

Reference 2

Des Heke Submission 21 6 2023

BOP MPS Plan Δ

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DATE 21 June 2023

Des Heke - Ngā Hī He Hapu

47 Adler Drive, Ohauti: archaeological assessment

report to
Generation Homes

Arden Cruickshank

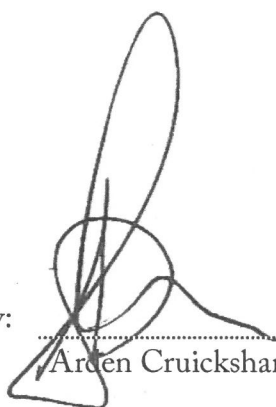
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47 Adler Drive, Ohauti: archaeological assessment

report to
Generation Homes

Prepared by:



Arden Cruickshank

Reviewed by:



Matthew Campbell

Date: 30 April 2015

Reference: 15-0637

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47 Adler Drive, Ohauti: archaeological assessment

Generation Homes propose subdividing a property owned by a third party at 47 Adler Drive Ohauti, Tauranga (Lots 1 & 2 DPS 55067 and Lot 53 DP 326360) for a housing development. Three archaeological sites, recorded as U14/3186, U14/3187 and U14/3191 in the New Zealand Archaeological Association (NZAA) Site Recording Scheme (SRS) were identified in relation to the property during a due diligence report provided by Lysaght Ltd (Stott 2015). Anton Terblanche of Generation Homes Ltd commissioned CFG Heritage LTD to undertake an assessment of the property in support of Resource Consent applications to Tauranga City Council, potential application for Archaeological Authority to Heritage New Zealand Pouhere Taonga (HNZPT), and to identify potential archaeological constraints on the project.

Statutory Requirements

All archaeological sites are protected by the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 and may not be destroyed, damaged or modified without an authority issued by Heritage New Zealand Pouhere Taonga (Heritage NZ).

An archaeological site is defined in the Heritage New Zealand Pouhere Taonga Act as:

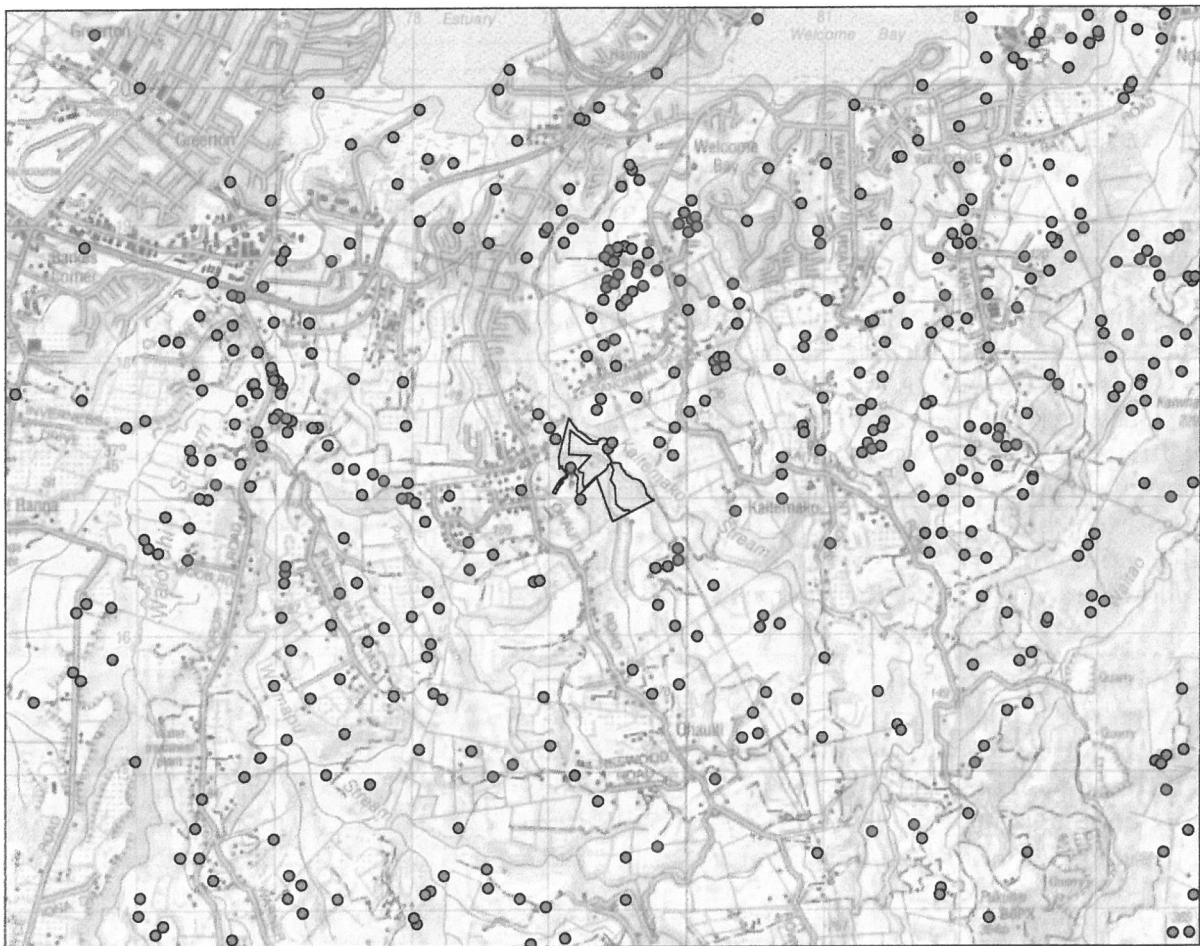


Figure 1. Location of the property showing archaeological sites in the wider area.

- (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).

The Resource Management Act 1991 requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the wellbeing of today's communities while safeguarding the options of future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (Section 6f).

Historic heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities.

Historic heritage includes:

- historic sites, structures, places, and areas
- archaeological sites;
- sites of significance to Maori, including wahi tapu;
- surroundings associated with the natural and physical resources (RMA Section 2).

These categories are not mutually exclusive and some archaeological sites may include above ground structures or may also be places that are of significance to Maori.

Where resource consent is required for any activity the assessment of effects is required to address cultural and historic heritage matters.

Methodology

Records of archaeological sites in the general vicinity were accessed from the SRS through ArchSite (archsite.org.nz) and incorporated into the project GIS. The HNZPT digital library was searched for records of archaeological investigations in the Western Bay of Plenty, with emphasis on Ohauiti. Old maps and survey plans held by Land Information New Zealand (LINZ) were accessed using QuickMap. Soil information from Landcare Research was accessed using S-Map Online (smap.landcareresearch.co.nz/home). A plan of the proposed subdivision was provided by Generation Homes.

A site survey was carried out on 28 April 2015 by Arden Cruickshank of CFG Heritage Ltd. The sites were relocated from their descriptions in the original site record forms, and their locations checked with a hand held GPS (generally accurate to ± 5 m) and visible surface features were photographed. The ground was probed with a 1100 mm steel gum spear but no more invasive techniques such as test pitting were employed. The survey was conducted on foot, and the entire property was covered. Previously unrecorded archaeological features were recorded following standard recording protocols.

Environment

The property sits in undulating hills, within the Kaitemako sub-catchment, which flows from Ohauiti and drains to the harbour at the Welcome Bay estuary. It is part of the Tauranga and Otanewainuku north ecological districts (BOPRC 2012:2). The soils derive from the Waiteriki Formation ignimbrites of the Coromandel Volcanic Zone. The soils within the property are of

the Ngakura and Ototohanga Typic Orthic Allophanic Soil Families, which are well draining sandy and sandy/clay loams.

The higher ground on the property, which is where the house lots will be located, has been contoured for kiwi fruit orchards. It is likely that any pits that were present within these areas were filled in or bulldozed during the contouring of the land obscuring the areas that contain archaeological features.

Archaeological background

The rural surrounds of Tauranga have been subject to housing subdivision and development in the past few decades due to the growing population of the city. These developments have led to large scale archaeological investigations which have increased the understanding of pre-European occupation and horticulture in the area.

Within the Rowsdale development, approximately 1.5 km to the west of the property, three significant archaeological sites were uncovered, including U14/3218. This site provided information pertaining to the separation of tasks, with storage areas being separate from cooking areas, all within a palisaded area. This site was originally identified as two patches of midden and five uncertain terraces. Once the topsoil had been stripped back, 88 pits were identified along with house floors, fire scoops and palisading. There was also a complex storage pit with several phases of use and a number of features cut into it, which appeared to be unique in the archaeological record – it is the largest storage pit reported in any New Zealand site so far. Surface evidence of all these features had been obscured by ploughing (Campbell 2005; Campbell and Harris 2007).

Investigations of sites in the Belk Road (U14/2343), Wintrebre Lane (U14/3404 and U14/3405) and Mataraua (U14/2351) indicate that the majority of hilltops and raised ground in the area have been occupied at some time (Campbell and Hudson 2009; Campbell and Harris 2012; Harris 2012a; Harris 2012b).

A survey of the property appears to have been carried out by Charlotte Judge in 2003, but the reason for the survey is not clear. The two sites within the property along with five others (U14/3188–3192) on the other side of the Kaitemako Stream appear to have been recorded during the same survey, but no report has been provided to HNZPT for this work. No other archaeological work or survey appears to have been carried out within the property.

Archaeological survey

U14/3186

This site was described by Judge as two pit-like depressions and three vague terraces on the south west side of the Kaitemako Stream. The site was relocated, and the features identified. The area in which the ‘pit-like features’ and the terraces are located is within the gully system of the stream, which is subject to flash flooding during high rainfall. The area and features were probed but no difference to the surrounding area was noted.

Upon inspecting the site, it seems unlikely that the pit-like features are archaeological, as the depressions are approximately half a metre above the current water level, and any pit would consequently extend into the water table. The terraces appear more like water erosion, which is likely due to the flash flooding events as described by the land owner.

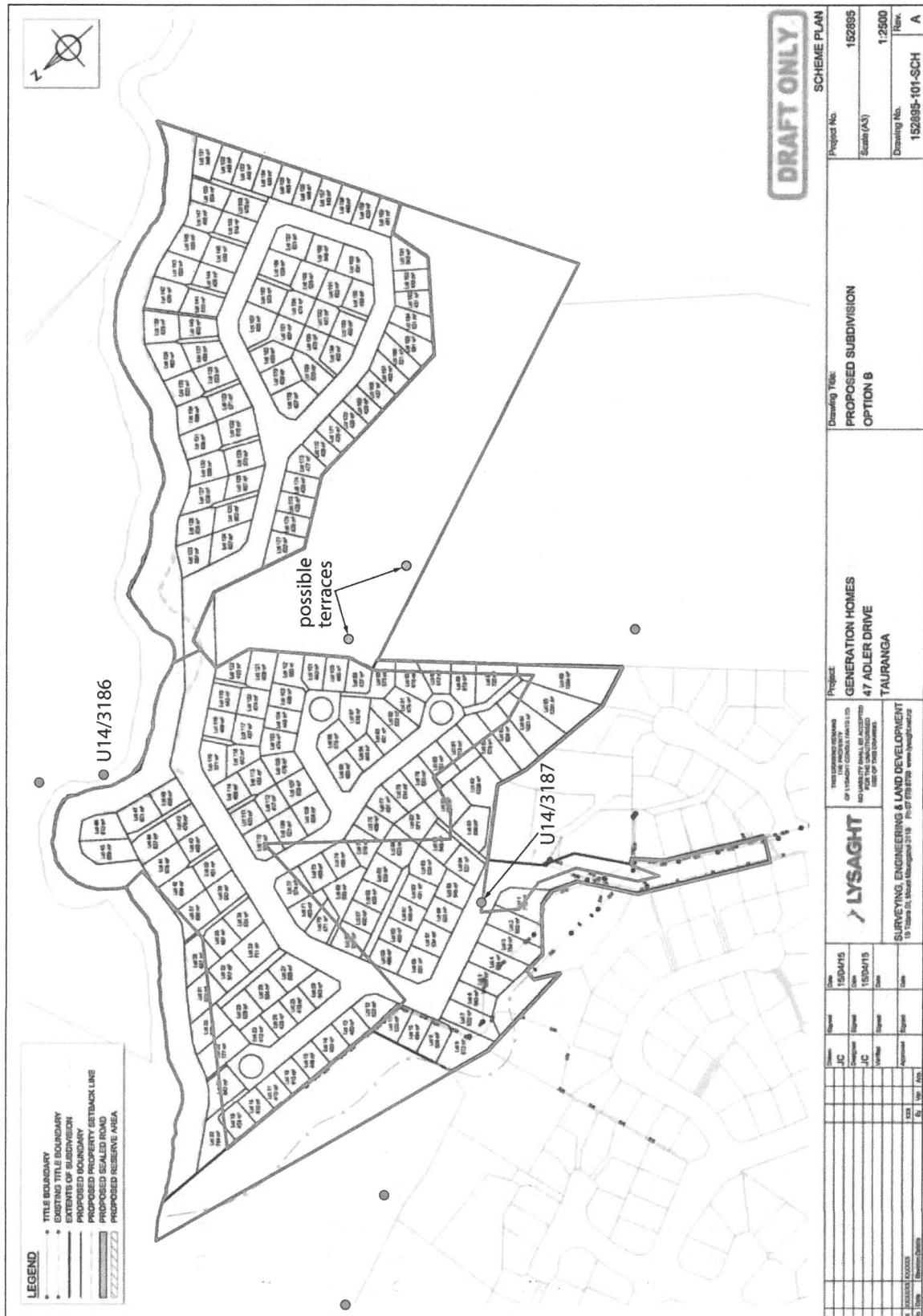


Figure 2. Location of recorded sites and possible sites in relation to current lot boundaries and the draft Scheme Plan, dated 15/04/2015.



Figure 3. U14/3186,
the terraces
recorded by Judge,
looking east.

U14/3187

This site was described by Judge as a vague terrace, measuring 7 x 1.5 m. This site was relocated. The terrace is small, and no other related archaeological features are visible. There are a number of landscape modifications in the surrounding area, including two terraced areas that have been created for water troughs, which have similar dimensions. It is possible that the terrace is related to farming activities.

U14/3191

This site was described by Judge as three west facing subtle terraces on the eastern side of the Kaitemako Stream. These were not able to be relocated as the area is under heavy cover of blackberry and other foliage, and is not within the property. Because it is not within the scope of works, it has been removed from further discussion within this assessment.

Possible terraces

E 1879386 N 5817088 NZTM

E 1879376 N 5817159 NZTM

Two possible terraces were identified within the property, overlooking a small tributary that flows into the Kaitemako Stream. These possible terraces are slightly flattened areas on the top of the western edge of the gully approximately 40 m from the tributary. The two possible terraces measure 19 x 13 m and 10 x 10 m respectively. Because of their uncertain status they were not recorded as a site, but they have been flagged here for future investigation in the case of any future earthworks. They are located within a proposed reserve.

*Figure 4. U14/3187,
view southeast of
terrace recorded
by Judge, looking
south east.*



*Figure 5. Terraces
for water troughs
that are approxi-
mately the same
dimensions as the
one recorded by
Judge.*



Summary

The two sites recorded by Judge, U14/3186 and U14/3187, are uncertain, as are the two possible terraces noted. The history of archaeological investigation in Ohauti and in other valleys inland for Tauranga indicates that agricultural and horticultural activities – ploughing and particularly contouring for kiwifruit orchards – has destroyed all surface evidence of archaeological sites, but that complex archaeology often survives beneath the surface. This is potentially the case for Adler Drive, particularly on the higher and more level ground.

No archaeological constraints on the proposed subdivision have been identified on the property but, for the reasons outlined above, a precautionary approach is recommended.

Assessment

The following assessments of values and significance relate only to archaeological values. Other interested parties, in particular mana whenua, may hold different values regarding the proposed development.

Because of the uncertain nature of the archaeology on the property, no assessment of values or significance has been made.

Assessment of effects

U14/3186 and the two possible terraces recorded during this survey are located within proposed reserves, so any effects on them can be avoided. U14/3187 is located within the proposed road alignment and will need to be investigated further during the earthworks phase of the development to determine if it is a site.

Earthworks associated with the proposed housing development have the potential to affect unrecorded archaeological sites that may remain intact beneath the current, contoured ground surface. The probable effect of these earthworks will be to destroy these sites, but no more precise effects can be assessed as the survival and extent of these sites, if they exist, remains unknown

Recommendations

These recommendations are made only on the basis of the archaeological values that have been outlined above. Any other values associated with special interest groups, including tangata whenua can only be determined by them. It is recommended that:

- an authority to modify or destroy and unrecorded archaeological features on Lots 1&2 DPS 55067 and Lot 53 DP 326360 that may encountered during earthworks associated with subdivision development be applied for from Heritage New Zealand Pouhere Taonga under Section 44 of the Heritage New Zealand Pouhere Taonga Act 2014;
- note that this is a legal requirement;
- no authority should be applied for without consultation with the appropriate tangata whenua authorities; evidence of consultation, and views expressed, will be required by NZHPT, and will be taken into account when making a decision about the granting of the authority
- note that the application process may take up to three months from the date of lodgement, and following issue there is a period of 15 working days during which earthworks cannot commence to allow for appeals to the Environment Court;
- appropriate tikanga (protocols) should be followed during works – mana whenua may make recommendations outlining these;
- in the event of koiwi (human remains) being uncovered during any future earthworks, work should cease immediately and the appropriate tangata whenua authorities should be contacted so that suitable arrangements can be made;
- since archaeological survey cannot always detect sites of traditional significance to Maori, or wahi tapu, the appropriate tangata whenua authorities should be consulted regarding the possible existence of such sites, and the recommendations in this report.

References

- Bay of Plenty Regional Council. 2012. *Kaitemako Sub-Catchment Action Plan 2012*. Accessed from <http://www.boprc.govt.nz/media/274894/kaitemakosubcatchmentactionplan.pdf> 29 March 2015.
- Campbell, M. 2005. Archaeological investigations of sites U14/1972, U14/3218 and U14/3245, Rowsdale, Tauranga: final report. Unpublished CFG Heritage Ltd Report to Connell Wagner Tauranga and Rowsdale Developments.
- Campbell, M. and J. Harris 2007. Archaeological investigations of site U14/3218, Rowsdale, Tauranga; Season II: final report. Unpublished Report to Connell Wagner Tauranga and Rowsdale Developments.
- Campbell, M. and B. Hudson 2009. The Mataraua site (U14/2351), Tauriko, Western Bay of Plenty. Unpublished report to New Zealand Historic Places Trust and Comanche Holdings Ltd.
- Campbell, M. and J. Harris 2012. Mataraua U14/2351, Tauriko, Western Bay of Plenty: Stage II Archaeological Investigations. Unpublished report to The New Zealand Historic Places Trust and Comanche Holdings Ltd.
- Harris, J. 2012a. The Wintrebre Lane Sites, U14/3404 and U14/3405, Tauriko. Unpublished report to The New Zealand Historic Places Trust and TBE 2 Ltd.
- Harris, J. 2012b. The Belk Road Site, U14/2343, Omanawa. Unpublished report to The New Zealand Historic Places Trust and Omanawa Holdings.
- Stott, M. 2015. Due Diligence Investigation, 47 Adler Drive. Unpublished Lysaght Ltd report to Generation Homes Ltd.



Site Record Form

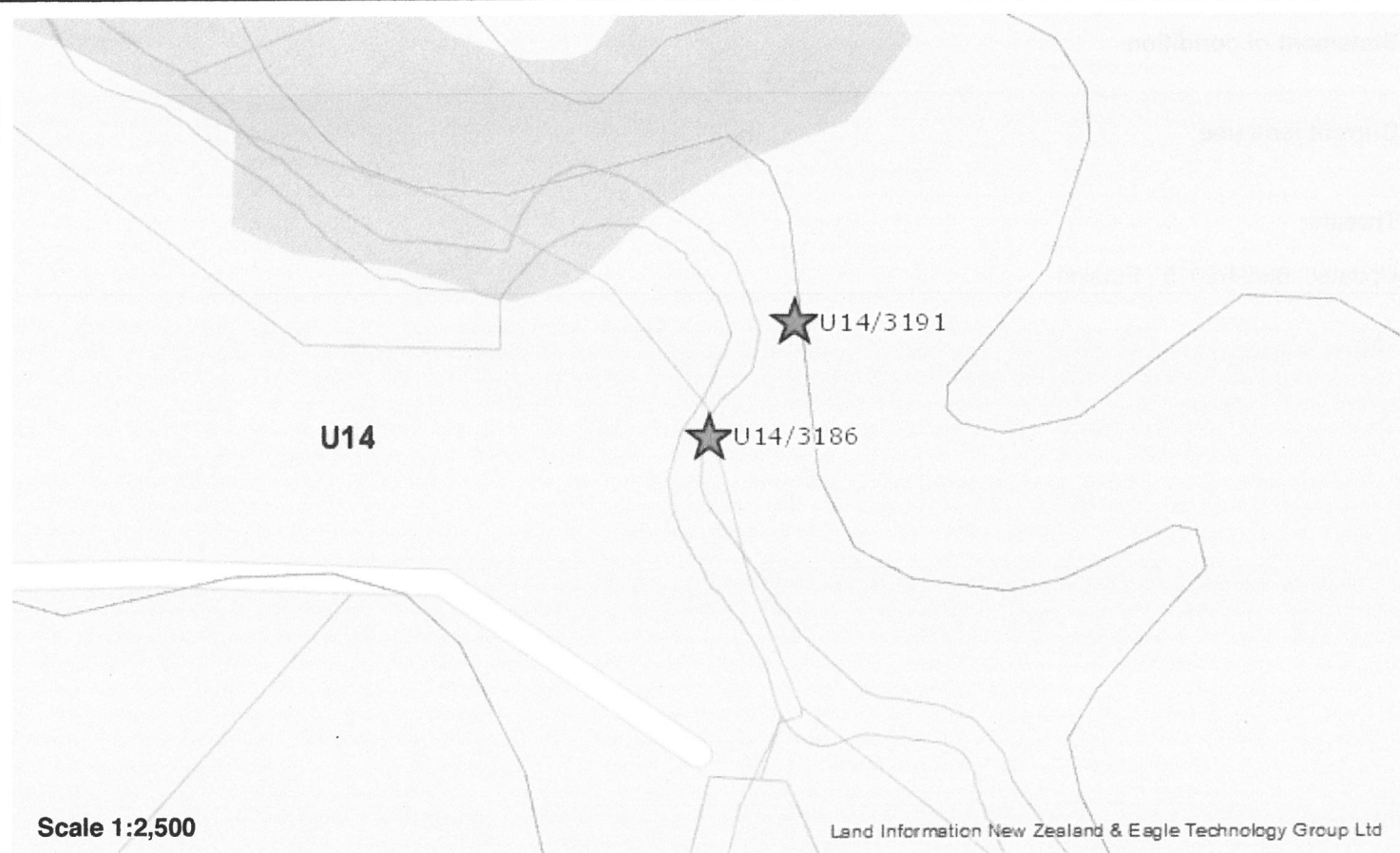
NZAA SITE NUMBER: U14/3186

SITE TYPE: Pit/Terrace

SITE NAME(s):
DATE RECORDED:
SITE COORDINATES (NZTM) Easting: 1879429

Northing: 5817366

Source: Site Record Form

IMPERIAL SITE NUMBER:
METRIC SITE NUMBER: U14/3186

Finding aids to the location of the site

Located 6 m SW of Kaitemako Stream on NE boundary of Sievwright property. On bank above stream.

Brief description

Two pit-like features and three faint terraces parallel to the Kaitemako Stream.

Recorded features

Terrace, Pit

Other sites associated with this site

SITE RECORD HISTORY	NZAA SITE NUMBER: U14/3186
Site description 'Updated 08/04/2015 (other), submitted by emmabrooks Grid reference (E1879429 / N5817366) Two pit-like features run parallel to Kaitemako Stream with three vague terrace to the SE running down towards the stream. Terraces measure 8 x 4 m, 6 x 2 m, and 5 x 1.5 m respectively (record updated from original SRF).'	
Condition of the site 'Updated 08/04/2015 (other), submitted by emmabrooks Periodic flooding of area appears to have caused erosional damage.'	
Statement of condition	
Current land use:	
Threats: Updated: 08/04/2015 - Erosion	

SITE RECORD INVENTORY

NZAA SITE NUMBER: U14/3186

Supporting documentation held in ArchSite

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (NZMS260) NZMS 260 map number <u>U14</u> NZMS 260 map name <u>Tawanga</u> NZMS 260 map edition <u>1997</u>		NZAA METRIC SITE NUMBER <u>U14/3186</u> DATE VISITED <u>September 2003</u> SITE TYPE <u>Pits/terraces</u> SITE NAME: MAORI OTHER	
Grid Reference		Easting <u>27181614.9</u> Northing <u>63178817.5</u> $\pm 7m$	
1. Aids to relocation of site (attach a sketch map) Site is located <u>6m S-W of Kaitemako Stream on N-E boundary of Sievwright property. On bank above stream.</u>			
2. State of site and possible future damage <u>Fair - periodic flooding in area appears to have caused erosional damage</u>			
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) <u>Two pit like features run parallel to Kaitemako Stream with 3 vague terraces to the S-E running down towards the stream. Terraces measure 8x4m, 6x2m + 5x1.5m respectively.</u>			
4. Owner <u>Siewwright</u> Address <u>3064L Ohauiti Road</u> <u>Tawanga</u>		Tenant/Manager Address	
5. Nature of information (hearsay, brief or extended visit, etc.) Photographs (reference numbers and where they are held) Aerial photographs (reference numbers and clarity of site)		<u>brief visit</u>	
6. Reported by <u>C. Judge</u> Address <u>46A Wairua Avenue</u> <u>Pt Chevalier</u> <u>AUCKLAND</u>		Filekeeper <u>R Darnady</u> Date <u>3 May 04</u>	
7. Key words			
8. New Zealand Register of Archaeological Sites (for office use)			
NZHPT Site Field Code			
Latitude S		Longitude E	
<input type="checkbox"/> Type of site		<input checked="" type="checkbox"/> Present condition & future danger of destruction	
<input type="checkbox"/> Local environment today		<input type="checkbox"/> Security code	
<input type="checkbox"/> Land classification		<input type="checkbox"/> Local body	



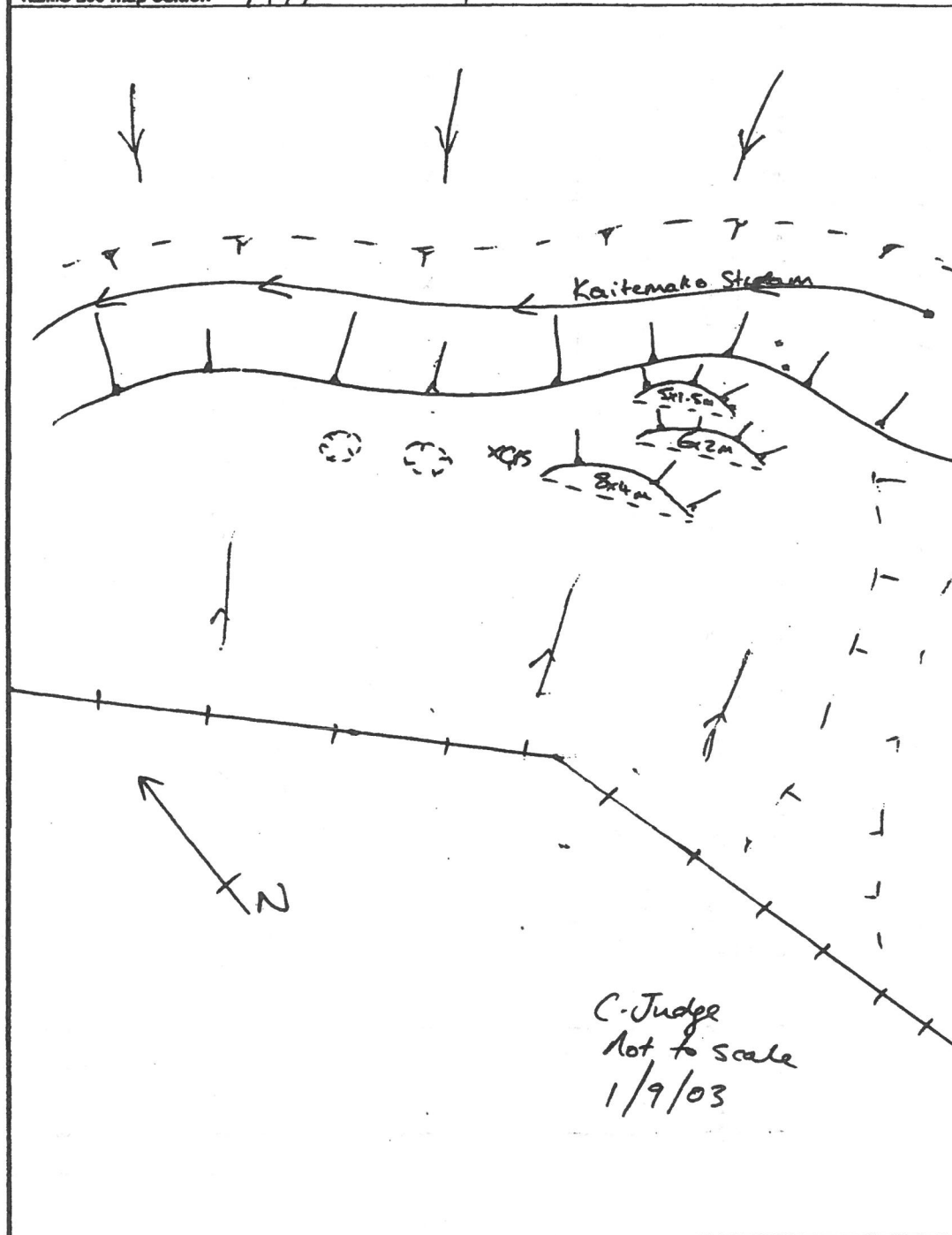
NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE DESCRIPTION

NZMS 260 map number *U14*
 NZMS 260 map name *Tauwanga*
 NZMS 260 map edition *1997*

NZAA METRIC SITE NUMBER *U14/3186*

DATE VISITED *Sept. 2003*
 SITE TYPE *Pits/Terraces*
 SITE NAME: MAORI
 OTHER





Site Record Form

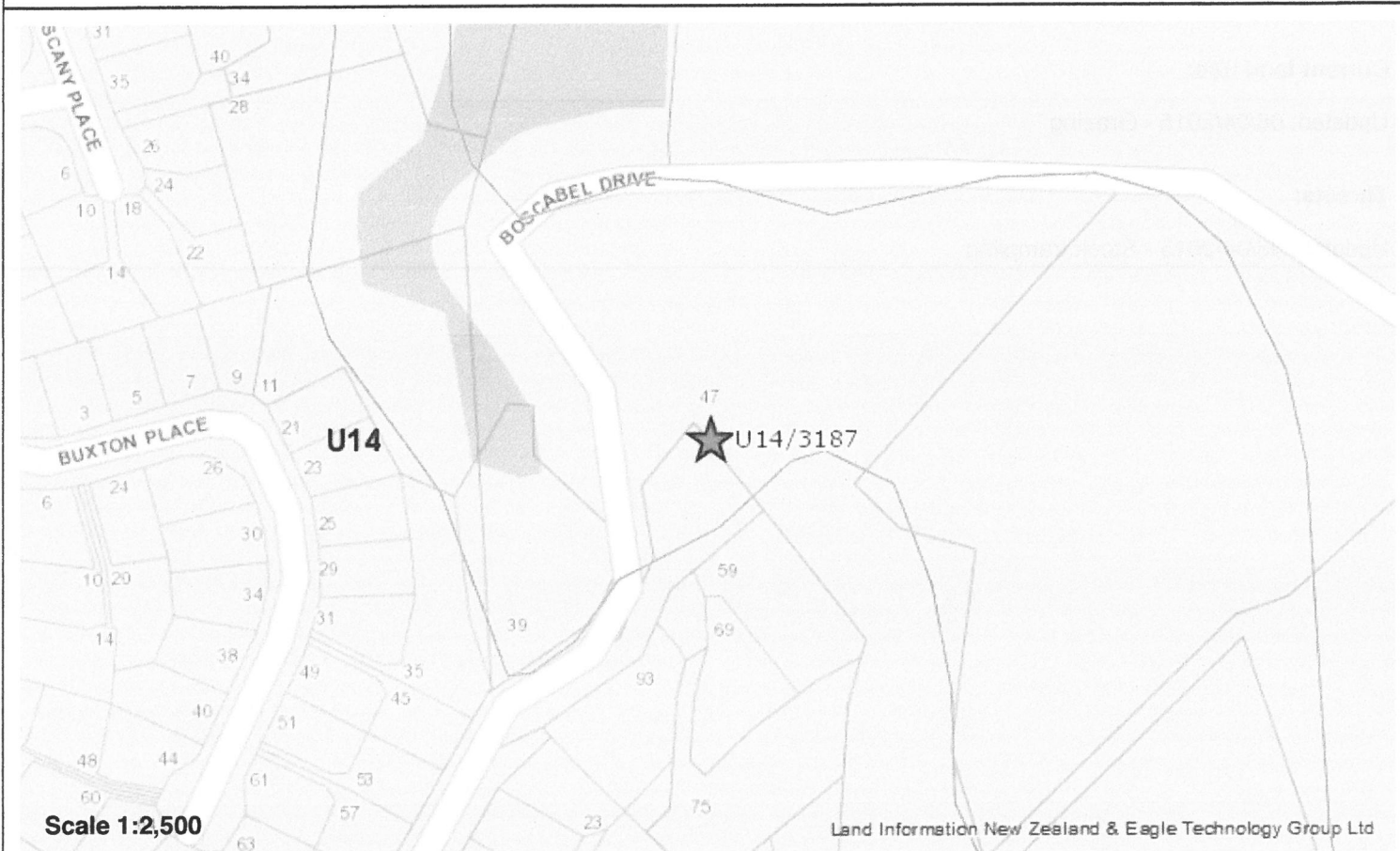
NZAA SITE NUMBER: U14/3187

SITE TYPE: Pit/Terrace

SITE NAME(s):
DATE RECORDED:
SITE COORDINATES (NZTM) Easting: 1879160

Northing: 5817225

Source: Site Record Form

IMPERIAL SITE NUMBER:
METRIC SITE NUMBER: U14/3187

Finding aids to the location of the site

On northern slopes directly below (north) of driveway up to main Sievwright house.

Brief description

Subtle north facing terrace measuring 7 x 1.5 m.

Recorded features

Terrace

Other sites associated with this site

SITE RECORD HISTORY	NZAA SITE NUMBER: U14/3187
Site description 'Updated 08/04/2015 (other), submitted by emmabrooks Grid reference (E1879160 / N5817225) Subtle north facing terrace measuring 7 x 1.5 m (record updated from existing SRF).'	
Condition of the site	
Statement of condition	
Current land use: Updated: 08/04/2015 - Grazing	
Threats: Updated: 08/04/2015 - Stock trampling	

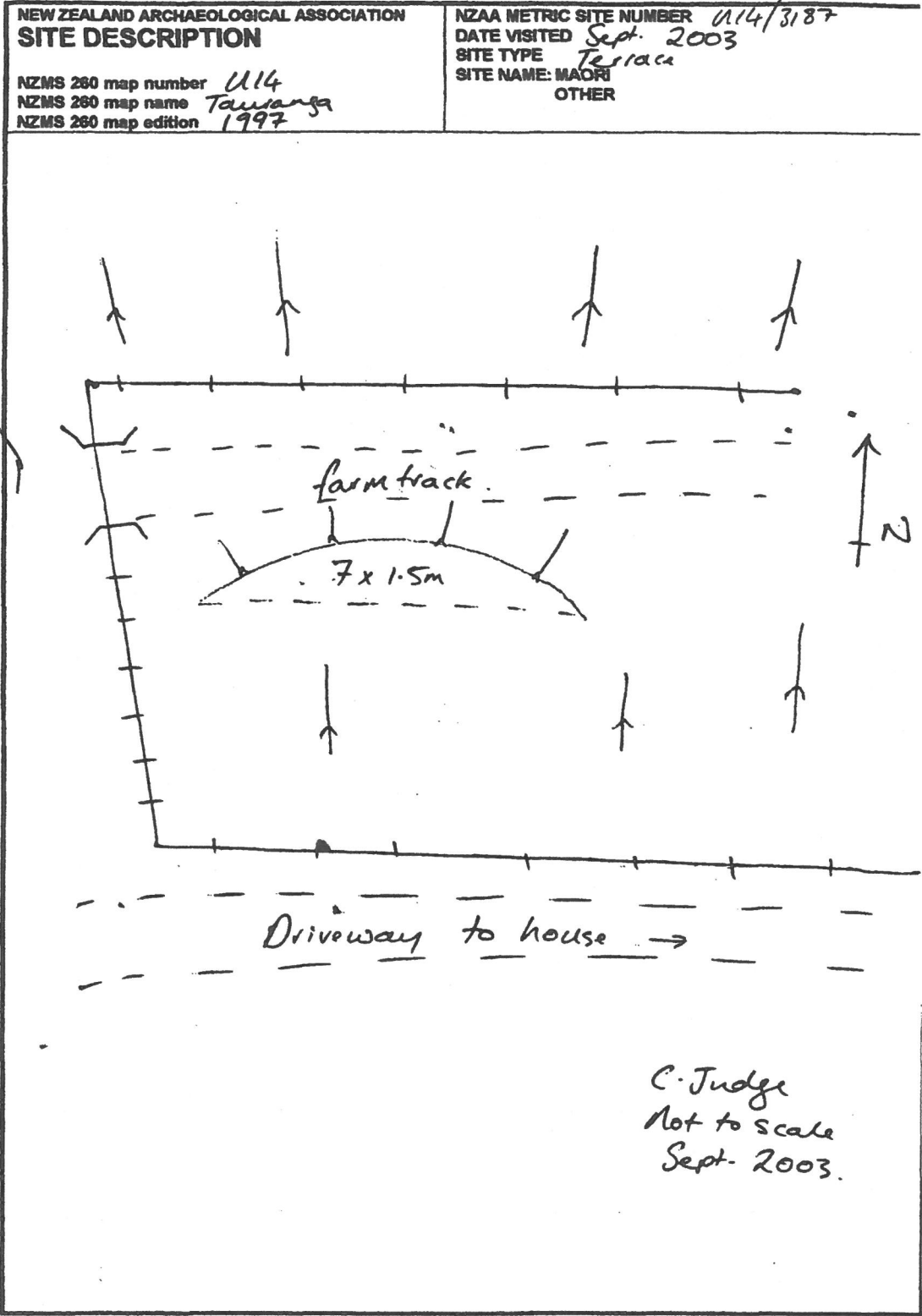
SITE RECORD INVENTORY

NZAA SITE NUMBER: U14/3187

Supporting documentation held in ArchSite

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (NZMS260) NZMS 260 map number <i>U14</i> NZMS 260 map name <i>Tauranga</i> NZMS 260 map edition <i>1997</i>		NZAA METRIC SITE NUMBER <i>U14/3187</i> DATE VISITED <i>Sept. 2003</i> SITE TYPE <i>Terrace</i> SITE NAME: MAORI OTHER	
Grid Reference		Easting <i>2.718191317.5</i>	Northing <i>6.317181713.6</i> $\pm 9m$
1. Aids to relocation of site (attach a sketch map) <i>On northern slopes directly below (north) of driveway up to main Sievwright house.</i>			
2. State of site and possible future damage <i>Fair - Stock damage.</i>			
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) <i>Subtle north facing terrace measuring 7x1.5m</i>			
4. Owner <i>Siewwright</i> Address <i>3064L Ohauiti Road</i> <i>Tauranga</i>		Tenant/Manager Address	
5. Nature of information (hearsay, brief or extended visit, etc.) <i>Brief visit.</i> Photographs (reference numbers and where they are held) Aerial photographs (reference numbers and clarity of site)			
6. Reported by <i>C. Judge</i> Address <i>46A Wairua Avenue</i> <i>Pt Chevalier</i> <i>Auckland.</i>		Filekeeper <i>R Darmachy</i> Date <i>3 May 04</i>	
7. Key words			
8. New Zealand Register of Archaeological Sites (for office use)			
NZHPT Site Field Code			
Latitude S		Longitude E	
<input type="checkbox"/> Type of site		<input checked="" type="checkbox"/> Present condition & future danger of destruction	
<input type="checkbox"/> Local environment today		<input type="checkbox"/> Security code	
<input checked="" type="checkbox"/> Land classification		<input checked="" type="checkbox"/> Local body	





OBSERVATIONS ON RECORDED SITES ON BOSCABEL SUBDIVISION, OHAUITI ROAD

Dr Caroline Phillips
Auckland
April-May 1999

There were five recorded sites in the Boscabel subdivision and two near the southern boundary in Riddington's land (all on the U14 topo map). These were recorded in 1984, as part of a site recording scheme under Dr Bruce McFadgen of NZ Historic Places Trust.

Boscabel sites:

- 1974 small midden, on small rise near pine plantation, disturbed by ploughing
- 1975 pit on small rise, near pine plantation
- 1977 pit on ridge near watertank
- 1978 pit and terrace, 100 m south of 1977
- 2209 2 pits destroyed

Riddington sites:

- 1976 pit at end of ridge, other indistinct features, ploughed
- 1979 pit

Re-location details on original form pretty impossible (Waimapu = Ohauti, Rowe Rd = Ohauti Rd, west = east on occasions)

In 1994 Kahotea visited Boscabel, resurveyed part of area, monitored development and undertook excavations. He located a range of features, including: raised walls, pits and ridge top platform/terrace areas, exposed shell midden and individual terraces. Most of these "... bore no relationships to those sites recorded for the NZHPT..." (Kahotea 1996:2). He re-allocated the site numbers to the features he saw.

- A) platform with 4 pits and raised bank and midden, house site, terrace with 4 pits and another pit above, total area of features 140 x 20 m - Kahotea renumbered as 1978, when it should probably have been 1977 as presumably the single pit was one of those that he saw.
- B) 2 pits, approx 50 m south of (A) - Kahotea renumbered as 1975, when it should probably have been 1976, part of site located around spot height 109m on Riddington's farm
- C) terrace on lower ridge slope- Kahotea renumbered as 1976, when it might have been better to say it was part of 1978 (see below)
- D) platform and five terraces, 80 m north of (A) - Kahotea renumbered as 1977, when it was closer to 1978 which was apparently 100 m from 1977 (if the reference to south was in fact north!)
In Kahotea's defence he found base of watertrough in this location, and water tank was said to be near 1977, also following the reference to north-south this should have been 1977.

Note Kahotea makes no mention of any features at the location of site 1974 or 1975

In my report on site U14/2210 I have included a brief section on the Boscabel excavations.

- I have assumed that (B) is part of U14/1975 and have put in a new site record for this (as some information on original U14/2210 form belonged to that site).
- I have assumed that the grid references were more accurate than anything else (Tony says sites were marked directly onto aerial and are therefore primary source of location), therefore:-
- I have assumed that (C) and (D) are part of U14/1978 and have redrawn according to detailed drawings in Kahotea's report (his illustrations are a bit erratic - many have wrong scale, others have none, others impossible to locate).
- I have assumed that (A) is U14/1977 (NOTE: since this site is on covenants of the three lot titles this could cause confusion if HPT thinks it is 1977 and Des has designated it 1978!!).

I hope I have outlined some of the variations in interpretations and not caused any more confusion. Probably this needs to be noted on some of the site record forms, as they are the basic information source for management (hence I have supplied extra illustrations).

References

Site Record File

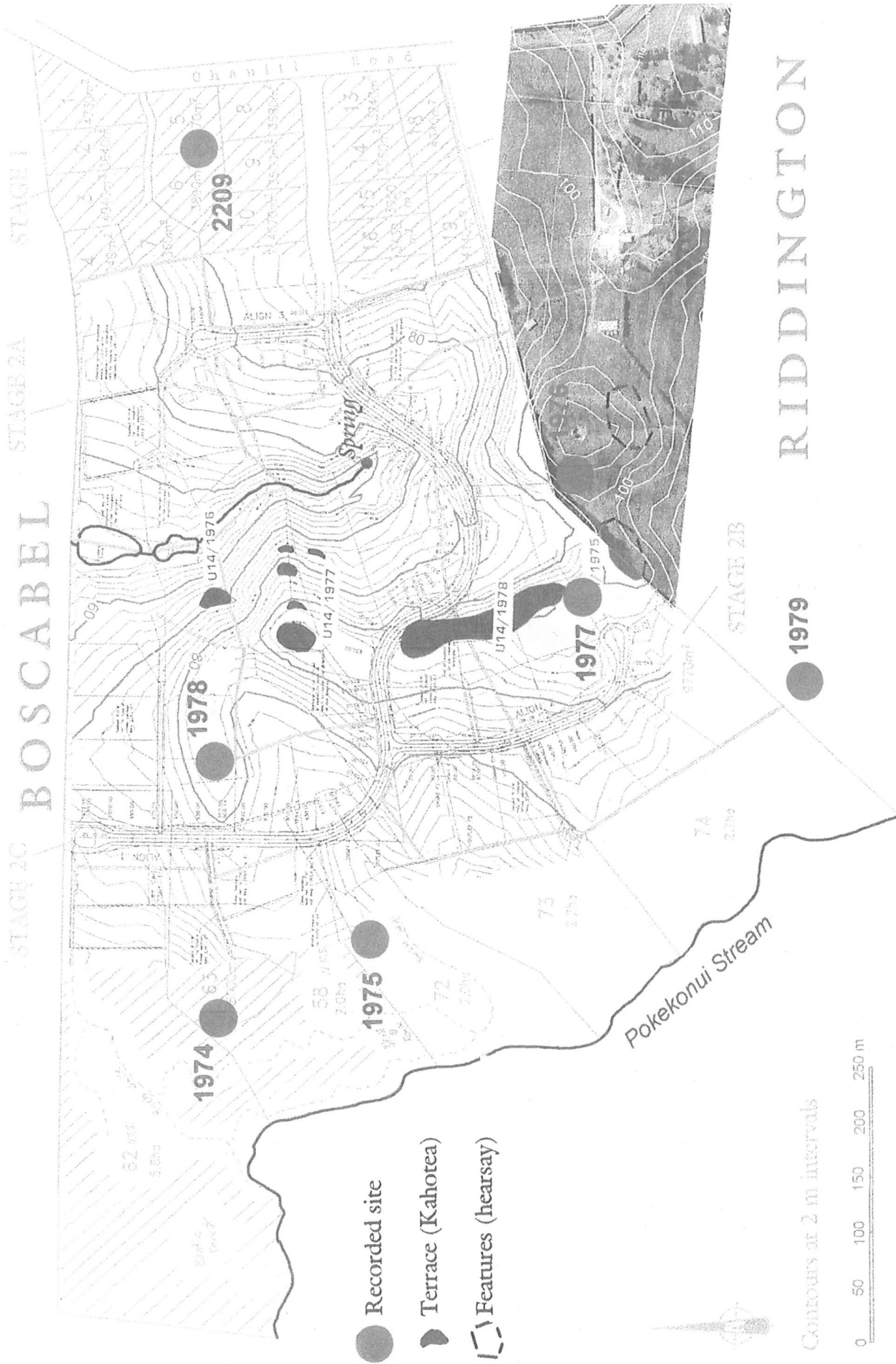
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1996. Boscabel Rural Residential Development: archaeological investigation U14/1978, and U14/1977 Ohauti, Tauranga. Unpub report.

Phillips, C.A.

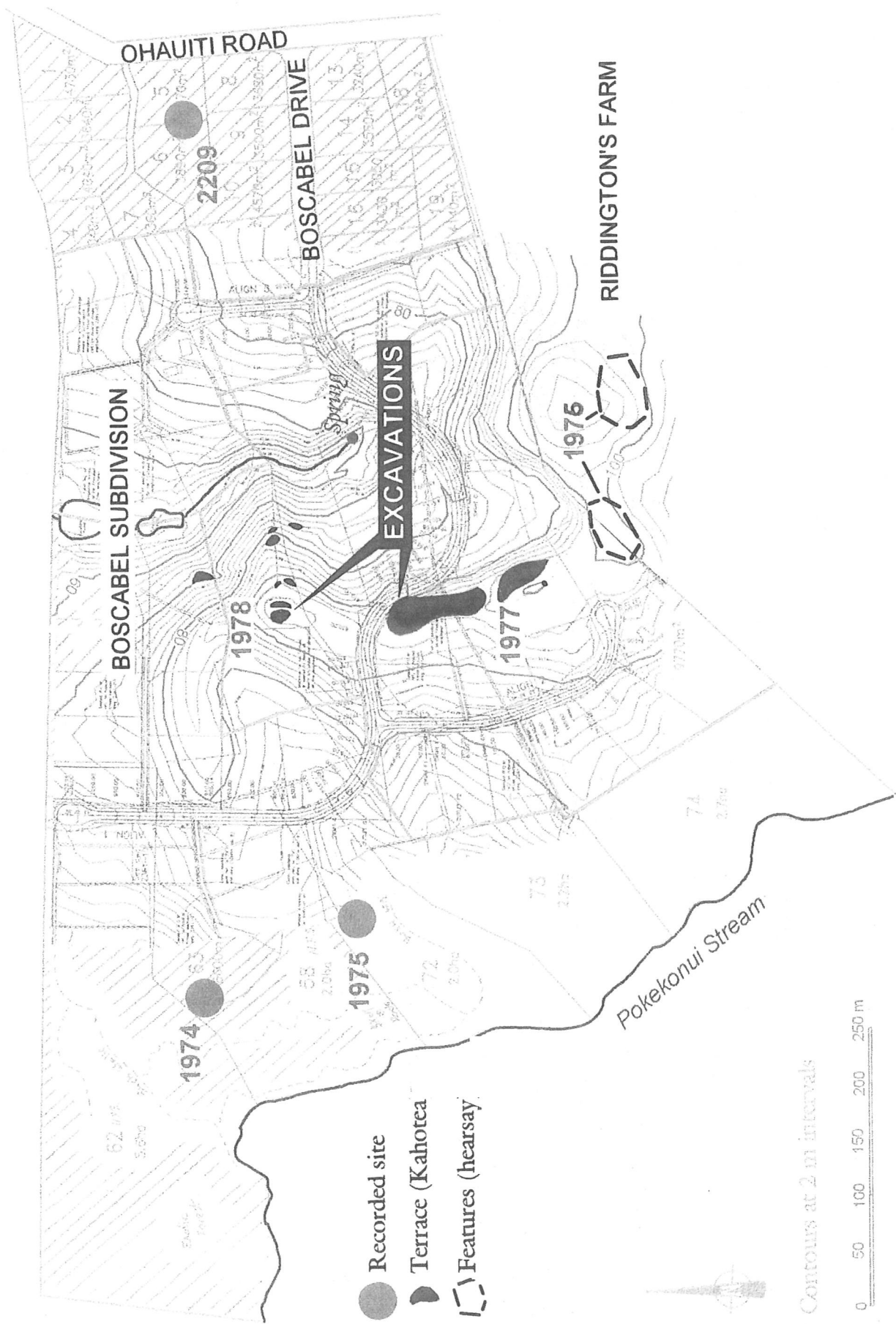
1999. Archaeological assessment proposed reservoir site (U14/2210) Ohauti Road, Tauranga. Unpub report.

U14/1977



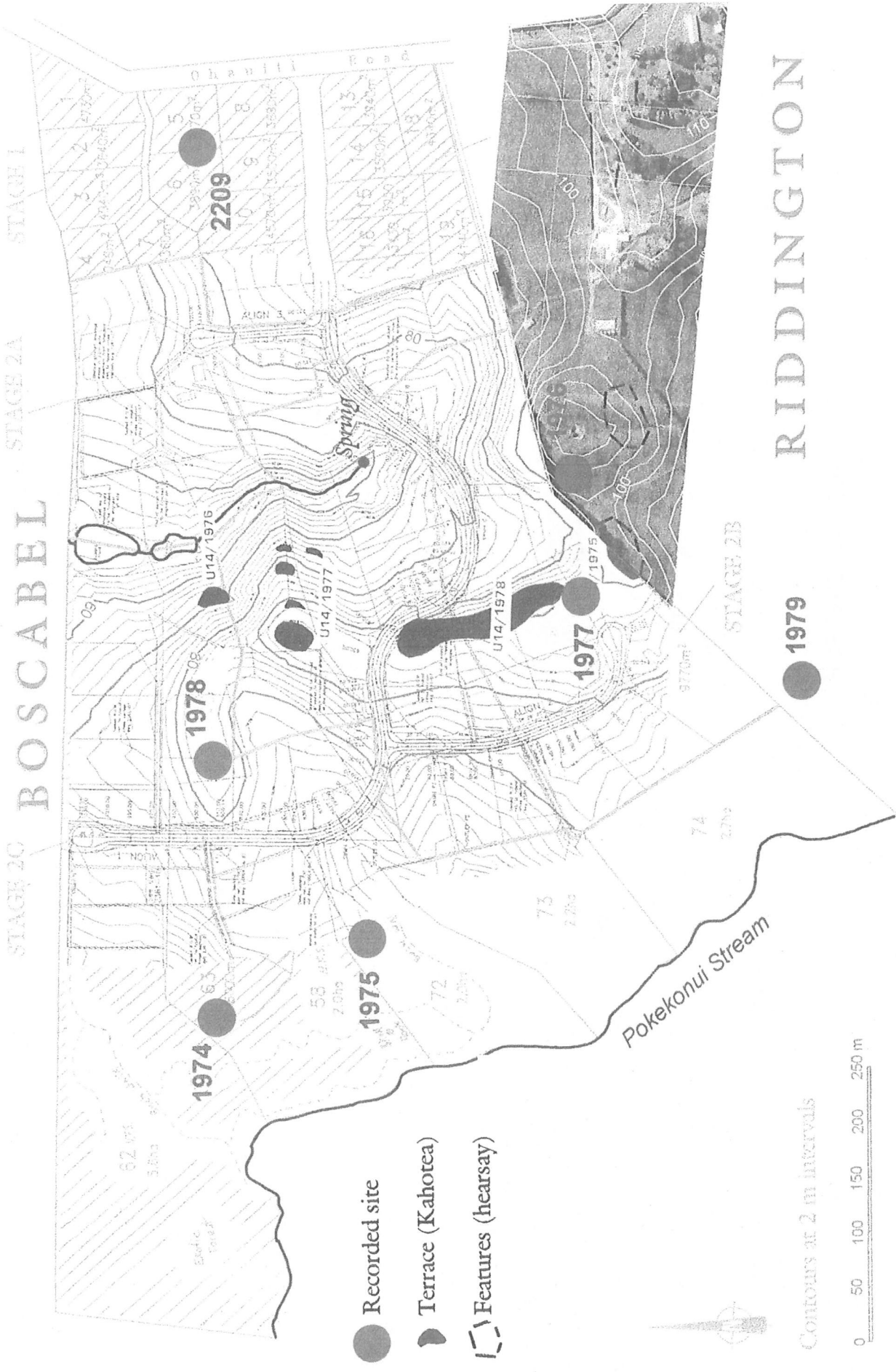
Original GRFs + D. Kahoreas (1996) interpretation

U14/1977



Phillips (1999) re-interpretation

U14/1978



Original sRTs + D. Kahotea (1996) interpretation

U14/1978

Phillips (1999) re-interpretation

