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VOLUME 2



## **APPENDIX L**

Archaeology Assessment, Clough & Associates (2019)

***PROPOSED RETIREMENT VILLAGE  
DEVELOPMENT 223 KOHIMARAMA ROAD & 7  
JOHN RYMER PLACE, KOHIMARAMA,  
AUCKLAND:  
ARCHAEOLOGICAL ASSESSMENT***

Report prepared for Rymans Healthcare

By

Rod Clough  
Richard Shakles (BA Hons, BSc)  
Jen Low (MA Hons)  
Sarah Phear (PhD)

August 2019  
Updated from Shakles et al 2015 Report

*Clough & Associates Ltd.*  
[heritage@clough.co.nz](mailto:heritage@clough.co.nz)  
321 Forest Hill Rd, Waiaatarua,  
AUCKLAND 0612  
Telephone: (09) 814 1946  
Mobile 0274 850 059  
[www.clough.co.nz](http://www.clough.co.nz)

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# INTRODUCTION

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## **Project Background**

Rymans Healthcare Ltd is planning a retirement village development on land located at 223 Kohimarama Road and 7 John Rymer Place, Kohimarama, Auckland (Figure 1 and Figure 2). The legal description of the land is Lot 1 DP 332284 and Lot 51 DP 163242 and it consists of a little over 3 ha of land predominantly beneath grass with stands of mature trees and shrubs (Figure 2). The property is bounded to the north by Kohimarama Road, to the northwest by Selwyn College, to the southeast by residential properties off John Rymer Place, and to the east by residential properties fronting Kohimarama Road (Figure 2).

At present there is a draft concept plan under consideration, with apartment complexes and associated access roads, services and stormwater works (Figure 3).

The 2015 assessment was commissioned by AECOM on behalf of New Zealand Premium Dairy Ltd to establish whether the proposed residential development is likely to impact on archaeological values.

This report is an update of the 2015 assessment taking into account the change in plans for the site and 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.

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## **Methodology**

The 2015 report was reviewed in the context of the new proposed development and updated with respect to new plans and potential effects on historic heritage. The original report was considered to be comprehensive and no further research was considered necessary.

The site had been visually inspected in July 2015. The ground surface across the development site was examined for evidence of occupation (in the form of shell midden, depressions, mounds, or other unusual formations within the landscape, or indications of 19th century European remains). Exposed and disturbed soils were examined where encountered for evidence of earlier modification, and to gain an understanding of the local stratigraphy. Photographs were taken to record the topography and features of interest.

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**INTRODUCTION, CONTINUED**



**Figure 1. Location of the development property**

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***INTRODUCTION, CONTINUED***

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**Figure 2. Aerial image of the proposed development properties (outlined)**



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# INTRODUCTION, CONTINUED

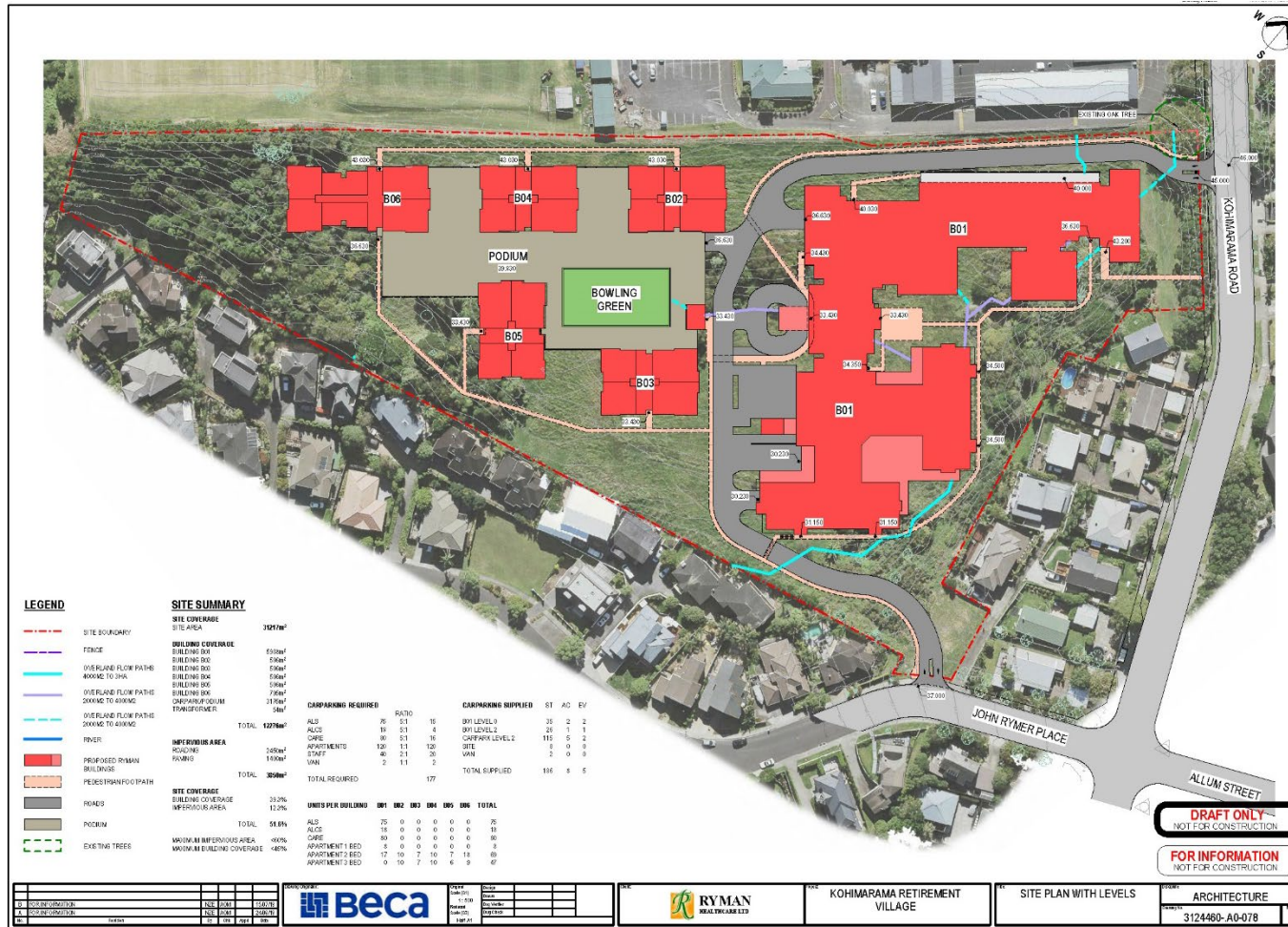


Figure 3. Draft Plan of Retirement Village

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# RESULTS

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## Historical Background

Many pre-European settlements have been recorded in the Tamaki Isthmus, and the majority of headlands and volcanic cones have archaeological evidence attesting to the extent of settlement of the area by Maori. Pa sites are located on high points at the headlands to the various bays. Midden sites are recorded along the coast, with a variety of living and agricultural terraces and food storage pits recorded at various locations on the ridges inland.

The majority of these sites have been extensively modified or damaged by industrial and residential development. Te Pane o Horoiwi, the recorded pa on the headland at Achilles Point (R11/357), located on an elevated volcanic tuff ring to the northeast of the development site, is no exception, and the site has been extensively modified by residential construction. The headland's strategic position at the mouth of the Tamaki River, with panoramic views of the inner Hauraki Gulf and Waitemata Harbour, natural defences and safe canoe landings nearby, made it a logical focus for pre-European settlement. The limited traditional knowledge regarding the occupation of Te Pane o Horoiwi (Simmons 1987) suggests that the pa's occupational sequence terminated prior to the mid-18th century (Sewell 1986).

Kohimarama was originally known as Waiparera, 'duck water', as the area was a breeding ground of the parera, the wild grey duck, and the name was used until 1870 (Jackson 1976). Kohimarama would have provided a good landing area for canoes with access to relatively flat land, some inland river routes and access to the strategic high points nearby. The Kohimarama area has long ties with Ngati Paoa. A full history of Ngati Paoa and the Kohimarama Block can be found in the Waitangi Tribunal's 1987 report on the Waiheke Island Claim (WAI 10), and is not provided here.

### *Kohimarama Block*

In the 1840s the Government Land Purchasing Officers brought up large swathes of land including the majority of the Auckland Isthmus, with some smaller areas remaining in Maori ownership, such as the Pukapuka Settlement of N. Mahuta situated to the west of the subject property and adjoining the Purewa Cemetery (Figure 4). The land at 223 Kohimarama Road falls with the Kohimarama Block, purchase by the Crown in 1841 under Deed 207. A local surveying company soon after divided the area into 37 farms totaling 3856 acres.

Following the purchase of the Kohimarama Block the land was subdivided and sold by Crown Grant. William Field Porter became the first settler in Waiparera after a second land auction. At that time the area consisted of a lagoon, a raupo swamp and the Kohimarama beach, which is the longest beach in the Harbour. Porter sent men to clear, fence and drain the area. One of these men was Thomas Kemp, later to be a landowner of the neighbouring suburb, Mission Bay (Jackson 1976).

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## **RESULTS,** *CONTINUED*

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### **Historical Background, *continued***

#### *Early 20th Century*

The Kohimarama Wharf was built in 1912 on the Pipimea Head between Kohimarama and Mission Bay. The first business in Kohimarama was a tearoom which catered to the people arriving at the newly built wharf. Access to the wharf was not easy; people had to walk around the rocks to and from the wharf which ultimately led to the building of the road now known as Tamaki Drive (Jackson 1976).

From 1892 to 1919, Kohimarama was also known as the ‘Jockey Bay’, since the area was used as a training ground for race horses. In 1919, the stables were moved to Ronaki Road, Mission Bay, and the land in Kohimarama was leased to W.H. Madill, a dairy farmer (Jackson 1976).

#### *223 Kohimarama Road Land History*

The property at 223 Kohimarama Road was within the property boundary of original Section 35, Tamaki West Farms and subsequently part of Lot 18, Section 35 (Table 1). The Crown Grant for Section 35 was purchased in 1842 by John Guildier, who may have done little more with the land than felling any remaining timber. The property was subsequently purchased by Mr Whitaker, who quickly on-sold to the Church of England, one of many purchases in the area made by the Church. The Church appears to have done little with the land and transferred the Title to the St Johns College Trust Board, with a portion of Section 35 later being leased to Mr Pilkington for a short time, possibly for use as short term grazing.

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**Table 1. European land ownership and occupation history of Lot 35, Tamaki West Farms**

<b>Instrument</b>	<b>Name</b>	<b>Date Recorded</b>	<b>Where Recorded</b>
Crown Grant	John Guildier	30 September 1842	1G/303
Conveyance to	Whitaker	29 April 1844	1D/48
Conveyance to	The Bishop (Church of England)	7 October 1844	1D/64
Conveyance to	Lloyd & ors (St Johns College Trust Board)	18 August 1859	25M/644
Lease to	Pilkington (part)	26 January 1912	R215/311
Surrender (of Lease) to	St Johns College Trust Board	4 June 1912	R236/513
Certificate of Title	St John College Trust Board		418/12

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## RESULTS, CONTINUED

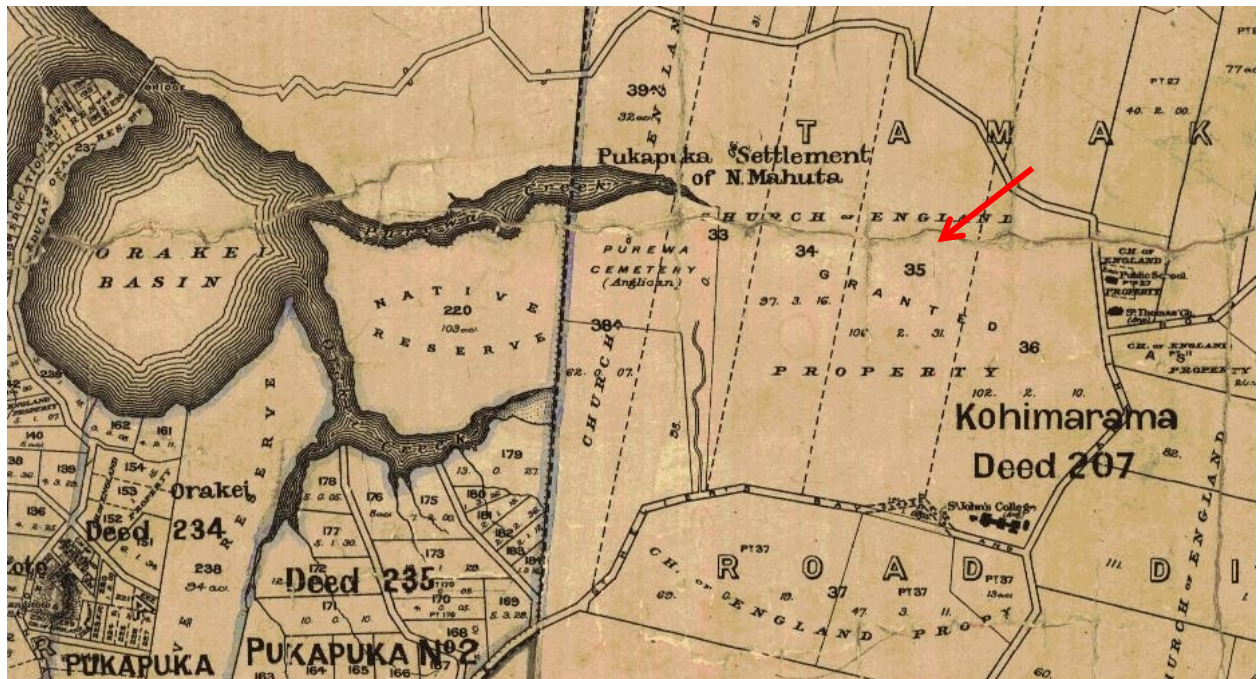


Figure 4 . Enlargement of Roll 35 I 3 showing Section 35 and the Pukapuka Settlement of N Mahuta to the west (LINZ)

### Physical Environment

Kohimarama is underlain by Miocene Series Waitemata Group muddy sandstone and mudstone. The coastal zone is characterised by exposed cliffs of the Waitemata formation and crescentic pocket beaches at the land-sea interface of old tributary valleys (Auckland Regional Council 2006).

The Orakei Basin was created by a volcanic eruption more than 60,000 years ago. This tidal basin forms the volcanic crater with the surrounding tuff ring the slopes of the volcano. Orakei Peninsula is composed of Waitemata strata and volcanic tuff from the Orakei Basin tuff ring (Searle & Davidson 1975). Overlying this is a yellow subsoil and recent topsoils. The peninsula forms a natural division between the Orakei Basin and Hobson Bay, with only a 30m wide channel connecting these two bodies of water.

The subject property is located to the east of Orakei Basin, but is within the same area geologically. The property is on slopes extending down towards the remnant Purewa Creek.

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## **RESULTS,** *CONTINUED*

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### **Information from Aerial Photographs and Early Plans**

Four aerial photographs of the subject property were reviewed dating from 1940 to 1996. No structures are visible in any of the images. The 1940s image illustrates the land as pasture at that time with some natural terracing on the southernmost part of the property (Figure 5). The 1959 aerial is similar, with development of the school evident to the northwest of the property (Figure 6). By 1968 large scale earthworks had taken place to form what appears to be level playing fields on the northeastern boundary and a large area of planting at the southwest corner of the property (Figure 7). By 1996 two large and one smaller tree had grown alongside the western boundary of this large playing field (Figure 8). The property has largely remained the same since then.

A number of maps and plans were reviewed to determine whether any structures had previously been present on the property or whether any notations of vegetation or occupation were included. While no substantive information regarding the property was located, a number of the plans are reproduced below. One of the earliest plans of the area was drawn from surveys undertaken by the Acheron and Pandora from 1849 to 1855 (Figure 9). No structures are noted in the vicinity of the subject property, with only the College to the south and a few residences noted along main thoroughfares and along the riverbank within the neighbouring Orakei Block.

An undated plan, SO814 was likely to have been produced during the 1850s or 1860s and shows the original boundaries of subdivisions within the Kohimarama Block with the name of those who purchased the sections by Crown Grant (Figure 10). John Guildier is marked as having purchased Sections 33 to 36, including the subject property. There are no references to buildings, vegetation or fencing.

SO 18321 I 3 dated 1925 shows Section 35 still as undeveloped land, but does include the railway line passing to the south of the property (Figure 11). SO 39661 dated 1954 (Figure 12) shows the subject property within land to be taken for the Secondary School. No structures are noted.

It is possible therefore that no structures were ever situated on the property with the land possibly being used for grazing purposes prior to development of the playing fields in the 1960s.

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## **RESULTS,** *CONTINUED*

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**Figure 5. Aerial  
dated 1940  
showing the  
subject property  
at 223  
Kohimarama  
Road in pasture  
(Auckland  
Council GIS  
Viewer)**



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## ***RESULTS, CONTINUED***

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**Figure 6. 1959  
aerial showing  
the land in bare  
pasture  
(Auckland  
Council GIS  
Viewer)**



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## ***RESULTS, CONTINUED***

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**Figure 7.  
Aerosurveys  
1968 photograph  
showing recent  
installation of  
possible playing  
fields in  
northeast area of  
property,  
earthworks and  
vegetation (Sir  
George Grey  
Special  
Collections,  
Auckland  
Libraries, NZMN  
7293)**



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## **RESULTS,** *CONTINUED*

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**Figure 8. 1996 aerial photograph showing trees growing along the edge of the flat possible playing fields area (Auckland Council GIS Viewer)**



**Figure 9. Enlargement of NZMN 851 dated 1857 drawn from information obtained during survey by the Acheron and Pandora c.1849-1855 showing Hobson Bay and the West Tamaki area (Auckland Libraries, Sir George Grey Special Collections)**



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# RESULTS, CONTINUED

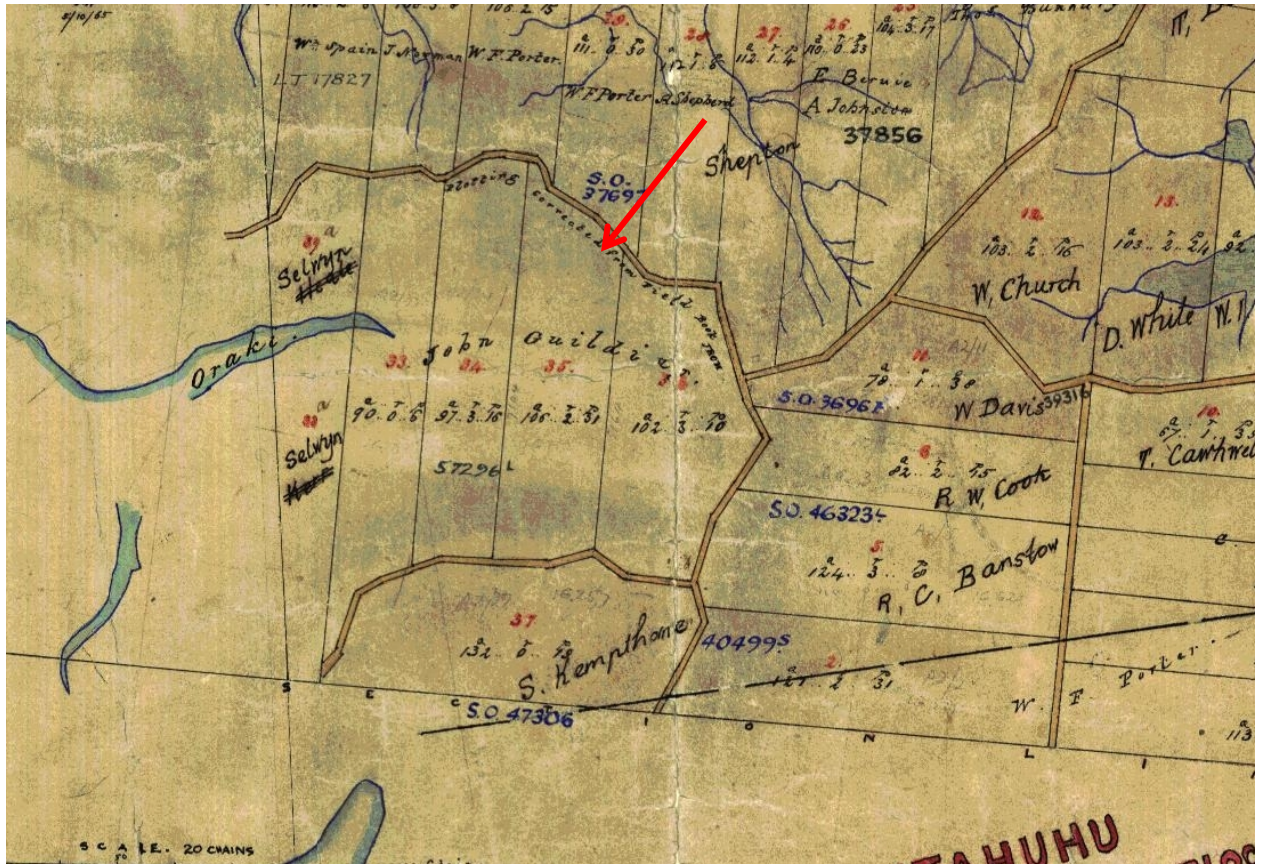


Figure 10. SO 814 (undated) showing the original subdivision of land within the Kohimarama Block including Sections 33 to 36 initially purchased by John Guildier (LINZ)

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# RESULTS, CONTINUED

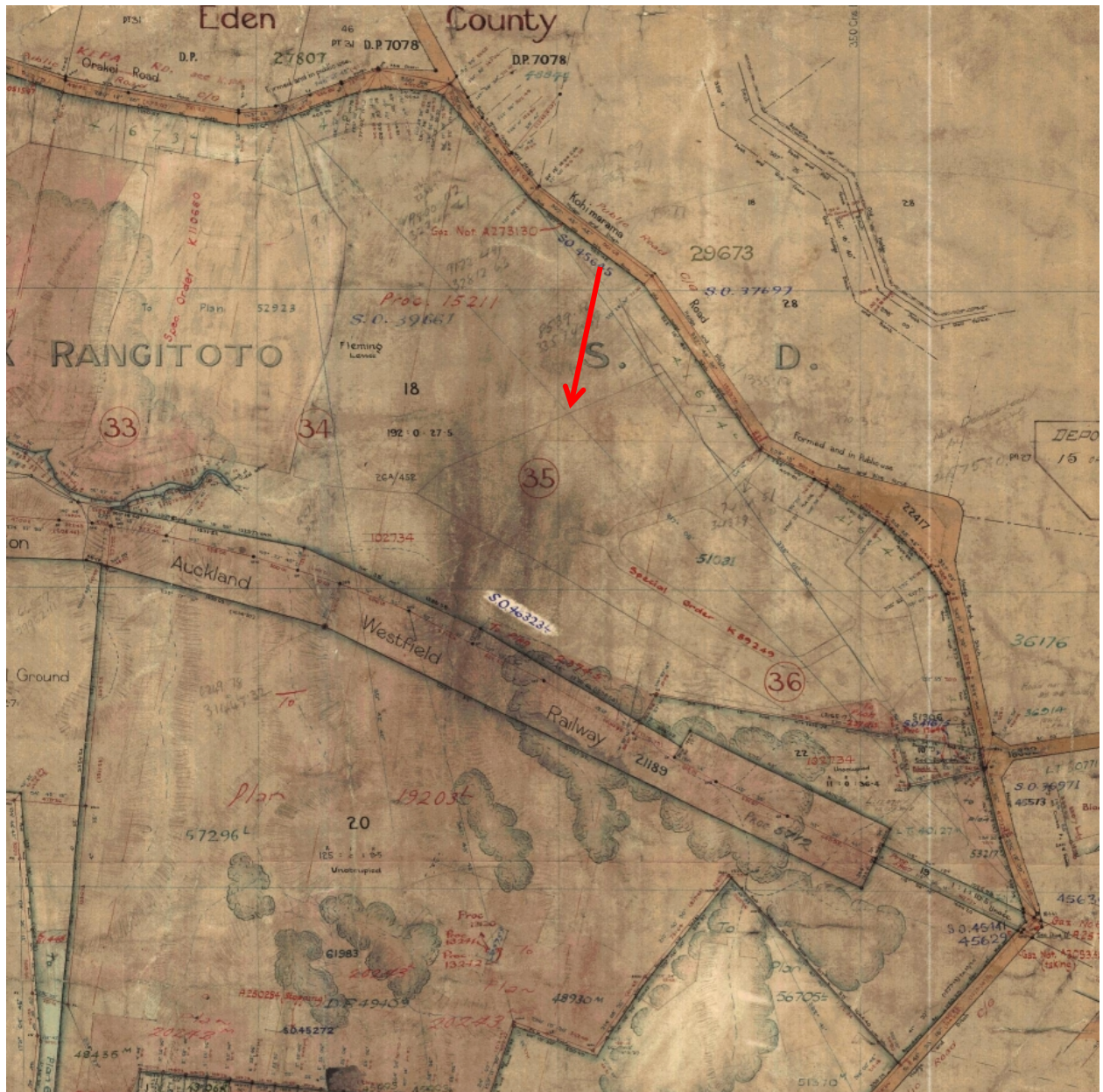


Figure 11. Enlargement of section of SO18321 I 1, dated 1925, showing Lot 35 as still undeveloped land with the railway line sited to the south (LINZ)

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# RESULTS, CONTINUED

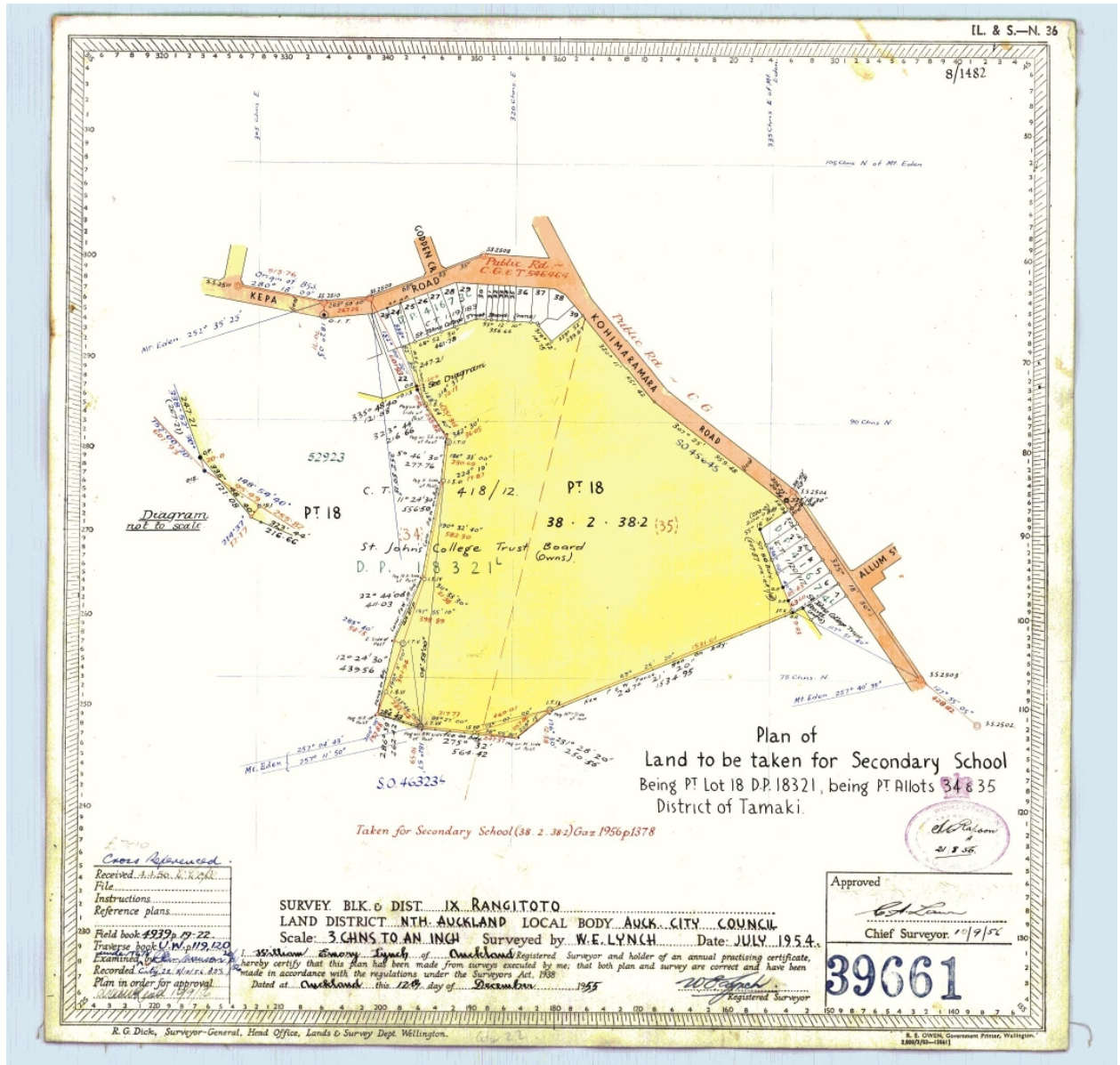


Figure 12. SO 39661 dated 1954 showing part of Lot 18, Section 35 including the subject property on the eastern portion of the lot (LINZ)

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## **RESULTS,** *CONTINUED*

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### **Recorded Historic Heritage Sites**

A search of the NZAA ArchSite database and Auckland Council CHI established that there are no recorded archaeological or other sites of heritage significance located within the proposed development property (Figure 13). However, within a 500m radius of the project area one archaeological site and two other sites of heritage significance were identified.

The archaeological site (R11/1196 = CHI 8555) consists of two possible terraces and a findspot of a worked lithic artefact located on the western side of a small stream flowing into Purewa Creek approximately, 150m to the south of the current project area (Figure 13). The site was originally recorded by Joan Maingay in 1982 just prior to the site being bulldozed and infilled for a residential subdivision. The site was revisited in June 2003 by Don Prince, but the terraces could not be relocated and the site was recorded as destroyed.

The two other sites of heritage significance (CHI 19903 and CHI 12723) are both located on Kohimarama Road and are recorded on the CHI as historic structures (Figure 13). CHI 19903 is located at 257 Kohimarama Road on the northern side of the junction with John Rymer Place and is separated from the project area by a small right of way. The house was constructed on land that was part of an estate owned by St Johns College Trust Board and has associations with the artist Nelson Walker Thompson who resided there from 1955.

The other site of heritage significance (CHI 12723; Figure 13) lies 400m to the northwest at 177 Kohimarama Road and is a historic house scheduled as a Category B item under the AUP under Appendix 9 (Significant Historic Heritage Place ID 1718, Category B).

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**RESULTS,** *CONTINUED*



**Figure 13. Archaeological and other historic heritage sites recorded on the Auckland Council CHI and NZAA Archsite Database within a 500m radius of the project area (outlined)**

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## **RESULTS,** *CONTINUED*

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### **Field Survey**

The field survey was undertaken on 23 July 2015. Conditions were overcast. The majority of the vegetation cover across the property is overgrown kikuyu grass. Patches of trees and shrubs are present, which were planted post-1968 based on comparison with Figure 7, with gorse and vines also growing on the fringes of the grassland. The current aerial on the Auckland Council Geomaps site suggests that little has changed since it was surveyed in 2015.

The entrance off Kohimarama Road slopes to the southwest, down to a flat area that appears to have been a playing field linked to the school (Figure 14). The playing field was constructed in 1968, with some of the earthworks during construction visible in Figure 7. It is clear that the ground was levelled using fill brought to the site, with a moderate/steep slope visible along the southern side of the playing field, extending down to the houses along the property boundary (Figure 15).

A small watercourse is visible on the historic aerials extending along the northeastern boundary of the site (Figure 5 and Figure 6). Dense vegetation is present in this area now which prevented detailed inspection (Figure 16), but the denseness and good growth of the vegetation in itself suggests that some sort of water source is still present. The northeastern corner of the property is also heavily vegetated (Figure 15, right), except for the small vacant plot of land that extends off John Rymer Place (Figure 17).

A stand of trees with vines and other weed growth is located on the northwestern corner of the playing field, and several large basalt boulders were observed amongst the vegetation (Figure 18). These may have been cleared when the playing field was constructed. A pond/water holding feature, possibly related to drainage of the playing field, is overgrown with Vietnamese mint. It was clearly built after the construction of the playing field as it is not present on the 1940 or 1959 aerials.

The ground extending northwards from this point is a steep slope to the boundary with the school, and is characterised by patchy long grass (Figure 19).

The southwestern corner of the property is also under vegetation. Part of one of the natural terraces visible in Figure 5 is still identifiable underneath the leaves and surface rubbish (Figure 20). This area was inspected for surface midden or other evidence of Maori occupation, but none was found.

The upper slopes, southwestern corner, and northeastern areas of the property were all probed, and the soil proved quite gravelly and hard in places. No midden was encountered, and no archaeological features or midden were observed on the surface across the property.

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## **RESULTS,** *CONTINUED*

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**Figure 14. Grassed slope extending down to the playing field to the south (left), and looking north up the slope to the entrance off Kohimarama Road, arrowed (right)**

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**Figure 15. Artificial slope created when the playing field was constructed (left arrow); top of slope (left), and bottom of slope to the southern property boundary (right). Heavy vegetation also visible in the north-eastern corner of the property (right arrow)**

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## ***RESULTS, CONTINUED***

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**Figure 16. Dense vegetation located in area of former watercourse along the northeastern boundary of the property**



**Figure 17. Grassed vacant lot extending off John Rymer place. Facing north**



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## ***RESULTS, CONTINUED***

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**Figure 18. Stand of trees located alongside the playing field with the water/drainage feature indicated by the Vietnamese mint (left), and basalt boulder exposed amongst the vines (right)**

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**Figure 19.  
Overgrown grass  
on the slope that  
runs south of the  
school boundary.  
Facing northeast**



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## ***RESULTS, CONTINUED***

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**Figure 20. Part of the remnant terrace observed beneath the small trees in the southwestern corner of the property**



## DISCUSSION

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### **Summary of Results**

There are no recorded archaeological or other historic heritage sites on the property at 223 Kohimarama Road. Two historic houses are located within 500m of the property, and one terrace/findspot to the south across the Purewa Creek. The subject property was part of the Kohimarama Block and was likely to have been used for farming until the mid-20th century. Substantial earthworks, predominantly in the form of filling, took place in 1968 on the property to form a level playing field. No archaeological or other heritage sites were identified during the field survey.

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### **Maori Cultural Values**

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

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### **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 Maori, especially where these have no physical remains. Heavy vegetation cover prevented detailed survey of the former watercourse area in the northeastern extent of the property.

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### **Archaeological Value and Significance**

The topography is generally sloping from Kohimarama Road down towards Purewa Creek, which feeds into Orakei Basin, a known area of Maori settlement. However, the property has been modified through construction of a large playing field to create level ground. A few natural terraces were present on the lower part of the property mid-20th century, and a remnant terrace was observed during the field survey. However, no Maori archaeological remains were observed or any evidence encountered through probing.

As there are no known archaeological sites on the development property, it has no known archaeological values of significance. The potential for there to be any unidentified sites subsurface appears to be low.

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## ***DISCUSSION, CONTINUED***

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### **Effects of the Proposal**

There is presently a draft concept plan for the retirement village. The results of assessment indicate that there are no archaeological or other historic heritage sites located on the property. There is low potential for any to be exposed during development due to the modified nature of the property, the topography, and the negative results from subsurface probing during the field survey. Therefore, the proposed development will have no known effects on archaeological values.

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 discussed above, the possibility can be provided for by putting procedures in place ensuring that the Council Heritage Team and Heritage NZ are contacted should this occur.

Archaeological features and remains can take the form of burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or 19th century glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and early European origin or human burials.

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### **Resource Management Act 1991 Requirements**

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

All persons exercising functions and powers under the RMA are required under Section 6 to recognise and provide for these matters of national importance when ‘managing the use, development and protection of natural and physical resources’. 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 Maori, including wahi tapu; (iv) surroundings associated with the natural and physical resources’.

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## **DISCUSSION, CONTINUED**

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### **Resource Management Act 1991 Requirements, continued**

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 Operative in Part is relevant to the proposed activity. There are no scheduled sites on the property under the AUPOP.

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. A general condition relating to the accidental discovery of archaeological remains could be included, requiring that if any archaeological remains are exposed during development, work should cease in the immediate vicinity and the Council and Heritage NZ should be informed.

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### **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)’<sup>1</sup>*

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

## ***DISCUSSION, CONTINUED***

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### **Heritage New Zealand Pouhere Taonga Act 2014 Requirements, *continued***

Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Maori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapu and are subject to the recommendations of the Maori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

An archaeological authority will not be required for the proposed residential development at 223 Kohimarama Road 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 (2014) must be complied with.

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### **Conclusions**

There are no known archaeological or other heritage sites located on the development property at 223 Kohimarama Road, and low potential for any unidentified sites to be present. The property is located on land sloping towards Purewa Creek, and has undergone reasonable modification through construction of a large playing field. The proposed subdivision will have no known effects on archaeological values.

It is considered appropriate for development to proceed under the AUPOP Accidental Discovery Rule E12.6.1, which outlines processes to be followed in the event of discoveries such as koiwi, taonga or archaeological remains.

If previously unidentified pre-1900 archaeological remains are exposed by earthworks, they would have statutory protection under the HNZPTA and cannot be modified without authorisation from Heritage NZ.

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## RECOMMENDATIONS

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**It is  
Recommended:**

- That 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.
  - That if subsurface archaeological evidence should be unearthed during construction (e.g. intact shell midden, hangi, storage pits relating to Maori occupation, or cobbled floors, brick or stone foundation, and rubbish pits relating to 19th century European occupation), work should cease in the immediate vicinity of the remains and the AUP Discovery Rule (E12.6.1) enacted:
    - That in the event of koiwi tangata (human remains), taonga or archaeological remains being uncovered, work should cease immediately in the vicinity of the remains and the tangata whenua, Heritage NZ, Council and (in the case of koiwi) NZ Police should be contacted so that appropriate arrangements can be made.
  - That 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*).
  - That since archaeological survey cannot always detect sites of traditional significance to Maori, such as wahi tapu, the tangata whenua should be consulted regarding the possible existence of such sites on the property.
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