



Memo

To: Civix Limited

Attention: Sandy Hsiao

From: Leah Harding and Glen Farley, Clough & Associates Ltd

Date: 2 December 2021

Re: Proposed Residential Development, 182 – 184 Kepa Road and 8 Kurahaupo Street, Orakei

Dear Sandy,

As requested, we have assessed the archaeological/historic heritage values of the property at 182–184 Kepa Road and 8 Kurahaupo Street, Orakei, Auckland and the potential effects of the proposed development on those values. Our assessment is based on a site inspection and a review of the extensive archaeological information that is available for this area, including research and archaeological investigations previously carried out by Clough & Associates Ltd (e.g. Tatton and Clough 2005; Judge and Clough 2007; Clough and Macready, 2009; Gaylard et al. 2018).

Archaeological Sites in the Project Area

A substantial number of archaeological sites are recorded in the area surrounding the property at 182–184 Kepa Road and 8 Kurahaupo Street, Orakei (Figure 1, Figure 2). These include pā, midden and terrace sites relating to Māori settlement and use of the area. The proposed development site sits c.40m to the north of recorded archaeological site R11/351, the site was initially recorded by A. Sullivan in 1977 and was discovered during earthworks for the installation of underground services. The site was described as a small deposit of shell midden consisting of broken cockle shell (*Austrovenus stutchburyi*). The site was inspected again by J. Maingay in 1982 but could not be relocated. A subsequent inspection was undertaken by R. Shakles in 2014, who recorded the site as being in poor condition and likely to have been modified by installation of road signs and construction of a pedestrian footpath. This site is located on the southern side of Kepa Road.

A number of sites are located to the southwest of the property within a scheduled Category B Historic Heritage Place in the Auckland Unitary Plan Operative in Part 2016 (AUPOP): schedule 14.1 ID 1573, settlement site. Its identified values are: A (Historical), D (Knowledge), and G (Aesthetic). The elements of the sites contained within the property consist of midden and midden/terrace sites R11/1177, R11/1178, R11/1180, R11/1181, R11/1182, R11/1183, R11/1184, R11/1185 and R11/1186 (source: Auckland Council Geomaps and AUPOP). These sites are located within 250m of the proposed development site (see Figure 2, Figure 3).

No archaeological sites have been recorded within the proposed development area at 182–184 Kepa Road and 8 Kurahaupo Street, Orakei. Upon inspection of the property on 23 November 2021, it was clear that the proposed development area has been highly modified during the construction of the current buildings/apartments (see Figure 3 to Figure 9).

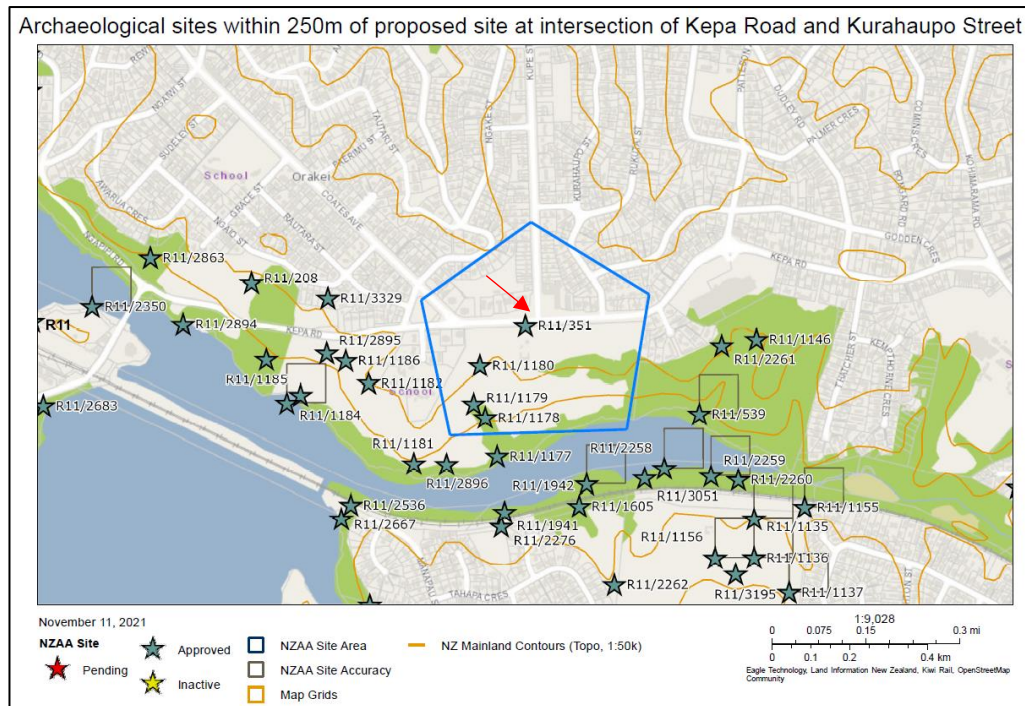


Figure 1. Archaeological sites within 250m of proposed development site (indicated by red arrow) at intersection of Kepa Road and Kurahaupo Street (source: NZAA ArchSite)

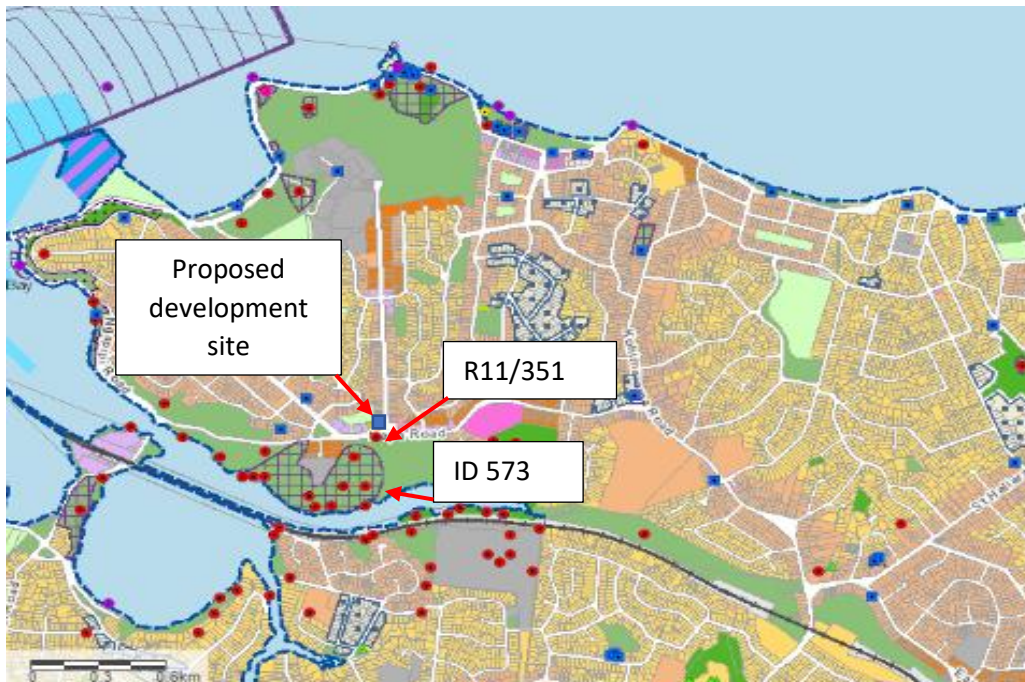


Figure 2. The property at 182 - 184 Kepa Road and 8 Kurahaupo Street, Orakei with scheduled Extent of Place ID 1573 indicated by purple hatching (AUP OP historic heritage overlay)



Figure 3. Facing southwest on Kepa Road with the scheduled settlement area (AUPOP ID 1573) in the distance



Figure 4. Facing northwest showing the modified driveway at 182 Kepa Road



Figure 5. Facing northwest showing 182 Kepa Road, the lower level is cut into the side of the hill



Figure 6. Facing northwest showing 6 Kurahaupo Street (actually 184 Kepa Road)



Figure 7. Facing east showing the land modification (pool installation)



Figure 8. Facing southwest showing boundary between 6/8 and 10 Kurahaupo Street



Figure 9. Facing east in garden of 6/8 Kurahaupo Street

Effects of Development Proposal

The proposed residential development comprises an eight-storey apartment complex. It will not affect the nearby midden R11/351, which was recorded on the southern side of Kepa Road, and is some distance from the scheduled midden and midden/terrace sites (R11/1177, R11/1178, R11/1180, R11/1181, R11/1182, R11/1183, R11/1184, R11/1185 and R11/1186) that make up the scheduled historic heritage place ID 1573. It will not impact on any known archaeological sites and the potential for unidentified subsurface remains to be exposed during development is low due to the modifications that have occurred on the site.

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. While it is considered unlikely in this situation, the possibility is provided for under the AUPOP (see below). Archaeological features and remains can take the form of burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or 19th century glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and early European origin or human burials.

Auckland Unitary Plan Operative in Part 2016 Provisions

There are no scheduled historic heritage places within the proposed development site. This assessment has established that there will be no effects on any known archaeological sites and that the potential for unrecorded subsurface archaeological remains is low. If resource consent is granted, consent conditions relating to archaeological monitoring or protection would therefore not be required.

However, if suspected archaeological remains are exposed during subdivision development works, the Accidental Discovery Rule (E12.6.1) set out in the AUP OP must be complied with. 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.

Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA)

In addition to any requirements under the AUPOP, the HNZPTA (Section 42) 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 HNZPT.

An archaeological Authority will not be required for the proposed development at 182–184 Kepa Road and 8 Kurahaupo Street, Orakei, as no known sites will be affected, and it is unlikely that any undetected sites are present. However, should any sites be exposed during development the provisions of the HNZPTA must be complied with.

Alternatively, to avoid any delays should unidentified subsurface features be exposed by the proposed works, consideration could be given to applying for an Authority under Section 44(a) of the HNZPTA to cover all works undertaken for this project, as a precaution. This should be obtained before any earthworks are carried out. The conditions of the Authority are likely to include archaeological monitoring of preliminary earthworks, and procedures for recording any archaeological evidence before it is modified or destroyed. This approach would have the advantage of allowing any archaeology uncovered during the development

of the property to be dealt with immediately, avoiding delays while an Authority is applied for and processed.

Conclusion and Recommendations

The proposed development at 182 – 184 Kapa Road and 8 Kurahau Street, Orakei will have no known effects on archaeological/historic heritage values and we consider it is unlikely that archaeological subsurface remains will be encountered during the proposed development works.

If subsurface archaeological evidence should be unearthed during construction (e.g. intact shell midden, hāngi, storage pits relating to Māori 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 AUPOP) must be followed.

If modification of an archaeological site does become necessary, an Authority must be applied for under Section 44(a) of the HNZPTA and granted prior to any further work being carried out that will affect the site (note that this is a legal requirement).

Alternatively, consideration could be given to applying for an Authority in advance of works as a precaution, to minimise delays if archaeological remains are exposed once works are under way.

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.

Yours sincerely,

The image shows two handwritten signatures in blue ink. The signature on the left is for Leah Harding and the one on the right is for Glen Farley. Both are cursive and stylized.

Leah Harding

Glen Farley

References:

- Tatton, K. and R. Clough. 2005. 217 Orakei Road, Orakei, Auckland: Archaeological Assessment. Clough & Associates report for Ngāti Whātua o Ōrākei Māori Trust Board.
- Judge, C. and R. Clough. 2007. Vodafone Site, Ōrākei Road, Auckland: Archaeological Assessment. Clough & Associates report prepared for Vodafone New Zealand Ltd.
- Clough, R. and S. Macready. 2009. Ōrākei Point, Auckland: Archaeological Assessment for Plan Change. Clough & Associates report prepared for The Redwood Group Ltd.
- Gaylard, D. J. Low and R. Clough. 2018. Proposed Plant Nursery at 105–111 Kapa Road, Ōrākei, Auckland: Archaeology Assessment. Clough & Associates report prepared for Barker and Associates and Ngāti Whātua Ōrākei Whai Maia Ltd.