

19A-25 VERRAN ROAD AND 19 WEST GLADE CRESCENT, BIRKENHEAD, AUCKLAND: PRELIMINARY ARCHAEOLOGICAL ASSESSMENT

Prepared for Sweet New Zealand Partnership Ltd

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By

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Contents

Introduction	1
Project Background	1
Methodology	1
Historical Background	4
Māori Settlement	4
European Settlement	4
Land Use Information from Early Maps and Plans and Archival Research	6
Information from Early Aerials	12
Archaeological Background	15
Recorded Archaeological Sites	15
Other Historic Heritage Sites	15
Physical Environment	18
Topography, Vegetation and Land use	18
Field Assessment	19
Field Survey Results	19
Discussion and Conclusions	23
Summary of Results	23
Māori Cultural Values	23
Survey Limitations	23
Archaeological Value and Significance	23
Effects of the Proposal	24
Covid-19 Recovery (Fast-track Consenting) Act 2020	24
Heritage New Zealand Pouhere Taonga Act 2014 Requirements	25
Conclusions	26
Recommendations	27
Bibliography	28
Appendix A: Archival Records	29

INTRODUCTION

Project Background

Sweet New Zealand Partnership Ltd is proposing residential development at Birkenhead, Auckland. The properties involved are shown in Figure 1 and will be referred to as the Project Area in this report. The addresses and legal descriptions are as follows: 1/19A Verran Road and 19A Verran Road (Lot 2 DP 71586 covering 0.09ha); 21 Verran Road (Lot 3 DP 71586 covering 0.11ha); 1/23 and 2/23 Verran Road (Lot 4 DP 71586 covering 0.81ha); 25 Verran Road (Lot 5 and Lot 7 DP 39117 covering 1.4ha); and 19 West Glade Crescent (Lot 6 DP 39117 covering 0.15ha). The proposed development will consist of townhouses, apartment blocks and community facilities with access roads, car parking and bicycle parking included. The usable site area is estimated at 25,861m² with 9,735m² set aside as ecological area, which includes a proposed bushwalk pathway (Figure 2).

An archaeological assessment was commissioned by Sweet New Zealand Partnership Ltd to establish whether the proposed work is likely to impact on archaeological values. This report has been prepared in support of an application by Sweet New Zealand Partnership Ltd for a referred project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 ('the Act'), which is a referred project under Schedule 2 of the Act, COVID-19 Recovery (Fast-track consenting) referred Projects Order 2020. It is part of the required assessment of effects accompanying a resource consent application for fast-track approval under the Act and identifies 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 Operative in Part (AUP OP) 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 property. Literature and archaeological reports relevant to the area were consulted (see Bibliography). Early survey plans and aerial photographs were checked for information relating to past use of the Project Area. Archival research was carried out to establish the history of the properties.

A visual inspection of the property was conducted on 1 December 2022. The ground surface was examined for evidence of former occupation (in the form of shell midden, depressions, terracing or other unusual formations within the landscape relating to Māori settlement, or indications of 19th century European settlement remains). Exposed and disturbed soils were examined where encountered for evidence of earlier modification, and an understanding of the local stratigraphy. Subsurface testing with a probe and spade was carried out to determine whether buried archaeological deposits could be identified or establish the nature of possible archaeological features. Photographs were taken to record the topography and features of interest and the area and its immediate surrounds.



Figure 1. Upper map showing the location of the Project Area in the greater Auckland region and lower aerial plan showing the property boundaries (source: Auckland Council GeoMaps)

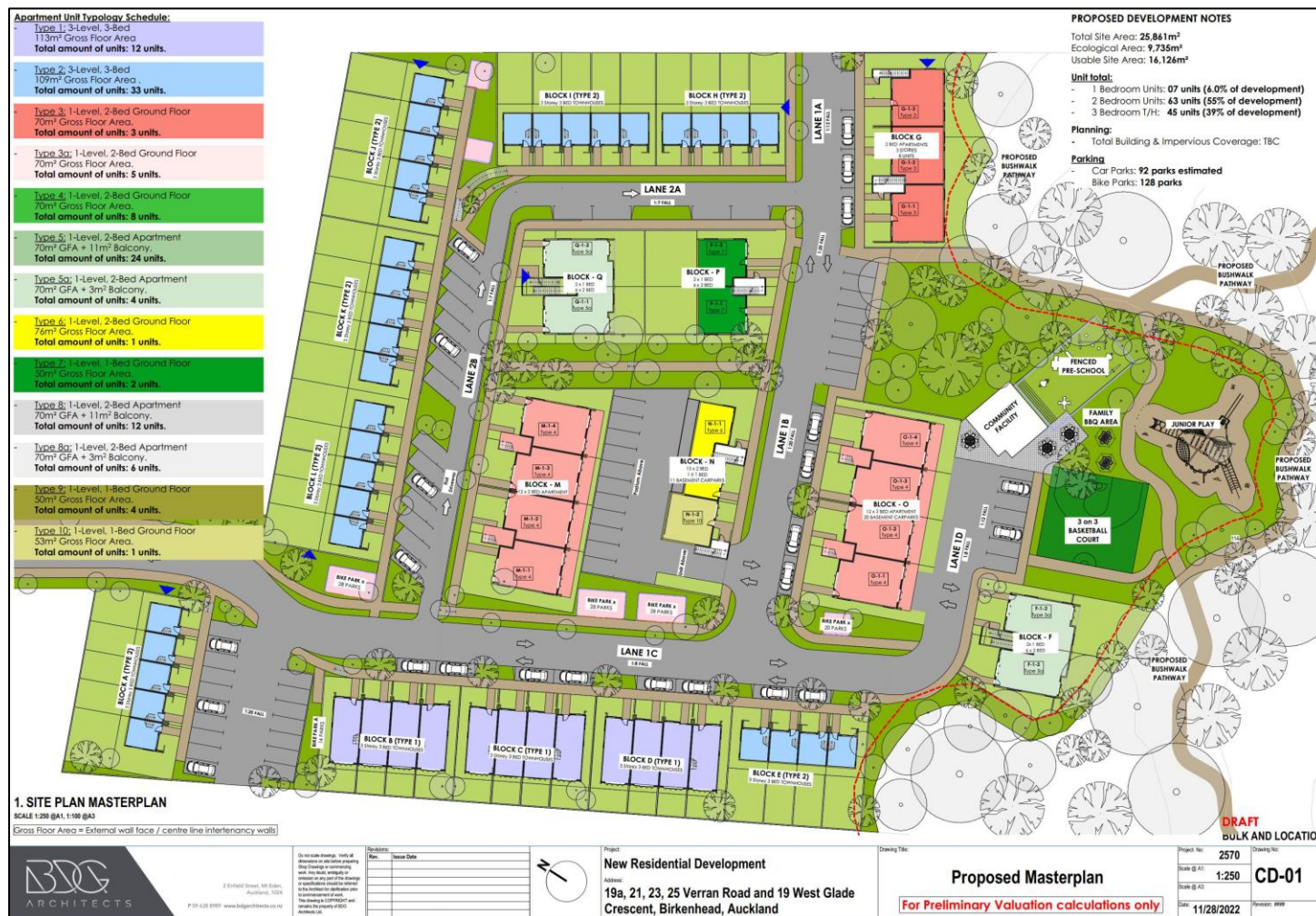


Figure 2. Preliminary Master Plan for the proposed development (source: BDG Architects)

HISTORICAL BACKGROUND

Māori Settlement¹

Unlike the soils of the Tāmaki-Makau-Rau isthmus, the northern shores of the Waitematā Harbour comprised predominantly clay soils that were unsuitable for extensive agriculture. The only suitable soils for the growing of crops were found around Lake Pupuke and North Head. However, the northern shores of the Waitematā did provide an extensive coastline with excellent fishing and edible vegetation within the densely forested areas, which resulted in the settling of large populations focused at Shoal Bay and from Milford to Ōkura (Verran 2010).

In the later periods inter-tribal struggles and external battles were almost continuous, and a number of iwi have ancestral associations with North Shore. A battle is recorded at Te Haukapua in the late 18th century between Ngāti Paoa and an alliance of Ngāpuhi, Te Kawerau and Te Parawhau, with Ngāti Paoa eventually moving to Waiheke Island (Simmons 1987; Davidson 1973; Auckland Council 2011). In 1820, Ngāpuhi chief Hongi Hika led a war party armed with muskets south into the Tamaki area, and in 1821 Ngāpuhi destroyed many of the Ngāti Paoa and Te Kawerau ā Maki settlements, while Ngāti Whātua abandoned their settlements in the region under the leadership of chief Apihai Te Kawau (McClure 2010).

In 1827, French explorer Dumont D'Urville visited the isthmus and was 'startled' to find the area depopulated. Māori had fled to small coastal settlements around Āwhitu, Waiuku, Maraetai and Port Waikato (McClure 2010). By 1830 some groups had returned to live around the shores of the Takapuna Tuff Crater Lagoon and the greater Shoal Bay area (McGowan 1993) as well as at Northcote Point, North Head and later at Kauri Point (Verran n.d.). The map in Figure 3 shows the Māori place names around the Project Area with the locations generally being concentrated along the coast.

European Settlement

Prior to the 1840s the Birkenhead area had no permanent European settlers and by this stage was only sparsely populated by Māori (Birkenhead Historical Society n.d.). The Mahurangi Purchase was made on 13 April 1841 between the Crown and chiefs of Ngāti Paoa, Ngāti Maru, Ngāti Tamaterā, and Ngāti Whanaunga (Turton 1877: Mahurangi District, Deed 192). This area encompassed the land from the north side of the Waitematā Harbour north to Te Arai (with two exemptions). The purchase consisted of over 1,000 square kilometres of land (ibid.). Following the Mahurangi Purchase, the Birkenhead, Northcote and coastal Birkdale areas were surveyed with lots put up for government auction. Large areas of land originally earmarked for the New Zealand Company passed to the Catholic Church by 1850, which proceeded to lease the land to finance a Catholic school (Verran n.d.).

Subdivision and sale of land on the North Shore began in 1843, although the availability of more accessible land on the southern side of the harbour meant that there was little demand in the North Shore Area (Heritage Consultancy Services 2011:11-12). There was

¹ From Judge 2014.

some interest in harvesting timber and some milling operations were set up, along with gum digging (ibid.).

European settlement of the area began to gain traction during the 1860s and broad scale bush clearance for farming and fruit growing that the district was to become famous for began. By the 1870s Birkenhead was still sparsely populated, comprising mainly farmers, gum diggers and a few remaining Māori (Birkenhead Historical Society n.d.). The year 1884 saw the opening of the Chelsea Sugar Works, which brought workers and their families and more houses to the district (Clough & Associates/Di Stewart & Associates/Noble 2003). The Sugar Works continued to dominate the area through to the beginning of the 20th century. In 1894 the first school opened at Birkdale and by 1913 the shopping area had been established. Around this time a more regular ferry service had also been established from Birkenhead rather than Stokes Point. The first school in Birkenhead was opened in 1919. A small group of gum diggers was still working in the area at Verran's Corner in 1934 (Birkenhead Historical Society n.d.). The increase in population in the Birkenhead area saw the establishment of the privately run Birkenhead Motor Bus and Transit Company in 1915. In 1927, the Blue Star Motor Service Ltd was established which offered an extra service to Beach Haven wharf (Verran 2003). The opening of the Auckland Harbour Bridge in 1959 resulted in huge changes for the Birkenhead area. The district changed rapidly from a rural fruit growing landscape into the intensively developed suburban area that Birkenhead is today (Birkenhead Historical Society n.d.).



Figure 3. Map of the Tāmaki Isthmus with Māori placenames. Redrawn from TAMAKI-MAKAU-RAU by Mr Leslie Kelly by Jan Kelly and Jonette Surridge, Department of Geography University of Auckland 1990 (Auckland Libraries Heritage Collections, Map 9502). General location of the Project Area circled in red

Land Use Information from Early Maps and Plans and Archival Research

Early maps and plans were reviewed to gather information on land ownership and usage in the Project Area with the information supplemented by archival research relating to land ownership (copies of the original documents provided in Appendix A). As can be seen in the land ownership information in Table 1, the land containing the Project Area (Allotment 150 Parish of Takapuna) was originally granted to James Wooley², auctioneer, in 1845. His ownership is also shown on the plan (undated but likely to date from the late 1840s) in Figure 4, which also shows that parts of Allotment 150 were covered in scrub. The plan also shows that Wooley owned a number of other properties in the vicinity including Allotments 154, 158, 159 and 164. There is no evidence that any homesteads were present in Allotment 150 at this time.

As can also be seen in Table 1, Allotment 150 changed hands a number of times during the remainder of the 19th century. The 1882 plan in Figure 5 shows a survey undertaken for land transfer which was drawn up for 'Hawkins', where the northern part of Allotment 150 (including the Project Area) was sold to Mary Forgham, a widow, who quickly sold the property on. The property was purchased by Isabella Bagot in 1899 and was subdivided with parts of the property sold between 1911 and 1920.

The plan in Figure 6 dated 1914 shows the subdivision of the northern part of Allotment 150, with the western part of the Project Area being located in Lot 5 and the eastern part left as Allotment 150, with the latter having the name 'J. Copeland³' annotated as the owner. The plan also has the description 'undulating country in grass and Ti tree' across the whole of the subdivision area, indicating that at least part of the Project Area was cleared of vegetation at this time. As the plan also has the annotation 'wire netting' annotated in Lot 5 and Lot 7 it is likely that fruit was being grown, as was common in the district in the past.

The plan dating from 1951 in Figure 7 shows the subdivisions that created the property at 25 Verran Road. It is noted that the plan in shows the property at 19 West Glade Crescent as a road reserve (marked as Lot 6) separating Lots 5 and 7, which make up the property at 25 Verran Road. This plan also shows that the southern part of Lot 7 is covered by bush. Lot 5, which today contains 19A, 21 and 23 Verran Road, is shown prior to the subdivision that created these properties with the name 'A. Garrett' annotated on the plan. The 1973 plan in Figure 8 shows the subdivision of Lot 5 which created the properties at 19A, 21 and 23 Verran Road.

In summary, the early plans show that the Project Area was granted to European settlers in the mid-19th century; however, there is no evidence that it contained a homestead or was used for anything other than general agricultural purposes prior to subdivision for residential development in the mid to late 20th century. It is noted that a house and orchard were present in Allotment 150 in the 1882 plan in Figure 5, but these are located at the southwestern part of the former Allotment 150 and not in the vicinity of the Project Area.

² Note that the deed of conveyance has the spelling of the surname as 'Woolly'

³ Note that the land transfer document has the spelling of the surname as 'Copland'.

Table 1. Historical Ownership of Allotment 150 Parish of Takapuna

Instrument	Vendor	Purchaser	Date Recorded	Where Recorded
Crown Grant	Crown	James Woolly, auctioneer	7 October 1845	CG 3G/394
Conveyance	James Woolly, auctioneer	Robert Waterston of Sydney, merchant	12 January 1847	DR 1D/155
Conveyance	Robert Waterston of Sydney, merchant	William Powditch of Epsom, esquire	30 October 1847	DR 1D/161
Conveyance	William Powditch & William Forsyth of Auckland, builder	James Harp of Auckland, builder	8 November 1850	DR 3D/229
Conveyance	James Harp of Auckland, ironmonger	Augustus Brown Abraham of Auckland, barrister	31 July 1852	DR 3D/231
Conveyance	Augustus Brown Abraham	William Aitken of Auckland, agent	18 June 1877	DR 23M/415
Conveyance	William Aitken of Auckland, agent	Benjamin Tapscott Hawkins of Stokes Point, gardener	25 October 1878	DR 32D/264
Transfer (northern part Lot 150)	Benjamin Tapscott Hawkins of Northcote, gardener	Mary Forgham of Northcote, widow	15 September 1882	NA28/126 NA30/57
Transfer	Mary Forgham of Northcote, widow	John Rendell of Auckland, draper	19 May 1883	NA30/57
Transfer (under power of sale – mortgage)	William Thomas Fairburn	Andrew Souter Robertson of Auckland, farmer	25 April 1890	NA30/57
Transfer	Andrew Souter Robertson of Auckland, farmer	Isabella Bagot, wife of Walter Thomas Bagot of Birkenhead, farmer	18 August 1899	NA56/215
Transfer (part)	Isabella Bagot	John William Copland	28 August 1911	NA56/215 NA182/98
Transfer (part)	Isabella Bagot	Frank Robertson	5 October 1911	NA56/215 NA189/266
Transfer (part)	Isabella Bagot	Mayor, Councillors and Burgesses of the Borough of Birkenhead	28 February 1912	NA56/215 NA188/229
Transfer (part)	Isabella Bagot	Frederick Chappin Thompson	14 May 1912	NA56/215 NA191/235
Transfer (part)	Isabella Bagot	John Alexander Mackay	21 November 1919	NA56/215 NA298/77
Transfer (part)	Isabella Bagot	Francis Robert Bromley	12 January 1920	NA56/215 NA299/273

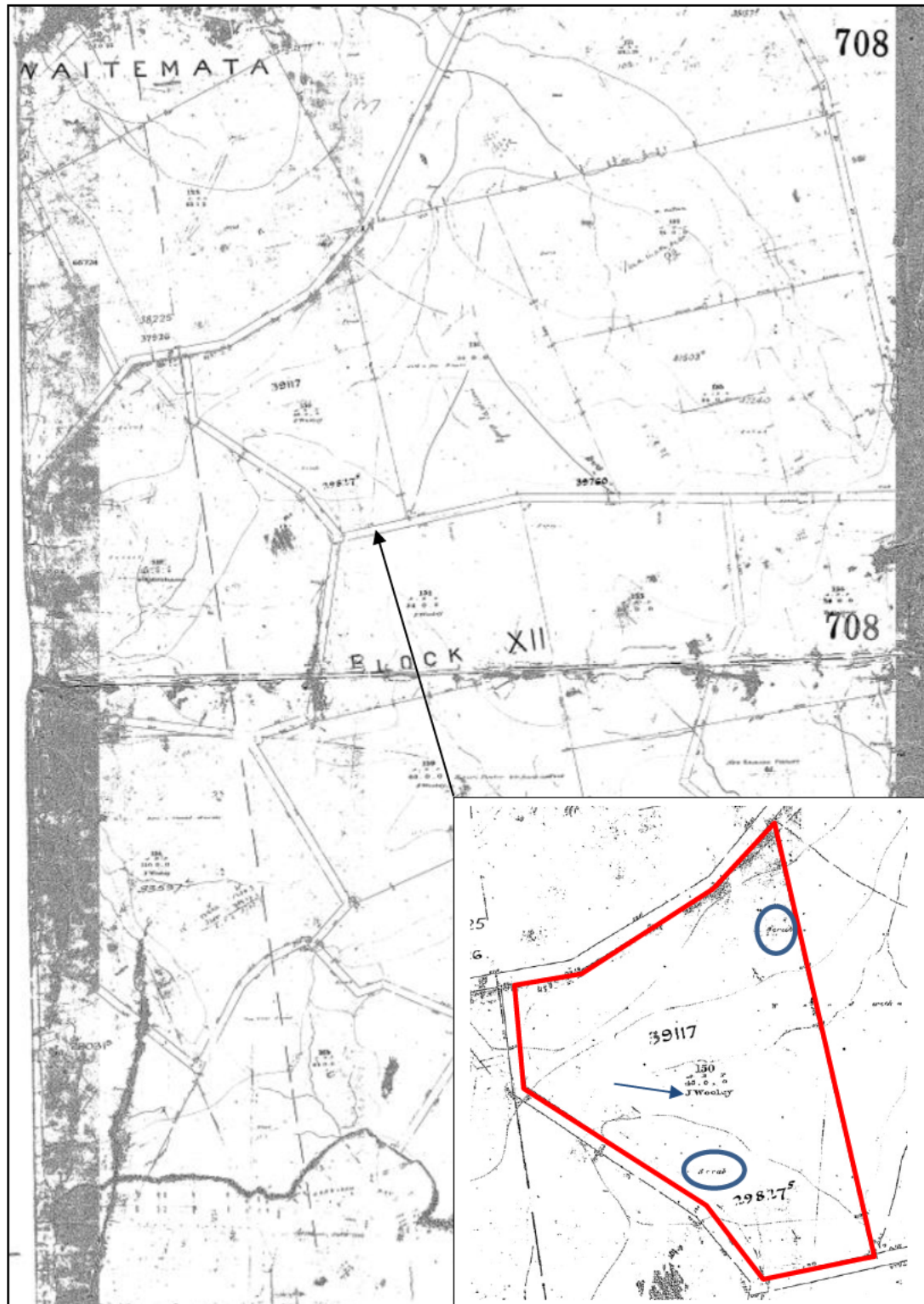


Figure 4. AK SO 708, undated plan with detail of Allotment 150 shown in lower inset and outlined in red; the name 'J. Wooley' is annotated (blue arrow) and areas of 'Scrub' are identified (circled in blue) (source: Quickmap)

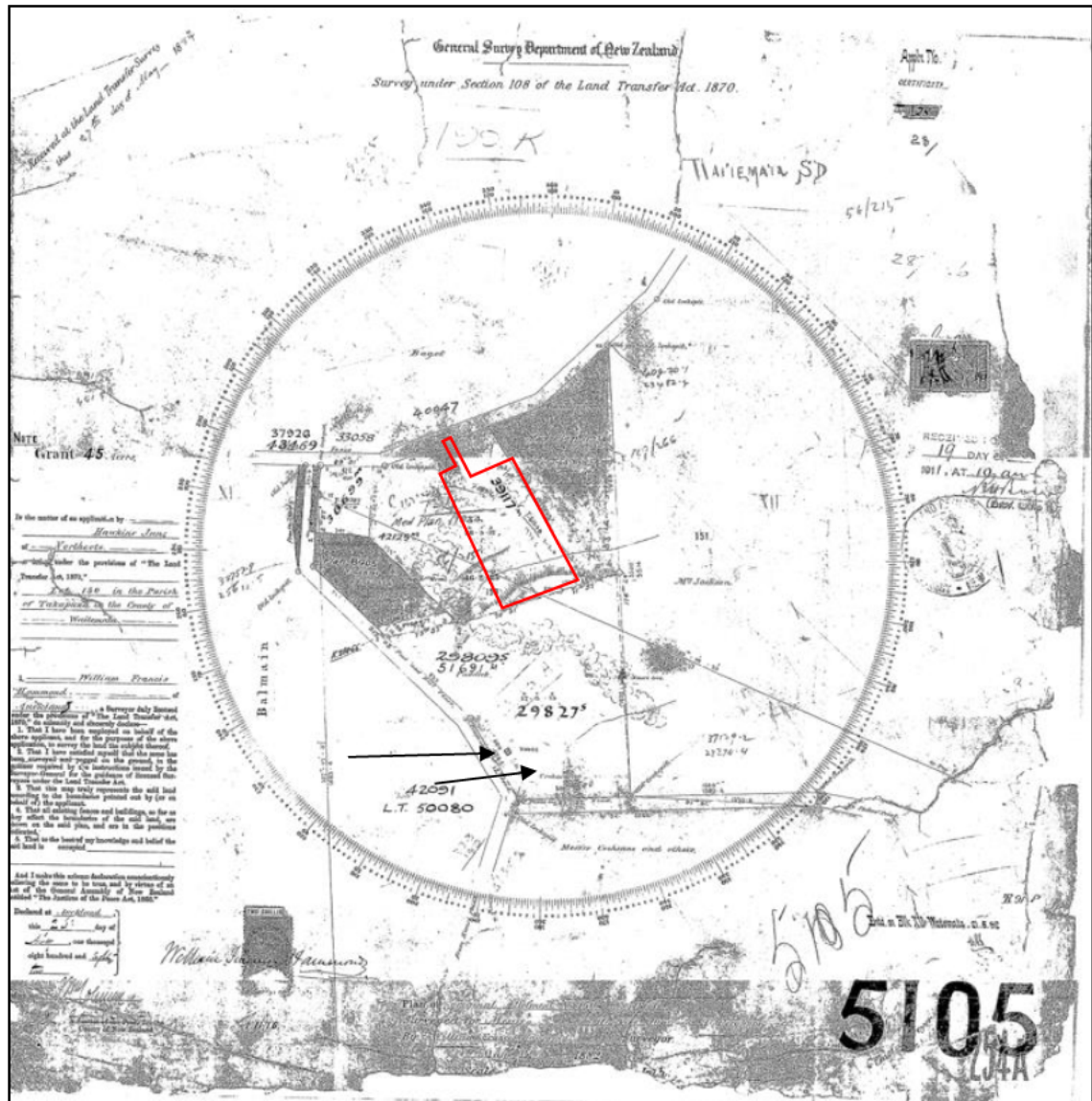


Figure 5. AK DP 5105 plan dated 1882 drawn up for 'Hawkins', with Project Area outlined in red and house and orchard in southern part of the Allotment 150 indicated by arrows (source: Quickmap)



Figure 7. AK DP 39117 plan dated 1951 showing the subdivision at 25 Verran Road (Lots 5 and 7 indicated by arrows, area of ‘bush’ on Lot 7 circled) and 19 West Glade Crescent which is shaded red and marked as ‘Lot 6 Road Res.’ See inset for detail (source: Quickmap)

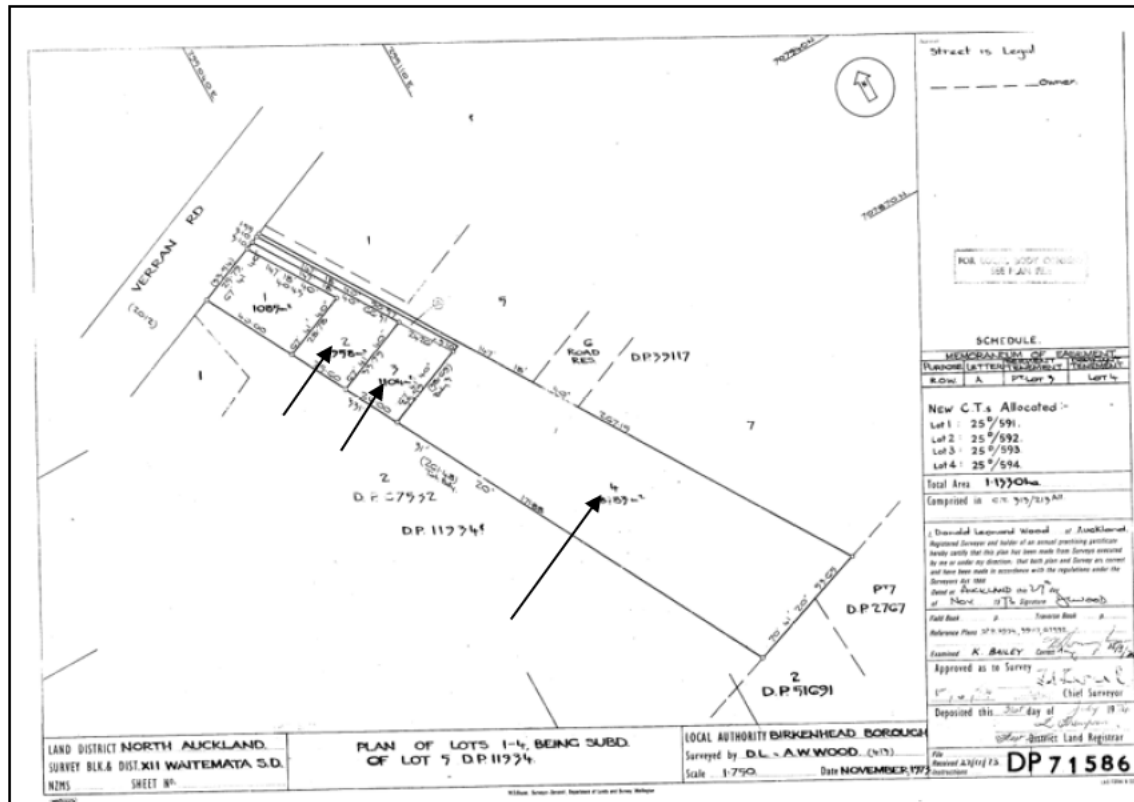


Figure 8. AK DP 71586 plan dated 1973 showing the subdivision of Lot 5 DP 11934 with Lots 2, 3 and 4 DP 71586 (indicated by arrows) being part of the Project Area (source: Quickmap)

Information from Early Aerials

Aerial photographs were also reviewed to gather information on the land use from the 1940s onwards. As can be seen on the aerial photograph dated 1940 in Figure 9, much of the northern half of the Project Area has been cleared with the southern section still scrub or bush covered. It is also noted that a house is present at 19 Verran Road (outside of the current Project Area), but that at this point in time the property containing the house extended southwards into the Project Area. There are no buildings or structures visible in the Project Area.

The 1959 plan in Figure 10 shows that a house at 25 Verran Road is now present with several outbuildings visible, but no other structures noted in the Project Area boundaries. Finally, the 2001 plan in Figure 11 shows that all of the current houses in the Project Area are now present with the area around the house at 25 Verran Road grassed and the southern part of the Project Area partially cleared, but with some patches of vegetation still present.



Figure 9. Aerial photograph dated 1940 (Crown 143 92 29) with the Project Area outlined in yellow (sourced from: <http://retrolens.nz> and licensed by LINZ CC-BY 3.0)



Figure 10. Aerial photograph dated 1959 with the Project Area outlined in yellow and house at 25 Verran Road now present (source: Auckland Council Geomaps)



Figure 11. Aerial photograph dated 2001 showing that all of the houses currently located in the Project Area had been constructed by this time (source: Auckland Council Geomaps)

ARCHAEOLOGICAL BACKGROUND

Recorded Archaeological Sites

There are no previously recorded archaeological sites in the Project Area or in close proximity. One archaeological site has been recorded in the general area (see Figure 12). This is R11/3014, Fisher House, a late 19th century residence located at 36 Kauri Road, Birkenhead c.500m to the southwest of the Project Area. The house was originally a four-room kauri dwelling which underwent modification in the 1950s and 1960s. The house was proposed to be demolished in 2015.

Other Historic Heritage Sites

Ten historic heritage sites within c.500m of the Project Area are included in the Auckland Council Cultural Heritage Inventory (CHI) (see Figure 12 and Table 2). These include the archaeological site described above which has the CHI reference 20412, and nine other historic structures. Four of the other sites are also scheduled as Historic Heritage Places in Schedule 14.1 in the AUP (OP). One of these is a stone cairn style monument commemorating John Green Kay (CHI:19660/AUP ID: 2664, Category B under Criterion A: historical value), located c.192m to the west of the Project Area. John Green Kay was elected to the Birkenhead Council in 1888 and served for many years up to 1912, he was also Mayor in 1911/12 (Matthews & Matthews Architects Ltd and Truttman 2011:367). The second scheduled structure is McGovern's Store, which is located c.510m to the southeast of the Project Area on Mokoia Road (CHI:19688/AUP ID:2671, Category B under Criteria A (historical value), F (physical attributes) and G (Aesthetic value)). The third scheduled structure is Lymington Castle (CHI:12976/AUP ID: 932 Category A*, also under criteria A, F and G), located at 47 Verbena Road c.425m to the north of the Project Area. It was built as a residential structure by Esme Castleton and her husband Ron Reid over a period of 15 years. It is noted that it has been proposed to be deleted from the schedule as part of Plan Change 82. The fourth scheduled structure (CHI:13011/AUP ID:981, Category B under Criteria A and F) is a residential building located at 8 Roseberry Avenue c.330m to the southeast of the Project Area.

The remaining five historic heritage sites are unscheduled: CHI:12979, a residential building at 39 Birkdale Road, c.460m to the northwest of the Project Area; CHI:12982, a residential building at 15 Verbena Road c.195m to the northwest of the project Area; The Bus Depot Building – Birkenhead Transport Company (CHI:1965), located at 22 Verran Road c.330m to the west of the Project Area; CHI:12980, a residential building located at 53 Birkdale Road, c.480m to the northwest of the Project Area; and CHI:2924, St Peter's Anglican Church, which was built in 1884 and relocated to Birkdale Road approximately 500m to the northwest of the Project Area.

Table 2. Brief description of archaeological and other historic heritage sites in the general vicinity (c.500m) of the Project Area

NZAA Ref	CHI Ref	UPID ID	Site Type	Description	NZTM Easting	NZTM Northing
R11/3014	20412	n/a	Historic Structure	Fisher House – a late 19th century house with some modifications.	1752106	5924820
n/a	2924	n/a	Historic Structure	St Peter’s Anglican Church	1752030	5925557
n/a	12976	0932	Historic Structure	Lymington Castle	1752530	5925742
n/a	12979	n/a	Historic Structure	Building/ Dwelling	1752052	5925475
n/a	12980	n/a	Historic Structure	Building/ Dwelling	1752035	5925536
n/a	12982	n/a	Historic Structure	Building/ Dwelling	1752340	5925436
n/a	13011	0981	Historic Structure	Building/ Dwelling	1752923	5924881
n/a	19657	n/a	Historic Structure	Bus Deport – Birkenhead Transport Ltd	1752108	5925271
n/a	19660	02664	Historic Structure	Monument to John Green Kay	1752375	5925206
n/a	19668	02671	Historic Structure	McGovern’s Store	1753034	5924758

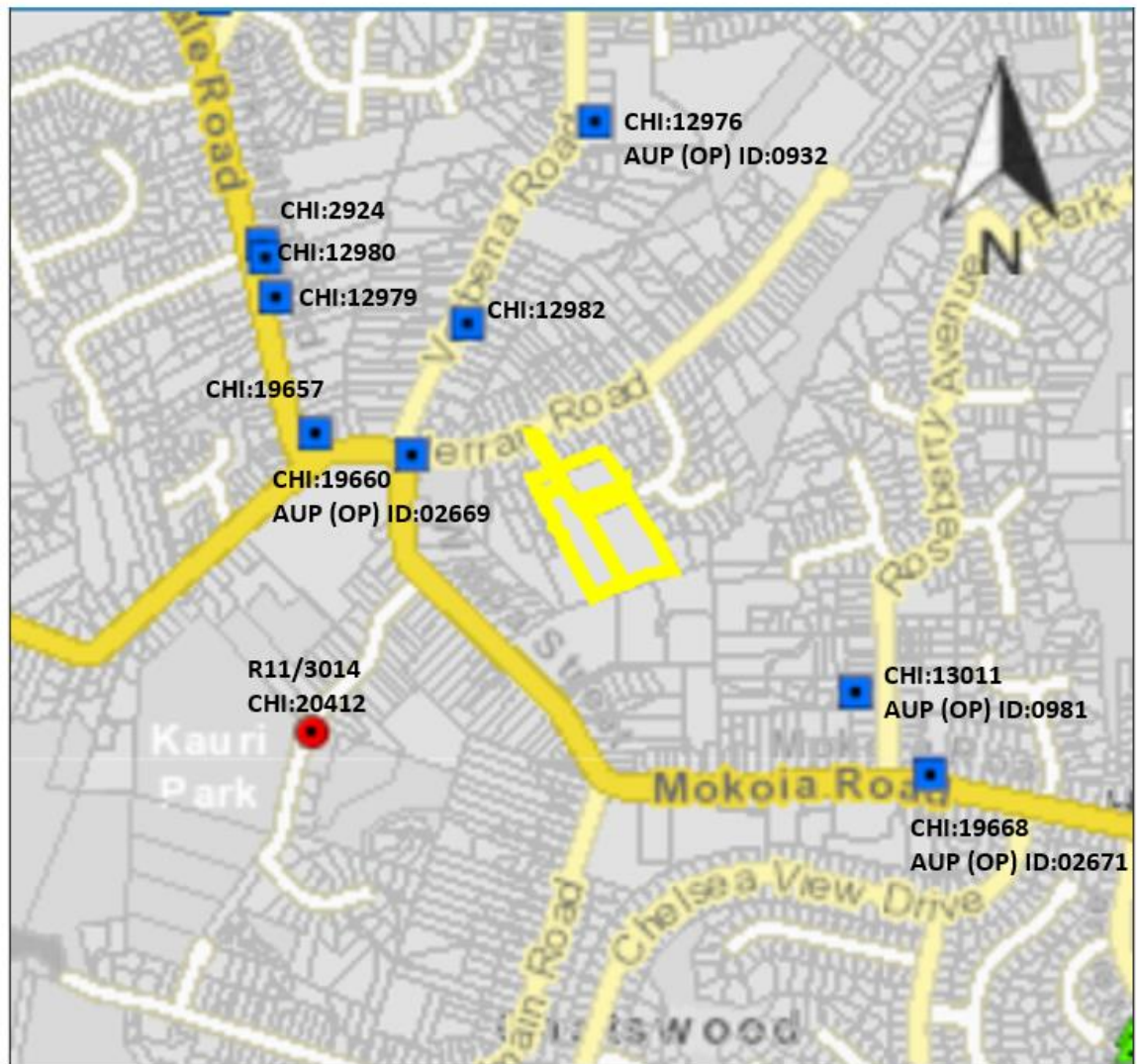


Figure 12. Map showing the locations of archaeological and historic heritage sites in the vicinity (c.500m) of the Project Area (outlined in yellow); the archaeological site is indicated by the red circle and historic buildings and structures by blue squares (source: Auckland Council GeoMaps)

PHYSICAL ENVIRONMENT

Topography, Vegetation and Land use

The Project Area is situated on a steep hillside sloping down to the south from a high point of 80m asl in the northern part into a stream gully in the southern part at 55m ASL. There is also a small part of the Project Area located to the south of the stream which slopes upwards to south to approximately 65-70m ASL. As can be seen in the aerial photograph with contours in Figure 13 the northern parts of the Project Area contain houses and landscaped gardens at 19A and 21 Verran Road. The northern parts of the properties at 23 and 25 Verran Road both contain houses but the majority of these two properties is either grass or tree covered. Note that 25 Verran Road is divided into two parts, separated by 19 West Glade Crescent (a former road reserve).



Figure 13. Aerial plan with contours showing the topography of the Project Area (outlined in yellow) and location of stream in the southern part (blue line) (source: Auckland Council Geomaps)

FIELD ASSESSMENT

Field Survey Results

A field survey was undertaken on 1 December 2022. The survey consisted of walking over the accessible areas and carrying out limited probing and test pitting (c. 25cm x 25cm) to assess the subsurface stratigraphy and to determine if any subsurface archaeological deposits/features could be identified. The weather conditions were clear; however, recent heavy rainfall resulted in parts of the survey area being waterlogged. It should be noted that the southern part of the Project Area at 25 Verran Road and the entire area to the south of the landscaped garden at 23 Verran Road were found to be located on a very steep hillside and heavily overgrown with trees and thick, impenetrable scrubby undergrowth and were not able to be safely accessed. As well, the existing houses and curtilages were not included in the survey.

The northern part of the Project Area at 25 Verran Road is located on a hillside covered by grass and patches of scrubby undergrowth and bordered on the eastern side by trees and shrubs (see photograph in Figure 14). It was also noticed that earthmoving activities had been previously undertaken with mounds of soil present in several areas along the western side of the property (Figure 15). Three test pits were undertaken in this northeastern part of the Project Area (Figure 16). Test pit (TP1) was located in the upper part of the property at coordinates E1752524 N5925212 +-4m. The test pit showed a dark greyish brown silt topsoil with grass roots from 0-10cm below surface (bs) over a greyish brown silt from 10-28cm (bs) where a pale grey very fine silt appeared, becoming more dominant by 30cm (bs), where the test pit was stopped. Test pit (TP 2) was located midway down the grassed area at coordinates E1752532 N5925194 +-4m. This test pit showed a similar profile to TP1. The profile specifically showed a greyish brown silt topsoil with grass roots from 0-10cm (bs) over a greyish brown silt from 10-25cm (bs), becoming lighter with depth. At 25-35cm (bs) a pale grey very fine silt appeared in patches, again becoming more dominant with depth. The test pit was stopped at 35cm (bs). The third test pit (TP3) was located at the southern extent of the grassed area just above the thickly vegetated slope leading down to the stream at coordinates E1752557 N5925167 +-4m. This test pit showed a yellowish brown silt topsoil with grass roots from 0-8cm (bs) over a yellowish brown very slightly clayey silt from 8-30cm (bs), where a yellowish-orange silty clay appeared and the test it was stopped. Photographs of the test pits are shown in Figure 17.

The southern part of the Project Area, as noted above was not entered for safety reasons. From observation at the northern edge a mix of native and exotic tree species were observed along with thick scrubby undergrowth including brambles. A photograph of the area is shown in Figure 18.

The results of the survey, including test pits and probing, did not identify the presence of any archaeological features or deposits. The steep nature of the land and the fact that it was set back from the roadside, combined with the results of the archival research, would indicate that it was only in use for general agricultural purposes during the 19th and early to mid-20th century. It is also noted that there is no evidence that the road reserve at 19 West Glade Crescent was ever developed for use, with the section of the road to the east (outside of the Project Area) only developed in the second half of the 20th century, as it is shown as undeveloped on the 1959 aerial photograph in Figure 10. A photograph taken from the formed part of West Glade Crescent just to the east of the Project Area shows the end of the road at the border of the Project Area as a thickly vegetated slope (Figure 19).



Figure 14. Photograph looking north from the lower part of the currently grassed area at 25 Verran Road



Figure 15. Photograph looking up the hill from the lower grassed area at 25 Verran Road with areas affected by previous earthmoving indicated by arrows, looking north northwest



Figure 16. Aerial photograph showing the locations of the test pits with the Project Area outlined in yellow (source: Auckland Council Geomaps)

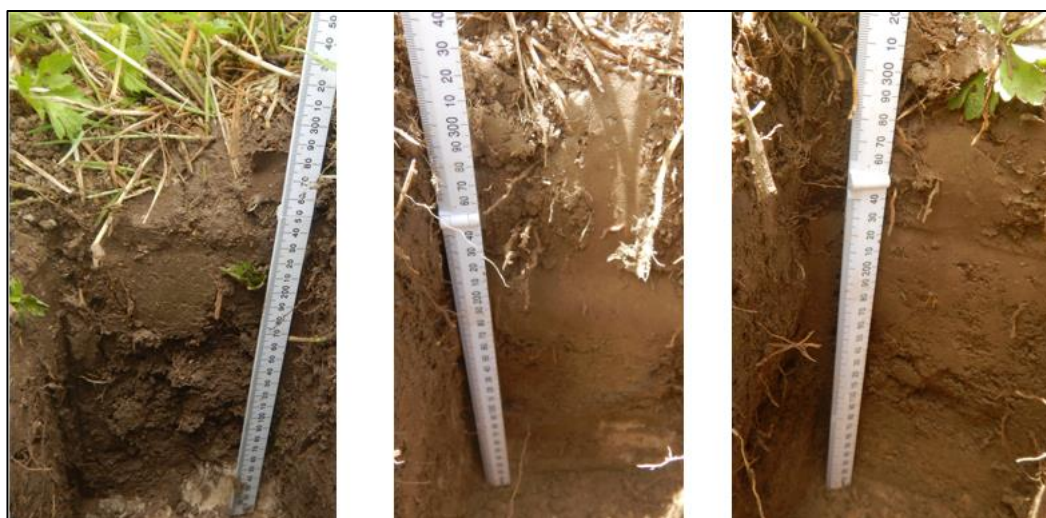


Figure 17. Profiles of the three test pits; from left to right, TP1, TP2 and TP3



Figure 18. Photograph showing a view of the thickly vegetated slopes at the southern part of 25 Verran Road leading down to the stream, looking south



Figure 19. Photograph showing the hillside at the end of West Glade Crescent (at 19 West Glade Crescent), taken from West Glade Crescent (outside of the Project Area) looking west towards the Project Area

DISCUSSION AND CONCLUSIONS

Summary of Results

There are no previously recorded archaeological sites or other historic heritage sites within the boundaries of the Project Area. There is only one archaeological site recorded within c.500m of the Project Area, being R11/3014 (Fisher House) – a late 19th century residential structure. There are also nine additional recorded historic heritage buildings or structures within c.500m, all of which are also associated with early European settlement.

The Project Area is situated on a hillside running down to a stream gully and no evidence of any pre-1900 European activity apart from vegetation clearance and possibly general agricultural activities was identified as part of this assessment. The inland location and heavy bush cover prior to European clearance would also not have made the area attractive for settlement or use by Māori and it is noted that sites associated with Māori occupation in the general area are situated along the coast.

No archaeological sites were identified within the Project Area as a result of the background research or field survey.

Māori Cultural Values

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

Survey Limitations

It should be noted that archaeological survey techniques (based on visual inspection and minor subsurface testing) cannot necessarily identify all subsurface archaeological features, or detect wahi tapu and other sites of traditional significance to Māori, especially where these have no physical remains. It should also be noted that the southern part of the Project Area was not able to be safely accessed due to steep slopes and thick vegetation.

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, traditional and amenity values.

The Project Area currently has no known archaeological value or significance as no archaeological sites were identified on the property.

Effects of the Proposal

Based on the findings of this assessment, the proposed residential development will have no known effects on archaeological values as no archaeological sites have previously been recorded within the boundaries of the Project Area and none were identified during the survey and research for this assessment. It is noted that the southern part of the Project Area was not accessible during the survey for safety reasons. However, based on the steep nature of the terrain, its inland location and fact that it would have been under heavy bush cover prior to European clearance, it is considered unlikely that any archaeological sites associated with Māori occupation would be present.

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. While it is considered unlikely in this situation, as the Project Area is located some distance from the coast where the majority of archaeological sites associated with Māori occupation are located and there is no evidence of early European usage apart from possible general agricultural activities during the 19th and early to mid-20th century, the possibility is provided for under the AUP OP Accidental Discovery Rule (E12.6.1).

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.

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

The purpose of this Act is to urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

Section 5 of the Covid 19 Recovery (Fast-track consenting) Act requires that when planning works, an agency must engage with any of the following who have an interest in the area where works are to be undertaken to determine interests and values held by iwi, hapu and Treaty settlement entities in relation to the proposed works;

- (a) iwi authorities about which the relevant local authority keeps records under section 35A of the Resource Management Act 1991; and
- (b) any groups about which the relevant local authority keeps records under that section; and
- (c) Treaty settlement entities whose area of interest overlaps, or is adjacent to, the area where the works will occur.

A resource consent granted under this Act has the same force and effect for its duration, and according to its terms and conditions, as if it were granted under the Resource Management Act 1991. The Act does not remove the requirement to obtain an Authority under the HNZPTA to modify an archaeological site.

There are no scheduled historic heritage sites located on the property. This assessment has established that the proposed activity will have no effect on any known archaeological remains and has little potential to affect unrecorded subsurface remains. 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 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)’⁴

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.

An archaeological Authority will not be required for the proposed residential development 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.

⁴ 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.

Conclusions

No previously recorded archaeological sites are located in the Project Area and no unrecorded archaeological sites were identified during the survey for this assessment. Historical research has indicated that the Project Area is situated in an allotment that was granted to early European settlers in the mid-19th century; however, no evidence that the land was used for anything other than general agricultural purposes prior to residential development during the mid to late 20th century was identified. As well, the potential for archaeological sites associated with Māori occupation and settlement is considered to be low, as the majority of these sites are located along the coast, some distance from the Project Area. It is also noted that the Project Area was covered in dense bush prior to European settlement, making it unattractive for Māori settlement.

The small possibility that archaeological remains may be present can be managed under the AUP OP Accidental Discovery Rule (E12.6.1). However, if unidentified archaeological remains are exposed during works, the provisions of the HNZPTA must be complied with.

RECOMMENDATIONS

- There should be no constraints on the proposed development on archaeological grounds, since no archaeological sites are known to be present, and it is considered unlikely that any will be exposed during development.
- 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 AUP OP) must be followed. This requires that work ceases within 20m of the discovery and that the Auckland Council, Heritage NZ, Mana Whenua and (in the case of human remains) the NZ Police are notified. The relevant authorities will then determine the actions required.
- 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*).
- Since archaeological survey cannot always detect sites of traditional significance to Māori, such as wāhi tapu, the tangata whenua should be consulted regarding the possible existence of such sites on the property.

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APPENDIX A: ARCHIVAL RECORDS

1996.		MAP A 1.		PARISH OF TAKATUNA.		1059.		NUMBER 190.	
No.	Receipt of Instrument.	Nature of Instrument.	Parties.	Date of Instrument.	Where recorded.	Reference.	Signature.	Notes.	
1059	11. 16 Mar 1848	Crown Grant	Woolly	7 Oct 1845	30 394				
1061	11. 5 16 Mar 1848	Conveyance	Woolly to Waterston	12 Jan 1847	1D 155				
1076	10. 30 6 Apr 1848	Conveyance	Waterston to Bowditch	30 Oct 1847	1D 161				
3264	12. 31 2 Aug 1852	Conveyance	Powditch & Anr. to Harp	8 Nov 1850	3D 229				
3265	12. 32 2 Aug 1852	Conveyance	Harp to Abraham	31 Jul 1852	3D 231				
57162	10. 25 Jul 1877	Conveyance	Abraham to Aitken	18 Jun 1877	27M 415				
60602	11. 4 Dec 1878	Conveyance	Aitken to Hawkins	25 Oct 1878	32D 264				
60603	" " "	Mortgage	Hawkins to Aitken	25 Oct 1878	32D 281				
69675	12. 10 May 1881	Reconveyance	Aitken to Hawkins	29 Apr 1881	E1 651				
Appl. 1898.	Registered	under Land Transfer Act, Vol. 28 fol. 126 Theo. Kieseling			D.L.R.				

D1 3A 1996

NEW ZEALAND. 3. A. 1996.

(C)

1898


[CERTIFICATE OF TITLE.]

Register Book,
Vol. 98 Folio. 126

Benjamin Tapscott Hawkins of Northcote in the Provincial District of Auckland Gardens is now seized of an Estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in that piece of land situated in the Parish of Takapuna in the County of Eden in the said District containing forty six acres two roods and twenty five perches more or less being Allotments One hundred and fifty of the said Parish as the same is delineated on the plan drawn on the margin hereunder and edged green and in the Public Map of the said Parish deposited in the District Survey Office at Auckland originally granted the seventh day of October 1845 under the hand of Robert Fitzroy Esquire Governor of New Zealand to James Woolley in witness whereof I have hereunto signed my name and affixed my seal this 22nd day of July One thousand eight hundred and eighty two &

Signed in the presence of
Herbert Hartman
the 22nd day of July 1882

John McArthur
District Land Registrar
of the District of Auckland

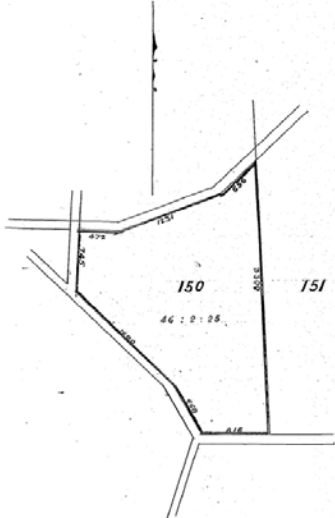


Transfer N° 4200 from Benjamin Tapscott Hawkins abovenamed to Mary Bingham of Northcote Widow of part of above land produced and entered the 15th September 1882 at 11.12 o'clock a.m.

Cancelled as to above Transfer and Certificate issued Vol. 36 p. 57

Wholly cancelled and Certificate issued Vol. 36 fol. 291

John McArthur
Dist. Land Reg.



Scale, 10 chains to an inch.

Surveyed by _____

Chief Surveyor: _____

Draughtsman: _____

a. 237-1016

Transfer N° 11900 from William Thomas Baird
within named to in exercise of power of sale under Mortgage
N° 3411 to Andrew Souter Robertson of Auckland Farmer
produced and entered the 25th April 1890 at 10 o'clock a.m.

~~Attest~~

Dist. Land Regr

Wholly cancelled and Certificate issued to 56 paid 15

~~Attest~~

Dist. Land Regr





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier NA56/215
Land Registration District North Auckland
Date Issued 25 April 1890

Cancelled

Prior References
NA30/57

Estate Fee Simple
Area 11.6650 hectares more or less
Legal Description Part Northern Part 150 Parish of Takapuna
Original Proprietors
Isabella Bagot

Interests

2845 Proclamation closing road - 23.11.1911 at 10.00 am
CT's NA182/98, NA189/266, NA188/229, NA191/235, NA273/151, NA298/77 and NA299/273 issued for parts within land
8437739.1 Departmental dealing to convert within title into Landonline - 8.3.2010 at 3:00 pm
10001964.1 Department dealing cancelling the within title. See CT NA90D/97 issued for residue - 16.3.2015 at 7:00 am

Identifier

NA56/215

PART - CANCELLED
NOT TO BE CONVERTED

NEW ZEALAND.
REGISTER

Form D.

Reference: Vol. 30, folio 54
Transfer No. 11900


Register-book, Vol. 36, folio 215

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.


DUPLICATE DESTROYED

This Certificate, dated the Twenty fifth day of April, one thousand eight hundred and eighty eight, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland witnesses that Andrew Souther Robertson of Auckland in the Provincial District of Auckland Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, to the several dimensions a little more or less, that is to say: All that parcel of land containing Twenty eight acres three rods and twelve perches more or less being the Northern part of Acrement One hundred and fifty situated in the Parish of Takapuna in the said Provincial District.



Robertson
District Land Registrar



Scale - 10 Chains to an inch.

METRIC AREA IS 11.6650 ha
11.6650 ha

Over

Mortgage of P100 from Andrew Souther Robertson abovementioned Isabella Robertson Widow and Isabella Manning Spinster both of Auckland produced and entered the 25th April 1890 at 10.20 a.m.
Robertson
Isabella R.

The within mentioned Isabella Robertson Widow on the 12th October 1891 married to Walter Thomas Bagot deceased by Certificate of Marriage produced and entered the 10th June 1893 at 10 a.m.
Isabella
Walter Bagot

22318 The above named Andrew Souther Robertson died on the 1st day of August 1892 Entered the 10th August 1892 at 2.55 p.m.
Andrew Robertson
Isabella R.

Transfer No 22346 from Andrew Souther Robertson to Isabella Bagot wife of Walter Thomas Bagot of Birkenhead Farmer produced the 11th August 1892 at 2.55 p.m.
Andrew Robertson
Isabella R.

Identifier

NA56/215

REGISTER

Mortgage N° 15839 from Isabella Bagot to ~~James~~ Home Munro produced the 20th September 1890 at 11:38 am

William Munro
Asst. Reg.

25.1.9. The above named Henry James Munro changed his name to 25.1.9. 1908 and Estate of his will was granted to William James Munro Morrison, President Henry James Munro and John Home Munro as trustees of the estate of the said Henry James Munro on the 15th May 1908. Produced the 25th September 1908 at 12.30 pm

William Morrison
Asst. Reg.

Transfer N° 11411 of the 15th August 1897 William James Morrison and John Home Munro to Henry Morrison wife of James Morrison produced the 25th September 1908 at 12.30 pm

William Morrison
Asst. Reg.

Transfer N° 62108 Isabella Bagot to John William Campbell of part within land produced the 28 August 1911 at 11.22 am

John William Campbell
Asst. Reg.

Transfer N° 11998 Isabella Bagot to James Robertson of part of within land produced the 5 October 1911 at 10.12 am

James Robertson
Asst. Reg.

Declaration of 2245 closing map produced the 22nd November 1911 at 10 am

William Morrison
Asst. Reg.

Transfer 65387 Isabella Bagot to the Mayor, Councillors and Burgesses of the Borough of Birkenhead of part of within land produced the 21 February 1912 at 11.24 am

William Morrison
Asst. Reg.

Transfer 65891 Isabella Bagot to Frederick Chapman Thompson of part of within land produced the 14 May 1912 at 10.52 am

Frederick Chapman Thompson
Asst. Reg.

Transfer 102001 Isabella Bagot to Joseph Henry of part of within land produced the 19 November 1912 at 10.12 am

Joseph Henry
Asst. Reg.

Transfer N° 118916 Isabella Bagot to John Campbell of part of within land produced the 21 February 1912 at 11.24 am

John Campbell
Asst. Reg.

Transfer N° 120472 Isabella Bagot to George Robert Brouley of part of within land produced the 14 May 1920 at 12.39 pm

George Robert Brouley
Asst. Reg.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
L. G. Gorman D.L.R.

see LRS report 4/10/78

CERTIFICATE OF TITLE,

Vol. , folio

DUPLICATE DESTROYED

[Form H]

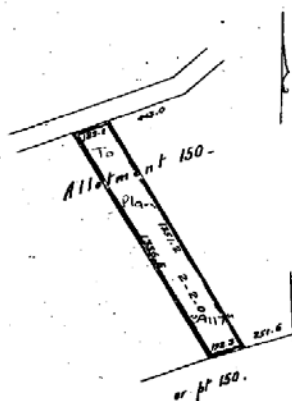
NEW ZEALAND.

Register-book,
Vol 182, folio 98

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Twenty-eighth day of August, one thousand nine hundred and four, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that John William Copland of Pukekohe near Auckland New Zealand Esq

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan herein bordered green, to be several subdivisions amounting a little more or less, that is to say: All that parcel of land containing two (2) acres and the (2) rods more or less being part of the land on which is situated the house lately occupied by the late Robert James of Auckland, numbered 510 & 512, which said piece of land is for heretofore of about 1st 350 square rods and 1st 344 of the Parish of Takapuna.



Scale - 4 Chains to 1 inch.

Agreement respecting future continued in
Transfer! No 6/2/18.

13-12-1911
Mortgage No. 44342 John William
Copland to The Hawaiian State
guaranteed Life Insurance Office
Superintendent of Insurance
19th September 1911 at 3:24 p.m.

Transfer No. 111221 John W. Illman, bop lands
to J. H. Snook of Buckland Farm
Reduced to 2nd March 1919 at 10036. 2 m.

Register No. 117742 John Loomis to Edward
Charles Bone of Auckland better
produced the 42nd Detachment 114th Regt. 1861

[Handwritten notes:]

Spencer go to Ryer
Road Alpha
Qd at Robert Patterson

OVER

METRIC AREA IS 1.017 ha
1.017 ha

REGISTER

Sub - Mortgage No. 101132 of Vol 59765
to Rev. Dr. Smith to Rev. Dr. Blundford
produced 6.16.1952 at 11.00

He has Refs 547 Plan 39117 hereon
being the original registered plan
cancelled as to 4 parts and 10
20.2.1953 at 11.00 J.C. 27146
L.R.

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
L.G. Staman D.L.R.

Mortgage No. 128451 of Vol 59765
Borrow to Rev. Dr. Blundford
produced 10.2.1953 at 11.00

Mortgage to 16519 Edwin Blundford to
The Public Trustee of the County of Merseyside
produced 11.2.1953 at 11.00

No. 1818 of the Court of Mersey entered 29.6.53
at 10.00

Transmission Notice to The Public Trustee
Entered 29.6.53 at 10.00

Transfer about 94 The Public Trustee to Amy
Alice Rose, Widow, Charles Rose Rose
that maker and others since Rose, Edward
Woman all of which produced 29.6.53 at
10.00

Transfer 160006 No. registered particulars to Owen
Notified of Part 10 under entered 12.12.53
at 12.14.00

Mortgage 335335 Owen to The Public
Trustee of the County of Merseyside
produced 12.12.53 at 12.00

Discharge of Mortgage 335335 as to the
part 3 and 4 plan 39117 hereon
produced 22.5.1952 at 12.00

Pursuant to Section 532 (9) of the Municipal Corporations
Act, 1953. To 6 Plan 39117 (Borough Council)
is vested in the Mayor, Councillors and Burgesses
of the Borough of Birkenhead under the Public
Health, Housing and National Parks Act, 1925.
Entered 22.5.1952 at 12.00

Transfer 507999 of the part 3 and 4 plan
39117 hereon Owen Blundford to The
Public Trustee of the County of Merseyside
produced 22.5.1952 at 12.00

6.29.54 at 10.00
24/10/1953
Cancelled as to 4 parts
39117/1953
Issued
Vol 1056 Fol 130
L.G. Staman D.L.R.

CERTIFICATE OF TITLE

Vol. , folio

182/198

