 area. The most highly elevated part of the Stage 2 area is at 30m asl, which is the former location of the Flanagan Homestead. As can also be seen in the aerial photograph the majority of the Stage 2 area consists of farm paddocks, apart from the areas containing residential structures or outbuildings.



Figure 14. Aerial plan of the properties in the Stage 2 area (outlined in yellow) with contours with the Hingaia Stream and the unnamed stream indicated by arrows (source: Auckland Council GeoMaps)



## FIELD ASSESSMENT

### Field Survey Results

Two surveys have been previously undertaken which included parts of the Stage 2 area. The surveys included the location of the Flanagan Homestead prior to the vegetation clearance and removal of the house in 2019 as part of the archaeological assessment for Plan Change 48 (Cameron and Phear 2019) and a survey for a sewer line running through Lot 1 DP 62094 and Lot 1 DP 580346 undertaken in 2021 as part of the Stage 1 fast track assessment for Drury Centre (Cameron 2022). A third survey was of the entire Stage 2 area undertaken recently and the results of all three surveys are provided below.

During the surveys, the ground surface was examined for evidence of former occupation or land use (in the form of shell midden, depressions, terracing or other unusual formations within the landscape relating to Māori settlement; or indications of 19th century European settlement or industrial remains). Subsurface testing was carried out by probing and test pitting to determine whether buried archaeological deposits could be identified or establish the nature of possible archaeological features.

#### *2019 Survey*

The Flanagan Homestead location was visited on 11 January 2019. The central part of the farm contains a ridge oriented north-south. The ridge is in pasture apart from the area that contains the Flanagan Homestead which is situated on a high point along the northern part of the ridge. The grounds of the homestead were found to contain landscaped areas as well as a large flat expanse of grassed lawn. A photograph taken during the site visit is shown in Figure 15.



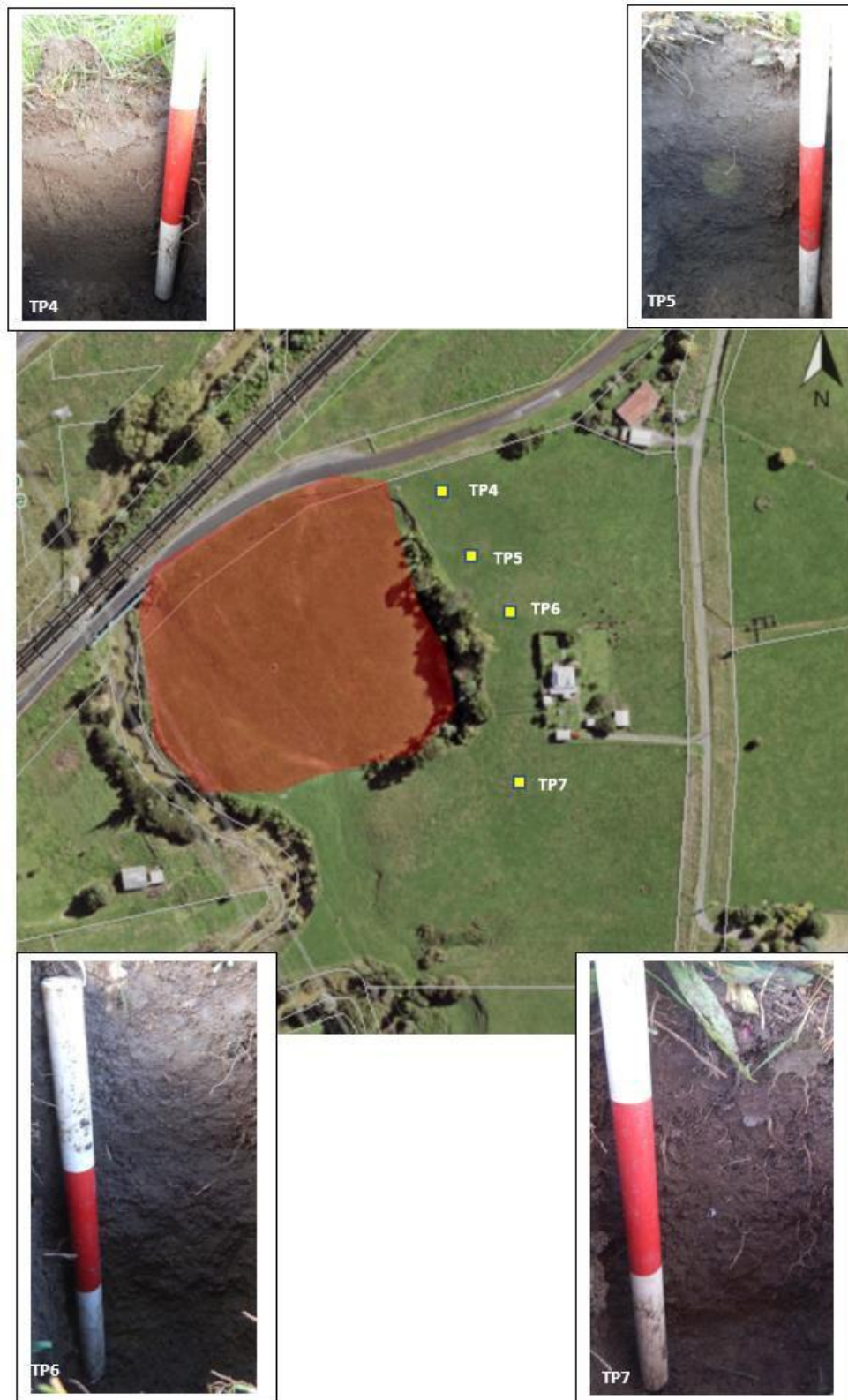
**Figure 15. Photograph of the Flanagan Homestead and front lawn (looking south) (photo: 2019)**

## **2021 Survey**

This survey was carried out on 11 May 2021 as part of the Stage 1 fast track assessment which included a proposed sewer line in Lot 1 DP 62049 and Lot 1 DP 580346, an area which is relevant to the current assessment. The alignment was walked over from north to south. The northern part of the proposed alignment was noted to be located just to the east of an area that desk-based research indicated was a possible location of a military camp during the New Zealand Wars period. The alignment is located on land running along the eastern hillside of the north-south orientated ridge containing the electricity pylons.

Four test pits (measuring c. 20cm x 20cm) were located in areas along the alignment in proximity to the possible camp location. An aerial photograph showing the locations of the test pits in this area along with detailed photographs of the test pits is shown in Figure 16 and a photograph of the general area in Figure 17. Test pit (TP4) was located at the northern end of the alignment in a low-lying area at coordinates E1773214 N5891389 +-1m. The test pit showed a grass turf from 0-5cm (bs) over a greyish brown clayey silt from 5-23cm (bs). At 23cm (bs) a greyish/yellow mottled silty clay was encountered, and the test pit was stopped. Test pit (TP5) was located further to the south along the alignment midway up a hillside at coordinates E1773228 N5819350 +-1m. This test pit showed a grass turf from 0-5cm (bs) over a dark yellowish-brown clayey silt from 5-27cm (bs) with some flecks of charcoal present at c.10cm (bs). At 27cm (bs) a yellowish-grey silty clay was encountered, and the test pit was stopped. The next test pit (TP6) was located further up the hill at coordinates E1773238 N5981333 +-1m. This test pit showed a grass turf from 0-5cm (bs) and a yellowish-brown clayey silt from 5-24cm (bs), a light yellowish-brown mixed clay and silt was present from 24-34cm (bs) becoming more clayey with depth. The test pit was stopped at 34cm (bs) with the mixed silt and clay continuing. The final test pit (TP7) was located at a high point along the alignment that overlooked the possible camp area. This test pit showed a grass turf from 0-5cm (bs) over greyish brown slightly clayey silt from 5-31cm (bs). At 31cm (bs) an orange/brown silty clay appeared, and the test pit was stopped.

No evidence of archaeological features or deposits were identified in this area. From the high point the alignment was observed to run down a hillside and just north of a marshy gully to the east of the Hingaia Stream. An area of exposed soil was present approximately 10m to the west of the alignment that showed a 20–30cm thick dark yellowish-brown silt topsoil over a silty yellowish-orange clay (Figure 18). The southern part of the alignment continued along lower hillsides to the east of the Hingaia Stream. This part of the alignment was c.20-30m away from the stream and probing was carried out in this area, but no evidence of archaeological features or deposits was identified. No evidence of archaeological features or deposits was identified during the survey of the proposed sewer line. Photographs taken during the survey are shown in Figure 19 and Figure 20.



**Figure 16. Aerial plan showing the locations of test pits to the east of the area that may have contained a military camp from the New Zealand Wars period (source: Auckland Council GeoMaps)**





**Figure 17. General view of the northern part of the sewer main alignment where test pits 4, 5 and 6 were located, looking south (photo: 2019)**



**Figure 18. Photograph showing the exposed soil face near the gully to the west of the central part of the proposed sewer main alignment, looking north (photo: 2019)**



**Figure 19. Photograph showing a view of the southern part of the proposed sewer main alignment, looking south (photo: 2019)**



**Figure 20. Photograph showing the southern part of the alignment near the Hingaia Stream with the western edge of the alignment marked by white posts (indicated by arrows), looking south (photo: 2019)**



## 2024 Survey

A field survey of the Stage 2 area was undertaken for the current assessment on 2 July 2024. The properties were visually scanned and subsurface testing with a probe was conducted on a regular basis in approximately 10m intervals in conjunction with test pitting, in order to understand the local stratigraphy. Test pits approximately 20cm by 20cm were placed across the Stage 2 area to understand the stratigraphy with locations shown in Figure 21. Photographs were taken to record the landscape and any features of interest, in conjunction with field notes.

The Stage 2 area consists of six lots Lot 1 DP 80559, Lot 1 DP 62094; Lot 1 DP 580346; Lot 8 DP 165262; Lot 1 DP 165262; Lot 1 DP 56120 and Lot 7 DP 102224. All of the lots apart from the latter two, which contained a house and curtilage and outbuildings, were visited.

Three houses had been present in the main part of the Stage 2 area; however, these were in various stages of being removed. The Lots were divided by various paddocks, with stock present in some area and with the gravelled Flanagan Road, running north to south. The paddocks consisted of undulating grass fields, bounded to the west by Hingaia Stream, to the north by Flanagan Road, to the south by the Stage 1 Drury Centre earthworks, and to the east by a long row of trees. It is noted that the edges of the Hingaia Stream and an unnamed stream in the eastern part of the Stage 2 area could not be fully accessed due to a combination of steep banks, marshy ground and thick vegetation. A description of the survey area by lot is described below including the test pit findings.



Figure 21. Aerial plan showing the locations of the test pits and areas of exposed soil for the 2024 survey of the properties in the Stage 2 area (source: Auckland Council GeoMaps)



### Lot 1 DP 80559

This is a small triangular-shaped lot at the northern end of the Stage 2 area. As can be seen in aerial photographs dated to the 1980s in Figure 12, it contained a house, now demolished. The ground was for the most part heavily modified and made up largely of gravel and modern rubbish. Test Pit 1 was situated in this lot at coordinates E1773371 N5891427  $\pm$  3m. The test pit measured 20cm in depth with a topsoil of light yellowish-brown slightly clayey silt from 0-15cm (bs) over a thin slightly clayey dark yellowish-brown silt from 15-20cm (bs) which overlay a yellowish-orange silty clay. Photographs are provided in Figure 22 and Figure 23. No archaeological features/deposits were encountered.



Figure 22. Photograph taken looking north showing a view of Lot 1 DP 80559



Figure 23. Left photograph showing the detail of test pit 1 and right photograph showing the general location of test pit 1, looking northeast

### Lot 1 DP 62094

This lot was found to be made up of two paddocks, consisting of northern (Figure 24) and southern fields (Figure 25). The northern paddock contained large grass fields with a house footprint visible on the fence line running east to west (Figure 26). Two test pits were located in this lot. Test pit 2 was located at coordinates E1773238 N5891323  $\pm$ 3m. The test pit showed thin slightly greyish-brown clayey silt topsoil from 0-5cm (bs) over a disturbed mixed clay and silt layer from 5-15cm (bs). At 15cm (bs) a silty yellowish-orange clay was encountered. Test pit 3 was located at coordinates E1773264 N5891379  $\pm$ 3m. The test pit showed a greyish-brown slightly clayey silt topsoil from 0-15cm (bs) over a mixed clayey silt layer, probably a result of ploughing from 15-26cm (bs) which overlay a natural yellowish-orange clay. An exposed profile was also located in this lot (exposed profile 1) located at coordinates E1773158 N5891220  $\pm$ 3m. The exposed profile showed a dark yellowish-brown slightly clayey silt grass turf topsoil from 0-10cm (bs) over a yellowish-brown slightly clayey silt subsoil from 10-25cm (bs) over a silty clay yellowish-orange silty clay. Detailed photographs of the test pits and exposed soil profile are shown in Figure 27 - Figure 29. No archaeological features/deposits were encountered.



Figure 24. Photograph showing a view of the northern paddock in Lot 1 DP 62094, looking west



Figure 25. Photograph showing a view of the southern paddock in Lot 1 DP 62094, looking southeast





**Figure 26. Photograph showing the location of the former house in Lot 1 DP 62094**



**Figure 27. Left photograph showing detail of test pit 2 and right photograph showing the general location of test pit 2, looking northwest**



**Figure 28. Left photograph showing the detail of test pit 3 and right photograph showing the general location of test pit 3, looking northwest**





**Figure 29. West facing profile exposed in the southern paddock of Lot 1 DP 62094**

### **Lot 1 DP 580346**

This lot consisted of a grass field with a gravel road cut through the paddock running north-south. One test pit was located in this lot, Test Pit 4 at coordinates E1773257 N5891119 +/- 3m. The test pit showed a very pale greyish brown slightly clayey silt topsoil from 0-5cm (bs) over a pale greyish-brown silty clay, which continued to 24cm (bs) where the test pit was stopped. An area of exposed soil (exposed profile 2) was also observed at coordinates E1773270 N5891142 +/- 3m which showed a yellowish-brown slightly clayey silt topsoil from 0-10cm (bs) over a mixed yellowish-orange and grey silty clay, which appeared to have been previously disturbed. Photographs are shown in Figure 30 - Figure 32. No archaeological features/deposits were encountered.



**Figure 30. Photograph showing a view of Lot 1 DP 580346, looking southwest**





**Figure 31. Left photograph showing detail of test pit 4 and right photograph showing general location of test pit 4, looking southwest**



**Figure 32. Photograph showing the east facing profile exposed by the gravel road in Lot 1 DP 580346**

### **Lot 1 DP 165262**

This Lot appeared to be heavily modified by farming and residential activities and also included the remains of the garden and house footprint of the Flangan Homestead (R12/1125) with general views taken during the survey shown in Figure 33 - Figure 35. The house itself had been lifted and was on blocks in a neighbouring lot awaiting relocation.

Three test pits were located in this lot. Test pit 5 was located at coordinates E1773332 N5891104 +-3m. The test pit showed a greyish brown slightly clayey silt topsoil from 0-5cm (bs) over a pale yellowish-brown slightly clayey silt subsoil to 24cm (bs) where a pale yellowish-orange silty clay was encountered. Test pit 6 was located at coordinates



E1773444 N5891280  $\pm$ 3m. This test pit showed a similar profile to test pit 5 with a greyish brown slightly clayey silt topsoil from 0-5cm (bs) over a darker pale greyish brown slightly clayey subsoil from 5cm – 22cm (bs) over a pale yellowish-orange silty clay. Test Pit 7 was located at coordinates E1773389 N5891425  $\pm$ 3m. This test pit also showed a similar profile to the previous two with greyish brown slightly clayey silt topsoil from 0-5cm (bs) over a darker pale greyish brown slightly clayey subsoil from 5cm – 20cm (bs) over a pale yellowish-orange silty clay. Photographs of the test pits are shown in Figure 36 - Figure 38.

An area of exposed shell was identified along the southwestern extent of a soil profile exposed in the grounds of the former Flanagan Homestead at coordinates E1773419 N5891128. The midden contained both shell and bone, primarily fish and small mammal (Figure 39 - Figure 40). Probing in the area suggested the midden may extend over an area c.17m by 17m. The nature of the midden was not able to be determined during the survey and it may be associated with use by the occupants of the house or may be the remains of an earlier feature associated with Māori occupation and settlement. It has not been recorded as a separate site to R12/1125.



**Figure 33. Photograph showing general view of the southern part of Lot 1 DP 165262, looking southeast**





**Figure 34. Photograph showing a view of the paddock in Lot DP 165262, looking southeast**



**Figure 35. Photograph showing a view of Lot 1 DP 165262, looking east**





**Figure 36. Left photograph showing the detail of test pit 5 and right photograph showing the general location of test pit 5, looking northeast**



**Figure 37. Left photograph showing the detail of test pit 6 and right photograph showing the general location of test pit 6, looking northeast**



**Figure 38. Left photograph showing detail of test pit 7 and right photograph showing the general location of test pit 7, looking southeast**





**Figure 39. West facing profile (exposed profile 3) showing shell located in the grounds of the Flanagan Homestead in Lot 1 DP 165262**



**Figure 40. Example of bone (provisionally identified as fish and or small mammal) in the grounds of the Flanagan Homestead in Lot 1 DP 165262**



### **Lot 8 DP 165262, Lot 1 DP 56120 and Lot 7 DP 102224**

Parts of Lot 8 DP 165262 were being used for stock grazing at the time of the survey, with cattle situated in the southern paddock and with the remainder consisting of grassed paddocks (Figure 41). One test pit was located in Lot 8 DP 165262 at coordinates E1773389 N5891425 +-3m. The test pit showed a light grey/pale brown slightly clayey silt in topsoil from 0-10cm (bs) over a pale greyish-yellow silty clay from 10-22cm (bs) where the test pit was stopped (Figure 42). It is also noted that the Flanagan Homestead had been moved onto Lot 8 DP 165262 from its original location in Lot 1 DP 165262, awaiting relocation (Figure 43). The property containing Lot 1 DP 56120 and Lot 7 DP 102224 was not entered but was viewed from the property boundary and found to contain a house and a number of outbuildings. No archaeological features/deposits were encountered.



**Figure 41. Photograph showing a view of Lot 8 DP 165262, looking northeast**



**Figure 42. Left photograph showing the detail of test pit 8 and right photograph showing the general location of test pit 8 indicated by red arrow, looking northeast**



**Figure 43. Photograph showing the Flanagan Homestead awaiting relocation, looking southeast**

## DISCUSSION AND CONCLUSIONS

### Summary of Results

One recorded archaeological site is located within the Stage 2 area. This is site R12/1125 (the Flanagan Homestead). The house has been removed from its original location and will be relocated to another part of the wider Drury Centre in the future. The original location of the house was visited in 2019 prior its removal and in 2024, after it had been removed. During the latter survey, shell midden was identified in exposed soil in the grounds. The nature of the midden was not able to be determined and it may be associated with the use of the house or may be the remains of an earlier feature associated with Māori occupation and settlement.

No other archaeological remains were identified during the survey. It is noted that an area in the northeast of the Stage 2 area was identified as possibly having contained part of a military camp associated with the New Zealand Wars period. The presence of archaeological remains has not been able to be established in this area and based on aerial photographs showing modifications during the 1980s it is considered likely that if any archaeological remains were present they would have been damaged or destroyed by these works. It is noted, however, that the presence of remnant archaeological features and deposits cannot be completely discounted.

### Māori Cultural Values

This is an assessment of archaeological values and does not include an assessment of effects on Māori cultural values. Such assessments should only be made by the tangata whenua. Māori cultural concerns may encompass a wider range of values than those associated with archaeological sites. We understand that engagement with tangata whenua in relation to the Stage 2 project is in process and ongoing at the time of writing this report. The historical association of the general area with the tangata whenua is evident from the recorded sites, traditional histories and known Māori place names.

### Survey Limitations

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

It is noted that the steep banks and vegetation cover did not allow full access to the edges of the Hingaia Stream and the unnamed stream and obscured the ground surface, hindering full inspection.

### Archaeological Value and Significance

The Auckland Regional Policy Statement (RPS) identifies several criteria for evaluating the significance of historic heritage places. In addition, 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 2019: 9-10). Both sets of criteria have been used to assess the value and significance of the archaeological sites: for R12/1125 (see Table 2 and Table 3).



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 and traditional values.

Overall, site R12/1125 is considered to have limited to moderate local archaeological value based on the criteria discussed. Any associated subsurface archaeological remains would have moderate archaeological value in terms of the knowledge they could provide through archaeological investigation relating to information on the lifestyle and use of the property by the house occupants in the late 19th and early 20th century. It is noted that if the shell midden is determined to be associated with Māori occupation and settlement, it would have moderate value to provide temporal information through collection of samples for radiocarbon dating and past environments and resource exploitation through collection of environmental samples.

**Table 2. Assessment of the archaeological values of site R12/1125 (the Flanagan Homestead) based on Heritage NZ criteria (Heritage NZ 2019: 9-10)**

Value	Assessment
Condition	The homestead itself is in good condition. An exposed section of intact shell midden has been identified near the former location of the house which appears to be in good condition. The condition of the remainder of the subsurface remains is unknown.
Rarity	Few early homesteads or other places have been identified as surviving from the early phase of settlement at Drury.
Contextual value	The site is part of the early European settlement landscape of the Drury area and will be retained in the local area.
Information potential	The homestead can provide evidence of c.1880s residential construction techniques and materials. Archaeological investigation of any associated subsurface remains has the potential to provide information on the lifestyle of the occupants of the homestead and early settlers in the Drury area. If the midden is determined to pre-date European settlement it could provide information on Māori occupation and settlement of the area through archaeological investigation.
Amenity value	The house has been removed but will retain its visual amenity value as part of the Drury centre development. The site itself has no amenity value.
Cultural associations	The site is associated with early European settlers (the Flanagan family). If the midden is from an earlier period it would have Māori cultural associations.
Other	The homestead building has some architectural value as a good representative example of a Victorian timber villa in the Drury locality and technological value as it illustrates c.1880s residential construction techniques and materials.

**Table 3. Assessment of the historic heritage significance of site R12/1125 (Flanagan Homestead) based on the criteria in the AUP OP (Chapter B5.2.2)**

Criterion	Comment	Significance Evaluation
a) historical: The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within New Zealand, the region or locality	There are no specific events associated with the site, but it has strong associations with the Flanagan family who farmed the land from the 1880s.	Moderate (local)
b) social: The place has a strong or special association with, or is held in high esteem by, a community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value	No strong or special associations with a particular community have been identified.	Little (local)
c) Mana Whenua: The place has a strong or special association with, or is held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value	To be determined by mana whenua	Not assessed
d) knowledge: The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality	The structure itself, independent of its location, has some potential to provide knowledge of building construction and alterations including building materials used. Any associated subsurface remains would have potential to provide knowledge on the lifestyles of the occupants of the house. If the midden is determined to pre-date European settlement it would provide information on Māori occupation and settlement of the area through archaeological investigation.	Moderate (local)
e) technology: The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials	The homestead incorporates evidence of c.1880s residential construction techniques and materials.	Moderate
f) physical attributes: The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder;	The homestead itself, independent of its location, has some value as a representative example of a Victorian timber villa in the Drury locality.	Little (local)
g) aesthetic: The place is notable or distinctive for its aesthetic, visual, or landmark qualities	As the building has been removed from its original setting the aesthetic value is lowered.	Little (local)
h) context: The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting	The house is one of a small number of Victorian era buildings in Drury. While it has been removed from its original location, it is planned relocated within Drury Centre in the future, and will retain some contextual value.	Moderate (local)

## Effects of the Proposal

Flanagan Homestead has been removed from its original location and will be relocated to another part of the Drury centre in the future. This removal enables the largescale earthworks required for site formation of the proposed Stage 2 development. As can be seen in Figure 44, the cut works at the location of the Flanagan Homestead will be between 3m and 8.5m. These works will directly affect the shell midden and also any other subsurface remains relating to site R12/1125 (apart from deep features, such as the lower parts of wells). As such, preliminary earthworks in the area outlined in red on Figure 44 should be carried out under archaeological supervision to identify and record archaeological remains.

It is noted that two streams have been identified in the Stage 2 Project Area, the Hingaia Stream which runs along the western boundary and an unnamed stream that runs through the eastern part. As vegetation, marshy conditions and steep banks in places hindered the full inspection of the areas bordering the streams during the surveys, it is considered possible that unrecorded archaeological sites such as shell midden may be present.

As can be seen in Figure 45, vegetation clearance and planting are proposed in the vicinity of the unnamed stream and these would affect any archaeological sites, if present. The area bordering the Hingaia Stream is also proposed for vegetation clearance and planting as shown in Figure 46. As well, the area highlighted for potential to contain archaeological remains associated with the New Zealand War period is also shown on Figure 46 (yellow outlined area) where a stormwater pond is proposed. As such it is recommended that the black outlined areas on Figure 45 and Figure 46 are monitored by an archaeologist during vegetation clearance and planting to determine if any archaeological sites are present and if identified, ensure that they can be avoided if possible, or if not to investigate and record them. As well, the yellow outlined area on Figure 46 should be monitored by an archaeologist during the topsoil stripping for the stormwater pond to determine if any archaeological sites are present.

Based on the moderate archaeological value of the affected site, the removal and future relocation of Flanagan Homestead, the effects on site R12/1125 are considered likely to be minor and can be mitigated by archaeological monitoring, investigation and recording in the red outlined area shown in Figure 44 to recover information on the 19<sup>th</sup> century use of the property by the Flanagan family and also to provide information relating to the history of the Drury area. The potential effects on any archaeological remains associated with the New Zealand Wars period are also considered likely to be minor as the area has undergone past modifications that would have damaged or destroyed archaeological features and deposits and only remnant deposits are considered likely to have survived. The effects on any sites that cannot be avoided in the vicinity of streams are also considered likely to be minor, as the sites would most likely consist of shell midden and effects could either be avoided through preservation in situ or could be mitigated through investigation, recording and collection of material suitable for radiocarbon dating to provide information on Māori occupation and settlement in the area.



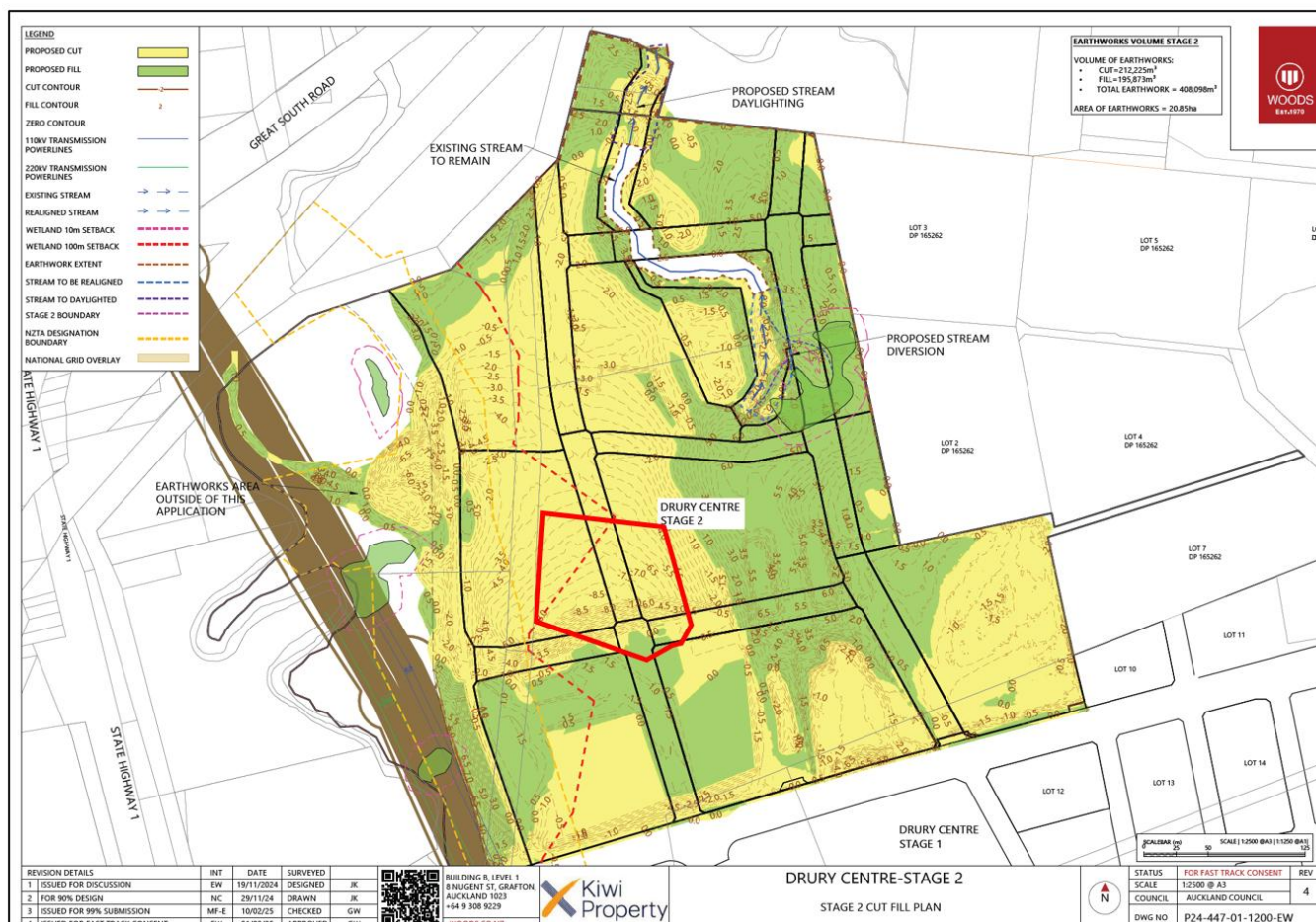
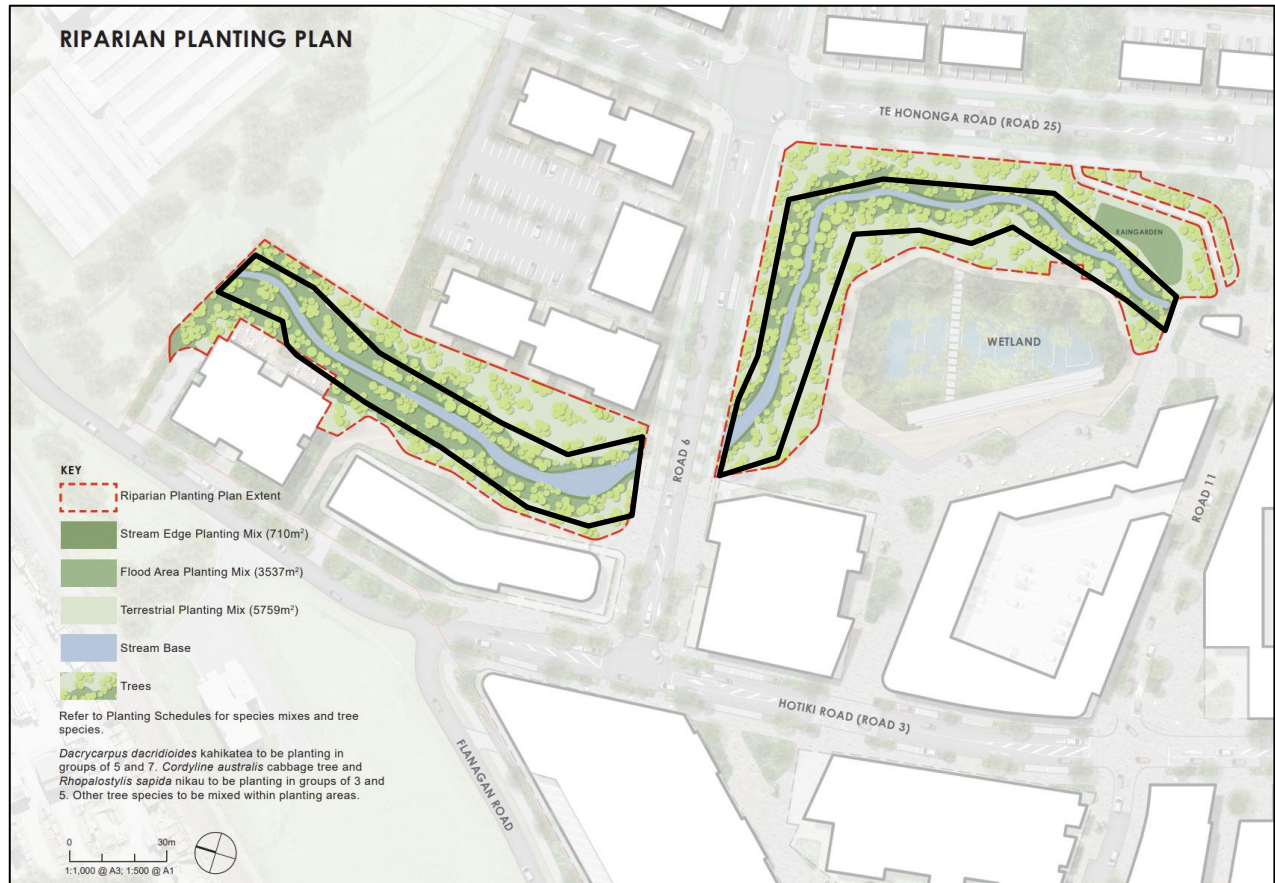
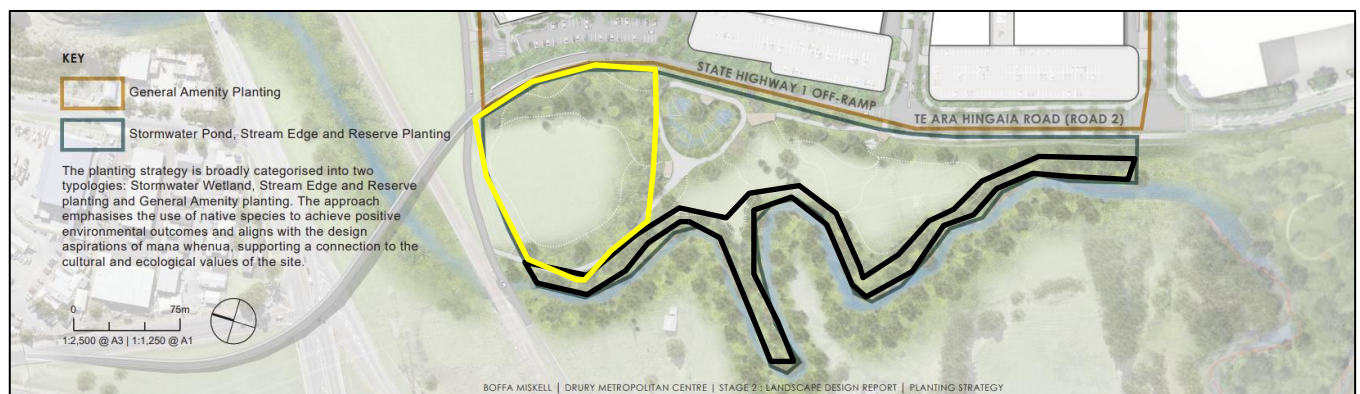


Figure 44. Cut Fill plan showing area where preliminary earthworks should be carried out under archaeological supervision at site R12/1125 (the Flanagan Homestead) outlined in black; Details of the cut depths and the area where shell was identified at R12/1125 (indicated by pink triangle) shown in inset (source: Woods)



**Figure 45. Riparian planting plan at unnamed stream where vegetation clearance and planting should be monitored by an archaeologist within 10m of the stream edge (indicated by black outline) (source: Boffa Miskell)**



**Figure 46. Plan showing the proposed stormwater pond (yellow outlined area) and stream edge and riparian planting with area within 10m of the Hingaia Stream (outlined in black) and area of archaeological potential associated with the New Zealand Wars period outlined in yellow where vegetation clearance and planting should be monitored by an archaeologist (source: Boffa Miskell)**



## Fast Track Approvals Act 2024

Under the Act in Section 42C (1), an authorised person for a listed project or a referred project may lodge with the EPA. Under section 42 (3) (a) the applicant must be eligible to apply for any corresponding approval under a specified Act. A substantive application may seek: under Section 42(4)(a) a resource consent that would otherwise be applied for under the Resource Management Act 1991 and section 42(4)(d) a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991. As well, under Section 42 subsection (4) (i) an archaeological authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014 that would otherwise be applied for under that Act- but as stated in section 42 subsection (9) (a) may be made only if the application also seeks an approval described in subsection 4 (a) or (d); it may also include an application under clause 7 of Schedule 8 application for approval of person to carry out activity subsection 9 (b).

Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other heritage sites. The plans are prepared under the provisions of the RMA. The Auckland Unitary Plan Operative in Part 2014 (AUP OP) is relevant to the proposed activity. There are no scheduled historic heritage sites located on the properties containing the Project Area.

This assessment has established that the proposed activity will affect subsurface remains of site R12/1125 in the form of shell midden, while the Flanagan Homestead itself has been removed from its original location but will be relocated elsewhere within Drury Centre in the future. The site is not scheduled in the Auckland Unitary Plan. It also has potential to affect unidentified subsurface archaeological remains that may be exposed during development. Any effects on archaeological deposits or features can be appropriately mitigated through archaeological investigation and recording to recover information relating to the history of the area.

If resource consent is granted, it is recommended that a condition requiring archaeological monitoring of preliminary earthworks as shown by the red outlined area in Figure 44 to investigate and record subsurface remains of site R12/1125; for vegetation clearance and planting in the black outlined areas on Figure 45 and Figure 46; and for topsoil stripping for the stormwater pond in the yellow outlined area in Figure 46 to identify if any additional archaeological sites are present.

An authority to modify has been applied for and issued by Heritage New Zealand (2025/112) on 2 October 2024 for the Stage 2 works (see Appendix B). An archaeological Management Plan was also prepared as required for the archaeological authority application and is included in this report for reference in Appendix C .

## Resource Management Act 1991

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

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

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

## Heritage New Zealand Pouhere Taonga Act 2014

In addition to any requirements under the RMA, the HNZPTA protects all archaeological sites whether recorded or not, and they may not be damaged or destroyed unless an Authority to modify an archaeological site has been issued by Heritage NZ (Section 42).

An archaeological site is defined by the HNZPTA Section 6 as follows:

‘**archaeological site** means, subject to section 42(3), –

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

(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and

(ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and

(b) includes a site for which a declaration is made under section 43(1)’<sup>4</sup>

Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Māori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapu and are subject to the recommendations of the Māori Heritage Council of Heritage NZ. In addition, an application may be made to carry

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<sup>4</sup> Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished. Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide ‘significant evidence relating to the historical and cultural heritage of New Zealand’ can be declared by Heritage NZ to be an archaeological site.



out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

An authority to modify has been applied for and issued by Heritage New Zealand (2025/112) on 2 October 2024 for the Stage 2 works. The authority covers the entire Stage 2 area and archaeological monitoring will be undertaken in the areas indicated in Figure 44, Figure 45 and Figure 46 to investigate and record subsurface remains of site R12/1125 and to identify if any additional archaeological sites are present.

## **Conclusions**

The Flanagan Homestead (R12/1125) has been uplifted and removed from its original location, and will be relocated elsewhere within Drury Centre in the future. However, a shell midden relating either to the homestead or to earlier Māori settlement will be directly affected and other archaeological remains such as building foundations, refuse pits, a well, and the remains of associated outbuildings may also be exposed during earthworks. Any unavoidable adverse effects on archaeology can be mitigated through the recovery of archaeological information relating to the 19th century occupation of the house (and of Māori settlement and occupation, if the recently discovered shell midden is found to pre-date European settlement) through archaeological monitoring, investigation and recording. An authority has been applied for and issued under the HNZPTA and archaeological monitoring will be carried out to record and investigate the subsurface remains of archaeological site (R11/1125) and to determine if any additional sites are present.

## RECOMMENDATIONS

- All preliminary earthworks at the location of site R12/1125 in the red outlined area on Figure 44 should be monitored by an archaeologist to investigate and record the archaeological remains.
- Vegetation clearance and planting works as shown by the black outlined areas in Figure 45 and 46 should be monitored by an archaeologist to identify if any archaeological remains are present.
- Preliminary earthworks (topsoil stripping) for the stormwater pond shown in the yellow outlined area on Figure 46 should be monitored by an archaeologist to identify if any archaeological remains (particularly those associated with the New Zealand Wars period) are present.
- Any archaeological remains that cannot be avoided should be investigated, recorded and sampled in accordance with the conditions of Authority (2025/112) issued by Heritage NZ
- In the event of kōiwi tangata (human remains) being uncovered, work should cease immediately in the vicinity of the remains and tangata whenua, the Heritage NZ, NZ Police and Council should be contacted so that appropriate arrangements can be made.
- Since archaeological survey cannot always detect sites of traditional significance to Māori, such as waahi tapu, the tangata whenua should be consulted regarding the possible existence of such sites in the development area.



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*New Zealand Herald* 6 July 1865


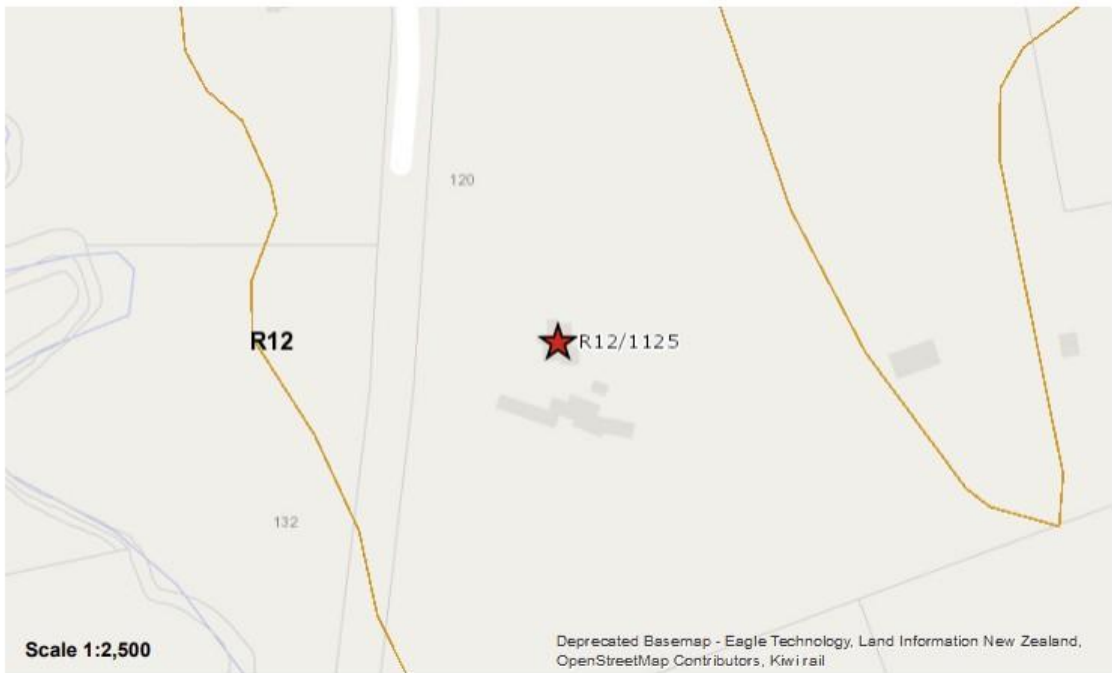
*Daily Southern Cross* 2 June 1865

*Daily Southern Cross* 3 December 1862

*New Zealander* 8 August 1852

## APPENDIX A: SITE RECORD FORMS

### NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

 <p><b>ARCH SITE</b> archaeological site recording scheme</p> <p><b>Site Record Form</b></p>	<p><b>NZAA SITE NUMBER:</b> R12/1125</p> <p><b>SITE TYPE:</b> Historic - domestic</p> <p><b>SITE NAME(s):</b> Flanagan Homestead</p> <p><b>DATE RECORDED:</b></p>
<p><b>SITE COORDINATES (NZTM) Easting:</b> 1773392      <b>Northing:</b> 5891137      <b>Source:</b> Handheld GPS</p>	
<p><b>IMPERIAL SITE NUMBER:</b>      <b>METRIC SITE NUMBER:</b> R12/1125</p>	
 <p><b>Scale 1:2,500</b></p> <p>Depreciated Basemap - Eagle Technology, Land Information New Zealand, OpenStreetMap Contributors, Kiwi rail</p>	
<p><b>Finding aids to the location of the site</b></p> <p>The Homestead is located at 120 Flanagan Road, Drury on Lot 1 DP 165262. The house has been removed from its original location and will be relocated.</p>	
<p><b>Brief description</b></p> <p>Flanagan Homestead built around the 1880s with additions to the south in the 1970s.</p>	
<p><b>Recorded features</b></p> <p>Building - homestead</p>	
<p><b>Other sites associated with this site</b></p>	

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SITE RECORD HISTORY	NZAA SITE NUMBER: R12/1125
<p><b>Site description</b></p> <p>Updated 29/07/2024 (Field visit), submitted by ellencameron , visited 02/07/2024 by Roth, Kirstin Grid reference (E1773392 / N5891137)</p> <p>A shell midden has been identified in the grounds of the homestead and will be investigated under authority. This form will be updated after the investigation has been completed.</p> <p>Updated 01/02/2019 (Field visit), submitted by ellencameron , visited 17/01/2019 by Cameron Ellen Grid reference (E1773392 / N5891137)</p> <p>The following description is taken from Matthews and Matthews Architects Ltd Historic heritage Assessment of Flanagan Homestead, 120 Flanagan Road, Drury, Auckland (January 2018)</p> <p>The Flanagan Homestead was built around the 1880s with additions to the south in the 1970s. The roof form, as originally constructed, is a central gutter type with a hip across the front and projecting gabled bay. This is still evident within the roof space. The gable has plain barge boards with shaped ends and tongue and groove boards to the apex and a timber finial. A faceted bay window projects from this gabled end. The return verandah wraps around the north and east elevations.</p> <p>The roof is clad in corrugated iron and has boxed eaves. Two chimneys previously located along the east and west ridges have been removed. The central valley has been roofed over.</p> <p>A concave verandah wraps around the north and west sides, supported on square columns with chamfered corners on square bases. There is no balustrade. Another verandah has been added to the west elevation over a tiled deck. The house is clad in rusticated weatherboards with boxed corners to the north and west elevations and appears to have earlier, (weathered) ship-lapped weatherboards on the east side. The east wall retains three 6-over-6 light double hung sash windows, which are an earlier type than the double hung windows on the north and west elevation. These have profiled timber facings.</p> <p>The window in the front room on the north elevation is a 2-over-2 light double hung sash with side lights. Aluminium joinery has replaced the original timber sashes in the bay window. An aluminium window has also been used in the upper part of the gable providing light to the attic space. The original north front door remains, with panelled base and glazed side lights and top lights, now with leadlight glazing.</p> <p>The west elevation has a double-hung sash window along with more recent French doors with side and top lights in aluminium.</p> <p>Additions and alterations have been made to the south end of the house with consent drawings dating from 1977 and 1986.</p> <p>The floor plan retains the central hall and three rooms to the east side, all with timber board and batten ceilings and timber floors (some carpeted). The hall has a timber panelled dado, timber archway and four-panelled doors. The rooms on the west side of the hall have been joined into one large room and opened to the hall. Plasterboard ceilings have been installed in these spaces. The kauri timber floor remains, infilled with timber to match where the removed chimney was located.</p> <p>The projecting diagonally orientated entrance on the west side was constructed as part of the 1980s alterations.</p> <p><b>Condition of the site</b></p> <p>Updated 29/07/2024 (Field visit), submitted by ellencameron , visited 02/07/2024 by Roth, Kirstin</p> <p>The homestead is in good condition. The condition of subsurface remains are not currently known</p> <p>Updated 01/02/2019 (Field visit), submitted by ellencameron , visited 17/01/2019 by Cameron Ellen</p> <p>The house is located close to ground level with no access beneath the house. It remains in use as a residence and generally appears to be in good condition. Some rust is evident to parts of the corrugated iron roof.</p> <p><b>Statement of condition</b></p> <p>Updated: 09/06/2019, Visited: 17/01/2019 - Good – Majority of visible features are intact, but some minor loss of definition and/or damage</p> <p><b>Current land use:</b></p>	

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**NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION**

Updated: 09/06/2019, Visited: 17/01/2019 - Rural residential

**Threats:**

Updated: 09/06/2019, Visited: 17/01/2019 - Property development

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD INVENTORY	NZAA SITE NUMBER: R12/1125
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Supporting documentation held in ArchSite

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Photograph taken by Ellen Cameron on 17 January 2019 - View of the Flanagan Homestead and front garden (looking south)



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**NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION**

Photograph by Ellen Cameron taken on January 17 2019 Example of a low garden stone wall in the front garden of the Flanagan Homestead



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**NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION**

Views of the Flanagan Homestead taken from the Assessment Report (Matthews and Matthews Architects Ltd. January 2019)



North elevation



East side



West side



View to south end.

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**NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION**

Photograph showing shell midden exposed in the grounds of the Flanagan Homestead, taken on 2 July 2024.



**NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION**

Flanagan Homestead after removal from its original location, photograph taken on 2 July 2024



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## APPENDIX B: AUTHORITY 2025/112



HERITAGE NEW ZEALAND  
POUHERE TAONGA

### **AUTHORITY**

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

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

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.

#### **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 Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū, the following shall apply:
  - a) Access for Ngāi Tai ki Tāmaki, Te Ākitai Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū shall be enabled in order to undertake tikanga consistent with any requirements of site safety.
  - b) Ngāi Tai ki Tāmaki, Te Ākitai Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū 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 Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū 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 Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū 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 Waiohū, Ngāti Tamaoho and Ngāti Te Ata Waiohū 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

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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,

A handwritten signature in blue ink, appearing to read 'Claire Craig'.

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

Date: 2 October 2024

## APPENDIX C: ARCHAEOLOGICAL MANAGEMENT PLAN

### ARCHAEOLOGICAL MANAGEMENT PLAN: PROPOSED DRURY CENTRE DEVELOPMENT STAGE 2

Prepared for Kiwi Property Holdings No.2

July 2024

By  
Ellen Cameron, MSc  
Jen Low, MA (Hons)

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& ASSOCIATES LTD

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## INTRODUCTION

### Purpose

An archaeological assessment of the effects of the project was prepared:

E. Cameron and K. Roth. July 2024. Proposed Drury Centre Development, Stage 2: Archaeological Assessment. Clough & Associates report prepared for Kiwi Property holdings No.2.

The assessment established that the proposed activity will affect subsurface archaeological remains of recorded archaeological site R12/1125. As the proposed works will affect archaeological site R12/1125 an application for a general Authority under section 44(a) of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) is therefore being made prior to the start of works. This will ensure that as the above listed site will be affected during the proposed works appropriate action can be taken and any delays will be minimised.

This archaeological management plan outlines the procedures to be followed during archaeological monitoring of earthworks and procedures for recording any archaeological evidence before it is modified or destroyed. It also provides protocols for the exposure of archaeological remains including koiwi tangata (human remains) or taonga (Māori artefacts). The Project Area (Authority Area) is shown in Figure 1 and the works to be monitored by an archaeologist are shown in Figure 2.

### Project Archaeologist

The 'Project Archaeologist' referred to in this plan is the archaeologist approved by Heritage NZ under section 45 of the HNZPTA.

Some of the archaeological work may be undertaken by other qualified archaeologists under the direction of the Project Archaeologist. The general term 'Archaeologist' is used to denote either the Project Archaeologist or a qualified archaeologist working under their direction.

### Aims of Monitoring, Investigation and Recording

The aim of the monitoring of the development earthworks at site R12/1125 is to investigate any subsurface archaeological features and deposits related to the 19<sup>th</sup> century occupation of site and also to determine the nature of the shell midden identified during the recent survey of the property.

Any archaeological remains associated with Māori occupation and settlement could possibly provide material suitable for dating and also material that could provide information on past environments through specialist analysis. It is important that this information is recovered prior to the removal of archaeological deposits and features to offset the loss of the site/s.

### Māori Cultural Values

Archaeological sites of Māori origin have cultural value to tangata whenua in addition to the archaeological values provided for in this plan.

Contact details for representatives of iwi that have an interest in the sites within the project area are provided in this document, as are protocols that must be adhered to if archaeological remains of Māori origin are exposed. In carrying out the requirements of the authority the archaeologists will be guided by the Iwi representatives in matters of tikanga.

Kiwi property Holdings No.2 or their designated representative should ensure that the iwi representatives are informed at least 48 hours before the start of the works requiring archaeological monitoring as shown in Figure 2.



Figure 1. Plan showing the Stage 2 Project Area (Area to be included under the Authority) outlined in red (source: Kiwi Property Holdings No. 2 Ltd)



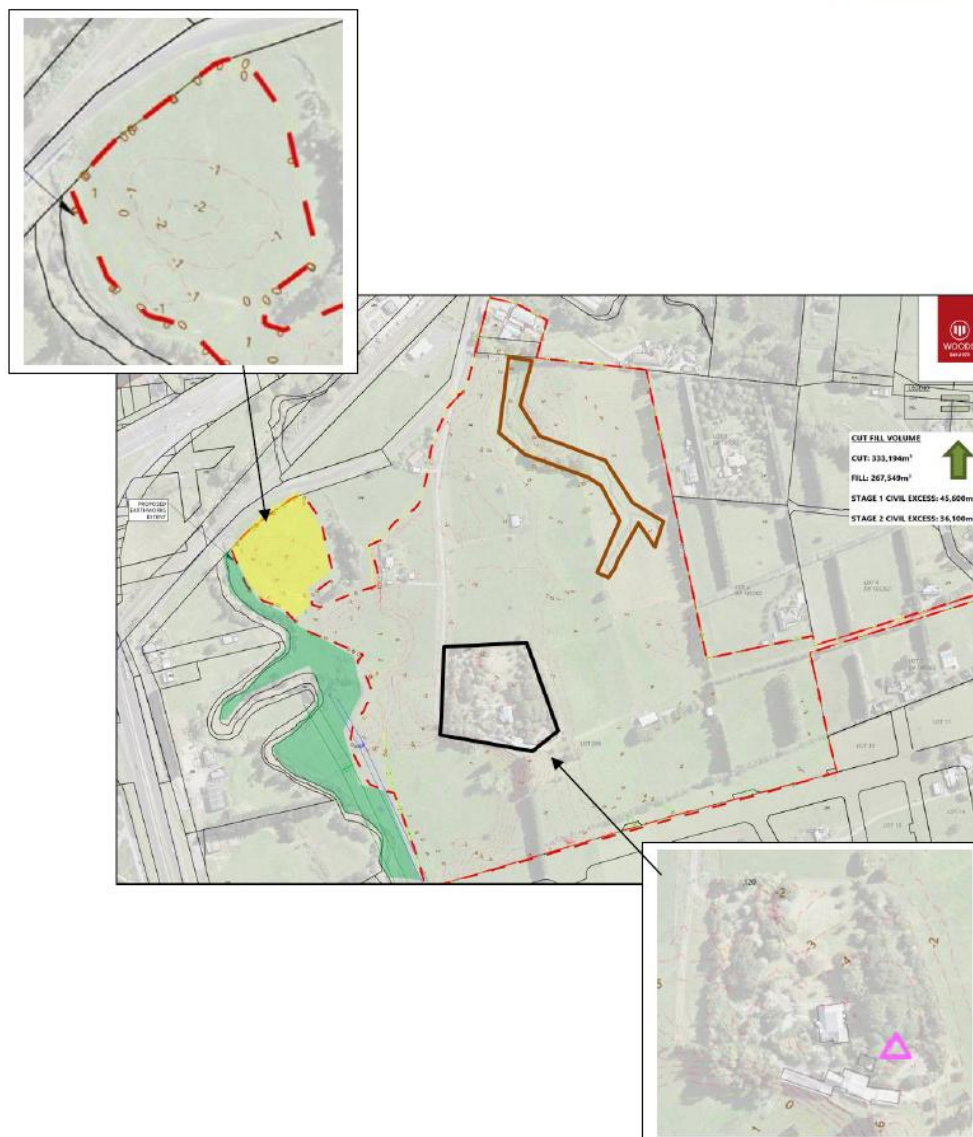


Figure 2. Cut Fill plan with area where preliminary earthworks should be carried out under archaeological supervision at site R12/1125 (the Flanagan Homestead) outlined in black, the area of archaeological potential where preliminary earthworks should be carried out under archaeological supervision shaded yellow, area along the unnamed stream where preliminary earthworks should be carried out under archaeological supervision outlined in brown and area along the Hingaia Stream where vegetation and planting should be monitored by an archaeologist shaded green and with details of the cut depths shown in insets with area where shell was identified indicated by pink triangle in lower inset (source: Woods)

## **SITE MANAGEMENT**

### **Pre-Start Requirements**

1. Prior to the start of earthworks, the Project Archaeologist will be called to meet the Contractor on site to brief them on the archaeological requirements.
2. The Archaeologist will ensure that the Contractor/Project Manager have a copy of the Authority and Archaeological Management Plan and will provide confirmation to Heritage NZ that they have been received and understood, either by providing copies of both documents signed by the relevant parties, or by obtaining email confirmation from them, copied to Heritage NZ.
3. The Project Archaeologist must be given at least 2 weeks' notice by the Contractor that works are about to begin.

### **Earthworks Phase**

1. Monitoring of all preliminary excavations required for the project in the areas shown on Figure 2 will be carried out by a qualified Archaeologist, to determine whether pre-1900 archaeological remains are present.
2. Monitoring will continue until the natural deposits have been reached (where excavations are continued to this depth), or until it becomes clear that the area has been modified to the point where no archaeology would be expected.
3. If in situ archaeological features or deposits are identified during monitoring, the Archaeologist will stop works in the immediate vicinity by notifying the Contractor.
4. Any in situ archaeological deposits or features exposed during monitoring, that cannot be avoided, will be investigated, recorded and sampled by the Archaeologist consistent with accepted archaeological practice and in accordance with the requirements of the Heritage NZ authority. Detailed notes of each feature and deposit will be made, photographs will be taken, and all subsurface features located will be detailed on the site plan. Stratigraphic drawings and photographs of features and deposits will be undertaken. Any artefacts will be retained for analysis and their positions marked on the site plan.
5. Additional Archaeologists will be brought to site as required to assist in the monitoring, and for the subsequent archaeological recording and sampling.
6. The Contractor will allow sufficient time and opportunity for the recording and sampling of any archaeological features or deposits encountered. The Archaeologist(s) will record the archaeological feature(s) or deposit(s) as quickly as possible so that earthworks may resume without undue delay.
7. If suspected archaeological deposits or features are identified at times or in areas where the Archaeologist is temporarily not present, the Contractor must stop works (within 10m) and follow the procedure set out below.
8. Heritage NZ will be advised by the Project Archaeologist if any significant archaeological features or deposits are exposed that were not anticipated. This will trigger the stand down procedure set out below.

9. Any significant archaeological features exposed will be retained in situ if feasible following investigation and recording.
10. If archaeological remains relating to Māori occupation are exposed, the Project Archaeologist will inform the appropriate Iwi representatives (if not present).
11. If human bone (koiwi tangata) or taonga (Māori artefacts) are encountered, the protocols set out below will be followed.

### **Procedures if Archaeological Sites are Exposed when the Archaeologist is not Present**

If the Archaeologist is temporarily not present and remains are exposed that are potentially archaeological features or deposits (as described to the Contractor at the pre-start meeting), the following procedure should be adopted:

1. The Contractor will ensure that earthworks shall cease in the immediate vicinity (within 20m) while the Archaeologist is called in to establish whether the remains are part of an archaeological site as defined under the HNZPTA.
2. If the Archaeologist confirms that it is an archaeological site, the area of the site will be defined by the Archaeologist and excluded from earthworks.
3. The archaeological site will be investigated and recorded by the Archaeologist in accordance with accepted archaeological practice and the conditions of the authority.
4. Heritage NZ will be advised by the Archaeologist if any significant archaeological features or deposits that were not anticipated are exposed.
5. If the archaeological site relates to Māori occupation the appropriate Iwi representatives will be informed by the Archaeologist (if not present) prior to investigation.
6. If human bone (koiwi tangata) or taonga (Māori artefacts) are unearthed the protocols set out below will be followed.

### **Protocols Relating to Koiwi Tangata (Human Remains)**

If bone material is identified that could potentially be human, the following protocol will be adopted:

1. Earthworks/investigation should cease in the immediate vicinity while an Archaeologist establishes whether the bone is human.
2. If it is not clear whether the bone is human, work shall cease in the immediate vicinity until the University's reference collection and/or a specialist can be consulted, and a definite identification made.
3. If bone is confirmed as human (koiwi tangata), the Archaeologist will immediately contact Iwi representatives (if not present), Heritage NZ and the NZ Police.
4. The site will be secured in a way that protects the koiwi as far as possible from further damage.



5. Consultation will be undertaken with all Iwi representatives as outlined in the authority, the Heritage NZ Regional Archaeologist and the authority holder to determine and advise the most appropriate course of action. No further action will be taken until responses have been received from all parties, and the koiwi will not be removed until advised by Heritage NZ.
6. The Iwi representatives will advise on appropriate tikanga and be given the opportunity to conduct any cultural ceremonies that are appropriate.
7. If the Iwi representatives are in agreement and so request, the bones may be further analysed by a skilled bio-anthropological specialist prior to reburial, in line with the *Heritage NZ Guidelines Koiwi Tangata Human Remains* (2014).
8. Activity in that place can recommence as soon the bones have been reinterred or removed and authorisation has been obtained from Heritage NZ.

### **Protocols Relating to Taonga (Māori Artefacts)**

Māori artefacts such as carvings, stone adzes, and greenstone objects are considered to be taonga (treasures). These are taonga tuturu within the meaning of the Protected Objects Act 1975. Taonga may be found in isolated contexts but are generally found within archaeological sites. If taonga are found the following protocols will be adopted:

1. The area containing the taonga will be secured in a way that protects the taonga as far as possible from further damage, consistent with conditions of the Authority.
2. The Archaeologist will then inform Heritage NZ and the Iwi representatives so that the appropriate actions (from cultural and archaeological perspectives) can be determined.
3. These actions will be carried out within the stand down period specified below, and work may resume at the end of this period or when advised by Heritage NZ or the Archaeologist.
4. The Archaeologist will notify the Ministry for Culture and Heritage of the find within 28 days as required under the Protected Objects Act 1975. This can be done through the Auckland War Memorial Museum.

The Ministry for Culture and Heritage, in consultation with the tangata whenua, will decide on custodianship of the taonga (which may be a museum or the iwi whose claim to the artefact has been confirmed by the Māori Land Court). If the taonga requires conservation treatment (stabilisation), this can be carried out by the Department of Anthropology, University of Auckland (09-373-7999) and would be paid for by the Ministry. It would then be returned to the custodian or museum.

### **Post-Earthworks Phase**

1. Any artefacts recovered and samples taken will be analysed and recorded by the appropriate specialists.
2. Any Māori artefacts will be notified to the Ministry for Culture and Heritage in accordance with the Protected Objects Act 1975.

3. The Project Archaeologist will provide a report to Heritage NZ within 20 days of the completion of archaeological work. This may be the final report if no or limited archaeological remains are found.
4. If more extensive remains requiring detailed analysis are found, the Project Archaeologist will complete a full monitoring report within 12 months of the end of the archaeological work and will provide it to Heritage NZ and other parties identified in the Authority.

## ARCHAEOLOGICAL TEAM AND OTHER CONTACTS

### Archaeological Team

Rod Clough will have overall direction of the project as the contracted archaeologist. Ellen Cameron will direct the project as the Section 45 archaeologist. Fieldwork will be carried out by her or under her supervision.

The archaeological team will include some or all of the following:

Name	Role	Responsibility
Rod Clough, PhD	Director	Overall direction of project
Ellen Cameron	Section 45 Archaeologist	Manage project in field and prepare report
Kirstin Roth	Archaeologist	Monitoring, recording
Hannah Cohen- Smith	Archaeologist	Monitoring, recording

Other qualified archaeologists and/or specialists may be brought in to the project if required. These may include specialists in particular categories of artefact or other remains.

### Contact Details

Project Archaeologist	Ellen Cameron: 022 390 5455 <a href="mailto:ellencameron@clough.co.nz">ellencameron@clough.co.nz</a> Rod Clough: (09) 8141946 or 0274850059, <a href="mailto:heritage@clough.co.nz">heritage@clough.co.nz</a>
Heritage NZ Regional Archaeologist	Greg Walter: (09) 3079924 <a href="mailto:GWalter@heritage.org.nz">GWalter@heritage.org.nz</a>
Iwi Representatives	Ngāti Te Ata Karl Flavell <a href="mailto:karl_flavell@hotmail.com">karl_flavell@hotmail.com</a>  Ngai Tai Tamaki Zaelene Maxwell-Butler <a href="mailto:zaelene@ngaitaitamaki.iwi.nz">zaelene@ngaitaitamaki.iwi.nz</a>  Ngāti Tamaoho Lucille Rutherford <a href="mailto:rmaofficer@tamaoho.maori.nz">rmaofficer@tamaoho.maori.nz</a>  Ngāti Te Ata Waiohua Paora Puru <a href="mailto:teteconsultancy@gmail.com">teteconsultancy@gmail.com</a>



## STAND DOWN PERIODS

Depending on what is revealed by the earthworks, stand down periods may be required at various stages to allow for archaeological work to be carried out or for consultation with the appropriate parties may be required at various stages.

Stand down will require earthworks to cease only in the immediate vicinity of the feature or find, and work may proceed in other areas. The following maximum stand down periods will apply, but earthworks may be resumed earlier if the required work has been completed.

Timeframes need to be flexible enough to ensure that archaeological works are completed as necessary to ensure that the conditions of the authority are met.

Trigger	Stand Down Period	Requirements	Release
Archaeological feature, deposit or artefacts	Up to 2 days within each area where remains are found (maximum 4 days), but work may continue in areas where no remains are identified	Sufficient time must be allowed for the Archaeologist to investigate and record the remains.	Work resumes when the Archaeologist advises the Contractor that work is completed
Significant archaeological feature, deposit or artefacts <sup>1</sup>	Up to 3 days for a response from Heritage NZ, and up to 3 days for any detailed investigation required	The likely requirement is a mitigation investigation and/or recording by standard archaeological techniques, but this will be advised by Heritage NZ.	Work resumes when the Archaeologist advises the Contractor that work is completed
Human bone found	As agreed between the project manager, Heritage NZ and Iwi	Heritage NZ and NZ Police to be satisfied that kōiwi identification is correct. Iwi representative(s) to organise reinterment or removal of bones from site and appropriate cultural ceremonies.	Work resumes following reinterment or removal of bones from site and when authorisation from Heritage NZ has been received.
Taonga, or archaeological remains of Māori origin found that were not anticipated	Up to 3 days	Heritage NZ and Iwi representative(s) to be consulted on appropriate action. Archaeological recording as required	Work resumes when the Archaeologist or Heritage NZ advises the Contractor that work is completed

<sup>1</sup> i.e. with the potential to provide significant information through detailed investigation

## APPLICANT'S AND CONTRACTOR'S RESPONSIBILITIES

### Authority Holder's Responsibilities

Kiwi Property Holdings No. 2 Ltd or their designated representative has the following responsibilities:

1. To advise Heritage NZ of the start and finish dates of any required archaeological work.
2. To ensure that sufficient time is provided to carry out any archaeological investigations required.
3. To provide sufficient site security to ensure that archaeological material on site is protected from unlawful excavation or removal.
4. To ensure that a copy of the archaeological Authority is kept on site and its contents are made known to all contractors and subcontractors.
5. To ensure that a copy of this Archaeological Management Plan is kept on site and its contents are made known to all contractors and subcontractors.
6. To ensure that the conditions and protocols outlined in the Authority and this document are observed by Contractors and subcontractors.
7. To provide a safe environment for the archaeologists to carry out their work.

### Contractor's Responsibilities

The Contractor's responsibilities are as follows:

1. To meet the Project Archaeologist on site prior to the start of works for a briefing on the archaeological requirements.
2. To provide the Project Archaeologist with 2 weeks' notification that project earthworks are about to begin, and to ensure that an Archaeologist is present when earthworks begin in the areas requiring monitoring shown in Figure 1.
3. To comply with the protocols above if archaeological sites, koiwi or taonga (pp.5-6) are exposed.
4. To allow the Archaeologists sufficient time to investigate and record any archaeological remains before resuming works in the immediate vicinity.
5. To ensure a safe working environment for the Archaeologists.

## DISPUTE RESOLUTION

Disputes fall into a number of categories but are usually the result of poor communication between the developer, subcontractors, Iwi representatives and the project archaeologists. Most can be avoided if sufficient detail of the archaeological issues and responsibilities is outlined in the tender document or work management documentation.

Common examples of a dispute are: that the subcontractors consider that the archaeologists are causing unacceptable delays, or that the archaeologists feel they have insufficient time to fulfil the obligations of the authority. In the event of a dispute relating to the Authority investigation the following procedure for resolution should be followed:

1. If the dispute relates to archaeological issues, a meeting between the Authority holder (or designated representative), Contractor or subcontractor and Archaeologists should be convened as soon as possible to attempt to resolve the dispute.
2. If the dispute relates to cultural issues, a meeting between the Authority holder (or designated representative), Contractor or subcontractor, Iwi representatives, and Archaeologists should be convened as soon as possible to attempt to resolve the dispute.
3. If the dispute cannot be resolved a further meeting of all parties with representatives of Heritage NZ will be arranged within 1 working day to resolve the dispute. Heritage NZ has ultimate responsibility for resolving issues relating to the conditions of the Authorities it issues.

Taonga tūturu (Māori artefacts) recovered from archaeological investigations are often deposited in local or national museums following archaeological analysis, and with the agreement of iwi. On other occasions iwi may prefer to retain ownership of artefacts and disputes can arise between different iwi with an interest in the area. Any disputes relating to the long term ownership and custody of taonga tūturu should be dealt with through the statutory processes of the Protected Objects Act 1975. The provisions of the Act require that all taonga tūturu are notified to the Ministry for Culture and Heritage within 28 days of the completion of archaeological fieldwork. Under s.11 and s.12 of the Act the Ministry for Culture and Heritage must notify all parties that have an interest in the taonga, and if competing claims for ownership are made and cannot be resolved the matter may be referred to the Māori Land Court for resolution.