

PROPOSED RESIDENTIAL DEVELOPMENT 617-619 NEW NORTH ROAD, KINGSLAND, AUCKLAND: ARCHAEOLOGICAL ASSESSMENT

Prepared for 617 New North Ltd

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INTRODUCTION

Project Background

617 New North Limited are proposing a residential apartment development on land at 617-619 New North Road, Kingsland, (Figure 1 and Figure 2). The legal description of the property is Lot 2 DP 72255 and consists of some 943 m². The site is currently occupied by an old villa that houses the Peel to Pip Café and which fronts onto New North Road, and by the Unite Union offices and car park to the rear which fronts on to Western Springs Road (Figure 2). The proposed works consist of the demolition of the office building at the rear of the site; the removal and relocation of the villa building to an offsite location; the construction of a nine-storey, 34-unit visitor accommodation and 44-apartment building with a basement level and ancillary ground floor commercial activities (Figure 3 and Figure 4). The basement level will contain car parking as well as additional spaces for waste and storage and bicycle parking.

This report has been prepared in support of the application by 617 New North Ltd for a referred project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 ('the Act') for the development of 617-619 New North Road, Kingsland.

An archaeological assessment was commissioned by Civix limited on behalf of 617 New North Ltd to determine whether the proposed residential apartment development is likely to impact on archaeological values. This report has been prepared as part of the required assessment of effects accompanying a resource consent application under the Resource Management Act 1991 (RMA) and to identify any requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Recommendations are made in accordance with statutory requirements.

Methodology

The New Zealand Archaeological Association's (NZAA) site record database (ArchSite), Auckland Council's Cultural Heritage Inventory (CHI), Auckland Unitary Plan (AUP) schedules, and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List / Rārangī Kōrero were searched to determine whether any archaeological sites had been recorded on or in the immediate vicinity of the proposed development property. Early plans held at Land Information New Zealand (LINZ) and aerial photographs were checked for information relating to past land use. Literature and archaeological reports relevant to the area were consulted (see Bibliography).

A visual inspection of the property was conducted on 30 March 2022. Archaeological sites beneath modern buildings and sealed surfaces in urban environments can rarely be identified prior to being exposed in the course of redevelopment work, and the approach to archaeological assessment is therefore to identify historically recorded activities and assess the potential for archaeological evidence to have survived on the basis of later modifications to the site.

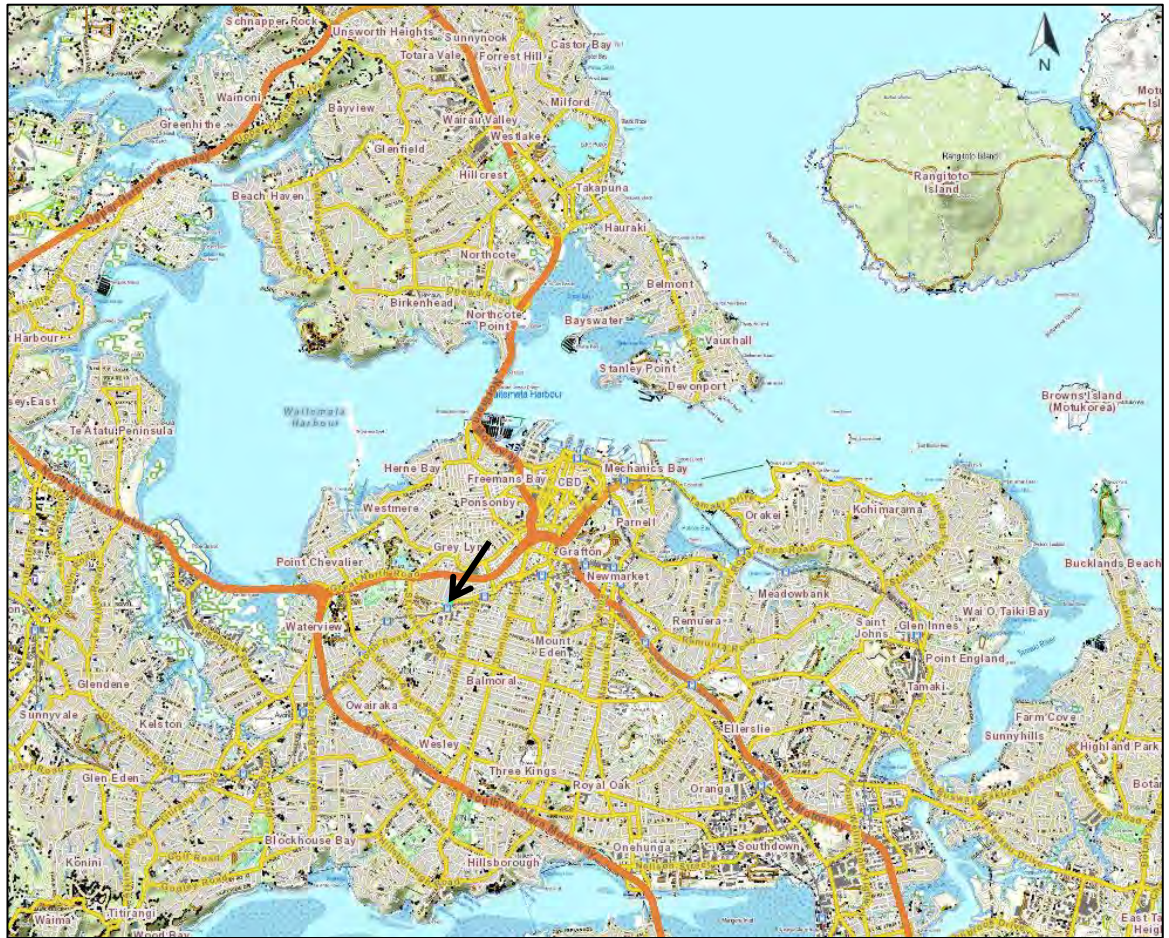


Figure 1 General location map of the project property at 617-619 New North Road within Kingsland, Auckland (arrowed). Source: Auckland Council GIS Maps.



Figure 2 Aerial view of 617-619 New North Road property (outlined). Source: Auckland Council GIS Maps.

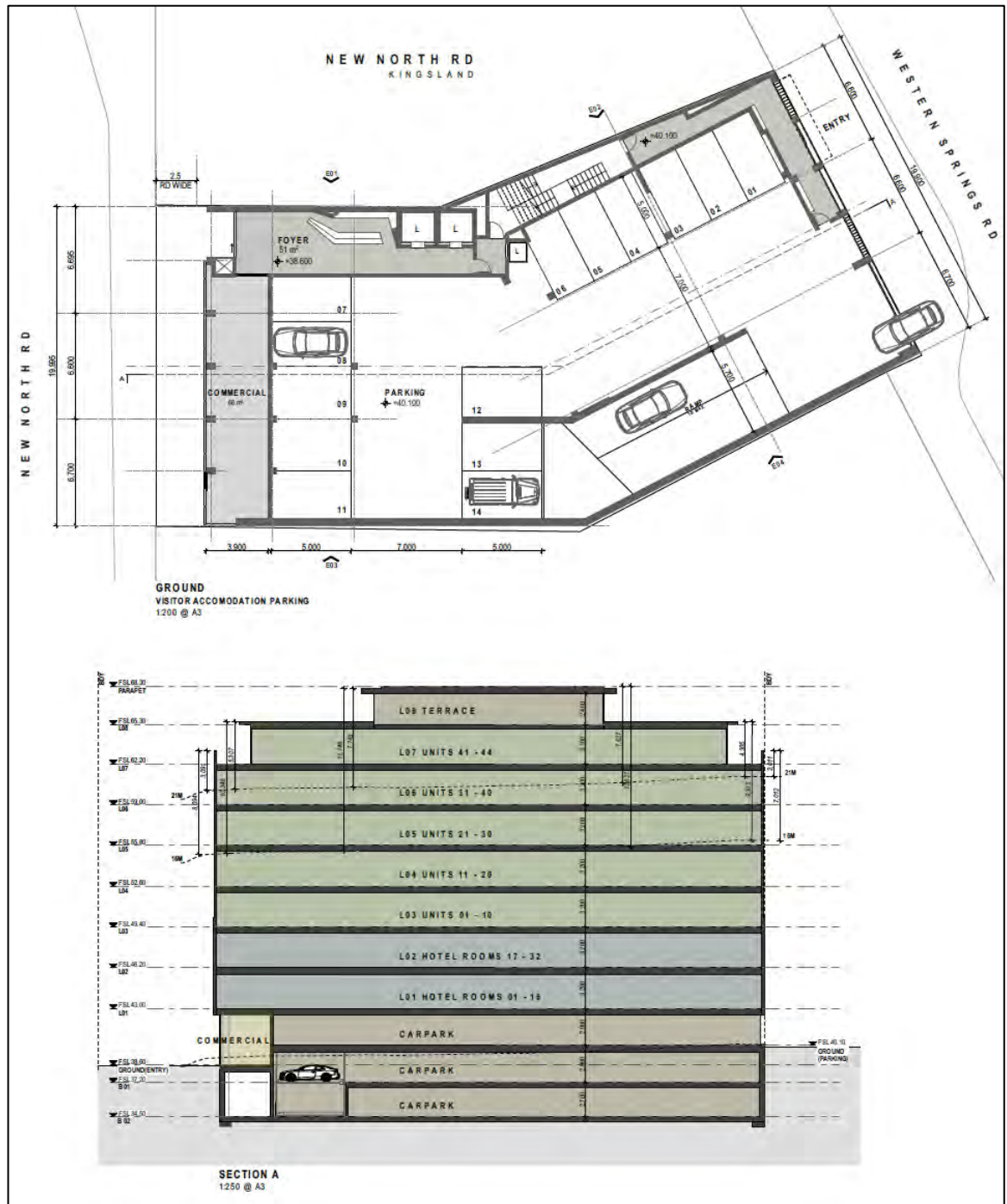


Figure 3 Plan of ground floor of the proposed apartment development (top) and section elevation at bottom. Source: MATZ Architects Ltd.

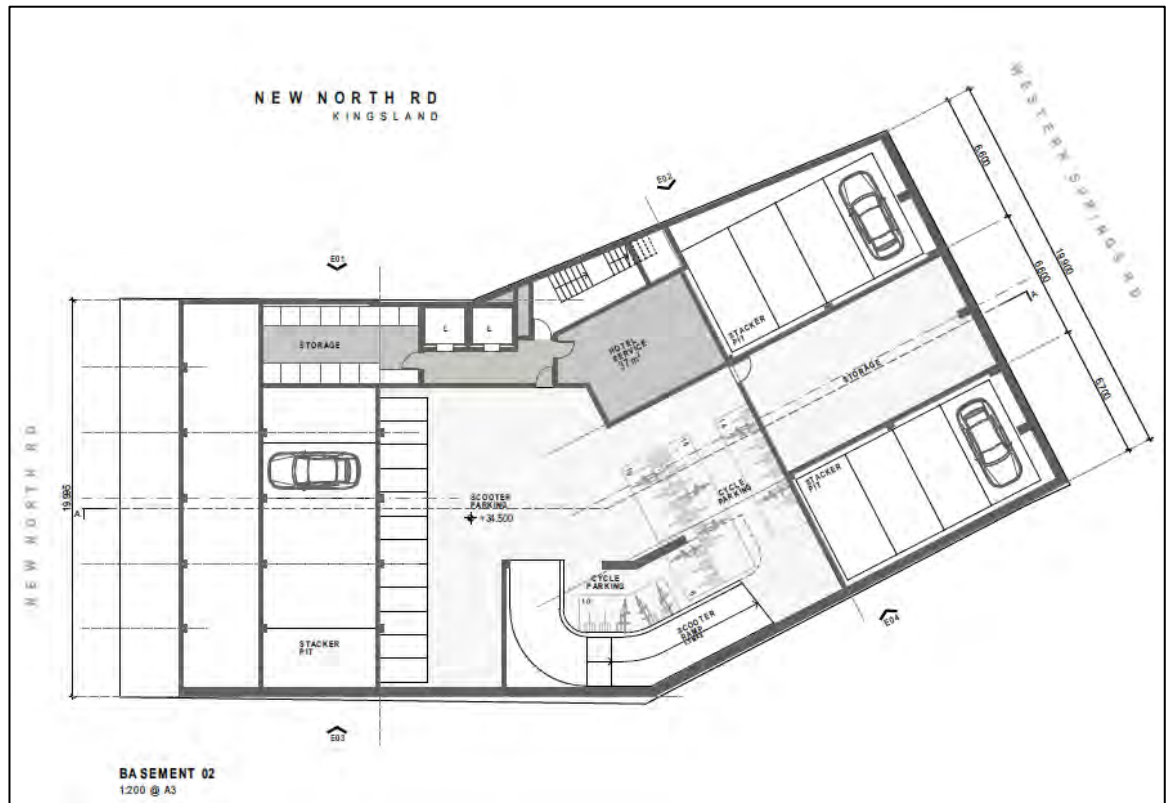


Figure 4 Plan of the basement level of the proposed residential apartment development at 617-619 New North Road, Kingsland. Source: MATZ Architects Ltd.

HISTORICAL BACKGROUND

Māori Settlement¹

Pre-European occupation by Māori in the Mt Eden and Kingsland areas was dominated by the pa at Maungawhau, Mt Eden, which was occupied over a number of centuries and was a focal point of major gardens and other habitation in the area. Maungawhau is named after the Whau tree, one of the world's lightest woods, which was used to produce fishing floats and utility rafts. Titahi is the famed engineer credited for designing the massive earthworks. The ancient volcanic cone fortress became the citadel of Te Hua Kai Waka, a rangatira who united the various tribes of the Tāmaki Isthmus under the confederation known as Te Waiohūa. New cultivation techniques brought from the Pacific saw massive production of taro and kumara. Huge gardens spread from the base of Maungawhau to the surrounding area (Truttman and McConnell cited in Mathews and Mathews et al 2007:8).

Te Tuahu o Hua Kai Waka on the slopes of Maungawhau is the ancient shrine where ceremonies were performed for significant events and battles. Maungawhau is also the repository of kōiwi (human remains) with burials across the mountain and the Mt Eden suburb. The road to the summit of Maungawhau is named for Puhihuia, a highborn daughter of Te Waiohūa (*ibid.*).

Mataharehare, Opou and [Maunga] Whau Block was negotiated between Māori and the Crown in September 1840, and 3,000 acres of land was purchased by the Crown. Te Kawau sent his son Te Hira through hostile territory to the Bay of Islands in the north, to 'fetch' Governor Hobson, offering him the land if he would come to Tāmaki Makaurau. This block of land has its apex at Maungawhau with the western boundary in a straight line out to Opou (Coxs Creek) while the eastern boundary is at Mataharehare (Hobson Bay).

Disputes over many of the early transactions between private settlers and Māori were investigated and purchase of land through the Crown was the only legal way to buy property. The Crown surveyed and auctioned Crown grants for land within the Auckland area. Land on either side of Dominion Road as far as Mt Albert Road to the south was sold off in regular allotments of approximately 20 acres, in a systematic grid pattern (*ibid.*).

Early European Settlement²

In 1840 Governor Hobson acquired the first Crown land on the Auckland Isthmus, the Mataharehare, Opua and Whau Block (from Maungawhau (Mt Eden) along Te Ruareoreo Stream (Newmarket Stream) to Hobson Bay, then around the coast to Cox's Bay and back to Maungawhau) from Ngati Whatua. When the Crown subdivided the area for sale the area that is now the School Reserve was part of Allotment 25, Section 5, Suburbs of Auckland

The arrival of Europeans and the shift of the colonial capital to Auckland in 1840 led to an increasing population into the Auckland Isthmus during the mid- to late 19th century. The land in the Eden Valley area was subdivided for relatively small farms or allotments in the

¹ This brief summary of Māori settlement in the area is from Lisa Truttman and Peter McConnell in Mathews & Mathews et al. 2007 cited in Brown and Clough 2016: 5-6.

² This early European history is summarised and adapted from Tania Mace in Boffa Miskell et al. 2004 cited in Brown and Clough 2016: 6-7 and Tatton et al 2017: 4).

1840s. Increasing pressure meant that by the 1880s, these allotments were being subdivided into smaller plots for residential living.

In 1845 John Walters, who had previously run the Kawau Island copper mine, leased 52 acres of land fronting Dominion Road (including the project area). He later added to this with the purchase of two smaller lots. He farmed the property as well as quarrying stone for roading purposes. Walters sold the last of his land in 1884. George Nicol and James Brown also established substantial farms in the 1840s. Their properties of over 100 acres each neighboured that of Walters and fronted both Dominion and Mt Eden Roads. These properties, along with some smaller farms, identified the Mt Eden area as an agricultural district. The fertile volcanic soil produced a variety of crops with wheat being extensively grown in the 1850s. During the 1850s there were four main owners of land on either side of Dominion Road between Valley Road and Balmoral Road, including Holmes and Petit, Peacock, Simpson and Nicol. George Nicol's farm was one of the largest in the district (Boffa Miskell et al. 2004:23).

617-619 New North Road – Land and Ownership History

The properties at 617-619 New North Road and 6A Western Springs Road are part of the original Allotment 170, Section 10, Suburbs of Auckland purchased from the Crown by Allan Kerr Taylor at 16 years of age on 14 June 1854 (Crown Grant 1G1/802, Archives NZ). Taylor also purchased Allotments 169 and 171 totalling 270 acres at that time and later purchased additional acreage providing a total holding of over 500 acres. The original two-storey farmhouse named Alberton constructed by Taylor in 1863 and later enlarged for a growing family was eventually gifted to the public of New Zealand in 1972 (heritage.org.nz). Much of the surrounding farmland was cleared of bush and scrub and turned into pastureland.

Kerr Taylor retained ownership of the land until 14 March 1886 when Lot 6 Section of 1 of subdivision of Allotment 170 of Section 10 Suburbs of Auckland was officially conveyed to Charles John Small of Morningside, storekeeper for the sum of £145 (DR R16/702, Archives NZ). Small (or other person) may have occupied the property for longer than the land records suggest. In 1882 a large portion of Allotment 170 was subdivided and advertised for sale with the accompanying plan showing a structure already erected on the New North Road frontage of Lot 6 and marked as sold (Figure 5). The plans were able to be viewed at the auctioneers rooms (B Tonks & Co) and at the Morningside Store, with a newspaper advertisement (New Zealand Herald, 25 November 1882:8) reading:

“WEDNESDAY. NOV 29 MORNINGSIDE. RAILWAY STATION ON PROPERTY. VOLCANIC LAND! BUSES HOURLY! TRAINS SIX DAILY! B. TONKS AND CO have been instructed by A. K. Taylor. Esq., to sell on Wednesday, November 29, at 12 o'clock. THE ABOVE PROPERTY. This is a genuine sale of a really first-class property a portion having already been sold and built on. A Church, Parsonage, and Store are erected, and also a number of Villa Residences. The Property has been cut up, with a view of having a good class of buildings, into lots up to nearly four acres in extent, but purchasers of smaller bits can have an opportunity of supplying their wants close to the Railway Station, which occupies the centre of the Estate. The Land is volcanic. A Church, School, Stores, Builder's Establishment Blacksmith's Shop, Wheelwright's Shop, etc, are now in full running order on the property. Trains and Busses are running continuously, practically bringing it within a few minutes of the city. The greater number of the allotments front on to the Main North and Mount Albert Roads. Plans at Auctioneers', or Morningside Store.”

Figure 6 shows the Morningside Store during the 1880s, appearing to incorporate a shop to the left and a residential portion to the right. A later image (Figure 7) shows an extension to the residence has been undertaken, the extent of the addition can be seen in the joins of weatherboards and the slight colour variation on the shingle roof.

C J Small died in England in 1895 (*Auckland Star*, 14 September 1895:8), however land records do not record his death, will or probate. The store was likely run by family or other persons (lessees) not recorded in land records. It is known that there were other proprietors, notably F H Bevin (*Auckland Star*, 9 June 1910:3), T H Bevin c 1911-1913 (*Auckland Star*, 18 January 1911:2 and *Auckland Star*, 28 February 1913:3), H E Burr (*New Zealand Herald*, 14 July 1914:1) and Mrs Ellis (*New Zealand Herald*, 8 May 1916:1).

In 1927 a strip along the New North Road frontage was transferred to the Mayor, Councillors and Burgesses of the Borough of Mount Albert (NA460/62, LINZ). Certificate of Title NA561/282 was issued to Charles John Small on 27 March 1933 (LINZ), with the property transferred to his son Charles Sydney Small of Dairy Flat, farmer and Percy Dufaur of Auckland, law clerk on 5 May 1936. That same day the property was transferred to Rosa Ellen Small of Auckland, spinster. Rosa was the daughter of Charles John and Kate Small, sister to Charles Sydney Small. Rosa Small retained ownership until her death in 1967 with the property title transferred to The New Zealand Insurance Company Limited as executor on 9 May 1967. On 18 June 1967 the property was transferred to Leslie Young of Auckland, grocer and Gwladys Minnie Young, his wife. On 23 July 1970 the property was transferred to Clyde Canty and Harold Joseph Benesh of Auckland, Ministers of religion. On 13 February 1980 the property was vested in the Watch Tower Bible and Tract Society of New Zealand (NA561/282, LINZ).

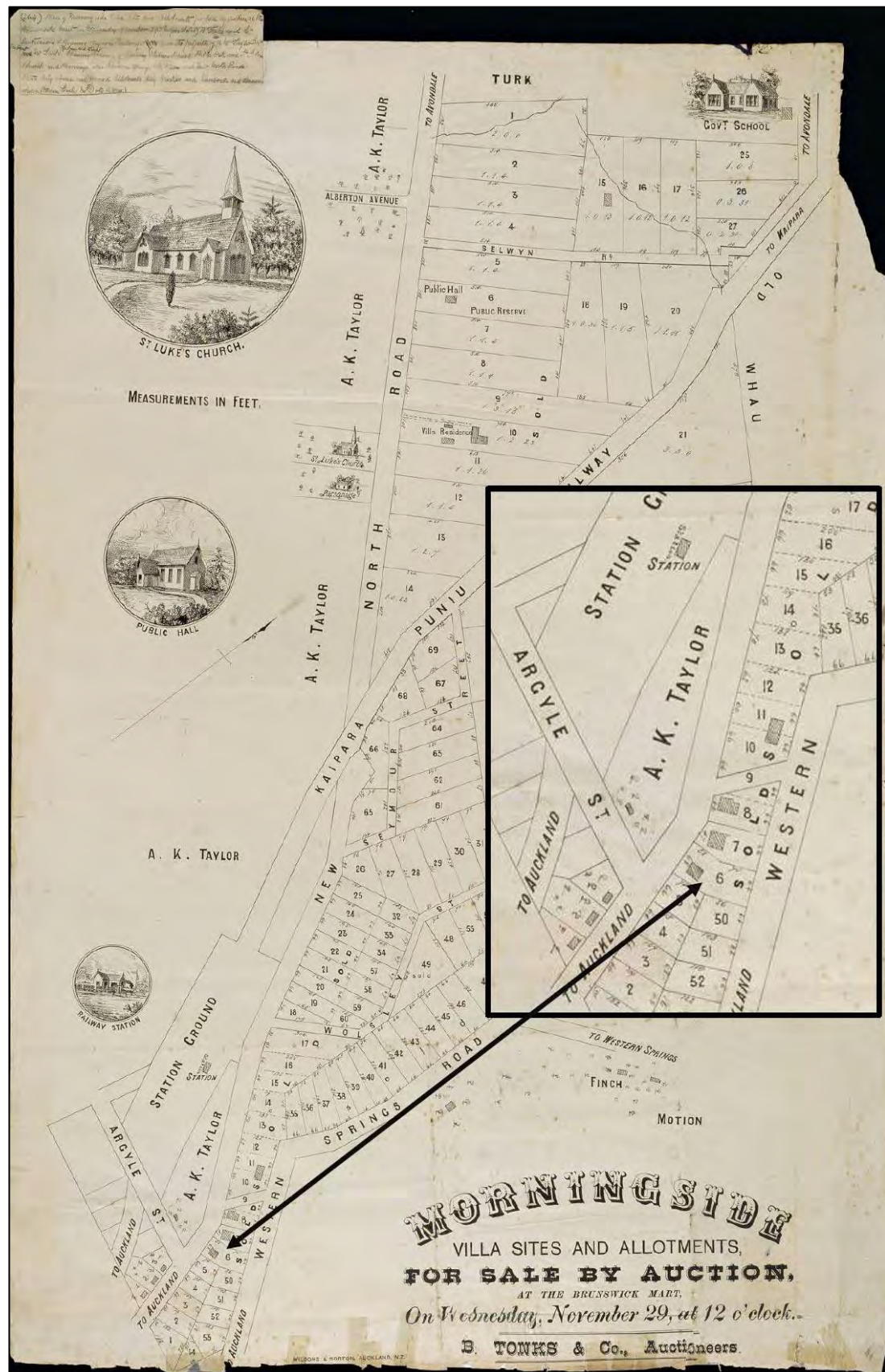


Figure 5 Morningside villa sites and allotments for sale by auction at the Brunswick Mart on Wednesday, November 29th, at 12 o'clock. Wilson & Horton, 1882. Auckland Libraries Heritage Collections Map 4497-7. Map shows Lot 6 already sold at that time with building erected thereon.



Figure 6 Showing the Morningside Store, proprietor C J Small, with family standing outside. Photographer unknown, c1880s. Auckland Libraries Heritage Collections 255A-123



Figure 7 Showing the Morningside Store, proprietor C J Small, with a man and children standing outside. Photographer unknown, c1880-1890s. Auckland Libraries Heritage Collections 255A-124. Note addition to right side of premises.

ARCHAEOLOGICAL BACKGROUND

A search of the New Zealand Archaeological Association ArchSite database and the Auckland Council Heritage Inventory (CHI) established that there are no recorded archaeological sites on the project property (Figure 8). However, within a 200 metre radius of the project area there are two recorded sites that consist of the site of the original Mt Albert Primary School constructed in 1870 (R11/31030; CHI# 22861) and the site of the original 19th century Morningside Railway Station and platform, (R11/3320; CHI# 19370) to the northeast and southwest respectively (Figure 8). There are a number of other historic heritage sites in the wider area, the majority of which are historic houses or other buildings that relate to the 19th century development and occupation of this area by European settlers.

The former Mount Albert Borough Council Chambers building is situated next door and to the east of the project property. The building is recorded on the Auckland Council Cultural Inventory (CHI# 21901) under the Historic Structure category and site type Building – local government. The building is also scheduled on the Auckland Unitary Plan (AUP) under Section 14.1 - Schedule of Historic Heritage with the ID# 02809 and with the description ‘Mount Albert Borough Council Chambers (former)’ under category B, and with the values A and B. Category B is for sites that are acknowledged to have ‘considerable significance to a locality or greater geographic area’, while Heritage Values ‘A’ and ‘B’ relate to historical and social values respectively. The interior of the building is excluded from the schedule. As part of the schedule the extent of place is defined as the southern part of Lot 1 DP 72255 beneath the footprint of the building.

There is little recorded evidence of pre-European Māori occupation within the Kingsland / Morningside area, as the area was quickly built up from the 1870s onwards. However, there is a shell midden (R11/21; CHI# 5768) situated approximately 500m to the west of the project property at Fowlds Park. The main concentrations of archaeological evidence associated with Māori occupation in the vicinity of Kingsland are at Waiorea / Western Springs approximately 1.25km to the northwest, while Maungawhau (Mt Eden), located approximately 2.5km to the east-southeast, is a nationally significant volcanic cone pa.

There has been very little archaeological research or investigations undertaken in the Kingsland / Morningside areas, and none in the vicinity of the project property.

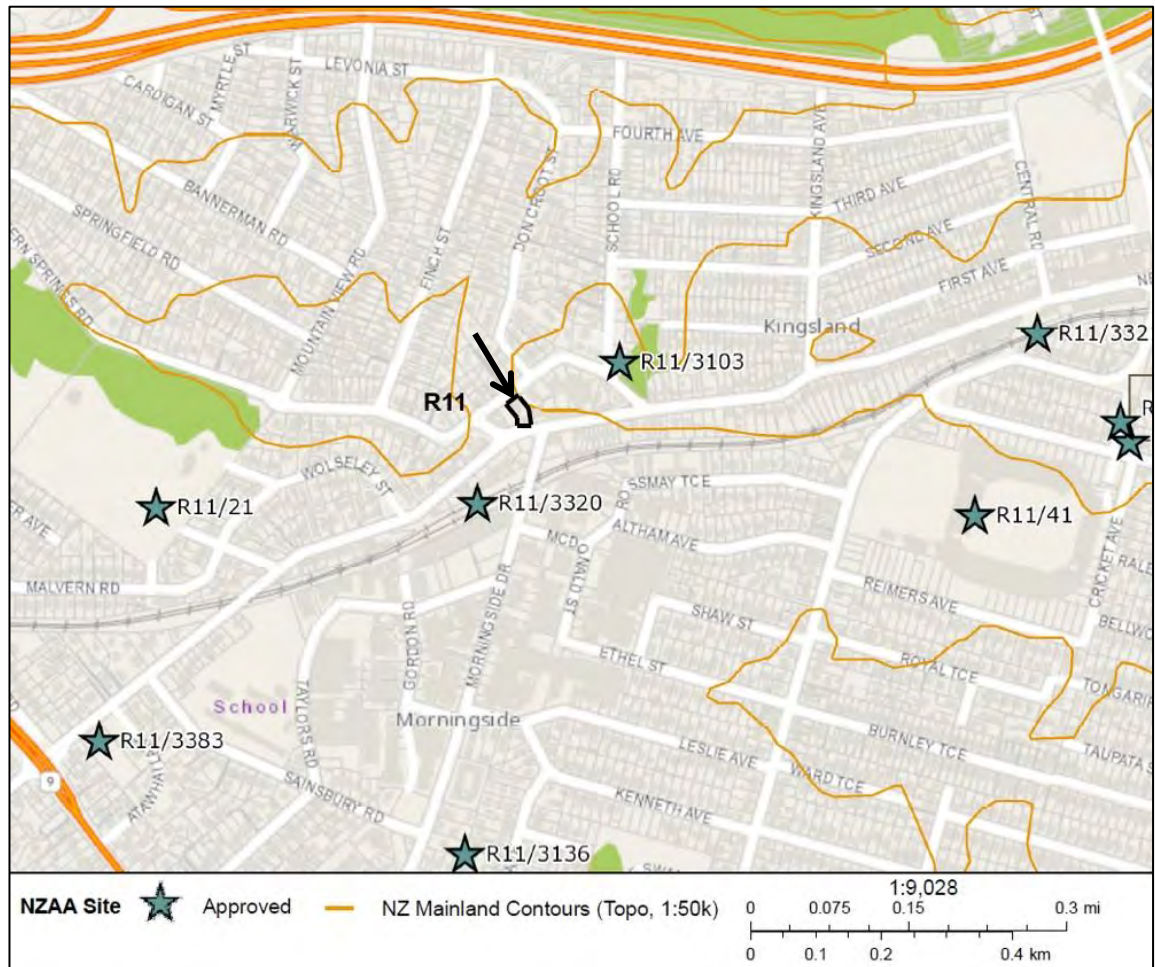


Figure 8 Recorded archaeological sites in the surrounding area of the project property (black outline indicated by arrow). Source: NZAA ArchSite website.



Figure 9 Scheduled extent of place of the former Mount Albert Borough Council Chambers building situated to the east and adjacent to the project property at 615 New North Road (Lot 1 DP 72255). Source: Auckland Council GIS Maps.

HISTORICAL SURVEY

Information from Early Maps and Plans

A search of old maps and plans did not identify any features of archaeological interest on the project property.

Information from Early Aerials

A search of historical images on Retrolens produced six aerial photographs dating between 1940 and 1985 that depicts the 617-619 New North Road property. An aerial photograph taken on 22 April 1940 depicts the historical villa at the front of the property on the New North Road frontage, while what appears to be a timber built structure fronting onto Western Springs Road is visible at the rear of the property (Figure 10). The house is subsequently present on five further aerial photographs taken between 1951 and 1972. However, an aerial photograph taken in 1985 illustrates that the present brick built structure had been constructed by that time.

It is unclear when the structure at the rear of the 617-619 New North Road property was built, however, it is entirely plausible that it is of late 19th century date. The aerial photographic evidence demonstrates that at some point between 1972 and 1985 the house was either removed or demolished, and the present brick built offices built.

Heritage Inspection and Evaluation of the Villa Building

A heritage inspection and evaluation of the timber villa building at the New North Road frontage of the project property was undertaken by Archifact Architecture and Conservation Limited, to establish the age of the extant timber structure (Archifact 2022; see Appendix B). The report did not establish an original construction date for the building but did establish that the building was of 19th century date (Archifact 2022). The evaluation of historical photographs in conjunction with the visual inspection of the building identified that the structure had been subjected to a number of alterations between the late 19th and early 20th century (Archifact 2022). The report ultimately established that the overall built form and structural elements of the building remain legible, and that a moderate level of the original elements and built fabric remain within the present structure (Archifact 2022). The former Morningside Store and residence has now been recorded on the NZAA Site Record Database as site R11/3418.



Figure 10 Aerial photograph taken on 22 April 1940 which illustrates that at that time there was a house situated at the rear of the property that fronted onto Western Springs Road (circled inset). Retrolens ref. SN146. Source: Retrolens Historical Image Resource.

FIELD ASSESSMENT

Field Survey Results

The field survey was undertaken on 30 March 2022 under dry, sunny and partly cloudy skies. The survey property consists of Lot 2 DP 72255 the southern part of which is bounded by and fronts onto New North Road, while the northern part of the property fronts onto and is bounded by Western Springs Road. To the east the survey property is bounded by the former Mount Albert Borough Council Chambers building at 615 New North Road while in the west it is bounded by a childcare centre at 621 New North Road (Figure 2).

The front half of the property which fronts onto the northern side of New North Road consists of the late 19th century timber structure which currently houses the Peel to Pip Café (Figure 11). A brick built chimney is visible above the roofline on the eastern side of the house where a roll topped verandah is also present with fret work (Figure 12).

The rear half of the property consists of a tar sealed driveway that appears to follow the original contours of the site, and the later 20th century brick built office building currently occupied by the Unite Union (Figure 13 and Figure 14).

The driveway extends to an asphalted car park area at the back of the Peel to Pip Café (Figure 15).

Other than the fabric of the historical villa building, no other archaeological features or deposits were identified during the field survey.



Figure 11 The 617-619 New North Road frontage with the c1880 villa building currently operating as the Peel to Pip Café.



Figure 12 Northwest facing view of the eastern frontage of the historical villa building with a brick chimney visible and roll top verandah with fretwork.



Figure 13 Looking north along the driveway and the eastern side of the later 20th century brick built offices currently occupied by the Unite Union.



Figure 14 Looking southeast at the entrance to the office building and driveway fronting onto Western Springs Road.



Figure 15 Looking south at the end of the driveway to the asphalted car park surface at the back of the Peel and Pip café.

DISCUSSION AND CONCLUSIONS

Summary of Results

Prior to the field survey of 617-619 New North Road there were no archaeological sites recorded on the property. However, historical research has established that from the at least the early 1880s there was the Morningside Store and associated residence on the property, that may have originally been constructed as early as the 1870s. A built heritage evaluation undertaken by Archifact identified that the structure had been subjected to a number of alterations between the late 19th and early 20th century. A visual inspection of the interior and exterior by Archifact also established that a moderate level of the original elements and built fabric of the store and house remain within the present structure. The structure has been recorded on the NZAA ArchSite database as R11/3418.

While the field survey did not identify the presence of any archaeological deposits and or features on the project property, the known history of the site indicates that it is extremely likely that subsurface archaeological deposits and features will be present. However, the gentle sloping topography to the rear of the villa building and extending to the northern part of the property fronting Western Springs Road appear to follow the original ground contours, indicating that any earthworks were not of a substantial nature. The exception is the later 20th century office building, that likely has truncated archaeological horizons within its footprint. From the known pattern of early European settlement in the area it is considered possible that a late 19th century house or other such structure may have been situated in the northern part of the property and a 1940 aerial photo indicates a timber house in the area, demolished between 1972 and 1985.

There are very few sites relating to Māori occupation in the surrounding area. However, as the project property and the wider local area has been urban since the later 19th and early 20th centuries, the presence of recorded archaeological features or deposits relating to Māori occupation of the area is considered very low.

Māori Cultural Values

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

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 Māori, especially where these have no physical remains. As the development property is in a built up urban environment, field survey was therefore limited and did not consist of subsurface testing.

Archaeological Value and Significance

The Auckland Unitary Plan Operative (AUP OP) 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 site on 617-619 New North Road (see Table 1 and Table 2).

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 R11/3418 is considered to have moderate archaeological value based on the criteria discussed.

Table 1. Assessment of the historic heritage significance of site R11/3418 (Historic/domestic) 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	The structure formed part of the early residential development of Morningside, operating as a store.	Moderate
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	The structure is not linked to a particular community and has no known social values.	Little
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 has some potential to provide knowledge of building construction and alterations including building materials used.	Moderate
e) technology: The place demonstrates technical accomplishment, innovation or achievement in its structure,	The structure has no known technical values as it has undergone alterations.	Little

construction, components or use of materials		
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 structure as currently assessed has no particular physical attributes indicating notability.	Little
g) aesthetic: The place is notable or distinctive for its aesthetic, visual, or landmark qualities	The structure is distinctive in the local area as it retains the verandah and shop front on the road frontage.	Moderate
h) context: The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting	The structure is one of the few surviving 19 th century places used for both commercial and residential purposes.	Moderate

Table 2 Assessment of the archaeological values of site R11/3418 (Historic / domestic) based on Heritage NZ criteria (Heritage NZ 2019: 9-10)

Value	Assessment
Condition	<i>The villa and store structure are in good condition, although the condition of any subsurface remains relating to the 19th century settlement of the store and house is not known.</i>
Rarity	<i>19th century villas are not rare in Auckland; 19th century stores, however, are rare and rarely excavated.</i>
Contextual value	<i>The villa building forms a link with the early period of European settlement in the area, although it is noted that almost all structures dating to the same period have not survived.</i>
Information potential	<i>There is potential for the investigation and scientific analysis of any archaeological remains to provide important information in relation to the running of the store and use of the house by the Small family, as well as to inform on what the store was supplying to the contemporary populace. Any foundations exposed could also provide information relating to the design and construction of the villa, including materials and technique of both the original structure and the later additions/alterations.</i>
Amenity value	<i>Nil. The house will be relocated and the property completely earth worked.</i>
Cultural associations	<i>Early European.</i>
Other	<i>The site has historical values relating to the early European settlement of the Morningside / Kingsland area and the original owners the Small family.</i>

Effects of the Proposal

The proposed works consist in the main of the removal and relocation of the historical former store and villa to another site away from the existing property. This will be undertaken to enable the largescale earth works required to excavate the footings and basement (3m+ below surface) of the multi-storey residential apartment building. These works will entail the complete removal of any surviving archaeological horizons (with the possible exception of the lower depths of a well if present).

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. It is considered likely that unrecorded subsurface archaeological sites will be exposed during development at 617-619 New North Road as there will almost certainly be archaeological features related to the 19th century occupation of the former store and associated house such as the footprints of any outbuildings, refuse pits, a well.

While the 19th century building is to be relocated outside of the development area, any subsurface foundations, chimney footings, and archaeological deposits (such underfloor refuse deposits) relating to occupation of the house and store will be destroyed by earthworks. Therefore an Authority from HNZPT is required.

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 Māori and early European origin or human burials.

Resource Management Act 1991 Requirements

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’*. Archaeological and other historic heritage sites are resources that should be sustainably managed by *‘Avoiding, remedying, or mitigating any adverse effects of activities on the environment’* (Section 5(2)(c)).

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’*.

Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other heritage sites. The plans are prepared under the rules of the RMA. The Auckland Unitary Plan (AUP) Schedule 14.1 Schedule of Historic Heritage, are relevant to the proposed activity.

This assessment has established that the proposed activity has the potential to affect site R11/3418. This site is not scheduled on the District 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 store and the villa.

If resource consent is granted, it is recommended that a condition requiring archaeological monitoring of earthworks is included. It is also recommended that an advice note regarding the provisions of the HNZPTA is included, as an Authority under that Act will be required for any modification and investigation of archaeological remains.

The Accidental Discovery Rule (E12.6.1) also applies if archaeological remains are discovered through earthworks or land disturbance activities, requiring a specific set of stop works and notification procedures. The Rule no longer applies in respect to archaeological sites once an archaeological Authority under the HNZPTA is in place, as the procedures set out under the Authority (as well as any conditions set out in the resource consent) would take precedence.

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), –

(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)’³

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 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.

³ 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.

Site R11/3418 is to be removed from the property and relocated to another site. It is considered highly likely that unidentified subsurface archaeological remains relating to the 19th century occupation of site R11/3418 will be exposed during development.

As the proposed development will likely affect subsurface remains relating to site R11/3418, an Authority must be obtained from Heritage NZ before any work can be carried out that may affect the site. The conditions of the authority are likely to include the archaeological recording/investigation of any remains affected.

Conclusions

The proposed residential apartment development at 617-619 New North Road has the potential to affect archaeological remains relating to the occupation of the former store and villa (site R11/3418). While the 19th century building itself is to be moved and relocated away from the site, archaeological remains such as building foundations, refuse pits, a well, and the remains of associated outbuildings are likely to be exposed during earthworks, especially to the rear of the building. It is also possible that archaeological remains relating to a further 19th century building may be present in the northern half of the property.

Any unavoidable adverse effects on archaeology present on the property can be mitigated through the recovery of archaeological information relating to the 19th century occupation of the house through monitoring and recording. This will require an Authority from Heritage NZ.

RECOMMENDATIONS

- As site R11/3418 cannot be avoided, the adverse effects should be mitigated through archaeological investigation to recover information relating to the history of the site and wider area, under an archaeological Authority issued by Heritage NZ under the HNZPTA (note this is a legal requirement).
- An Authority to modify archaeological sites within the Project area must be applied for under Section 44(a) of the HNZPTA prior to the start of earthworks. This will be required if the recorded site is affected and also to provide for the management of any unidentified subsurface remains that might be exposed by earthworks.
- That a pre-application meeting be sought with Heritage NZ to discuss the project.
- Prior to the removal and relocation of villa R11/3418, additional documentation of the villa building should be made following the HNZPT AGS1 (2018) Building recording Guidelines to Level 3. However, if the villa is to be relocated and there is modification of the surviving 19th century elements, then more detailed recording should be made (to Level 2).
- The removal of the villa R11/3418 should be monitored by an archaeologist and any subsurface foundations and other structural information recorded and investigated.
- All earthworks that may affect subsurface archaeological sites should be monitored by an archaeologist to establish whether any unrecorded subsurface remains are present.
- 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 wahi tapu, the tangata whenua should be consulted regarding the possible existence of such sites on the property.

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APPENDIX A: SITE RECORD FORM – R11/3418

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION	
 Site Record Form archaeological site recording scheme	NZAA SITE NUMBER: R11/3418 SITE TYPE: Historic - domestic SITE NAME(s): Morningside Store DATE RECORDED:
SITE COORDINATES (NZTM) Easting: 1754746 Northing: 5917732 Source: On Screen	
IMPERIAL SITE NUMBER: METRIC SITE NUMBER: R11/3418	
 Scale 1:2,500 Eagle Technology, Land Information New Zealand, OpenStreetMap Contributors, Kiwi rail	
Finding aids to the location of the site Located at 617-619 New North Road, Morningside / Kingsland. The building is currently the Peel to Pip Café.	
Brief description	
Recorded features Building - general store	
Other sites associated with this site	
Printed by: richardshakles 22/06/2022 1 of 6	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD HISTORY	NZAA SITE NUMBER: R11/3418
Site description Updated 22/06/2022 (Field visit), submitted by richardshakles , visited 22/06/2022 by Shakles, Richard Grid reference (E1754746 / N5917732) Morningside Store and attached house owned and operated by Charles John Small and family from circa 1880. C J Small died in England in 1895 (Auckland Star, 14 September 1895:8), however land records do not record his death, will or probate. The store was likely run by family or other persons (lessees) not recorded in land records. It is known that there were other proprietors, notably F H Bevin (Auckland Star, 9 June 1910:3), T H Bevin c 1911-1913 (Auckland Star, 18 January 1911:2 and Auckland Star, 28 February 1913:3), H E Burr (New Zealand Herald, 14 July 1914:1) and Mrs. Ellis (New Zealand Herald, 8 May 1916:1). A built heritage evaluation undertaken by Archifact Ltd identified a number of that the structure had been subjected to a number of alterations between the late 19th and early 20th century. A visual inspection of the interior and exterior by Archifact also established that a moderate level of the original elements and built fabric of the store and house remain within the present structure. Condition of the site Updated 22/06/2022 (Field visit), submitted by richardshakles , visited 22/06/2022 by Shakles, Richard Good, currently in use as a café. Statement of condition Current land use: Threats:	

Printed by: richardshakles

22/06/2022

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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD INVENTORY

NZAA SITE NUMBER: R11/3418

Supporting documentation held in ArchSite

617-619 New North Rd - Location Aerial



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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

617-619 New North Rd - As seen March 2022



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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

Morningside Store, proprietor C J Small, with family standing outside. Photographer unknown, c 1880s. Auckland Libraries Heritage Collections 255A-123



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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

Morningside Store, proprietor C J Small, with a man and children standing outside. Photographer unknown, c1880-1890s. Auckland Libraries Heritage Collections 255A-124. Note addition to right side of premises



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22/06/2022

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APPENDIX B: ARCHIFACT HERITAGE INSPECTION AND EVALUATION OF 617 NEW NORTH ROAD



fig. 1 617 New North Road.
(archifact – architecture & conservation ltd, 2022)

617 New North Road Morningside Auckland

heritage inspection and evaluation

archifact – architecture & conservation ltd

June, 2022

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Auckland, June 2022



heritage inspection and evaluation

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617-619 new north road [2220204]

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1. identification of the place

1.1 address

617-619 New North Road
Kingsland
Auckland 1021

NZTM:
Easting: 1754739 / Northing: 5917745

1.2 legal description

LOT 2 DP 72255

2. methodology

This report offers an independent and objective heritage inspection and evaluation (including investigation into the development chronology) of the existing building at 617 New North Road.

Each area of the existing building has been visually assessed either partially or fully, depending on access, photographic accessibility, and time constraints.

The visual, non-invasive inspection made of each of the spaces within the building is subject to the observation constraints noted at Section 3.2.

3.2 constraints

Full and free access to the interior and exterior of the building was enabled.

Observation and digital image capture of the exterior and interior wall elements has been made from ground level only.

Access to the roof space and underfloor space was not available at the time of the survey.

Invasive investigations of fabric have not been undertaken.

Site observations were taken on the 26th of May 2022. The weather conditions were sunny and dry.

All images are copyright of Archifact unless stated otherwise.



2. site



Fig. 2 Site aerial showing the site context, with the subject site (arrowed) at 617 New North Road, Kingsland. (Auckland Council GeoMaps GIS Viewer, 2022)



Fig. 3 Looking north towards the subject site at 617 New North Road.

3. historic context and site development



Fig. 4 Extract view of 1882 "Morningside - Villa sites and allotments for sale by auction" map, with annotations of the subject site (lot 6) being sold with a building erected thereon. (full image inset). (Auckland Libraries Heritage Collections Map 4497-7)



Fig. 5 Photograph showing the Morningside Store on the subject site circa 1880s. (Auckland Libraries Heritage Collections 255A-123)



Fig. 6 Photograph showing the Morningside Store on the subject site circa 1880-1890s. The extent of the later addition to the right is distinguishable due to the colour variation on the shingle roof and the butt joins to the weatherboard. (Auckland Libraries Heritage Collections Map 4497-7)



Fig. 7 The building at 617 New North Road has been subject to various additions and alterations between the earliest known photograph taken in c1880s and the photograph above taken in 1985. Note the extension to the shopfront window, the addition of a chimney, the change of the roof form, and alteration of the building's fenestration. (Auckland Libraries Heritage Collections Map 4497-7)



Fig. 8. 617 New North Road at the time a site visit was conducted.

3.1 investigation of building development

The earliest available photograph of 617 New North Road (figures 5 and 9) from circa 1880s shows a modest building of timber construction integrating the original building Morningside Store into the right hand portion of the building (that portion of the building serving as private residence). It is unknown when this structure was originally constructed. Figure 9 (over the page) gives an indication that the building had previously been subject to alterations, with the misalignment of the weatherboards on the side of the building suggesting the shopfront window as being a later addition.

A later photograph circa 1890s (figures 6 and 18) shows an extension to the residential portion of the building which is distinguishable due to the colour variation on the shingle roof and the joins of the weatherboard. From the 1890s till mid-1900s, there are no other readily available photographs or documents which record the extensive additions and alterations that had been undertaken to achieve the built form of the existing building at 617 New North Road.

A comparison between the available historic photographs and the condition of the existing building today provides several indications that suggest a moderate level of the original elements and built fabric still remain within the building. Observations of these elements are explored below. What is speculated to be the original portion of the Morningside Store is now the front of house for the Pip to Peel café.





Fig. 9 Photograph showing the Morningside Store on the subject site circa 1880s. Note the misalignment of the weatherboards (indicated by the yellow arrow) suggests the shopfront window bay being a later addition to the original building (to the right).
(Auckland Libraries Heritage Collections 255A-123)



Fig. 10 Sketch of the presumed c1880s building plan. Dashed lines indicate assumed building elements and built form. The extent of the built form beyond what is shown in the available photographs is unknown. Arrows indicate areas of investigations illustrated in the images below and numbers correspond to figure numbers.



Fig. 11 General views of the cafés front of house.



Fig. 12 General views of the cafés front of house.



Fig. 13 General views of the cafés front of house.



Fig. 14 General views of the cafés front of house.



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Fig. 15 The vertical batten and slight misalignment of the interior panels suggests that there may have been previously an opening within the back wall of the store.



Fig. 16 Return wall within the café front of house appears to be the extent of the original store and aligns with the proportions of the original store.



Fig. 17 An area of damaged GIB plasterboard from the space behind the front of house revealed an exterior weatherboard cladding suggesting the extent of the original building and store.

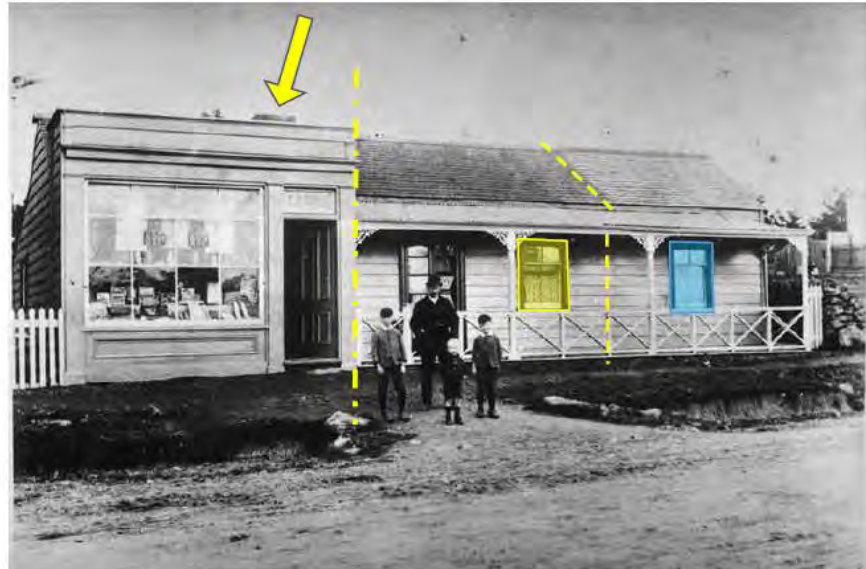


Fig. 18 c1880-1890s. Dash dotted line indicates the extent of the original shopfront c1880. Dashed line indicates the extent of the original building prior to the addition noted in figure 6. A chimney is slightly visible from behind building (yellow arrow). Windows have been highlighted to indicate their relationship to the existing building as annotated in figure 19 below.
(Auckland Libraries Heritage Collections Map 4497-7)



Fig. 19 617 New North Road as existing. Dash dotted line indicates the extent of the original shopfront c1880. Dashed line indicates the extent of the original building prior to the addition noted in the image above. The window and door have been highlighted to indicate their relation the c1890s building.
(Auckland Libraries Heritage Collections Map 4497-7)



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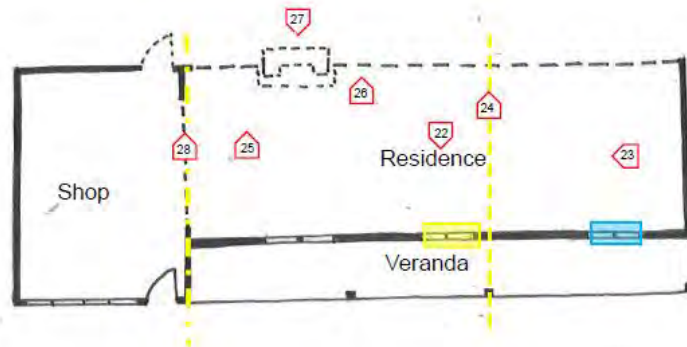


Fig. 20 Sketch of the presumed c1880s building plan. Black dashed lines indicated assumed building elements and built form. The extent of the built form beyond what is indicated in the available photographs is unknown. Coloured dashed lines and shapes relate to figures 18 and 19. Arrows indicate areas of investigations depicted in the images below and numbers correspond to figure numbers.

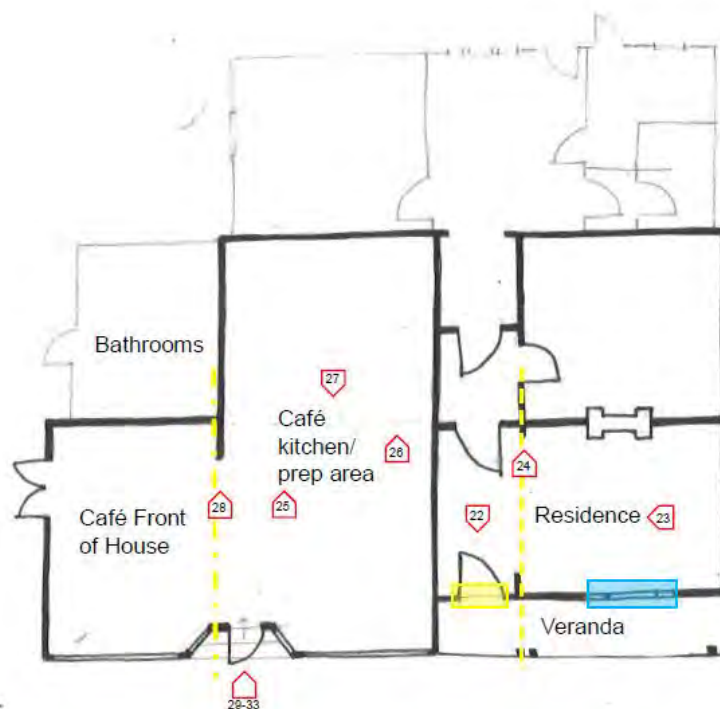


Fig. 21 Sketch plan of the existing building at 617 New North Road. Coloured dashed lines and shapes relate to figures 18 and 19. Arrows indicate areas of investigations depicted in the images below and numbers correspond to figure numbers.



Fig. 22 The entry door into the residential portion of the building replaced a window following the extension of the store. (Indicated by yellow square in figures 20 and 21)

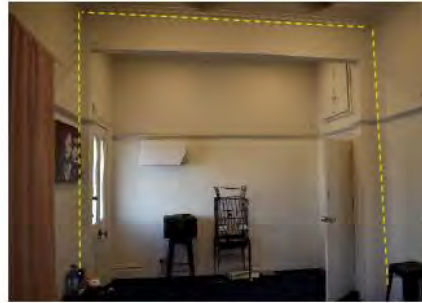


Fig. 23 Nib walls reveal the extent of the return wall of the c1880s building. (Indicated by the dashed lines)



Fig. 24 Slight variation noted in the ceiling battens between the original c1880s building and the c1890s addition.



Fig. 25 Ceiling beam aligns with the extent of the original store / front of house area suggesting the extent of the residence.



Fig. 26 Slight raise within the kitchen floor area aligns with the ceiling beam, indicating the edge and extent of original residential building.



Fig. 27 A scarfing joint in ceiling suggests the presence of a chimney. Markings align with chimney shown in figure 18 and 20.



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Fig. 28 As indicated in figure 16 and 18, the return wall within the front of house area appears to be the extent of the original Momingside Store.



Fig. 29 A join within the weatherboards along the street front elevation indicates the extent of the original shopfront, aligning with the return wall within the café in figure 28.



Fig. 30 The original door and transom window of the Momingside Store c1890s.



Fig. 31 The existing door and transom window of the café display similar architectural details that can be seen in the c1890s photograph suggesting these to be original features.



Fig. 32 The windowsill appears to be separate to the head and side jamb of the window, suggesting the transom window to be an inserted element.

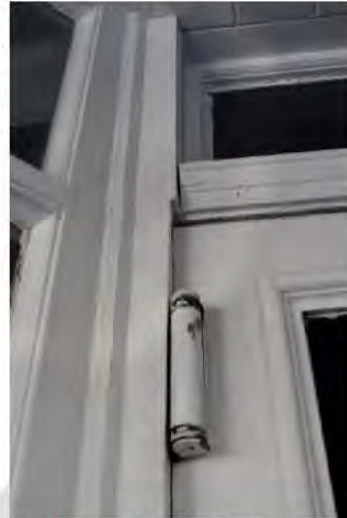


Fig. 33 A close up of the transom shows a gap between the jam and transom.

The visual assessment of the existing building at 617 New North Road in conjunction with historical photographs of the subject site provides evidence that a moderate level of the original building depicted in the circa 1880s and 1890s photographs still remain. While this pre-1900 building has been subjected to various additions and alterations through the late 19th and early 20th century, evidence of the overall built form and building elements still remain legible within the existing building.

Further assessments within the roof space, subfloor framing, foundations, and invasive investigations would enable further discovery of surviving fabric and the built chronology of the pre-1900 building.

