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MFE CYBER SECURITY WARNING

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Hi Jess

Further to our call yesterday, we have a couple of responses for you.

Scheme

Please see **attached** a plan showing the breakdown of roads to vest, private land with pedestrian and cycle access and existing public reserve. No open space is intended to vest as part of this project.

Archaeology

To confirm, there are no archaeological sites (or heritage sites) scheduled within the Auckland Unitary Plan for The Hill.

A detailed Archaeological Assessment has been undertaken by Clough & Associates (**attached**). The conclusions of the report are clear – see below:

"The proposal for a resource consent allowing residential development of 'The Hill' does not have any significant historic heritage/archaeological constraints. The main known effect will be removal of concrete/brick foundations which are potentially remains relating to a small 19th century reservoir which was part of the water supply for the racecourse. The structure is considered to be of low to moderate archaeological value and its removal can be appropriately mitigated for through provisions of the HNZPTA. It is not clear if the dwelling at 99 Ladies Mile is to be removed or demolished. However, it has been highly modified and appears to have little historic heritage value."

We are currently preparing authorisation applications to Heritage NZ for development of the site, as recommended by Clough & Associates. We consider the authorisation process will enable recording of any potential archaeological finds as opposed to resulting in issues that compromise the development of the site. The Clough & Associates assessment confirms this. Further, in terms of the dwelling at 99 Ladies Mile, this is owned by ATR and is currently used for residential accommodation for the track manager and is to be demolished and redeveloped as part of the resource consent application.

Let us know if you have any questions on this plan at this stage. We're looking to send through information on your other query (relating to the encumbrances and easements on title) as soon as possible.

Kind regards
Alice

Alice Gilbert
(she/her)
Solicitor

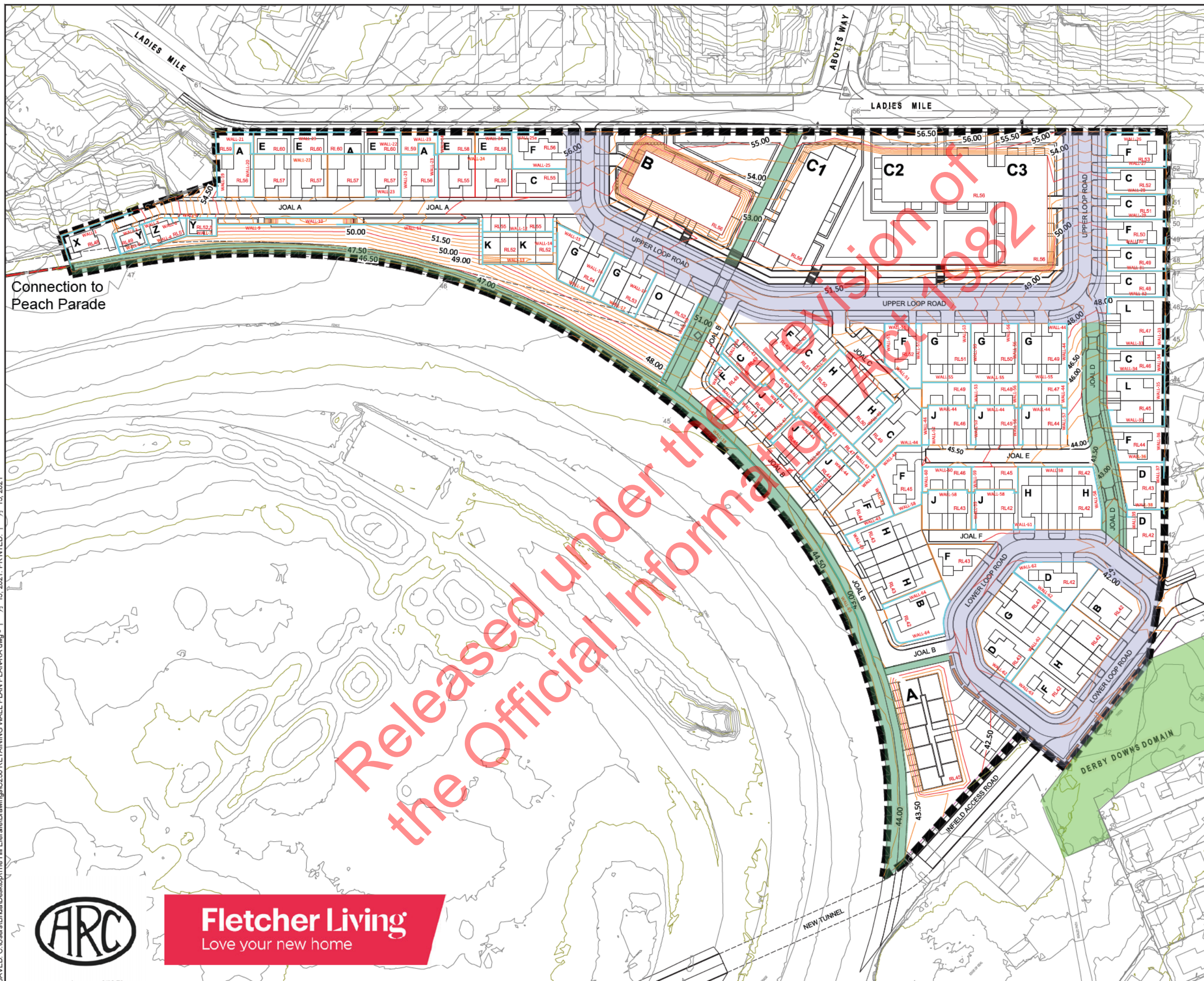
[Our commitment to keeping everyone safe from COVID-19](#); from 1 November 2021 until further notice, only people who have received both doses of the COVID-19 vaccine will be able to come into our offices.
Russell McVeagh, Vero Centre, 48 Shortland Street, PO Box 8, Auckland 1140, New Zealand
D +64 9 367 8853 F +64 9 367 8163

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PUBLIC ACCESS OVERLAY

-  Proposed Legal Road
-  Proposed Private Land with Public Pedestrian and Cycle Access
-  Existing Public Reserve



Fletcher Living
Love your new home

THE HILL
ELLERSLIE

THE HILL, ELLERSLIE RACECOURSE, AUCKLAND: ARCHAEOLOGICAL ASSESSMENT

Prepared for Auckland Racing Club



July 2021

By

Rod Clough (PhD)
Kate Hill (MA Hons)
Jen Low (MA Hons)

Clough
& ASSOCIATES LTD

321 Forest Hill Rd,
Waiatarua, Auckland 0612
Telephone: (09) 8141946
s 9(2)(a)
www.clough.co.nz

Contents

Introduction	1
Project Background	1
Methodology	1
Background Research.....	4
Maori History	4
Later Subdivision and Robert Graham.....	4
The Auckland Racing Club and Development of the Racecourse.....	5
20th Century Expansion.....	8
Steeplechase Hill (The Hill).....	8
Lava Cave.....	10
Cave 1.....	13
Caves 2 and 3	14
Cave 4.....	15
Well, Windmill, Pump and Water Reservoir	16
Civil Defence	19
Archaeological Background.....	20
Field Survey	22
Discussion and Conclusions.....	26
Summary of Results	26
Maori Cultural Values.....	26
Survey Limitations.....	26
Archaeological Value and Significance	27
Effects of the Proposal	27
Resource Management Act 1991 Requirements	28
Heritage New Zealand Pouhere Taonga Act 2014 Requirements	28
COVID-19 Recovery (Fast-track Consenting) Act 2020.....	29
Conclusions	29
Recommendations	31
Bibliography.....	32
Appendix A: Site Record Forms	33

INTRODUCTION

Project Background

The Auckland Racing Club would like to develop ‘The Hill’ area of the racecourse for residential purposes. The area comprises approximately 5.7ha at the eastern end of the Ellerslie Racecourse site which is no longer needed for horse racing (Figure 1–Figure 3).

The proposed development will involve a variety of dwelling types, roading, open space, stormwater features, infrastructure and landscaping. There will also be a considerable volume of earthworks required to create suitable building platforms.

An archaeological assessment was commissioned by the Auckland Racing Club to establish whether the proposed development is likely to impact on archaeological values. This report has been prepared as part of the required assessment of effects accompanying a consent application under the Resource Management Act 1991 (RMA) or COVID-19 Recovery (Fast-track Consenting) Act 2020 and to identify any requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Recommendations are made in accordance with statutory requirements.

Methodology

An archaeological assessment of the Ellerslie Racecourse property was carried out by Clough & Associates in 2003 as part of a Masterplanning exercise (Clough and Hill 2003). This involved a search of The New Zealand Archaeological Association’s (NZAA) site record database, Auckland [Regional] Council’s Cultural Heritage Inventory (CHI) and early maps and plans held at Land Information New Zealand (LINZ). Historic research into the history of the property was carried out (by Kate Hill) and a field survey undertaken.

The background information contained within that assessment has been provided here, with the results of an updated search of heritage databases and the Auckland Unitary Plan Operative in Part 2016 (AUP OP) schedules and provisions, and the results of a current inspection of The Hill carried out on 25 March 2021. The ground surface was examined for evidence of former occupation (in the form of shell midden, depressions, terracing or other unusual formations within the landscape, or indications of 19th century European settlement remains). Exposed and disturbed soils were examined where encountered for evidence of earlier modification, and an understanding of the local stratigraphy. Photographs were taken to record the topography and features of interest.



Figure 1. General location map (source: Auckland Council Geomaps)



Figure 2. Ellerslie Racecourse aerial plan, with The Hill proposed for residential development outlined in red

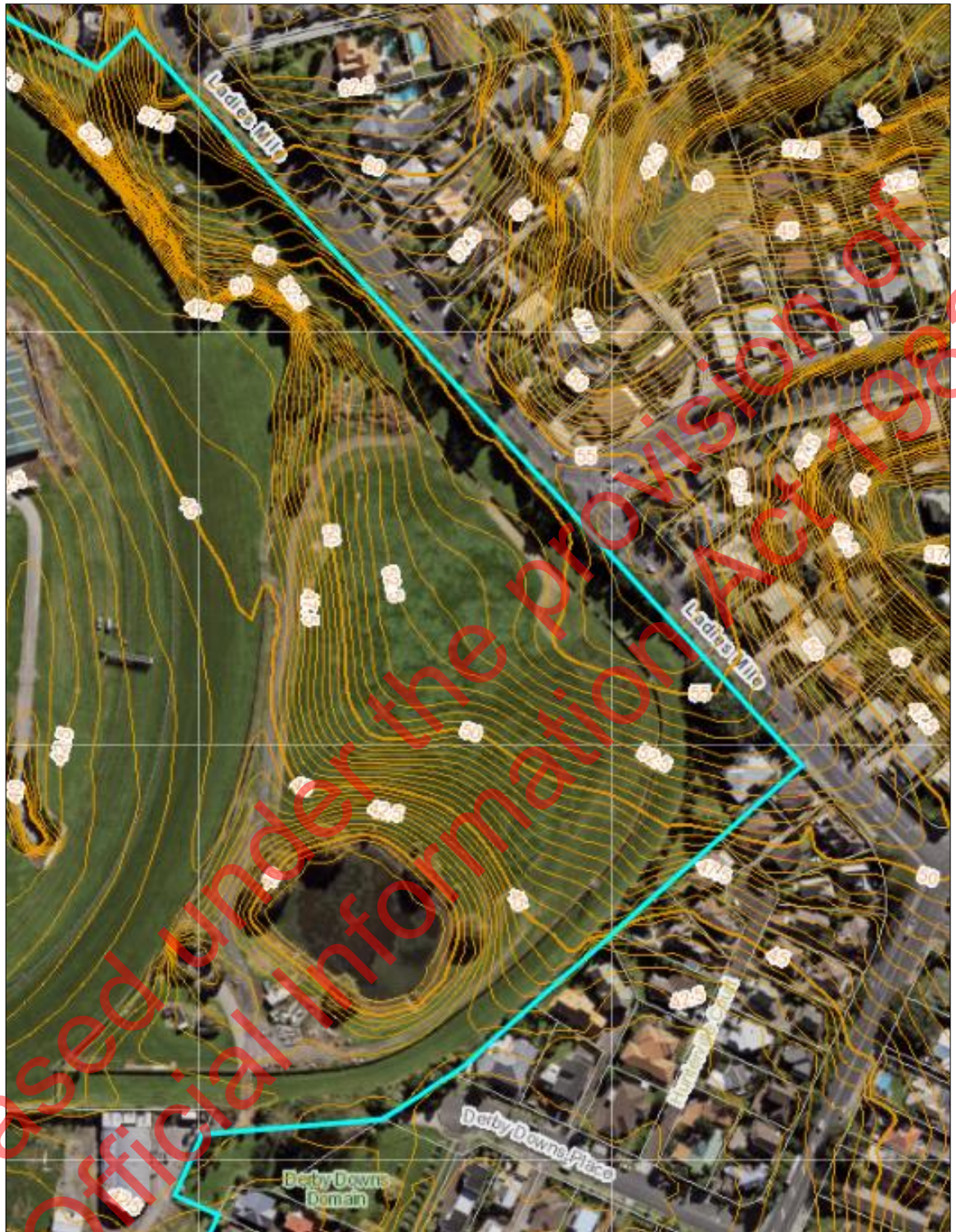


Figure 3. Aerial view of The Hill with contours (source: Auckland Council Geomaps)

BACKGROUND RESEARCH

Maori History

It is thought that the name Waiatarua, meaning 'Two Songs', was given to this area by Maori who attributed the mysterious sounds heard, when floodwaters were escaping through the subterranean caves, to the singing of waiatas. Mackie (1974:15) suggests that the origin of the two distinctive tones resulted from noises '...caused sometimes from pressure of water and sometimes from air blowing through from a large cave to a smaller passage'.

Another version of the meaning of Waiatarua is given by George Graham in *Maori Place Names of Auckland* (ed. Simmons 1986:35). Here the name translates as 'waters of double reflection' and refers specifically to nearby Lake St John.

Rich volcanic soils in the area were ideal for the cultivation of kumara. Sullivan (cited in Phillips 1998: 13) notes that in the early 1700s Te Tahuri, a chieftainess and mother of Kiwi Tamaki was famous, amongst other things, for her extensive kumara gardens known as Nga Mara a Tahuri.

Just over one hundred years later, the area was the location of a great haka, also known as the Remuera feast, hosted by Te Wherowhero and Te Wetere of Waikato for Ngati Hau from Matamata. It was attended by over 3,400 people representing fifteen tribes or major hapu (Phillips 1998: 13).

More specific to the racecourse itself there was, according to tradition, a puna or wetland which once existed on the site (ibid.).

Later Subdivision and Robert Graham

The majority of the land on which the racecourse is currently situated consists of a large part of what was originally known as Allotment Six and a smaller part of Allotment 7, Section 12, Parish of Waitemata, County of Eden. Allotment 6, containing 214 acres, 1 rood and 33 perches, was granted to John Salmon in December 1847 (LINZ, 2D 889), while Lot 7 containing 351 acres 3 roods and 28 perches, was granted at the same time to Charles Henry Moffit (LINZ, 2D 891).

Three months later Salmon sold Allotment Six to Thomas Henry for £255.13s. 3d. (LINZ, 2D 889). In August 1848, Robert Graham paid £400 for the purchase of the property (LINZ, 2D 892), having already bought Allotment Seven from Moffit in May for the same price (LINZ, 2D 891).

Robert Graham, a young man of 28 at the time of these purchases, had arrived in Auckland six years previously on board the ship *Jane Gifford*. Together with his brother, David, he went into partnership as general merchants in both Kororaraka (Russell) and Auckland. In 1845 he purchased 20 acres of land on the foreshore at Waiwera where he developed the site's tourist potential as a spa resort. From 1849 he spent three years trading and mining for gold in California (DNZB, Vol. I; *NZ Encyclopaedia*, 1984).

On his return to Auckland, he built Ellerslie House, laid out his famous gardens and built a small zoo. His family home in Lanarkshire, Scotland inspired the name Ellerslie for the extensive tract of farm land that he acquired in the Great South Rd area, where the virgin soil proved to be an excellent medium for his 'phenomenal crops of potatoes' (Mackie 1974:13). Graham employed up to 100 Maori at times to assist in the cultivation of his Ellerslie estate.

Eventually his holdings extended along Remuera Road, right out to the outskirts of St Johns College. In 1857 he established a pedigree cattle and sheep farm on Motutapu Island and owned land with his brother on Motuihe.

Graham was a Member of Parliament from 1855 to 1856, and Superintendent of Auckland Province from 1862 to 1865. After the opening of the Thames goldfield in 1867, he acquired land at Kauaeranga, subdivided it and created a settlement which became known as Grahamstown, now part of the township of Thames (*DNZB, Vol I; NZ Encyclopaedia*, 1984).

Enthusiasm for racing was apparent soon after the initial European settlement of Auckland, with races advertised at 'Epsom Racecourse' as early as 25 September 1841.

These races were postponed because the horses did not arrive in the country on time. The first organised race meeting in the city took place on 5 January 1842 and was named the 'Auckland Town Plate'. Most of the racing during the years 1842-1856 took place either at Potter's Paddock, which was on the same site as the present-day Alexandra Raceway, or on an adjacent property. These races became an annual event and by 1849, the year that the Ulster Jockey Club was formed, were well established. In 1853 the name of the club was changed to Auckland Jockey Club.

Graham was also a keen supporter of racing. On 21 January 1857, seven horses took part in the first race to be run on the Ellerslie property which is now the site of the racecourse. Situated slightly closer to the Great South Road, known then as the Otahuhu Rd, the course was described as '...a circular affair marked out by poles with coloured pennants'. Although it lacked amenities of a permanent nature, there was some form of stand to accommodate 'the gentry'. A rope fence kept spectators off the track (Mackie 1974:11).

Meetings continued to be held over the next six years on Graham's property, but in 1864 moved to a site near Otahuhu, and to Epsom for the 1865 and 1866 season. The meetings returned to Ellerslie in conjunction with Graham's agreement to hand over the course, for the sum £100, to the Auckland Jockey Club on 28 December 1866 (Mackie, 1974).

In the Jockey Club minutes, outlining the details of the agreement with Graham, it was specified that Mr Graham was '...to erect a grandstand to hold as many as that on the Epsom Course – To close-fence a Weighing and Saddling Yard – To erect a Judge's Box – to close-fence a Committee Yard. To fence in the distance say 250 yards and also to reduce the Hill upon the Course by 6 (six) feet' (AJC meeting minutes, 1/12/1866, in Mackie 1974:12).

Within a matter of days, tenders appeared '...for the erection of a Grandstand at Ellerslie' (*Southern Cross* 6/12/1866:1). Applicants were to contact the architect James Wrigley at his office in Shortland Street. The exact date of the construction of this grandstand has not been ascertained.

Apart from 1870 and 1871, when the meetings took place at Epsom, races continued to be held at Ellerslie Racecourse, and are still held to this day.

The Auckland Racing Club and Development of the Racecourse

On 19 May 1872, the Auckland Jockey Club finally secured a permanent venue for race meetings. On that date it bought the 90 acres of land, on which the course was then situated, from Graham for the sum of £3,000. The title of the land was transferred to the names of James Williamson, John Sangster Macfarlane and William Aitken, as trustees for the Auckland Jockey Club. (Mackie 1974).

An 1872 map of the 90 acres, drawn up at the time of this purchase, depicts the course, the grandstand and the winning post. The course itself extends almost to the outer perimeter of the land and actually touches it on the northern boundary. The grandstand is the only structure illustrated and sits at the north-eastern end of Graham St.

August 1873 saw the formation of the Auckland Turf Club which, four months later, hired Ellerslie Racecourse for £100 for two days racing. It was to be their first and only race meeting at that venue.

On 9 January 1874 the Auckland Jockey Club and Auckland Turf Club amalgamated to form the Auckland Racing Club, and this property was transferred to it as part of the assets and liabilities of the Auckland Jockey Club.

Several significant events took place in May 1874. On the 8th the new railway line between Auckland and Mercer was officially opened, the Auckland Racing Club held its first race meeting on the 25th and 26th and Robert Graham opened his 30 acre Ellerslie Gardens on the 30th. As these gardens were well equipped with sporting facilities the area soon became an easily accessed recreational centre for the city.

At the time of the formation of the Auckland Racing Club in 1874, a two tiered stand already existed at Ellerslie. This had been built for the Auckland Jockey Club in 1872 by builders Shayler and Wright, from a design by architect Mr Keals. The lower storey was constructed of solid masonry and designed to accommodate about 300 people with preference given to members and their friends, while the upper story could seat up to 500 (Mackie 1974).

There are also references to a steward's stand in early minute books. This was apparently altered around 1876-77 and, according to Mackie (1974:40), was '...merely a small look-out stand placed at the side of the track'.

In 1874 a tree planting scheme was undertaken. These trees, consisting mostly of pines, were mature by the end of the century, but in May 1901 were felled and replaced with oaks and native trees (Mackie 1974).

More land was bought by the Club in 1879. This property, comprising nine and three quarter acres to the west of the grandstand, was part of the Agricultural and Pastoral Association's land. Because of financial difficulties the rest of the Association's grounds fronting on to Green Lane Rd were eventually taken over by mortgagees and, on 8 January 1906, the title was transferred from Charles McCulloch to the Auckland Racing Club. Thus the former showground area with its produce buildings and yards was soon converted to a bus depot and stables and the land immediately to the west of the grandstand was utilised for additional amenities. It was also now possible to contemplate changes to entrance ways to the course. The present palm lined driveway is on a portion of the former showground property.

On 1 July 1881 a further parcel of land consisting of 9 acres, 3 roods, 6 perches were bought from Robert Graham. The Club now had a straight frontage to Morrin Street which was formed about that time. In order for the racecourse property to be brought under Land Transfer Act it was surveyed in 1892 (LINZ, DP 1320) and two titles were issued: one (CT 85/10) for the main area of the course; and the second (CT 17/143) for land originally owned by the Agricultural Association.

Twenty-three acres, on the eastern side of the racecourse, which the Club had been leasing as part of their steeplechase circuit for several years, were bought from William Crowther in 1897. This was part of the original Allotment Seven.

In June 1884 a design for new a grandstand was submitted by T.H. White. Known as Musket, the plan was accepted and won the award. Eventually, another plan was drawn up by J.H. Grainger and D'Ebro, the architects who designed the Auckland City Art Gallery and Library (1888). Their plan, titled Koraeri, was subsequently chosen as the basis for the building. In preparation for the new construction, the wooden portion of the old stand was sold and most was demolished by July 1885.

The tender of John McColl for £7,436 was accepted and the new stand, with its two imposing towers and ornamental cast iron columns, was opened for the 1886-87 Summer Meeting (Figure 4). Concrete steps leading from the terrace to the lawn at the corner of the grandstand were added in 1893 and subsequently, in 1919, extended the entire length of the stand. Numerous other improvements over the years included the addition of tea/dining rooms, a ladies lounge and toilets, two new sets of stairs at the back of the lower gallery, and extra internal stairways. In 1912, the western end of the stand was extended by 52 ft (15.85m) and, four years later, the original sides of the towers were replaced with weatherboards.

Meanwhile, in 1882 the Derby Stand, a small wooden structure with a semicircular roof, had been constructed. This stand was to be relocated twice, the first time in 1886 when the new grandstand was built and again in 1920 to make way for the Leger Stand. As of 1974 it was located in what was known as the Derby enclosure. A free stand, situated in front of the Derby stand in its second position, was extended by 50ft (15.24m) around 1908.

The new stewards' stand, a two storeyed wooden structure on a stone base, was built in 1896-97. This building was replaced in 1908 with a newer stand incorporating facilities for members, stewards, press and jockeys. The earlier structure was subsequently removed and converted into two houses, one for the secretary, the other originally for the head gardener but later became the home of the course manager.



Figure 4. Main Grandstand (opened 1886) and relocated Derby Stand (to left)

20th Century Expansion

More land was acquired in February 1907. Property belonging to Mr Peach was bought to improve the start of five-furlong races and was situated on the outside of the course, just below the steeplechase hill. A number of surveyed sections along what is now Peach Parade were also purchased from him in 1922. In the interim, the Club acquired another seven acres between the railway line and Graham, Morrin and Gladstone Streets. These were bought from F.J. McManemin in 1917 and, in order to shuffle buildings around and close off a portion of Morrin Street, the Club undertook with the Council to build a new road, Mitchelson St. Land purchases in the 1920s included 6 ½ acres in Ladies Mile, (August 1923) and a strip of land which extended along Peach Parade from Green Lane to Ladies Mile (September 1926).

Around 1912-13 tenders were called for the supply of wrought iron entrance gates. These are the present entrance gates from Green Lane. Local stone was used to build a shelter wall for a new plantation between the new driveway and the railway side, and for kerbing and other boundary walls.

A significant event for the Club took place at Ellerslie in 1913. On 22 March the world's first automatic totalisator was operated at a racemeeting. This was the original Julius totalisator and has long since been replaced. A new totalisator building was erected in the Hill enclosure in 1923.

The new ferro-concrete stand, known as the Leger Stand was erected in 1921-22 on the site of the Derby Stand, which was moved to its third location. In the middle of that decade substantial changes were also made to the course, adding almost 125 yards (114.3m) to its length with lookout towers being placed at strategic points for stewards.

A new 'space-frame' stand designed by the Club's architects, Wilson, Moodie and Gillespie, was formally opened on 6 June 1960. Designed to provide gallery seating for 4,000 persons, the stand was 300 ft long, 100 ft wide and 80 ft high (1.44 x 30.48 x 24.38m) and had walkways which allowed some additional standing room. The contract for the stand went to the Fletcher Construction Company and the first part of the steelwork was erected by 1958. At the end of 1959 the old members' stand was demolished to make way for the final stages of construction (Mackie 1974).

Steeplechase Hill (The Hill)

The hill area at the eastern side of the Ellerslie Racecourse is now known as Steeplechase Hill. In 1866 an agreement between a subcommittee of the Auckland Racing Club and Robert Graham resulted in Graham handing over the Ellerslie Course for the sum of £100, having erected a grandstand and judges box, fenced a weighing and saddling yard and committee yard, along with fencing approximately 250 yards and 'also to reduce the Hill upon the Course by 6 (six) feet' (Mackie 1974:12). By 1874 the steeplechase track incorporated the steep hill, the top having a gorse hedge jump (Mackie 1974:29).

In 1907 property belonging to Mr Peach was bought to improve the start of five-furlong races and was situated on the outside of the course, just below the Steeplechase Hill. This purchase 'allowed a chute to be constructed giving a good run to a fairly flat part of the large bend' (Mackie 1974:119). The chute, becoming the 5-furlong start, can be seen in Figure 5.

The secretary's house sited on land near the corner of Peach Parade and Ladies Mile was originally the upper storey of the Steward's Stand built in 1896/7 (Figure 6). In 1908 the two-storey steward's stand, originally built on a stone base, was replaced (Mackie

1974:45), with the upper storey being re-erected temporarily for use while the new members' stand was being built, then 'taken down in sections which were stored on part of the land formerly used as showgrounds' (Mackie 1974:121). A decision was taken to utilise parts of the upper storey as the secretary's house and land between Ladies Mile and the 5-furlong chute was purchased from Peach in 1911 and the house with renovations completed towards the end of 1911 (Mackie 1974:122). The lower storey was used as a residence for the head gardener (see Figure 12) before later being shifted to Ladies Mile for use as the course manager's house.

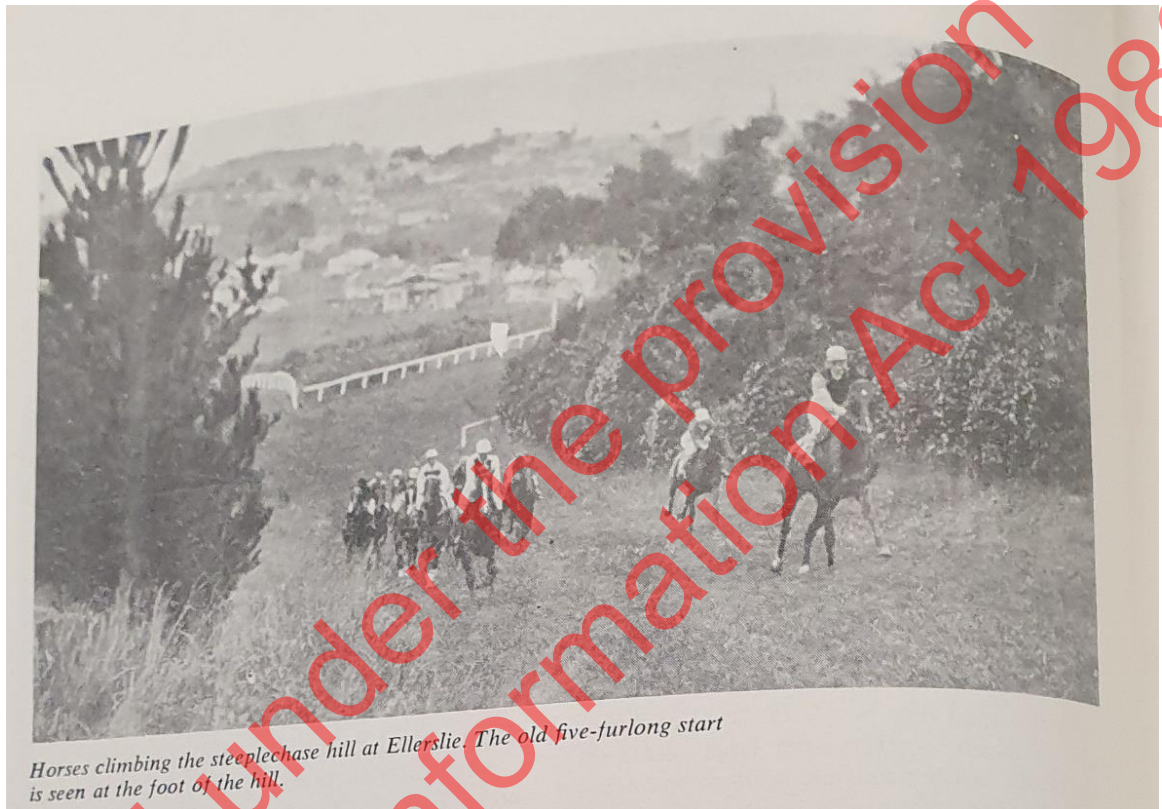


Figure 5. View down steeplechase hill towards Peach Parade (from Mackie 1974:118). A cropped version of this image appeared in the *Auckland Weekly News supplement*, 11 June 1925:43

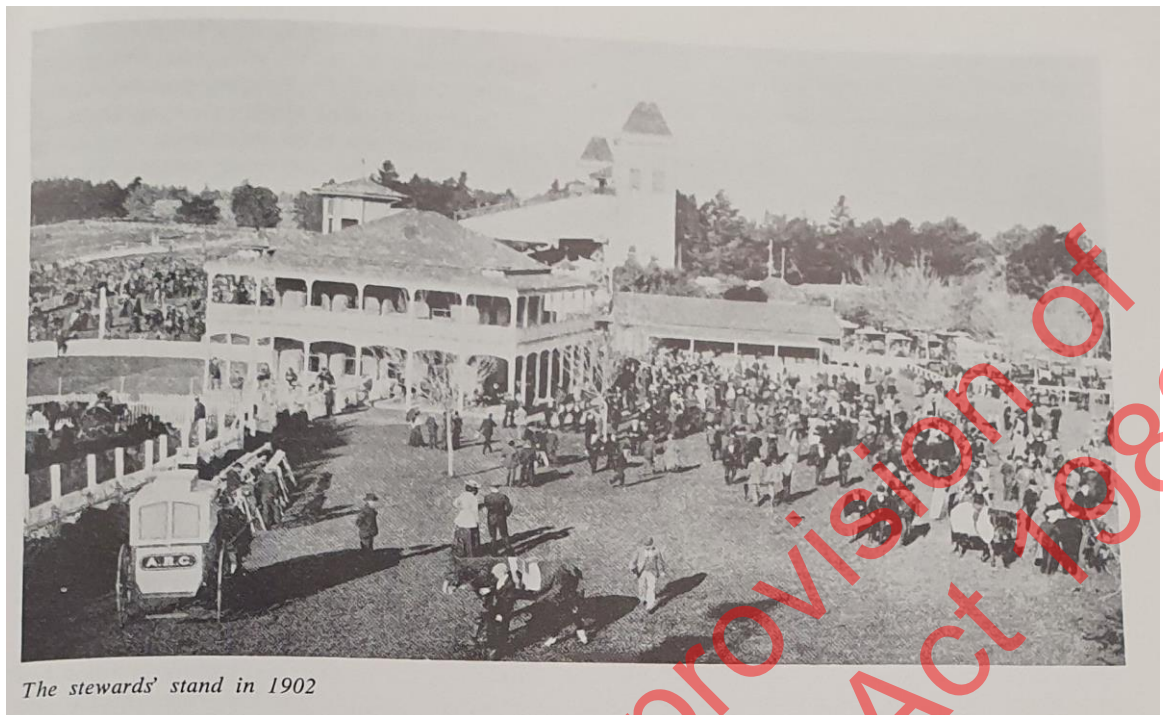


Figure 6. Showing the Steward's Stand in 1902, with the upper storey later used as the secretary's house and the lower storey used as the head gardener's and later course manager's house (from Mackie 1974:55)

Lava Cave

A lava cave reported to have contained 'moa and human remains' is recorded on or near the Ellerslie Racecourse as NZAA site R11/61 (see Archaeological Background). It was common practice for Maori to utilise tomo as burial caves and other such sites have been recorded within the area of the Maungakiekie flows (Phillips 1998).

In 1874 botanist and Curator of Auckland Museum, Mr T.F. Cheeseman, visited the lava cave and subsequently, in August 1875, delivered a paper on the subject describing the position and size of the cave and discussing its contents. The actual talk is not known to be on record but is summarised in the *Transactions of the New Zealand Institute* Vol. VIII, 1875. The two unequal compartments of the cave totalled a length of 98 ft (29.87m) with a maximum height of 8 ft (2.44m). '... Moa bones, all more or less decayed, were found only in the smaller compartment'. Cheeseman's visit to the cave had been prompted by communication with Dr Alder Fisher, who had previously explored it and reported the presence of both moa and human bone. A letter written by Fisher to Cheeseman on 25 May 1874, after the latter's visit to the site, elaborates on the finds:

'...I am very sorry the bones had been so destroyed, I have only one specimen [of moa], it is the lower end of a metatarsus having the three processes for attachment of phalanges pretty well preserved. All the merit I claim is that of having discovered them for I was ignorant of their being unique as to their locality so near Auckland....

The whole of the bones I found were much decayed and broken. The whole of them could I think could have been carried away in a large pocket handkerchief. They were lying near a number of human bones including skulls, and appear to have been mistaken for human bones by those who had previously seen them....' (AIML, MS 58, Box 6/5).

The article in *Transactions* notes that the human remains, which had been found in both caves, were ‘...evidently much more recent than those of the Moa’ (p.427).

It is not known what happened to the bones, although Fisher, in the above letter, mentions the possibility of some specimens having been taken by his companion ‘Mr Henry Forster of Melbourne [or by] ...some of the young ladies of Mrs Fisher’s School’ who were in the caves around the same time.

Various newspaper correspondents reported on the paper delivered at the Auckland Institute and Museum. However, one report included additional information which assisted in determining the likely location of the cave described: ‘The Secretary, Mr. Cheeseman, read a paper on the discovery of some moa remains, in a cave near the Ellerslie railway crossing’ (*New Zealand Herald*, 17 August 1875:3), thus locating the cave on the southern side of the racecourse grounds. The same report also notes: ‘Specimens of the Ellerslie moa bones were placed upon the table for inspection; also, drawing and cross section of the cave in which they were found by Dr. Fisher.’ The drawing and cross-section of the cave have not yet been located.

When the cave described above was entered into the NZAA site recording scheme as N42/53 (now R11/61) in 1961, its location was noted as being ‘In area of present Ellerslie Racecourse’, and it was subsequently included in the Auckland Council CHI (CHI 11489) with grid co-ordinates E2671700 N6477700, placing the location within the planted area of the Steeplechase Hill in the northeast portion of the racecourse. Glucina (2009) reported ‘Extensive subsurface testing by Auckland City Council in 2005 in the area where caves were reported failed to find any’. The original Site Record Form (appended) does not state sources of information regarding the burial cave, nor the reason for locating it on the Steeplechase Hill. Documentary sources indicate the burial cave is likely to have been located on the southern side of the course where several caves have been identified (some of which have been protected through the AUP OP provisions), with no caves identified on the northern half of the Ellerslie Racecourse. The southern side of the course is well removed from The Hill (the location of the current application).

Mackie (1974:15) notes that in 1888 the caretaker had opened up the subterranean caves to facilitate surface drainage. These particular caves may be those identified as Caves 2 and 3 on the aerials below (Figure 8, Figure 9), later known to be utilised for drainage. Further caves (or possibly lava tubes) were present: ‘Mr Vi Hill...recalls that he opened many such caves and on no occasion that he bored into the ground did he fail to find a cave, some small but many of substantial size’ (Mackie 1974:15). The construction of the official stand in the late 1950s revealed one area where a foundation bore had passed next to a cave, resulting in ‘enormous amounts of liquid concrete [being] squirted under pressure to fill up any holes which remained’ (Mackie 1974:15).

A 1925 Plan of the Ellerslie Racecourse (Figure 7) shows the locations of all structures, tracks, jumps, walls, and drainage current at that time, along with proposed tracks. In addition to the features associated with the racecourse there are four ‘Cave’ locations marked on the plan. Each cave location is marked with a circular mark, likely indicating the surface cave entrance only. These cave locations have been marked on both a 1940 aerial photograph (Figure 8) and a 2017 aerial photograph (Figure 9) with Grid Co-ordinates provided in Table 1. They are numbered 1-4 for ease of reference.

The identified locations of these caves indicate that Cave 1, or Caves 2 and 3 have some potential to be that described as having contained moa and human remains as reported on by Cheeseman. However, additional reporting of caves on the southern side of the course by Mackie (1974) suggests that the precise location remains unknown, though certainly on the southern side of the property.

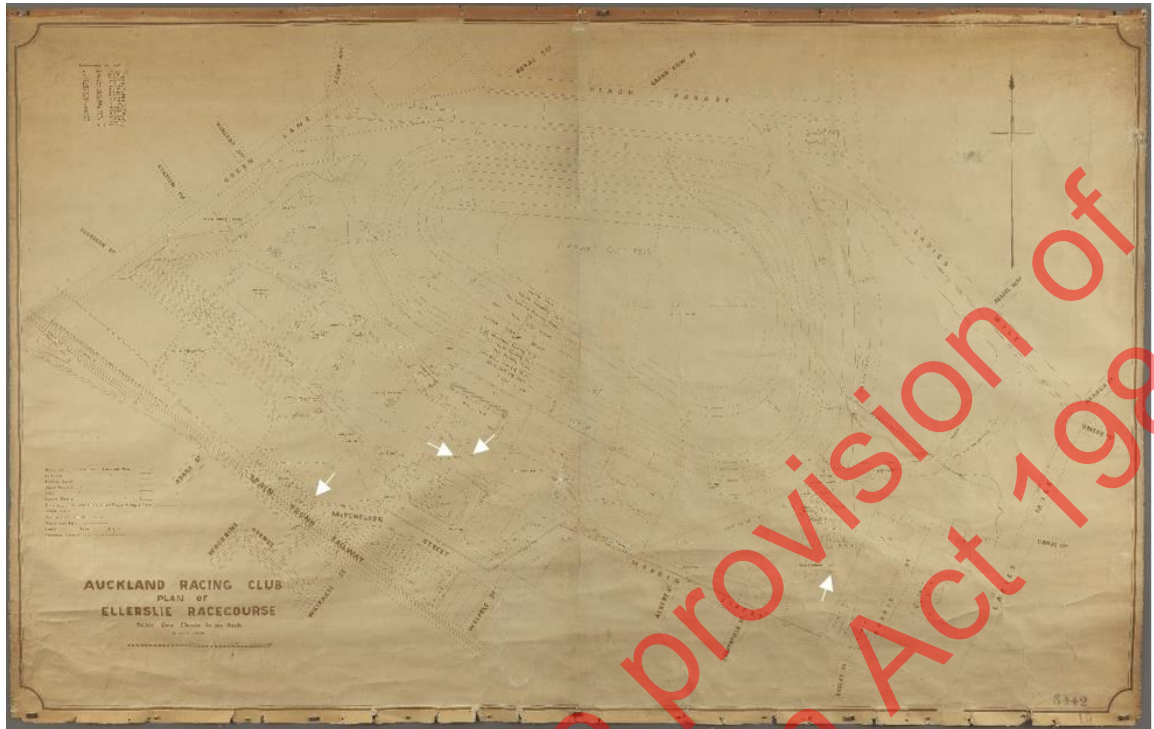


Figure 7. 1925 Auckland Racing Club Plan of Ellerslie Racecourse (Auckland Libraries Heritage Collections Map 4814). Cave locations indicated by white arrows

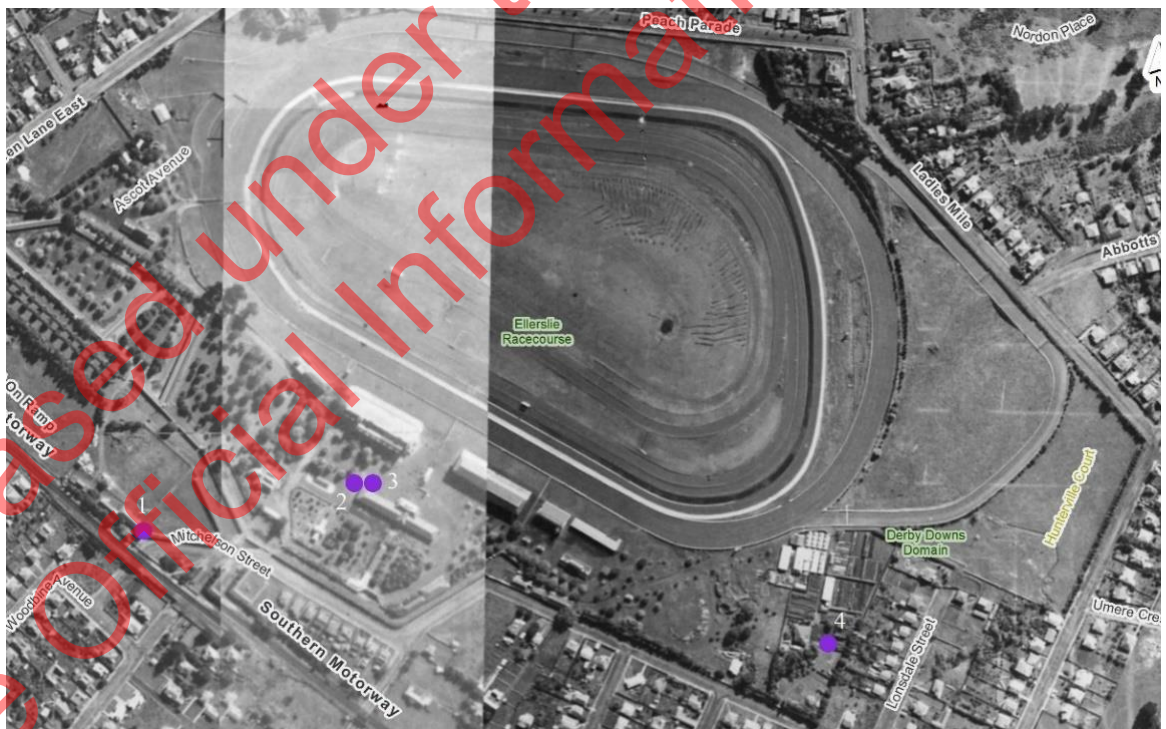


Figure 8. 1940 aerial photograph with cave locations as noted in 1925 plan marked as purple dots, numbered 1-4 (left to right). Source: Geomaps



Figure 9. 2017 aerial photograph with cave locations as noted in the 1925 plan marked as purple dots, numbered 1-4 (left to right). Source: Geomaps. None of the cave locations are in the vicinity of The Hill

Table 1. Approximate grid co-ordinates for caves and physical location in modern landscape (these are outside The Hill development area)

Cave	Easting	Northing	Physical Location
1	1760466	5915654	State Highway 1
2	1760691	5915704	Beneath building/carriageway, Ellerslie Racecourse
3	1760713	5915706	Beneath carriageway, Ellerslie Racecourse
4	1761203	5915532	7 Formosa Court, Ellerslie

Cave 1

Cave 1 (Figure 10), now located within the alignment of State Highway 1 could potentially be the cave containing moa and human remains described above, but this is not conclusive. This particular cave is close to the railway crossing as noted in the *New Zealand Herald* (1875:3) report. The cave entrance was located between the Machine Shop and the Stalls and would have been covered over to prevent horses or persons falling into the entrance. While the protected cave existed on the Ellerslie Racecourse property for a number of decades, ultimately the land was taken for State Highway 1 roading purposes, likely resulting in the partial or complete destruction of the cave at this time.



Figure 10. Enlargement of 1925 plan showing location of Cave 1 near rail crossing between Machine Shop and Stalls, arrowed

Caves 2 and 3

Caves 2 and 3 are located near the Main Totalisator building as shown on Figure 11. While no specific information was located regarding these two caves, the 1925 plan indicates that the caves themselves were utilised as drainage features by the Auckland Racing Club. Cave 2, located near the northwest corner of the building, appears to have had four stormwater pipes emptying into it: a 6 inch pipe from the Members Carriage Paddock, a 12 inch pipe from the Stalls located to the southwest, a 6 inch pipe from the stoker and a 6 inch pipe from a cesspit near the bar and lavatory to the south. This suggests that this particular cave may have been large in size and allowed good drainage away from the course grounds with flow through to other caves or lava tubes.

Cave 3, located to the north of the Main Totalisator, had only a single 6 inch pipe feeding into it, leading from the Saddling Paddock.

Given there are two caves in close proximity, one of which appears to have been larger than the other, Caves 2 and 3 could also potentially be the location of the caves containing moa and human remains.

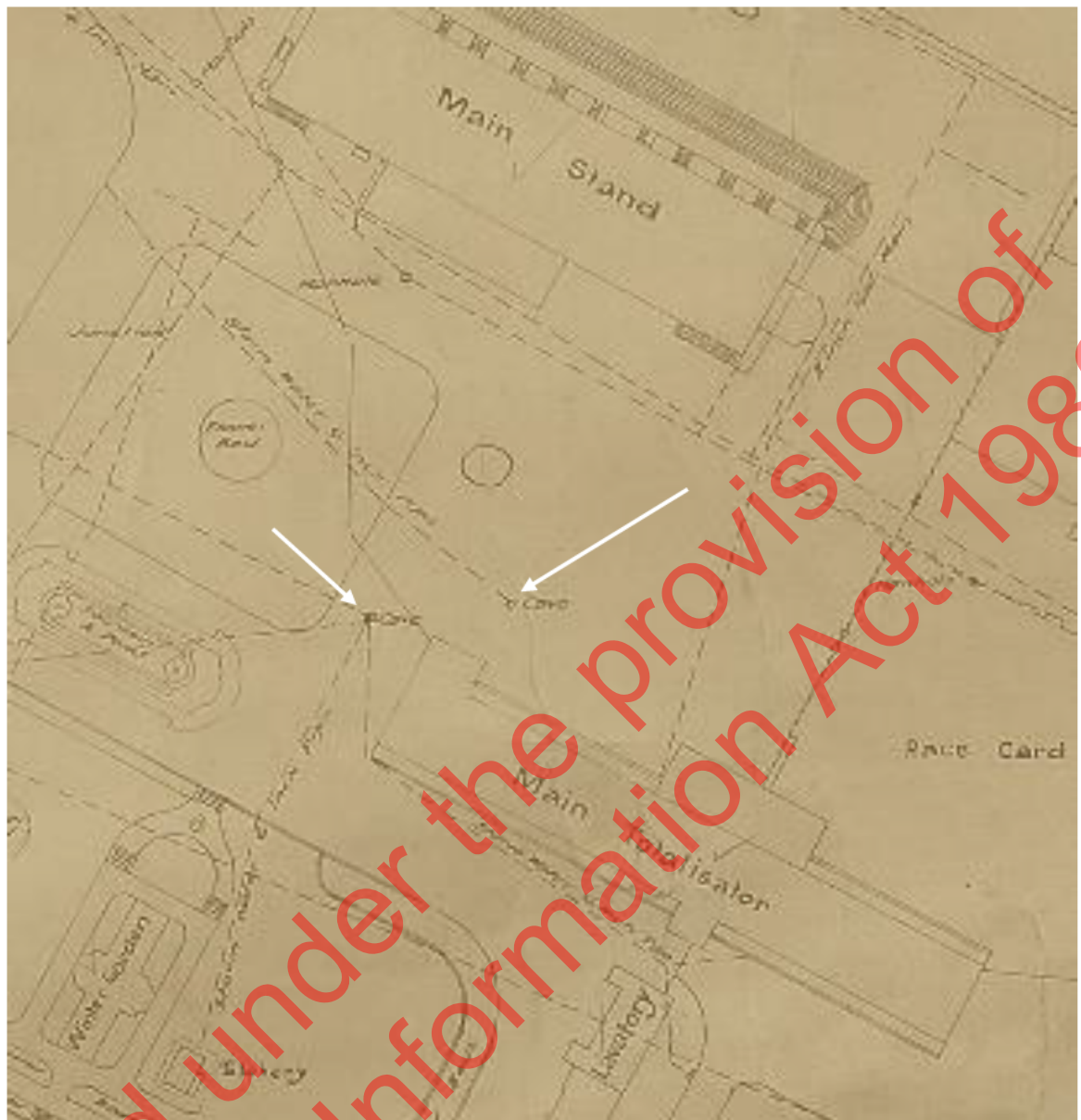


Figure 11. Enlargement of 1925 plan showing location of Caves 2 and 3 near Main Totalisator, arrowed

Cave 4

This particular cave is located to the east of the Head Gardeners House beneath a pathway leading towards the nursery and greenhouse. The cave entrance was likely covered over or filled in to facilitate the pathway construction. This portion of land is no longer part of the Ellerslie Racecourse, being subdivided and lots sold for housing. The location of Cave 4 now appears to be directly beneath a house situated at 7 Formosa Court, Ellerslie.

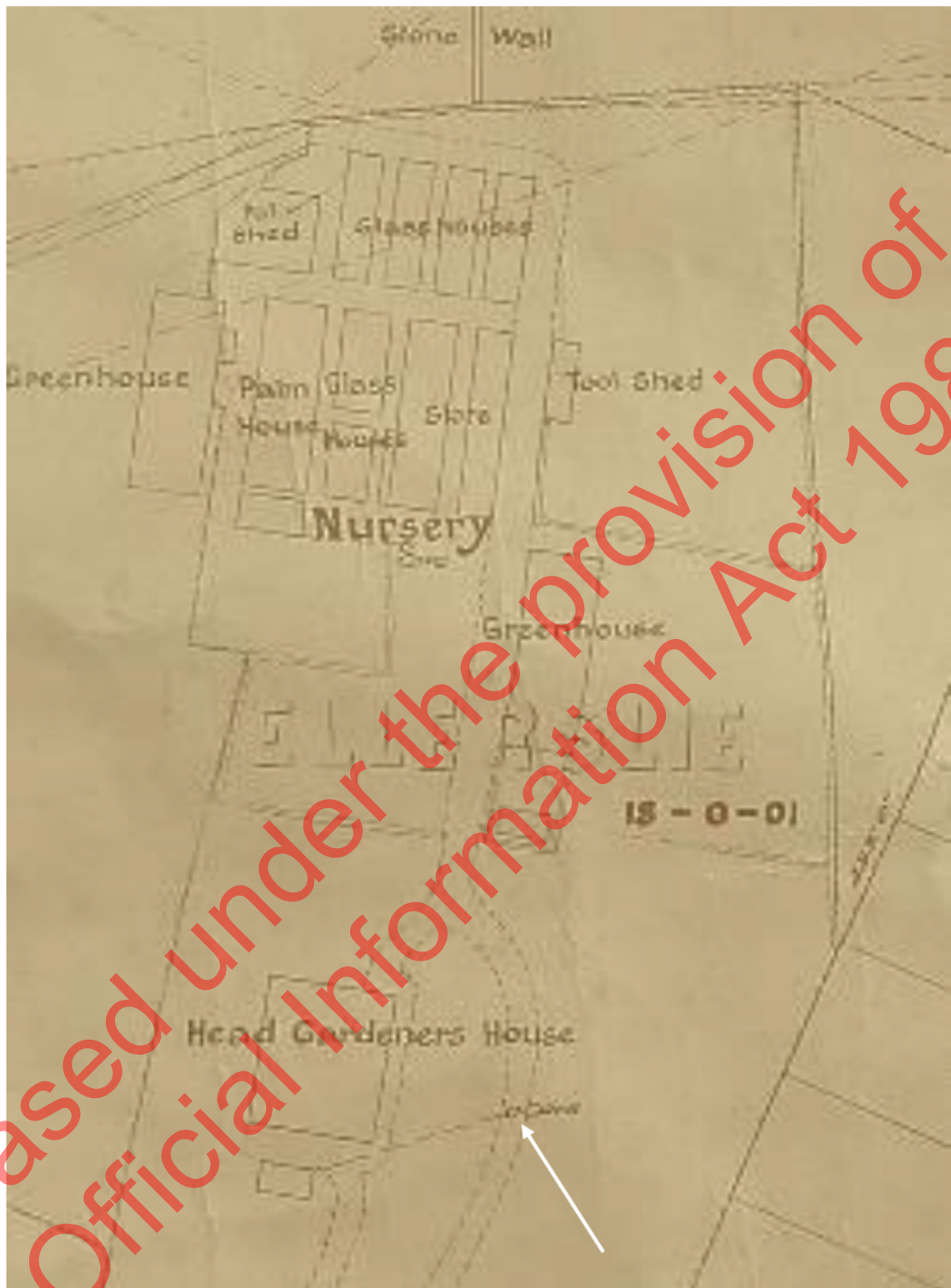


Figure 12. Enlargement of 1925 plan showing location of Cave 4 east of the Head Gardeners House

Well, Windmill, Pump and Water Reservoir

Clough and Hill (2003:13) noted: 'The archival sources also referred to a well sunk near the five-furlong post in the early days of Ellerslie. This went down more than 80ft, and first a windmill and then an engine were used to pump water to a reservoir built between the

steepchase track and the Ladies Mile boundary (Mackie 1974:134). The exact location of the well could not be established and no visible surface remains were evident during the inspection.'

While no maps or plans have been located showing the position of the well, windmill, pump, or reservoir, documentary sources include mentions of the windmill under sundry items in the statement of accounts for the ARC in the years 1892/93 (*Auckland Star*, 5 August 1893:3); 1893/94, in which 'repairing windmill' was noted (*Auckland Star*, 9 August 1894:8); and 1894/95 (*New Zealand Herald*, 6 August 1895:6). In 1900 the statement of accounts showed the ARC spent £65 8/9 on the water reservoir (*Auckland Star*, 6 August 1900:2).

Photographs were reviewed (e.g. Figure 13–Figure 15) but no clear images indicating a windmill could be located.

No photographs of the water reservoir structure were located.



Figure 13. Showing The Avondale Jockey Club's Spring meeting, Ellerslie Racecourse, September 21, 1901. Nonette, the winner of the Avondale Cup, being escorted to the weighing-in (*Auckland Weekly News*. Auckland Libraries Heritage Collections AWNS-19010926-1-2)

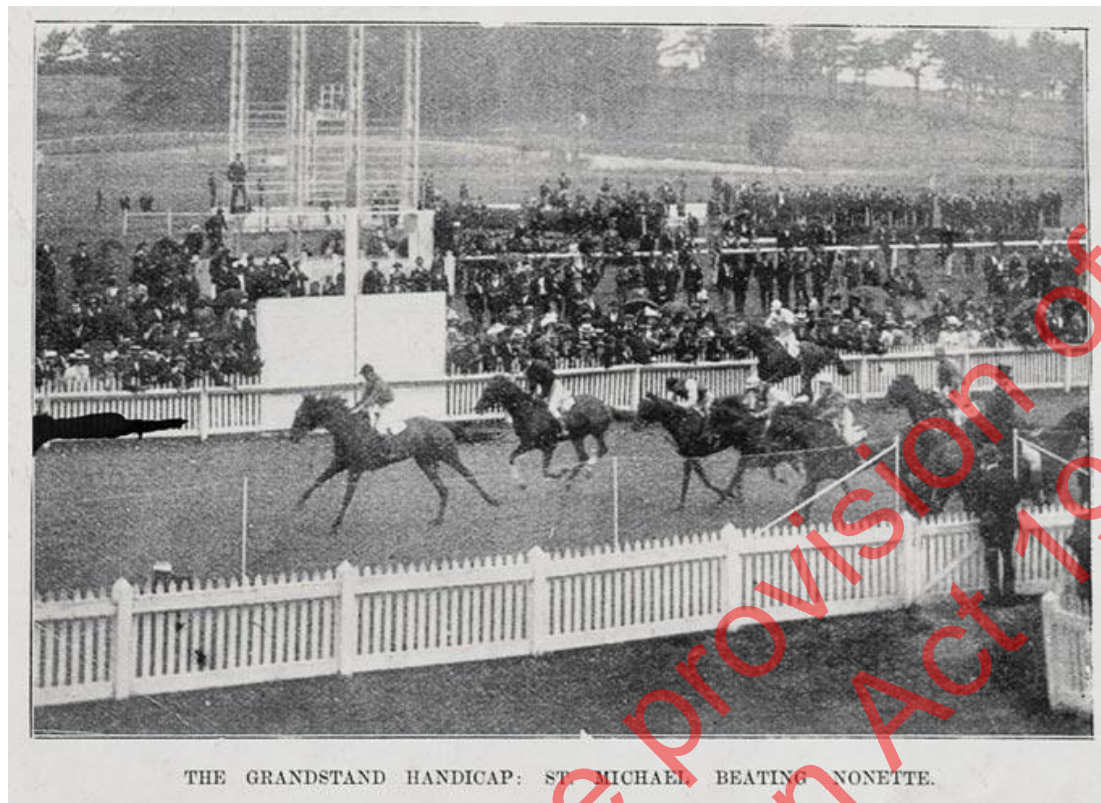


Figure 14. Showing the grandstand handicap race at the Auckland Racing Club's summer meeting at Ellerslie Racecourse, 1 January 1902, 'St Michael' beating 'Nonette' (*Auckland Weekly News* 09 January 1902. Auckland Libraries Heritage Collections AWNS-19020109-11-3)

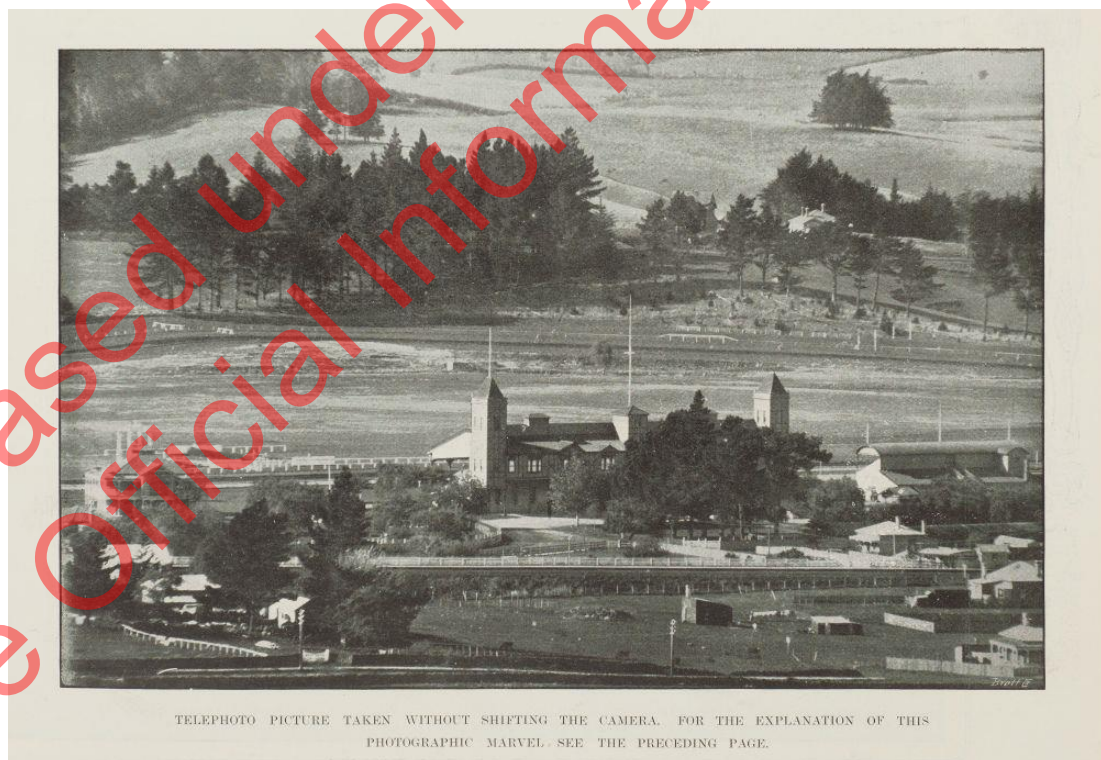


Figure 15. Telephoto picture of Ellerslie Racecourse from the summit of One-Tree Hill (*New Zealand Graphic*, 13 May 1905. Auckland Libraries Heritage Collections NZG-19050513-31-2)

Civil Defence

On two occasions facilities at Ellerslie Racecourse have been used or requisitioned for other purposes for the public good. In 1918, facilities at the racecourse were used as a convalescent home for influenza patients during the epidemic at the end of World War 1. In 1940 during World War 2 the facilities were used as a temporary military hospital run by the Auckland Hospital Board, who took over control of most of the facilities and established a 722-bed hospital.

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ARCHAEOLOGICAL BACKGROUND

Ellerslie Racecourse is located centrally within a pre-European archaeological landscape containing several significant volcanic cone pa, being less than 2km northeast of Maungakiekie/One Tree Hill (R11/14) and southeast of Ohinerau/Mt Hobson (R11/16) and Te Kopuke/Mt St John (R11/15), and c.2.5km west of Maungarei/Mt Wellington (R11/12). The Orakei Basin lies c.2km to the north and the Panmure Basin and Tamaki River a little over 3km to the east – both significant areas of former Maori settlement containing numerous recorded archaeological sites.

The only archaeological site recorded within the Ellerslie Racecourse grounds is the burial cave R11/61 already referred to (see Figure 16, Figure 17 and appended site record form). The site record form was filed in 1961 and, as noted in the previous section, reported a lava cave containing ‘moa and human remains’, but gave little other information. Since then the site has been given the designation ‘destroyed’. The site is also recorded in the Auckland Council CHI database as No.11489.

Figure 16 and Figure 17 show its recorded location in the northern part of The Hill. However, the 1961 site record appears to have been based on the vague description by Cheeseman (see previous section), placing it ‘in the vicinity of Ellerslie Racecourse’, rather than on any current identification of the cave. The grid references cannot be considered accurate, and the background research has demonstrated that the lava cave would have been located in the southern part of the racecourse, or beneath SH1 and not on The Hill.

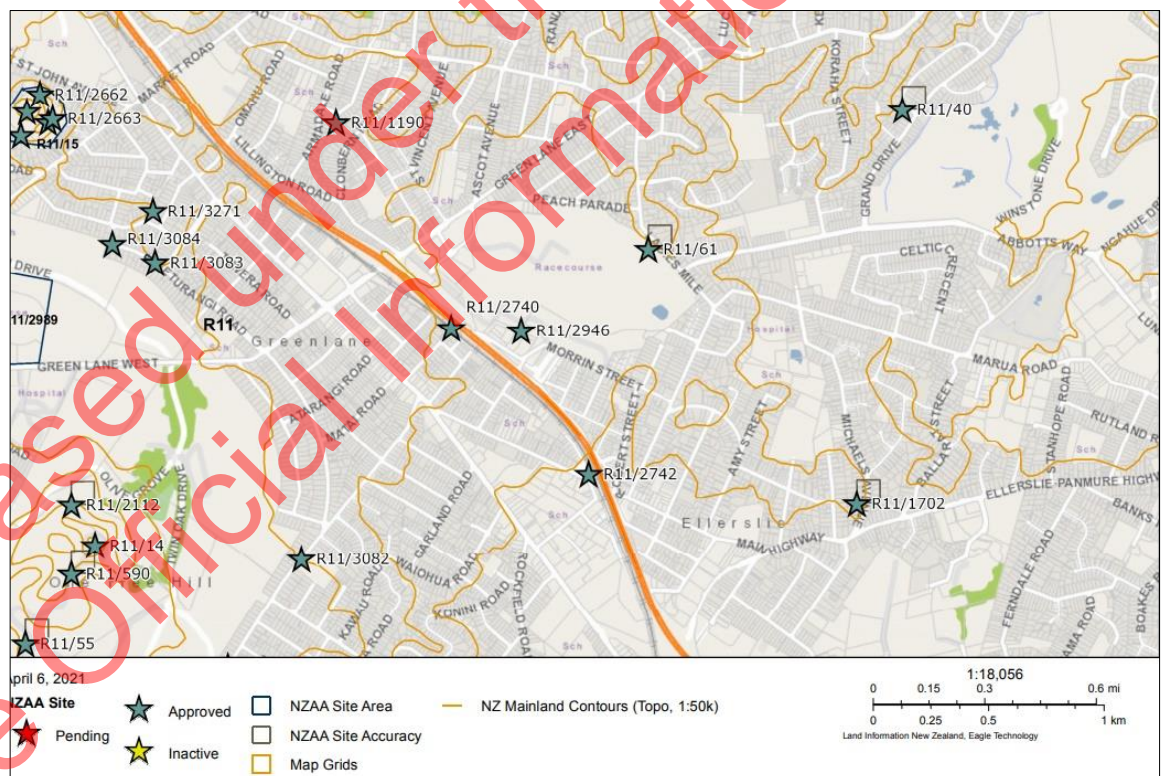


Figure 16. Recorded archaeological sites in the vicinity of Ellerslie Racecourse

The only other archaeological sites recorded in close proximity to the racecourse are historic buildings/structures: R11/2740 (CHI 22623), the Ellerslie Racecourse Station and R11/2946 (CHI 23036), the Racing Club Stables built in 1922 as a totalisator house (Figure

16). Other historic buildings/structures are recorded on the CHI (Figure 17) but are not recorded archaeological sites: CHI 19030 (Ellerslie Racecourse entrance gates/ticket booths); CHI 19031 (stone walls along Morrin and Mitchelson Streets); CHI 19032 (wrought iron gate); CHI 19033 (wrought iron gate); and CHI 19035 (stone wall). These are all located on the southern and western sides of the racecourse, well away from The Hill.

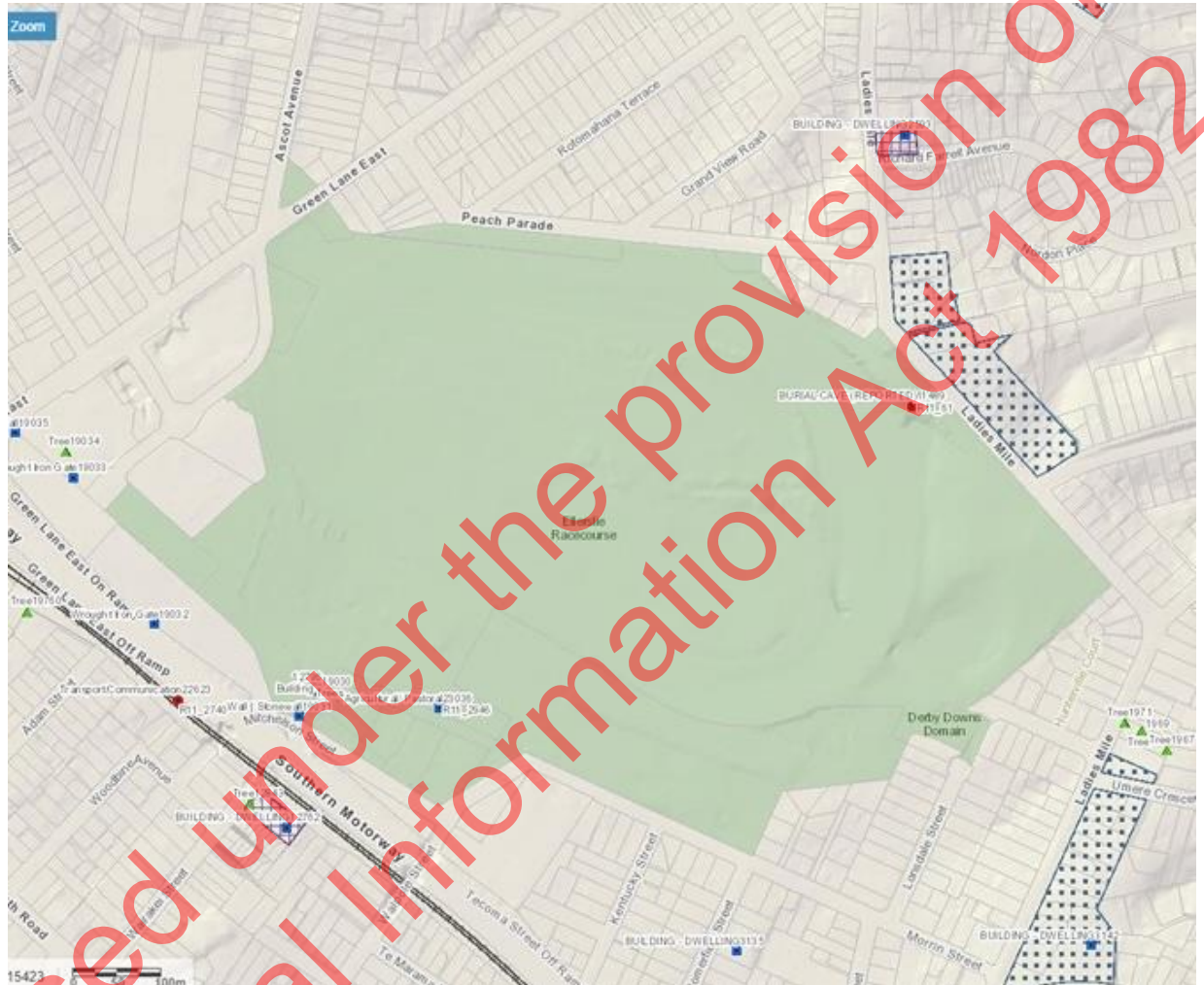


Figure 17. Historic heritage sites recorded on the Auckland Council CHI. Red dots = archaeological sites; blue squares = historic buildings/structures; green triangles = heritage trees; purple hatching = AUP OP scheduled Historic Heritage Places; blue stipple = AUP OP Special Character Areas overlay

FIELD SURVEY

Visual inspection of the Ellerslie Racecourse grounds in 2003 identified very few items of heritage significance and no areas that were considered to have high archaeological potential (Clough and Hill 2003).

A current field assessment focussing on The Hill was carried out on 25 March 2021. The area of The Hill proposed for residential subdivision was visually inspected and any features photographed.

It is evident that the general area has been extensively modified (terraformed) over time with the construction of ponds, retaining walls, upgrading of tracks, construction of Watercare interceptors and, for most part, there appears to be only a low potential for archaeological remains.

The Hill steeplechase track appears to be formed largely over a boxstone/mudstone outcrop with other areas being retained and infilled. Part of the underlying geology is exposed between the main track and the hill, although hidden behind billboards and regrowth (Figure 18).



Figure 18. Mudstone outcrop and retained sections of the Hill

Concrete/Brick Foundation Wall

Only one archaeological feature was observed during the survey, located in the bush between the track and Ladies Mile at the top of the hill (see Figure 19). This was a square concrete foundation wall enclosing approximately 10 x 10m, with 700mm thick walls and standing up to 600mm above ground. The feature was largely covered by humic material and although it had the appearance of concrete it may be a brick structure which has been rendered (Figure 20 and Figure 21). A modern concrete block retaining wall is located

adjacent to the foundations (Figure 22). It is possible that this was the reservoir referred to in the Historical Background.

99 Ladies Mile

The residential dwelling at 99 Ladies Mile currently is the grounds manager's house and falls within the development area. Elements of this house came from the lower half of the original 19th century Steward's Stand (Figure 6) previously located elsewhere on the course. It was deconstructed and moved in parts, initially to storage and subsequently, the lower half was used to construct the dwelling at 99 Ladies Mile; the upper half being utilised in the construction of the Secretary's house on the corner of Ladies Mile and Peach Parade. No detailed study of the building has been undertaken at this stage as it may not be affected by the proposed development. It is not protected under the AUP OP.



Figure 19. Location of concrete/brick structure (potential 19th century reservoir foundations) (red outline)



Figure 20. General view of feature – sunken interior covered in humic material



Figure 21. Close-up of one wall showing pecked surface (usually a preparation for plastering)



Figure 22. A retaining wall of concrete blocks adjacent to the feature is on the Ladies Mile boundary

DISCUSSION AND CONCLUSIONS

Summary of Results

A reported c.30 by 2.4m burial cave containing human and moa bones recorded as R11/61 (CHI 11489) is shown on the NZAA and CHI maps in the northern part of The Hill. However, this location is inaccurate and was recorded on the basis of a 19th century description of the cave and the removal of the bones and its exact location has not been confirmed. It was recorded in 1961 as being 'in the area of present Ellerslie Racecourse' and it was noted that the site had been destroyed. A 1925 plan of the Racecourse was located which identifies four lava caves within its (then) boundaries but all were located to the south and west, well away from The Hill (see Figure 7, Figure 9). The location of the recorded caves, all in the southern half of the Racecourse property, accords well with the geology, in particular the presence of lava flows and lava tubes associated with the Maungakiekie cone.

Archival references to a well sunk near the 5-furlong post, with a windmill and reservoir, later replaced by a pump, were followed up, and the foundations of a concrete/brick structure that may possibly have been the reservoir were identified within The Hill adjacent to Ladies Mile at the high point of the track (Figure 19). The reservoir was not identified on any historic aerials from 1940 onwards and on the evidence available, the foundations appear to be a good candidate for the 19th century reservoir referenced in the historic information.

There was no convincing evidence for the exact location of the well or windmill but from historic descriptions, they probably do not fall within the development area.

The residential dwelling at 99 Ladies Mile was constructed from the lower half of the 19th century Stewards Stand, which was deconstructed and moved in 1908, but has been highly modified.

Overall, there appears to be low potential for the discovery of additional archaeological remains in the area of The Hill.

Maori Cultural Values

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

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

We understand that the Auckland Racing Club is undertaking separate detailed engagement with Mana Whenua.

Survey Limitations

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

Archaeological Value and Significance

The archaeological value of sites relates mainly to their information potential, that is, the extent to which they can provide evidence relating to local, regional and national history using archaeological investigation techniques, and the research questions to which the site could contribute. The surviving extent, complexity and condition of sites are the main factors in their ability to provide information through archaeological investigation. For example, generally pa are more complex sites and have higher information potential than small midden (unless of early date). Archaeological value also includes contextual (heritage landscape) value. Archaeological sites may also have other historic heritage values including historical, architectural, technological, cultural, aesthetic, scientific, social, spiritual and traditional values.

The reported burial cave R11/61 has no currently known archaeological value or significance, as its original location has not been confirmed on the ground and the site is reported to have been destroyed. In addition, there is good evidence to indicate that it was not in the area of The Hill, where no lava caves have been identified.

The concrete/brick foundations that are potentially the remains of a 19th century reservoir are of low to moderate significance as they could provide information relating to early water supply and reticulation for the 19th century racecourse.

The residential dwelling at 99 Ladies Mile is of historical interest, having been constructed from part of the 19th century Steward's Stand. However, observation of the outside of the building and discussion with the tenant indicate that the present building has been highly modified and has no obvious historic component.

Effects of the Proposal

Development of The Hill will affect archaeological values associated with the concrete/brick foundations which could potentially be the remains of the 19th century reservoir. No other sites have been confirmed within this block of land. However, in any area where archaeological sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during development, in particular those relating to the historic water reticulation system for the course.

At this point, it is unknown whether or not the dwelling at 99 Ladies Mile will be affected.

Although the burial cave R11/61 has not been relocated, it is most likely destroyed and research indicates that none of the known lava caves were location on The Hill.

Any adverse effects on the potential reservoir and any other unidentified subsurface features could be appropriately mitigated by archaeological investigation and recording to recover information relating to the history of the racecourse. Any modification and investigation of the potential reservoir feature will require an archaeological Authority under the HNZPTA (see below). The authority would also cover any other archaeological remains that might be exposed during the course of development works.

Resource Management Act 1991 Requirements

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

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

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

Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other heritage sites. The plans are prepared under the provisions of the RMA. The Auckland Unitary Plan Operative in Part 2016 (AUP OP) is relevant to the proposed activity.

There are no scheduled Historic Heritage Places or Sites and Places of Significance to Mana Whenua within the project area, and this assessment has established that there will be no known effects on archaeological/historic heritage values apart from on the concrete/brick structure that was potentially a 19th century reservoir and (if within the development area) the dwelling at 99 Ladies Mile which has been extensively modified. A former burial cave (now destroyed) was recorded within the project area, but subsequent research indicates that any caves were located on the southern half of the course and the referenced burial cave was probably destroyed during the construction of SH1. No lava caves have been identified on The Hill, and research shows they were all located further south within known lava flows.

If any remains are exposed during development they would be subject to the AUP OP Accidental Discovery Rule (E12.6.1). Under the Accidental Discovery Rule works must cease within 20m of the discovery and the Council, Heritage NZ, Mana Whenua and (in the case of human remains) NZ Police must be informed. The Rule would no longer apply in respect to archaeological sites if an Authority from Heritage NZ was in place.

The Accidental Discovery Rule also applies to lava caves, regardless of whether they are also archaeological sites. If any lava caves were exposed during development, the Rule requires that work is halted within 20m of the discovery, and that the Council is notified.

Heritage New Zealand Pouhere Taonga Act 2014 Requirements

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

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

‘archaeological site means, subject to section 42(3),¹ –

(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)²

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 Maori 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 Maori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

Remains of a concrete/brick structure (potentially relating to a 19th century reservoir) will be affected by the proposed works, and it considered possible that unidentified subsurface archaeological remains may be exposed during development. It is recommended that an archaeological Authority is applied under Section 44(a) of the HNZPTA to cover all works undertaken for this project. This should be obtained before any earthworks are carried out. This approach would have the advantage of allowing any archaeology (in addition to the reservoir) uncovered during the development of the property to be dealt with immediately, avoiding delays while an Authority is applied for and processed.

COVID-19 Recovery (Fast-track Consenting) Act 2020

Fast-track consent is being sought for the project. If approved by the Expert Consenting Panel, the project would be referred to the Minister for the Environment and if accepted the resource consent would be considered by the Environmental Protection Agency. Any consent granted would be subject to appropriate conditions.

The Act does not remove any requirement to obtain an Authority under the HNZPTA to modify an archaeological site.

Conclusions

The proposal for a resource consent allowing residential development of ‘The Hill’ does not have any significant historic heritage/archaeological constraints. The main known effect will be removal of concrete/brick foundations which are potentially remains relating to a small 19th century reservoir which was part of the water supply for the racecourse.

¹ Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished.

² 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.

The structure is considered to be of low to moderate archaeological value and its removal can be appropriately mitigated for through provisions of the HNZPTA.

It is not clear if the dwelling at 99 Ladies Mile is to be removed or demolished. However, it has been highly modified and appears to have little historic heritage value.

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RECOMMENDATIONS

- There should be no major constraints on the proposed development on archaeological grounds, as only one potential pre-1900 archaeological site (concrete/brick foundations that could be the remains of a 19th century reservoir) will be affected, and the possibility that further archaeological remains may be present can be appropriately managed and mitigated through the provisions of the HNZPTA.
- Because a likely archaeological feature will be modified and it is possible that further subsurface archaeological features will be exposed during development of the area, an Authority should be applied for under Section 44(a) of the HNZPTA as a requirement prior to the start of earthworks. This would establish appropriate procedures for the management of any burials or other archaeological remains discovered, reducing the potential for delays during the development process.
- The remains of the concrete/brick structure should be recorded prior to and during their removal.
- If no Authority has been obtained and subsurface archaeological evidence should be unearthed during construction (e.g. intact shell midden, hangi, storage pits relating to Maori occupation, or cobbled floors, brick or stone foundation, and rubbish pits relating to 19th century European occupation), or if human remains should be discovered, the Accidental Discovery Rule (section E.12.6.1 of the AUP OP) must be followed. This requires that work ceases within 20m of the discovery and notification to the Auckland Council, Heritage NZ, Mana Whenua and (in the case of human remains) the NZ Police, who will determine the actions required.
- Any archaeological remains affected by the development should be avoided if possible, or investigated, recorded and sampled in accordance with the conditions of an Authority issued by Heritage NZ.
- Any burial remains exposed by the development should be appropriately managed though consultation between Mana Whenua, Heritage NZ and Auckland Council.
- In the unlikely event that a lava cave is discovered the Accidental Discovery Rule (section E.12.6.1 of the AUP OP) must be followed. This requires that work ceases within 20m of the discovery and that Auckland Council is notified.
- Since archaeological survey cannot always detect sites of traditional significance to Maori, such as wahi tapu, the tangata whenua should be consulted regarding the possible existence of such sites on the property.

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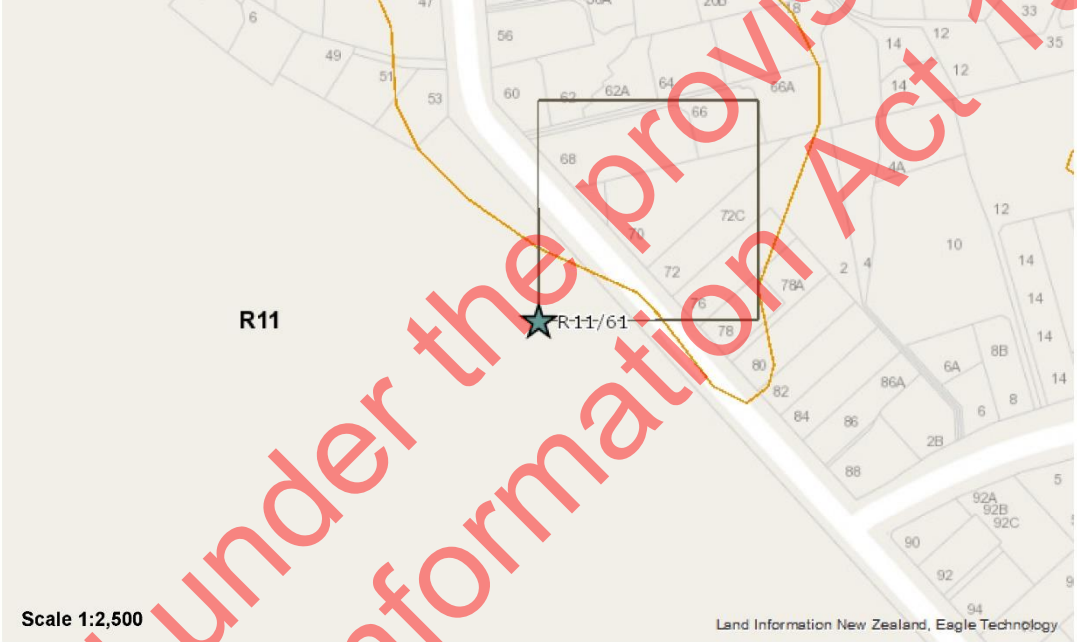
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Certificates of Title: CT 85/10; CT 17/143

APPENDIX A: SITE RECORD FORMS

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

 <p>Site Record Form</p>	<p>NZAA SITE NUMBER: R11/61</p> <p>SITE TYPE: Burial/ cemetery</p> <p>SITE NAME(s):</p> <p>DATE RECORDED:</p>
<p>SITE COORDINATES (NZTM) Easting: 1761273 Northing: 5916011 Source: CINZAS</p>	
<p>IMPERIAL SITE NUMBER: N42/53 METRIC SITE NUMBER: R11/61</p>	
 <p>Scale 1:2,500</p> <p>Land Information New Zealand, Eagle Technology</p>	
<p>Finding aids to the location of the site</p>	
<p>Brief description BURIAL CAVE</p>	
<p>Recorded features Burial</p>	
<p>Other sites associated with this site</p>	

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1 of 3

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD HISTORY	NZAA SITE NUMBER: R11/61
<p>Site description</p> <p>Condition of the site</p> <p>Statement of condition</p> <p>Current land use:</p> <p>Threats:</p>	

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2 of 3

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD INVENTORY	NZAA SITE NUMBER: R11/61
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Supporting documentation held in ArchSite

CY AT -- CD AA AI

SITE REFERENCE FORM Map number N 42 Map name AUCKLAND Grid reference 328557 327559		SITE NUMBER N42/53 SITE TYPE Burial Cave
1. Aids to relocation of site E232700 N655900 In area of present Ellerslie Racecourse		
2. State of site; possibility of damage or destruction Unknown. DESTROYED		
3. Owner Address Attitude	Tenant Address Attitude	
4. Name of site Source of name		
5. Date recorded Details of investigation; methods and equipment used		
6. Aerial photograph numbers Site shows: clearly/badly/not at all		
7. Reported by Date	Filekeeper L.M. Groube, Anthropology Dept., Univ. of Auckland. Date 16/9/61	

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3 of 3