

121 MURHPYS ROAD, FLAT BUSH, AUCKLAND: PRELIMINARY ARCHAEOLOGICAL ASSESSMENT

Prepared for Murphys Jixiang Development Limited



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INTRODUCTION

Project Background

Murphys Jixiang Development Limited proposes to undertake a residential development at 121 Murphys Road, Flat Bush, Auckland (Figure 1). The proposed development is a mix of houses, duplexes and apartment blocks (Figure 2) and will require bulk earthworks across the entire property. The legal description of the property is Lot 3 DP 515396 and it covers 3.0608ha. It is bounded to the west by Murphys Road, to the north and east by land currently undergoing residential development and by rural residential land to the south.

An archaeological assessment was commissioned by Murphys Jixiang Development Limited to establish whether the proposed development is likely to impact on archaeological values. This report has been prepared as part of the required assessment of effects accompanying a 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 Operative in Part (AUP OP) schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero were searched to determine whether any archaeological or other historic heritage 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 property and archival research was carried out to establish the history of the property.

A visual inspection of the property was conducted on 17 December 2021. The house on the property was viewed from the outside only. 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 was carried out to determine whether buried archaeological deposits could be identified. Particular attention was paid to the creek bank in the south of the property (a topographical feature where archaeological sites are often found to be located). Photographs were taken to record the topography and features of interest.



Figure 1. General location map and aerial view, 121 Murphys Road, Flat Bush (source: Auckland Council Geomaps)



Figure 2. Preliminary scheme plan

HISTORICAL BACKGROUND¹

Māori Settlement²

Situated between the Waitematā and Manukau harbours, the Auckland isthmus was known to Māori as Tāmaki-makau-rau, often translated as ‘the land desired by many’ or ‘the land of a hundred lovers’ (Stone 2001: 7). Its sheltered harbours, wide-ranging fishing and shell fishing grounds, fertile volcanic soils, easy waka (canoe) access, and portage routes made the area a highly desirable location for settlement (ibid.: 2-3).

Māori occupation of the isthmus and surrounding areas can be traced back over centuries and is evidenced by the numerous archaeological sites (namely middens, pits, terraces, and pa) and associated place names throughout the region. Several different iwi and hapu groups claim affiliation with the Auckland area, whose tribal territories commonly changed in response to warfare, migration or intermarriage (Simmons 1987: 27-31).

Early settlements were predominantly established near shorelines and major rivers and were occupied either long-term, seasonally, or temporarily, according to the availability of food resources (ibid.: 14-17). The area of East Tamaki/Flat Bush was prized for its rich volcanic soils, access to marine resources (namely shellfish and fisheries), and close proximity to accessways such as the Ōtara and Pakuranga Creeks and the Ōtāhuhu portage known as Te Tō-waka (Stone 2001: xiv). The volcanic landscape of East Tamaki was utilised by Māori to create stone-walled garden boundaries, which, in some areas, enclosed hundreds of stone and earth agricultural mounds to retain heat and extend the growing season of crops.

Around 1500AD Māori began to construct defensive settlements known as pa, which were located on strategic sites such as headlands and volcanic cones. Many pa were built across the central isthmus and adjacent locations, including on prominent areas in and around East Tāmaki. The hill pa known variously as Te Puke o Taramainuku (meaning ‘the hill of Taramainuku’, named after a Tainui ancestor), Te Puke o Tara, Ōtara Hill or Smales Mountain was a defensible site which also supported Māori agriculture in the form of terracing and food storage pits (see Figure 3) (Hayward et al. 2011: 180; CHI record 4247³). House sites were established on the pa, possibly in the form of both whare and temporary shelters; however, large parts of the pa were later destroyed through quarrying activities from the mid-late 20th century (ibid.). A pa was also constructed on Matanginui (meaning ‘big wind’ or ‘breeze’), later known as Green Mount, and the site is known to have contained evidence of habitation including terracing, pits, whare puni, karaka trees and mangleo (Hayward et al. 2011: 181; CHI record 4156⁴).

By the 18th century most of the isthmus had come under the control of Ngāti Whātua, who established settlements across the region. Intertribal warfare continued from the early 19th century; however, the musket raids of the 1820s, led by Ngāpuhi from the north, proved the most destructive. Defending Ngāti Whātua warriors, armed only with traditional hand

¹ Māori settlement, European purchase and Flat Bush sections taken from Brown and Burnett 2017a.

² While based on reliable documentary sources, this information should not be viewed as complete or without other context. There are a large number of iwi historically associated with the Auckland region and many other histories known to tangata whenua.

³ Te Puke o Taramainuku is also recorded as site R11/36 by the NZAA.

⁴ Matanginui is also recorded as site R11/24 by the NZAA.

combat weapons such as mere and taiaha, were swiftly defeated. Most fled the invasion, leaving the region virtually deserted for several years (Stone 2001: 104-7). By the mid-late 1830s small numbers of Ngāti Whātua and other groups began to return to their traditional occupation areas in Tāmaki-makau-rau and surrounding areas, eventually re-establishing themselves in the district.

European Purchase

One of the earliest Europeans to explore the East Tāmaki area was William Thomas Fairburn, a lay catechist with the Church Missionary Society (CMS). In 1833 Fairburn arrived, together with Reverend Henry Williams, at the request of Hauraki tribes who sought peace in the region and encouraged the establishment of CMS mission stations. Between 1835 and 1836 Fairburn took an active role as mediator in local tribal politics and kept regular contact with kainga (villages) throughout the Manukau. His efforts to establish a peace settlement between iwi over disputed tracts of land led to what became known as ‘Fairburn’s Claim’ or the Fairburn Purchase’ (Old Land Claim 269a) (Figure 4) (Murdoch 1996: 11).

Drawn up in 1836, the Fairburn Purchase included more than 80,000 acres of land and encompassed what is now Howick, Pakuranga, Manurewa, Otahuhu, and East Tamaki.⁵ The boundaries of the block are recounted by Stone with the following:

‘Beginning at ‘the Dragging Place at Otahuhu’, the boundary line ran south-east to Papakura, then towards modern Clevedon, thence down the Wairoa river to Umupuia, up the western shore of the Hauraki gulf to the Tamaki river and ‘thence to Otahuhu, where it ends.’ (Stone 2001:167).⁶

As a result of Fairburn’s Claim, many Māori were effectively alienated from their land and in 1837 Fairburn signed an agreement to return ‘one-third of the whole of this purchase’ to Māori owners pending a survey of the block’s boundaries (Stone 2001: 169). The purchase was also investigated by the Land Claims Commission during the 1840s. Disallowed areas of the Fairburn Claim, including land in and around East Tāmaki/Flat Bush, were designated ‘Surplus Land’ by the Crown and were not returned to Māori owners (La Roche 1991: 36). The Crown’s acquisition of these areas was undertaken from 1851 and subdivided allotments were offered to European settlers by way of Crown Grants (ibid.).

⁵ Initial calculations of the Fairburn Purchase estimated an area of 40,000 acres; however, a later estimate by the Surveyor-General in 1851 found it contained nearer to 75,000 acres and a further scientific estimate undertaken a century later noted a total of 83,947 acres. Stone 2001: 167-8.

⁶ For a full description of the boundaries of the Fairburn Purchase, see Tonson 1966: 51.



Figure 3. Māori place names around the Manukau Harbour and Central Auckland with Puke-ō-Tara arrowed in red (source: Kelly and Surridge 1990)

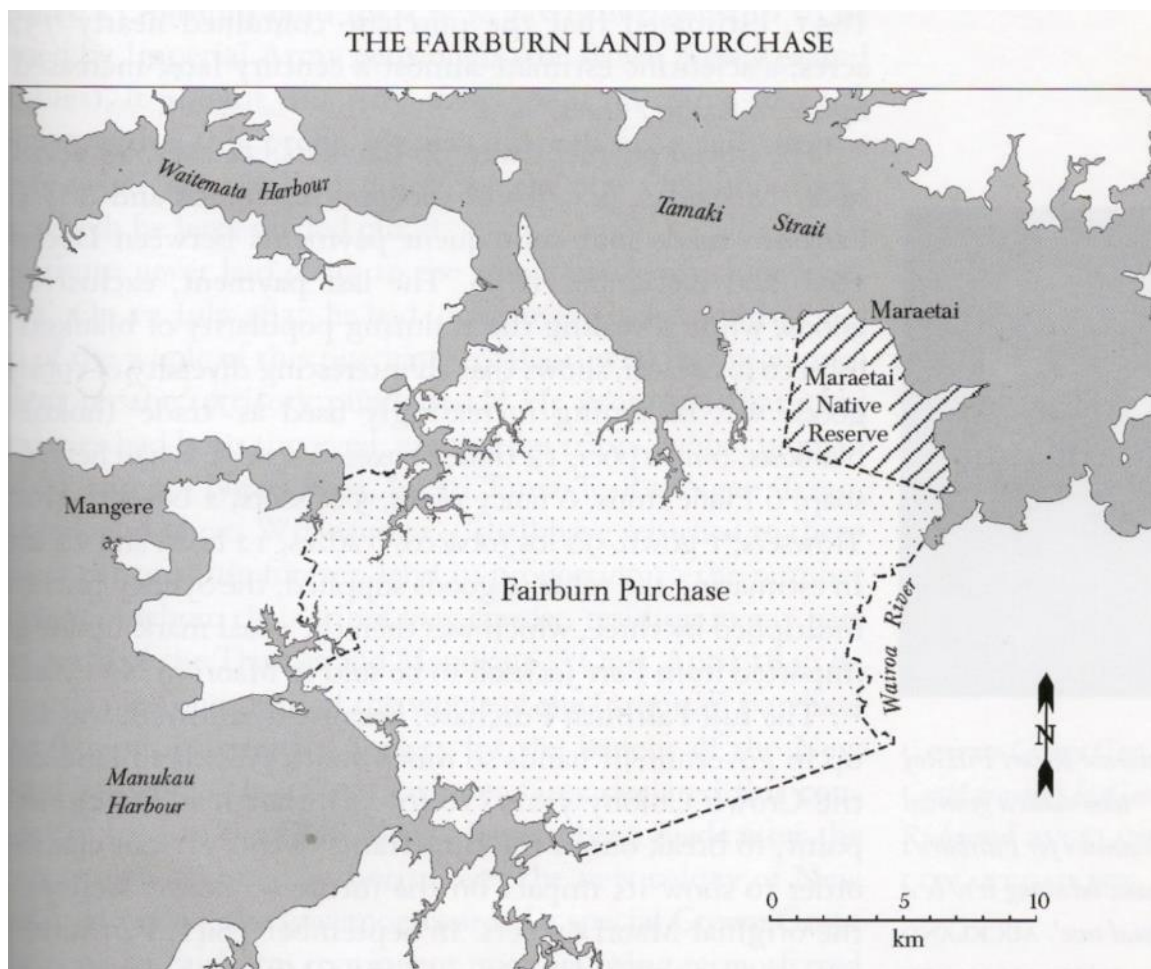


Figure 4. Map showing the extent of the Fairburn Purchase, with the Wairoa River indicated along its eastern boundary (source: Stone 2001: 167)

Flat Bush

The area of Flat Bush was so named for its unique botanical features, ‘with kahikatea forest all at a similar height when viewed by early settlers from Point View or Redoubt Road’ (La Roche 2011: 161). The area was also sometimes referred to as the ‘Howick Ranges’ or part of East Tāmaki, and incorporated tracts of land from the Parishes of Manurewa, Pakuranga and Papakura (Clarke 2002: 128). European settlement in Flat Bush commenced from the 1850s and notable early purchasers were Charles Baverstock, Thomas Sutcliffe, William Bellingham, and J. and R. Hemming (ibid.). Settlers primarily utilised land in the district for farming purposes and large stands of native timber were cleared to make way for both arable and pastoral farms. During the New Zealand Wars of the 1860s many settlers living on isolated farms temporarily abandoned their land to move into safer and more populated areas, and in July 1863 the *New Zealander* reported:

‘The Flat Bush District. —Some little uneasiness has been felt, we understand, among the settlers living in this district. We are glad to learn, however, that it is intended at once to erect a suitable block house, and to station a force there of 200 men, a course which will no doubt do much to allay any sense of alarm in the minds

of the timid, and enable the settlers to carry on their ordinary business avocations with something like a feeling of security.’ (*New Zealander*, 27 July 1863:3)

Despite the military precautions, at the cessation of the wars Howick and its surrounding districts, including Flat Bush, had encountered no direct action during 1863-1864 (La Roche 2011: 94).

Settlement in the area prospered during the 1870s and in 1875 the first Flat Bush Primary School was opened on Baverstock Road (Clarke 2002: 138). Half an acre of land was conveyed by Mr Baverstock for educational purposes and a kauri timber school room replaced the original structure in 1877 (*ibid.*; *New Zealand Herald*, 5 February 1875: 3). The school was later shifted to the corner of Flat Bush School Road and Murphy’s Road in 1893 (Clarke 2002: 138). By the 1880s the need for purpose-built local places of worship also became apparent and in 1882 a Methodist Church was constructed between Baverstock and Stancomb Roads.⁷ St Paul’s Anglican Church was later established at what is now 141 Chapel Road, and was officially opened on 31 January 1886 by Bishop Cowie, alongside Reverends T. Farley, F. Gould and Wiki te Paa of the Hokianga.⁸ The church had been designed by the architect Robert Mackay Fripp and the surrounding land included a cemetery (Matthews and Matthews 2008: 9).

Flat Bush largely retained its rural and agricultural character throughout the 20th century and remnants of early bush land continue to be preserved in areas such as Murphy’s Bush (northwest of the project area), which was sold to the Manukau City Council in the 1970s (Clarke 2002: 160).

Property History

The property at 121 Murphys Road is a portion of the original 80-acre northwest corner of Allotment 34, Parish of Manurewa originally granted by the Crown on 19 July 1844 to William Thomas Fairburn (Crown Grant 2G/15, Archives NZ). Following a hearing in relation to the Fairburn Claim a second Crown Grant for the same portion of land was issued on 28 November 1849 (Deeds Register 1D/228, Archives NZ, see Figure 5). During Fairburn’s ownership the land was possibly partially cleared of timber but was unlikely to have been formally settled. Following Fairburn’s death the property was advertised for sale by the Estate (*New Zealander*, 9 March 1859) but does not appear to have been sold. Probate was granted to Joseph Hargreaves on 16 July 1880 (Deeds Register O1/812, Archives NZ).

On 1 December 1883 Hargreaves conveyed the property to Clement Thomas Bostock (Deeds Register O1/894, Archives NZ). Bostock took out a Mortgage over the property (Deeds Register O1/895, Archives NZ) and possibly utilised the funds to improve the land and construct a residence and outbuildings. Bostock, a carpenter, was issued Certificate of Title NA52/211 for the property on 14 February 1889 (LINZ). At that time surveyors found the property to contain 88 acres 1 rood 3 perches. Prior to Titles being issued land brought

⁷ The Methodist Church was later removed from its original site in 1973 and converted to a private residence in Epsom (Matthews and Matthews Architects 2008: 5-6).

⁸ St Paul’s Anglican Church is the oldest surviving church building in the Flat Bush area and is listed as a Category 2 Historic Place (List No. 690) by Heritage New Zealand (Clarke 2001:142).

under the provisions of the Land Transfer Act were advertised in newspapers with the entry for the property noting 'In occupation of applicant' (*New Zealand Herald*, 23 November 1888), suggesting Bostock was residing on the property or actively utilising it in some way. It is possible that any house constructed was largely built by himself and could potentially have been completed c.1884. Deposited Plan 697 dated 1885 does not show structures on the property and it remains uncertain whether the residence occupied by Bostock is that erected at 121 Murphys Road, which is only a small part of the original 88 acre property. Bostock is known to have had other holdings in East Tamaki including a 190-acre farm with a five-roomed house which he advertised for sale (*Auckland Star*, 17 April 1885), at which point he was based in the central city. Having repaid the previous Mortgage, Bostock took out another over the Murphys Road property in 1890 (NA52/211, LINZ) and it is possible the house may have been erected around this time.

On 22 February 1893 the property was transferred to George Chrisp of Auckland, farmer (NA52/211, LINZ). Chrisp, however, did not retain ownership for long, opting to leave New Zealand in 1894 (*New Zealand Herald*, 15 June 1894), and sold the property to Charles Goyder Hill of Ellerslie, oil and colour merchant (NA52/211, LINZ). No record of Charles Goyder Hill's occupation of the property was located and Hill transferred the property on 4 May 1898 to Watkin Frank Hill. Watkin was the son of Charles and Catherine Hill and was aged 23 at the time of the transfer (www.geni.com). During his ownership of the property Watkin married Emily Jane Baverstock, producing three daughters and a son (www.geni.com).

On 19 February 1909 the property was transferred to John Lavell of Auckland, farmer (NA52/211, LINZ). Less than a year later Lavell sold the property to Neville Newcomb of Auckland, land agent. Newcomb retained ownership until 22 March 1912 when he sold to Robert Allen Bent of Ellerslie (NA52/211, LINZ). Bent sold the property to Frederick Cooper Smith of Hamilton, settler and William Hambling of Ohaupo, farmer on 3 September 1915. No record of these men occupying the property was located, and they transferred the property to Percy Harold Watts of Hamilton, solicitor on 21 June 1921 (NA52/211, LINZ). Watts had no daily involvement with his farm holdings which were overseen for some years by farm manager Edward John Graham (*Auckland Star*, 3 December 1925). Graham is unlikely to have spent much time at the East Tamaki farm, which was likely worked by a farmhand. After Graham's departure Watts leased the farm to Alfred McQuoid for a term from 1 August 1927 to 31 July 1934 (NA379/2, LINZ). No record of McQuoid's activity on the land could be located.

In 1936 Watts sold the property to Harold Plumley of Auckland, gentleman. Plumley's activities could not be determined with certainty but it appears an H. Plumley was selling calves from an East Tamaki location (*Auckland Star*, 17 June 1936) and cows and heifers from a Papatoetoe location (*Auckland Star*, 12 August 1936). Figure 6 shows the property at 121 Murphys Road this time in open pasture, with the house and outbuildings located within a fenced curtilage.

On 10 November 1943 the property was transferred to Gordon Hodge (NA379/2, LINZ). Hodge advertised in the situation's vacant column for a 'Pensioner, reliable; house cow, gardening, odd jobs; return good home' (*New Zealand Herald*, 4 March 1944:1). On 16 January 1945 Hodge transferred a half share in the property to his wife Mona Cleopatra Hodge (NA808/133, LINZ). In 1950 portions of the land were proclaimed as a road. Figure 7 shows the property at 121 Murphys Road as it stood in 1960 with the addition of an orchard and modification to an outbuilding. Hodge sold the remaining property to M.T.

Burrill Limited on 26 September 1962. M.T. Burrill sold cows at the same auctions Plumley attended (*Auckland Star*, 11 April 1945) and it is likely the property was used for the same purposes. The house and curtilage during this time period can be seen in Figure 8. Burrill retained ownership until 14 March 1983, when the property was transferred to Tarahiki Development Limited (NA808/133, LINZ). A change of name of the registered proprietor to Northridge Estates Limited was recorded on 24 April 1990. The same day the property was transferred to William Andrew Maxwell Burrill (76/100ths share) and William Andrew Maxwell Burrill, Grant Ashley Copland and Warren George Croft Templeton (jointly 24/100ths share). On 29 November 1993 the 24/100th share was transferred to Roger James Burrill, William Andrew Maxwell Burrill and Warren George Croft Templeton (NA808/133, LINZ).

A new Certificate of Title NA96A/428 (LINZ) was issued on 15 July 1994 for the property along with further land to the east and southeast of Allotment 34. No transactions affecting ownership were undertaken on this Title. On 24 November 1999 Title NA125B/995 (LINZ) was issued for the larger property. No transactions affecting ownership were noted until 22 November 2000, when the land was subdivided, the subject property being within Lot 5 DP192727. A new Title NA122B/69 (LINZ) was issued that day with the same owners and share portions as previously held. On 28 August 2001 the 24/100th share was transferred to William Andrew Maxwell Burrill and the property settled under the Joint Family Homes Act 1964 on William Andrew Maxwell Burrill and Margaret Anne Burrill in equal shares. At that time the property measured 1.8 hectares. William and Margaret Burrill remained on the property until 29 November 2013 when it was transferred to Murphys Development Limited (NA122B/69, LINZ).

CT 637330 (LINZ) was issued on 31 July 2014 amalgamating a much larger 12.1805 hectare holding. On 31 March 2016 the property was transferred to Green City Developments Limited. The property was subdivided with the subject property identified as Lot 3 DP 515396 (CT 637330, LINZ). At this time the house and curtilage had undergone significant alteration (Figure 9). The house shown in the 1960 aerial appears to have undergone significant changes from its earlier square form and a larger structure has been erected to the south, though it appears to be in the same general position (see property boundary overlays in Figure 10). The outbuilding to the east is no longer extant, the driveway and approach to the property have been changed and a substantial amount of planting has been undertaken to the west side, with the orchard on the south side no longer present. Title 801675 was issued for the 3.0608 hectare on 22 March 2018. No further changes to ownership have been recorded.

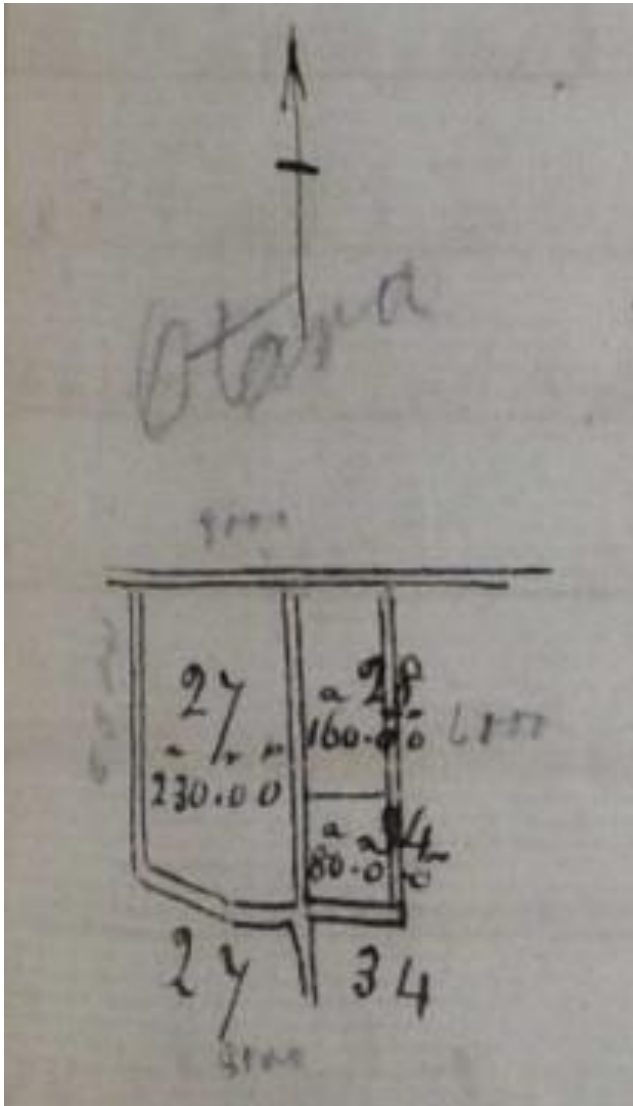


Figure 5. Allotment 34 as drawn on the second Crown Grant issued to William Fairburn (Deeds Register 1D/228, Archives NZ)



Figure 6. Aerial photograph dated 29 December 1939 showing the house and outbuildings at 121 Murphys Road. Source: Retrolens SN139-33-16



Figure 7. Aerial photograph dated 19 August 1960 showing house and outbuildings at 121 Murphys Road. Note addition of orchard at southeast of curtilage and modification or renewal of outbuilding to the east in comparison to 1939 aerial. Source: Retrolens SN583-19



Figure 8. Aerial photograph dated 22 May 1972 showing the house and curtilage at 121 Murphys Road. The orchard has reduced in size and there has been further modification to the outbuilding on the eastern side. Source: Retrolens SN3352-4605-23



Figure 9. Aerial photograph dated 2017 showing significant changes to the original house and surrounds and the addition of a larger structure to the south. Source: Auckland Council Geomaps



Figure 10. Current property boundary overlaid on the 1939 aerial (above), 1960 aerial (centre) and 2017 aerial

ARCHAEOLOGICAL BACKGROUND

There has been previous archaeological survey of the general area, including archaeological research and survey by Russell Foster and Associates, of Howick Parklands, Fowler Block (1997); by Clough & Associates, of the East Tamaki Future Urban development area (Clough and Prince 1997) and East Tamaki Corridor Arterial Route (Clough and Prince 1996); by Bioresarches, of Athy Block (1998a), Kellaway Block (1998b), Spencer Block (1998c), Sayes Block (1997), French/ Seng Block (2001) and Sutton Block (2000); and by Clough & Associates on several properties along nearby McQuoids Road and Flat Bush School Road (see Bibliography).

Despite those previous surveys and the wealth of archaeology in East Tamaki, there is little recorded in the way of pre-European archaeological sites in the near vicinity of the subject property. This is perhaps because the subject site is well east of the line of East Tamaki volcanoes with documented pa sites and adjacent lava fields, which were utilised for gardening and agriculture. It is also some distance from the coast, although a water supply would have been available from the stream located on the southern boundary of the subject property.

The nearest sites relating to Māori settlement are located c.2.5km to the southeast, being a terrace/pit site (R11/311) and a settlement site (R11/312), as shown in Figure 11, and some midden sites in Barry Curtis Park a similar distance to the northwest (not shown). All the other recorded sites within c.2.5km of the property relate to early European buildings (R11/2796, R11/2745, R11/3110). These include a scheduled historic heritage place at the former 99 McQuoids Road known as Major Bremner's Cottage (AUP OP, ID 2267 Category B) and two other scheduled historic heritage places – the Flat Bush School House (former)/ Murphy Homestead (AUP OP, ID 1354 Category B) and Baverstock Road School (former) (AUP OP, ID 1351 Category B).

On the property itself there is one recorded archaeological site: R11/2975 (CHI 20268), which is a historic house. It was recorded by Russell Foster in 2014 and described as follows:

‘Two-storey wooden dwelling which dates from the latter part of the 19th century (exact date of construction unknown). According to Mr Bill Burrill (former owner) the house was extensively renovated in the 1920s and then again by Mr Burrill in the early 1980s. The interior has been extensively modified and as a result very few original features are obvious. However, much of the original framing etc will probably have survived and be able to provide evidence of building techniques and material. There are claims that the building has been moved to its present position from elsewhere. However Mr Burrill is adamant that it is at its original location. The house curtilage has been modified.’ (See site record form in Appendix A).

The house is not scheduled in the AUP OP, or included in the New Zealand Heritage List.



Figure 11. Archaeological sites in the vicinity recorded on the NZAA database, with subject site arrowed (source: NZAA ArchSite 2022)

FIELD ASSESSMENT

Field Survey Results

A field inspection of 121 Murphys Road was completed on the 17 December 2021. At the time of survey, the location contained a single house with an adjacent shed and water tank. The property to the north had recently undergone major earthworks so the driveway entrance to the property had been moved to 123 Murphys Road to the south. Visual inspection and subsurface testing with a probe were carried out to assess the potential for archaeological features or deposits within the property.

A house in the same location as the current house on the property is visible in aerial photographs from 1939, 1960 and 1972, as noted in the Historical Background, but it has been modified by extensions, including a large extension to the south, a reconfigured driveway in a different location from before and the removal of a shed previously located to the east (Figure 6–Figure 10 and Figure 12–Figure 14). The interior of the house was not accessed, but according to the site record its former owner described it as heavily modified. The house appears to be of a style consistent with a late 19th/early 20th century date but a more detailed built heritage assessment would be required to confirm its likely date of construction and assess the extent of surviving original fabric.

The driveway and parking area on the western side of the property is shown in Figure 15, and a mound of earth is now present to its west which is likely to result from the construction of the new drive.

Barring the immediate vicinity of the house, the property was covered in dense tall grass which hindered the ability to do a proper visual surface inspection. However, none of the larger land contours indicated earlier ground modification. More attention was paid to probing on the southern side of the property where the land slopes down towards the stream (Figure 16), but no archaeological material was identified.

Apart from the house nothing of archaeological interest was identified on the property.



Figure 12. Western side of the house showing modern attachment on right



Figure 13. Eastern side of the building



Figure 14. Northern side of building



Figure 15. Standing at the northern entrance to the property looking southwest at the new brick driveway and the built-up mound



Figure 16. At the southwestern entrance to the property looking southeast towards the stream

DISCUSSION AND CONCLUSIONS

Summary of Results

The property contains a recorded archaeological site (R11/2975) consisting of a two-storey house which is likely to have been constructed on the property in the late 19th century, although this could not be confirmed through the archival research carried out. The house has been extended and is reported to have been extensively modified on the inside during two main phases of modification/extension in the 1920s and 1980s (the interior was not inspected, however). A more detailed assessment by a built heritage specialist would be required to confirm its likely date of construction and assess the extent of surviving original fabric.

No other archaeological remains relating to either early European or Māori settlement were identified on the property. However, if the house was constructed in its present location prior to 1900 there may be associated subsurface archaeological remains, such as rubbish pits or indications of outbuildings and early infrastructure.

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 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.

The interior of the house was not accessible for inspection, and it is noted that the ground cover across the majority of the property was dense tall grass which obscured the ground surface.

Archaeological Value and Significance

The AUP OP (B5.2.2) 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).

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.

A full historic heritage evaluation under AUP OP criteria is not possible without a more detailed built heritage assessment of the building by an appropriate specialist. However, based on current knowledge, the potential archaeological values of the house and its surrounds have been assessed in Table 1. Under these criteria the site has the potential to be of moderate archaeological value based on its information potential and amenity value, but the information potential would depend on the extent of internal modification and any associated subsurface archaeological remains.

Table 1. Assessment of the archaeological values of site R11/2975 (historic domestic building) based on Heritage NZ criteria (Heritage NZ 2019: 9-10)

Value	Assessment
Condition	The exterior of the house appears to be in good condition, although modified by extensions. The interior of the house is reported to be extensively modified. The condition of any subsurface archaeological remains associated with the house is not known
Rarity	Late 19th century houses are a common site type
Contextual value	The house contributes to the historical landscape of Flat Bush, which includes several other recorded historic buildings (Major Bremner’s Cottage, the Flat Bush School House (former)/ Murphy Homestead and Baverstock Road School (former))
Information potential	The original part of the house has some potential to provide information relating to construction methods and materials and changes over time through archaeological investigation, but this is likely to be limited based on the reported interior modifications. If associated subsurface remains are present these would have moderate potential to provide information relating to the date and lifestyle of the occupants and the presence of outbuildings etc
Amenity value	The older part of the house has some visual amenity value, but the southern extension detracts from this and the house is only partially visible from Murphys Road, with the view likely to be blocked by development on the property to the north
Cultural associations	The house is associated with early European settlers in the Flat Bush area
Other	The historical significance of the house would depend on its date of construction and association with one of the recorded owners from the 1880s on (Clement Thomas Bostock in the 1880s to 1893 and subsequent owners discussed in the Historical Background). However, none of the recorded owners are well known historical figures. The house has some architectural/physical value, but this would need to be assessed by an appropriate specialist

Effects of the Proposal

The proposed residential development (Figure 2) would require the demolition or relocation of the house recorded as R11/2975. No earthworks plans have been provided but it is assumed that bulk earthworks would be required across the property which would remove any subsurface archaeological remains that might be associated with the house.

Relocation of the original part of the house rather than demolition would be recommended as a better heritage outcome. If the house cannot be relocated a permanent record of the building should be made prior and during its demolition. Similarly, any adverse effects on associated subsurface archaeological remains should be mitigated through the recovery of information relating to the history of the site and Flat Bush area. Demolition of the house and the modification of any subsurface remains would require an Authority under the HNZPTA (see below), subject to confirmation of a likely pre-1900 construction date for the house.

Resource Management Act 1991 Requirements

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

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

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

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

The house on the property is not scheduled as a historic heritage place on the AUP OP, but this assessment has established that it is a recorded archaeological site that is likely to have been constructed on the property prior to 1900. The house should preferably be relocated rather than demolished but if that is not possible any adverse effects should be mitigated under the archaeological provisions of the HNZPTA through archaeological investigation and recording of the house and any associated subsurface remains.

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)’⁹

Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished. If the house is relocated rather than demolished an Authority would not be required for the house itself, but would be required if any associated subsurface archaeological remains are found to be present.

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.

As the proposed development will affect site R11/2975, which is likely to have been built on the property prior to 1900 (subject to further confirmation from a built heritage specialist), an Authority must be obtained from Heritage NZ before any work can be carried out that may affect the site. The requirements of the Authority are likely to include the archaeological recording/investigation of the house prior to and during demolition and of any associated subsurface remains. However, if the house is to be relocated, this would only apply to any pre-1900 subsurface remains and would not apply to the house itself.

⁹ 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. [put in footnote if not relevant]

Conclusions

The property at 121 Murphys Road contains a recorded archaeological site (R11/2975) consisting of a two-storey house which is likely to have been constructed on the property in the late 19th century, although this could not be confirmed through the archival research carried out. The house has been extended and is reported to have been extensively modified on the inside. A more detailed assessment by a built heritage specialist would be required to confirm its likely date of construction and assess the extent of surviving original fabric. The house is not scheduled on the AUP OP or included in the New Zealand Heritage List.

No other archaeological remains relating to either early European or Māori settlement were identified on the property. However, if the house was constructed in its present location prior to 1900 there may be associated subsurface archaeological remains, such as rubbish pits or indications of outbuildings and early infrastructure.

If the house can be relocated rather than demolished an Authority under the HNZPTA would not be required to modify the house itself, but would be required to modify any associated subsurface remains that may be present on the property. Any adverse effects on subsurface remains can be appropriately mitigated through the recovery of information relating to the history of the site and area, under the archaeological provisions of the HNZPTA.

If the house is to be demolished the adverse effects should be mitigated through detailed investigation and recording to recover information on its construction and history, under the archaeological provisions of the HNZPTA.

RECOMMENDATIONS

- The older part of the house at 121 Murphys Road should be relocated rather than demolished if possible.
- If relocation is not feasible, a built heritage assessment of the building should be undertaken by an appropriate specialist to confirm the likely date of construction and extent of surviving original fabric.
- If the house is to be demolished, subject to confirmation of a pre-1900 construction date by a built heritage specialist, an Authority must be applied for under Section 44(a) of the HNZPTA to authorise its demolition.
- An Authority should also be applied for to modify any pre-1900 subsurface archaeological remains that may be present on the property, even if the house is to be relocated. An Authority would establish appropriate procedures for the management of any archaeological remains discovered, reducing the potential for delays during the development process while an Authority is applied for and processed.
- Earthworks in the vicinity of the house should be monitored by an archaeologist to establish whether any unrecorded subsurface remains are present.
- Adverse effects on the house (if it is to be demolished) and any associated subsurface remains should be mitigated through archaeological investigation and recording to recover information relating to the history of the site and area, in accordance with the requirements of an archaeological Authority issued by Heritage NZ.
- If no Authority has been obtained and subsurface archaeological evidence should be unearthed during construction (e.g. intact shell midden, hangi, storage pits relating to Maori occupation, or cobbled floors, brick or stone foundation, and rubbish pits relating to 19th century European occupation), or if human remains should be discovered, the Accidental Discovery Rule (section E.12.6.1 of the AUP OP) must be followed. This requires that work ceases within 20m of the discovery and notification to the Auckland Council, Heritage NZ, Mana Whenua and (in the case of human remains) the NZ Police, who will determine the actions required.

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Certificate of Title (LINZ)


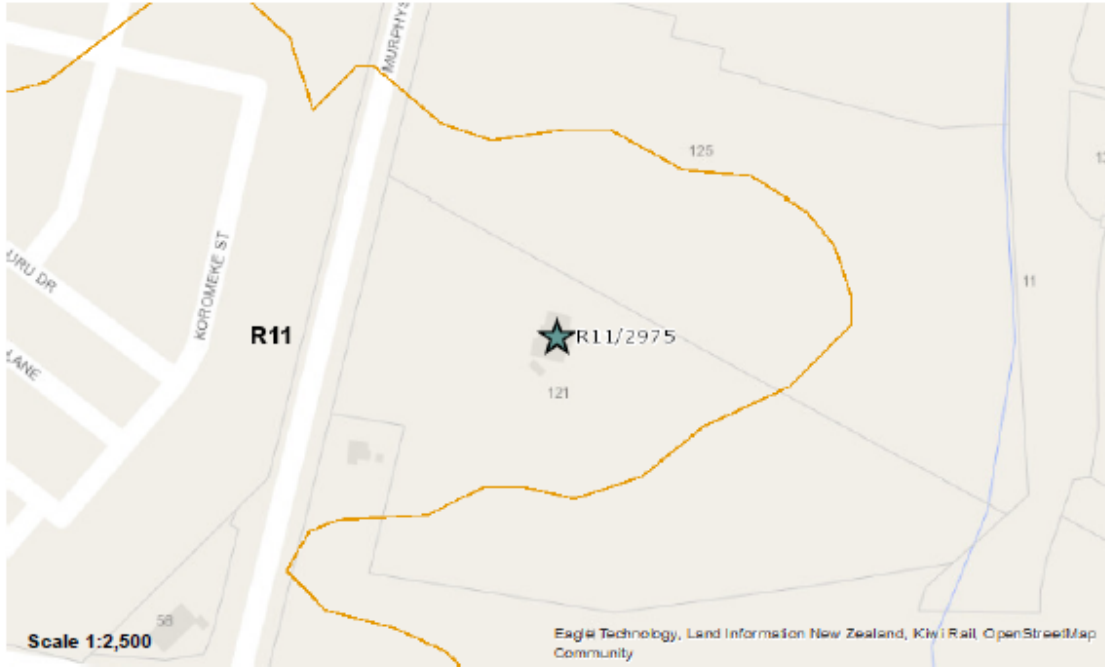
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APPENDIX A: NZAA SITE RECORD FORM

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

 <p>Site Record Form</p>	<p>NZAA SITE NUMBER: R11/2975</p> <p>SITE TYPE: Historic - domestic</p> <p>SITE NAME(s): Northridge</p> <p>DATE RECORDED:</p>
<p>SITE COORDINATES (NZTM) Easting: 1770970 Northing: 5905096 Source: On Screen</p>	
<p>IMPERIAL SITE NUMBER: METRIC SITE NUMBER: R11/2975</p>	
	
<p>Finding aids to the location of the site 125 Murphys Road, Flat Bush</p>	
<p>Brief description Two-storey wooden dwelling which dates from the latter part of the 19th century (exact date of construction unknown).</p>	
<p>Recorded features Building - homestead</p>	
<p>Other sites associated with this site</p>	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD HISTORY	NZAA SITE NUMBER: R11/2975
<p>Site description</p> <p>Updated 10/12/2014 (Field visit), submitted by russellfoster, visited 20/10/2014 by Foster, Russell Grid reference (E1770970 / N5905096)</p> <p>Two-storey wooden dwelling, dates from the latter part of the 19th century (exact date of construction unknown). According to Mr Bill Burrill (former owner) the house was extensively renovated in the 1920s and then again by Mr Burrill in the early 1980s. The interior has been extensively modified and as a result very few original features are obvious. However, much of the original framing etc will probably have survived and be able to provide evidence of building techniques and materials. There are claims that the building has been moved to its present position from elsewhere. However Mr Burrill is adamant that it is at its original location. The house curtilage has been modified.</p> <p>Condition of the site</p> <p>Statement of condition</p> <p>Updated: 17/07/2016, Visited: 20/10/2014 - Fair - Some intact features, but others may be unclear or damaged</p> <p>Current land use:</p> <p>Updated: 17/07/2016, Visited: 20/10/2014 - Rural residential</p> <p>Threats:</p> <p>Updated: 17/07/2016, Visited: 20/10/2014 - Property development</p>	