
Desktop Archaeological Assessment of the Proposed

Kerikeri Eco Community

482-484 Kerikeri Road

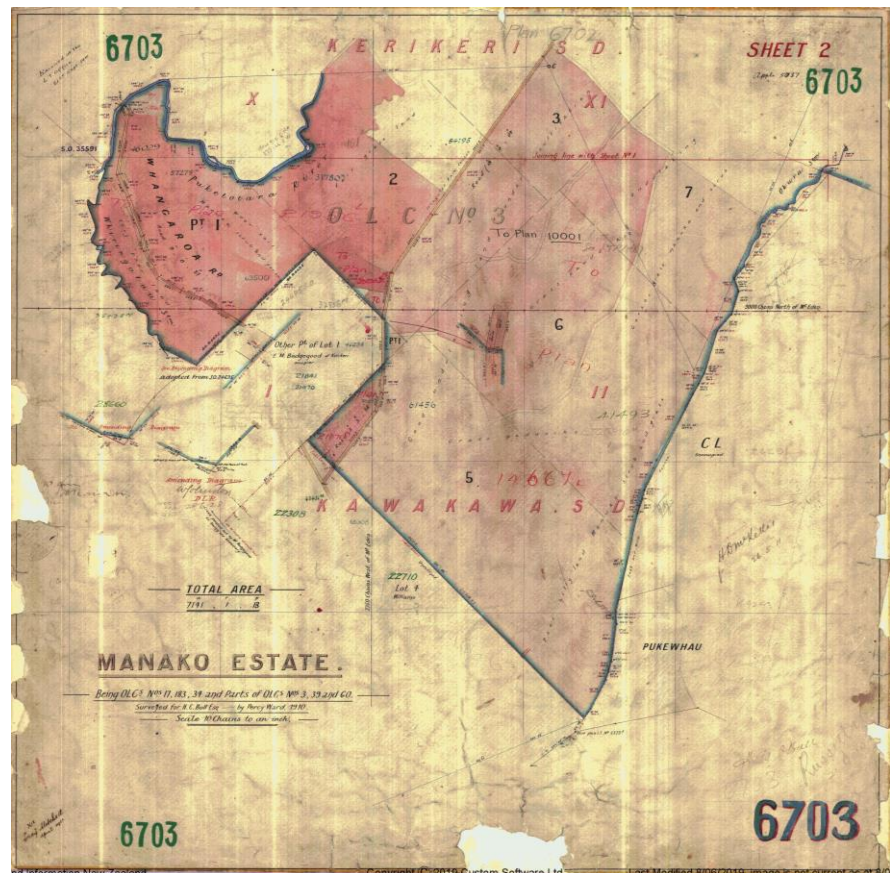
8 February 2024

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Glossary

Classic	The later period of New Zealand settlement
Fire scoop	Fireplace used for various reasons (cooking, warming, etc.)
Hangi	An earth oven for cooking food
Midden	The remains of food refuse usually consisting of shells, and bone, but can also contain artefacts
Pa	A site fortified with earthworks and palisade defences
Pit	Rectangular excavated pit used to store crops by Maori
Radiocarbon	Method of absolute dating using known rates of decay of a carbon isotope
Terrace	A platform cut into the hill slope used for habitation
Wāhi tapu	Sites of spiritual significance to Maori

1.0 Introduction

HB Architecture on behalf of their client A. Campbell-Frear commissioned Geometria Ltd commissioned Geometria to undertake an initial desktop archaeological assessment of their proposed Kerikeri Eco Community development.

Under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) all archaeological sites are protected from any modification, damage or destruction except by the authority of Heritage New Zealand Pouhere Taonga (HNZPT).

This assessment uses archaeological techniques to assess archaeological values and does not seek to locate or identify wāhi tapu or other places of cultural or spiritual significance to Maori. Such assessments may only be made by Tangata Whenua, who may be approached independently of this report for advice.

Likewise, such an assessment by Tangata Whenua does not constitute an archaeological assessment. Permission to undertake ground disturbing activity on and around archaeological sites and features may only be provided by Heritage New Zealand Pouhere Taonga, and may only be monitored or investigated by a qualified archaeologist approved through the archaeological authority process.

1.1 The Heritage New Zealand Pouhere Taonga Act 2014

Under the Heritage New Zealand Pouhere Taonga Act 2014 (previously the Historic Places Act 1993) all archaeological sites are protected from any modification, damage or destruction except by the authority of Heritage New Zealand Pouhere Taonga (previously the Historic Places Trust). Section 6 of the HNZPTA defines an archaeological site as:

" 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)"

To be protected under the HNZPTA an archaeological site must have physical remains that pre-date 1900 and that can be investigated by scientific archaeological techniques. Sites from 1900 or post-1900 can be declared an archaeological site under section 43(1) of the Act.

If a development is likely to impact on an archaeological site, an authority to modify or destroy this site must be obtained from the local Heritage New Zealand Pouhere Taonga office under section 44 of the HNZPTA. Where damage or destruction of archaeological sites is to occur, Heritage New Zealand usually requires mitigation. Penalties for modifying a site without an authority include fines of up to \$300,000 for destruction of a site.

Most archaeological evidence consists of sub-surface remains and is often not visible on the ground. Indications of an archaeological site are often very subtle and hard to distinguish on the ground surface. Sub-surface excavations on a suspected archaeological site can only take place with an authority issued under section 56 of the HNZPTA issued by the Heritage New Zealand.

1.2 The Resource Management Act 1991.

Archaeological sites and other historic heritage may also be considered under the Resource Management Act 1991 (RMA). The RMA establishes (under Part 2) in the RMA's purpose (section 5) the matters of national importance (Section 6), and other matters (section 7) and all decisions by a consent authority are subject to these provisions. Sections 6e and 6f identify historic heritage (which includes archaeological sites) and Maori heritage as matters of national importance.

Councils have a responsibility to recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga (Section 6e). Councils also have the statutory responsibility to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development within the context of sustainable management (Section 6f). Responsibilities for managing adverse effects on heritage arise as part of policy and plan preparation and the resource consent processes.

2.0 Location

The Kerikeri Eco Community development is located at 482-484 Kerikeri Road, between the road and a tributary of the Puketotara Stream. The development is located on Lot 1 DP 154181 of 6198m² and Pt Lot 6 DP 25904 of 3.7ha. Existing development on the property includes a "pop-up" shop and parking on the eastern side adjacent to the road, two dwellings with outbuildings, and a packhouse located centrally, with driveways along the eastern end of the northern and southern boundaries. The bulk of the property is an established orchard divided into eight stands of fruit trees, divided by shelterbelts.



Figure 1: Kerikeri Eco Village concept.

3.0 Proposed Development

The Kerikeri Eco Community proposal comprises a residential development on the western half of the property, with open space and one of the existing houses separating the development from a smaller orchard and expanded commercial operation on the eastern side. Access to the residential development will be along the northern boundary.

The residential development will comprise a mix of 12 two and three bedroom dwellings, and three temporary accommodation units during construction, with two separate areas for parking/garaging.

4.0 Assessment Methodology

The methods used to assess the presence and state of archaeological remains in the project area involved a desktop assessment only. The desktop assessment involved an investigation of written records relating to the history of the Project area. These records included regional archaeological and historic publications and unpublished reports, New Zealand Archaeological Association Site Record Files (NZAA SRF) downloaded via the ArchSite website, and historic survey plans and aerial imagery.

5.0 Archaeological Context

Prehistoric archaeological sites tend to be located on the coast and along the tributaries of the Kerikeri Inlet, and on the ridges and minor descending spurs above them. Later historic period archaeological sites tend to be clustered around the Kerikeri Basin and associated with the mission station or are homesteads and related features associated with the early land purchases and settlement in the area.

These sites have been recorded through several large-scale reconnaissance surveys and a larger number of survey and assessments arising out of resource consent applications and subsequent requirements to assess effects on archaeological sites.

The first formal site recording began in the early 1970s and in 1976, D. and J. Nugent undertook a four-week archaeological survey for the Historic Places Trust, of the land between Wairoa Bay and Pihoe on the southern side of the Kerikeri Inlet. This area contained a very high density of archaeological sites, with 150 mostly prehistoric Maori sites being recorded, concentrated around the shoreline (very few sites were recorded inland or south of Day's Point).

In the report, the Nugent's noted the increasing pressure on archaeological sites from farm and forestry-related land development, noting that while the large and obvious sites were generally recognised and avoided by landowners, less obvious sites such as midden and gardening sites were poorly understood and protected. They noted that large areas under scrub were not investigated and could contain unrecorded sites. They recommended that the entire inlet be surveyed but this never eventuated.

Sporadic site recording occurred throughout the 1980s with more than seventy sites around the Kerikeri Basin and on the northern and southern shores of the inlet to the east. Sites around the basin were recorded by Historic Places Trust and later DOC archaeologists as part of their management of historic properties in that area, and other sites were recorded on an ad-hoc basis by professional and amateur archaeologists as they were encountered.

In the late 1990s and into the 2000s, as the Resource Management Act 1991 and Historic Places Act 1993 and then the Heritage New Zealand Pouhere Taonga Act 2014 bedded into local planning processes, and in particular from 2003 with the RMA Amendment Act, archaeological survey and assessments for developments as part of the resource consent process increased and site recording did likewise.

However there have been no surveys in the vicinity of the Eco Community development and there are no archaeological sites recorded in the vicinity of the project area. The nearest site is P05/29 Pukewhau Pā, more than a kilometre to the southeast.

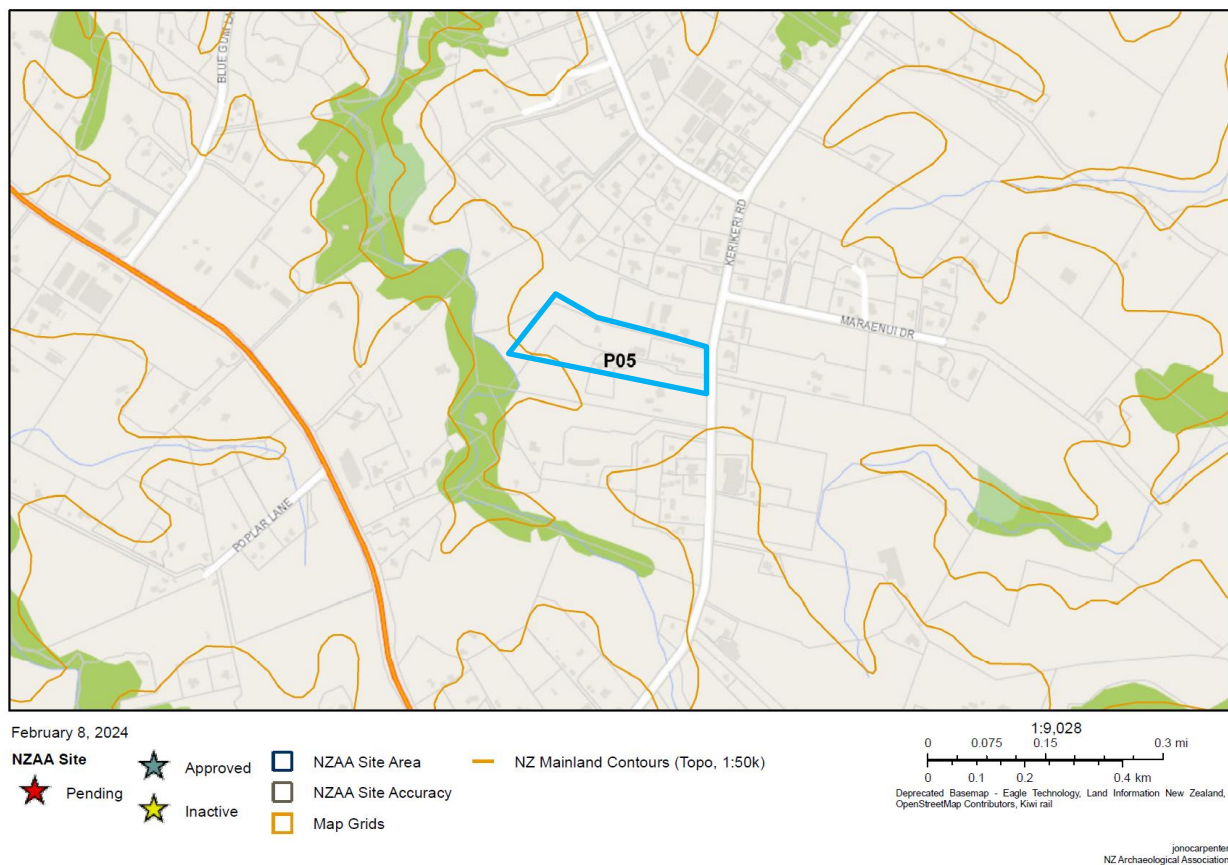


Figure 2: Recorded archaeological sites in the vicinity of the subject property (in blue).

6.0 Other Heritage Listings

With regard to other historic heritage resources in the area, a review of the Far North District Plan and Northland Regional Council Schedules of significant historic and cultural sites, and Heritage New Zealand List was undertaken.

There are no scheduled or listed sites on the subject property, with the nearest such sites being located around the Kerikeri basin/heritage precinct to the northeast.

7.0 Historic Background

A summary of the history of the Kerikeri area and vicinity of the project area is provided below¹.

¹ Sources for the section include The Puririri Trees are Laughing; Kerikeri Heritage of Dreams; A Most Noble Anchorage. A story of Russell and the Bay of Islands; Te Kerikeri. The Meeting Pool; Kerikeri 175th Anniversary Booklet; Defending New Zealand. Ramparts on the Sea; Northland Block Research Narratives Volume II Old Land Claims.

7.1 Prehistoric settlement

Radiocarbon dating would suggest that the Bay of Islands was settled by the ancestral Polynesians of the Maori as early as anywhere else in New Zealand, around the middle of the 12th century (an early site on Moturua Island dates to the early 13th century). There have been few archaeological excavations in the Kerikeri-Waipapa area (mainly focussing around the Kerikeri Basin/Mission sites), and nothing from the earliest or “archaic” period. There is only a single radiocarbon date for the area, taken on a sample of midden from Rangitane Pa on the north side of the Kerikeri Inlet. This date suggests that the site was intensively occupied by the early 17th century.

7.2 Traditional history

The first named inhabitants of the land around Kerikeri and Waipapa were Ngati Awa and Ngati Miru, whose lands extended from Te Waimate to the south to Rangitane to the north, and out to the coast, including Kerikeri itself. Around 1770 escalating competition over the rich lands of the Taiaimai Plains and the fishing grounds of the northern Bay of Islands lead to attacks on Ngati Miru and their whanunga Nga Wahineiti, by hapu of Nga Puhi. Little is known of Ngati Miru, largely due to the loss of their lands and subsequent dispersal, their whakapapa and mana being eclipsed by Nga Puhi. It is known that although they were related to Nga Puhi, although Ngati Miru and Te Wahineiti did not trace their descent from Rahiri but from Tamakitera and the eponymous ancestor Wahineiti. They were displaced as a result of a series of battles at Kerikeri and Te Waimate, by Ngapuhi.

The traditional histories state that Ngati Miru and Te Wahinenui had four principal pa around Waimate, while Nga Puhi were concentrated southwest of Kaikohe around Pakinga Pa. Events came to a head when Whakarongo of Ngati Tautahi was killed by her Ngati Miru husband, Kaihu. Whakarongo was the sister of Auha and Whaakaria (the grand father and great uncle of Hongi Hika), and when asked by her husband to provide a less than respectful meal for her visiting whanau, she disobeyed. On learning of their sister’s death, Auha and Whaakaria joined with their whanaunga Ngai Tawake, Te-Uri-o-Hua, Ngati Hineira and Ngati Kura and attacked Ngati Miru, who were routed and dispersed. Ngati Miru fled north, to Rangitane on the north side of the Kerikeri Inlet, to Te Ti Mangonui on the Purerua Peninsula. Auha built his pa Te Waha o Teriri, “the Mouth of War” at Kororipo, which was previously a Ngati Miru settlement.

Subsequent battles at Rangitane and Te Ti saw Ngati Miru crushed and the hapu of Nga Puhi extend their domain into the northern Bay of Islands while the scattered remnants of Ngati Miru fled further afield to Matauri Bay, Whangaroa, the Hokianga and Waimamaku.

7.3 The arrival of the Europeans and the Missionary Period

In the intervening years between the Nga Puhi conquest of the land around Kerikeri, and the arrival of the Anglican missionaries in 1819, Kororipo had become an important location, commanding the main route between the Bay of Islands and the interior, and in particular the large pa Okuratope near Waimate, which had also been taken from Ngati Miru. Ngai Tawake under Hongi Hika and Rewa came to occupy Kororipo and another hapu Ngati Rehia occupied the northern side of the Kerikeri Inlet from Rangitane to Takou Bay. Hongi Hika’s father Te Hotete lived at Kororipo in the 1790s, and his son would go on to build a European-style house on the summit in 1824 (although at the time the mission was established, the place was unfortified).

The other major settlements in the area were up the Wairoa Stream and Okura River, east of Kerikeri-Kororipo. The village of Okouto is recorded on several maps and plans at the time, being located approximately three kilometres up the Wairoa Stream. At Okura, Perekiko and Te Morenga of the Urikapana/Ngari Hauata hapu had their kainga. Rivals of Hongi, Rewa and Nga Tawake, they were jealous of the prestige acquired by having the mission settlement established at Kerikeri and this lead to a raid on Nga Tawake and the burning of their war canoes. Marsden settled the dispute by promising Urikapana

their own mission, and installed the young James Shepherd at Perekiko's village. Te Morenga became a close friend of Marsden and latter accompanied him on his sojourns to Waitemata, the Bay of Plenty, Kaipara and Whangarei.

When Samuel Marsden arrived on-leave from Port Jackson with the aim of finding a more suitable location for New Zealand's second mission settlement, Kerikeri seemed perfect. Rangihoua, where he preached New Zealand's first sermon in 1814 was proving unsuitable to the purpose, being too exposed and away from Hongi's increasingly important powerbase.

Hongi made a grant of 13,000 acres to the missionaries in exchange for 48 axes, although a substantially smaller claim was latter made by the CMS. The new arrivals who came over with Marsden, including the Rev. John Butler, Francis Hall, and James Kemp. Work soon began on the development of the mission station.

Hongi Hika and his people left Kerikeri to live at Whangaroa at the end of 1826 and Hongi Hika, after being wounded in battle there in early 1827, died in 1828. In 1830, Rewa and his people also moved away from Kerikeri to live at Kororareka-Russell which was becoming the centre of Maori/European interaction, and Kororipo was deserted. Rewa sold seven acres including the pa to James Kemp in 1831 to be part of his farm and in 1838 the remaining six acres were sold by two sons of Hongi Hika, Hongi and Puru, also to James Kemp.

After its initial importance, the centre of religious, economic and political gravity had shifted, first to Kororareka-Russell, and then to Auckland, and only James Kemp remained at the mission station by the 1850s. Nevertheless, the CMS missionary families had also purchased large land holdings in the area, including what would become the subject property.

7.4 The CMS Kerikeri Purchases and the Children's Land

On 8 October 1831 and 4 September 1835, James Kemp on behalf of the seven families of the members of Church Missionary Society brethren, entered into two land transactions with Rewa, Warerahi. Wakarua, Poti, Waku, Tango and others for approximately 3,100 acres situated near Kerikeri in the Bay of Islands. He paid in goods that were later calculated to have a value of £740 6s. This would come to be known as the Children's Land, an inheritance for the CMS missionaries' families.

On 16 and 17 November 1840, James Kemp forwarded the claim to the Colonial Secretary for the two pieces of land containing approximately 3,000 acres and 100 acres. On 20 January 1842, Kemp testified before the Old Land Claims Commission providing the usual details associated with claims. He also identified the seven missionary families as Kemp, Shepherd, Clarke, Baker, Hamlin, Davis and Williams.

On 4 November 1842, John Poti, Wakarua and Tango gave evidence acknowledging the original transactions and the payments made. On 12 November 1842, George Clarke testified to being a witness to the transactions. Later in November, John Edmonds provided similar testimony. On 14 April 1843, Commissioner Richmond found in favour of the claim and recommended an award for 2,960 acres to be issued to James Kemp on behalf of the seven named families of the Church Missionary Society.

The award was confirmed by Shortland on 25 April 1843 and later gazetted on 17 May 1843. On 4 October 1844 a grant was issued to Kemp in trust for the seven families for 3,100 acres.

By the time of the Bell Commission in the mid 1850s, there was a need to update the Grant to reflect developments. In April 1856, an attempt had been made to allocate the properties at Kerikeri and Pateretere (Waimate) but the scheme devised had led to conflict between the families. All agreed that Bell arbitrate in the matter and he did so by holding a meeting of the families on 6 October 1857. The claim was surveyed and found to contain 6,786 acres in total: 1,997 at Waimate and 4,783 acres at Kerikeri. After making the necessary calculations, Bell determined that an award of 5,397 acres would be

recommended: 947 acres at Waimate and 4,450 acres Kerikeri. Bell had worked out with the families with the result that on 16 July 1859, the following awards were issued.

- William King (assigned from William Williams) 111 acres.
- James King (assigned from William Williams) 780 acres.
- Family of James Hamlin 140 acres at Waimate, 573 acres at Kerikeri.
- Family of Richard Davis 166 acres at Waimate, 637 acres at Kerikeri.
- Family of James Shepherd 128 acres at Waimate, 555 acres at Kerikeri.
- Family of James Kemp 134 acres at Waimate, 518 acres at Kerikeri.
- Family of George Clarke 120 acres at Waimate, 745 acres at Kerikeri.
- Family of Charles Baker 125 acres at Waimate, 663 acres at Kerikeri.

The remainder of the lands in the claims (1,050 acres at Waimate and 333 acres at Kerikeri) were identified as surplus and presumably were taken over by the Crown. The 4783 acres surveyed at Kerikeri is shown on Old Land Claim plan OLC 3, with the subject property within Allotment 1 claimed by William Williams.

7.5 Williams, King and Bedgegood

Subsequently, William Williams's holdings were assigned to William and James King, two children of CMS Missionaries John and Hannah King at the Te Puna Mission near Rangihoua on the Puerua Peninsula. Their sister Elizabeth Marsden King, born in 1837 at Te Puna on the Puerua Peninsula would move to Kerikeri at the age of 22 to look after her brothers' household. Elizabeth would go on to marry late, to James Alfred Bedgegood (the family name is sometimes spelled Bedggood, James' father John being a wheelwright originally employed at the Waimate Mission) in 1886. She would come to own the land containing the subject property, through her brothers, as part of the King family's Springbank estate.

Elizabeth and John moved into Springbank in the late 1880s and she would live there until her death in 1926 (Auckland Star, 14 July 1926). Elizabeth was 90 when she died, and was acknowledged as the oldest pakeha woman born in New Zealand at that time. She spent her entire life in the Bay, aside from one visit to Auckland. In her will dated 1922 she left various legacies including to St Johns College and a scholarship in the name of her father, and the proceeds of the sale of Springbank were to go to her foster daughter, Mary King (youngest daughter of John King). King died shortly thereafter, in September 1926.

However she had sold the estate to her nephew George S. Bedgegood two years after the will was made and two years before she passed, for £800 of which £150 was paid directly in cash and the rest via a mortgage (New Zealand Herald, 15 December 1928). Because the legacies of the sale of Springbank were specifically named in the will, and Springbank had already been sold prior to her death with the monies mixed up with other parts of the estate, the Supreme Court ultimately found that they were adeemed and Miss King, St Johns and the administrators of the scholarship lost their claim.

George Bedgegoode had the western side of Springbank west of SH1/Springbank Road and including the homestead on the east bank of the Whiringata Stream surveyed in 1925, with the eastern side subdivided and alienated in 1928 when the court case concluded, with orcharding subsequently established over the subject property.

By 1895 most of the other land along the upper reaches of the Kerikeri and Puketotara Rivers had been sold to contractors Christie, Hows and Faithful and were being logged. At this time, bullock teams were dragging logs from Pungaere, Puketotara and Okauhau to the north side of the Kerikeri Basin, to be rolled off the steep banks, although some were winched into the water beside the Stone Store. The logs were rafted and taken to Doves Bay, where a steamer could tow them south to the Auckland mills. Subsequently, parts of what had been the Kemp family holdings along with other missionary and Crown Land was purchased by Thomas Williams and became part of the 10,000 acre Manako Estate. The notable exception was the Bedgegood/Springbank property surrounded on three sides by the southern extent of Manako.

7.6 Review of Historic Maps, Plans and Aerials

Historic land plans, maps and aerials of the area were reviewed in order to identify any possible historic or archaeological features.

OLC 3 shows the subject property in the southeast corner of Archdeacon William William's 646 acre Allotment 1, part of the 4783 acre CMS claim in Kerikeri. A later annotation shows the name Bedgegood within the allotment.

DP 6703 (1910) shows the subject property surrounded on three sides by the Manako Estate, and occupied by William Fuller. DP 14667 (1920) also shows the subject property with the name E.M. Bedgegood.

There are no features of archaeological or historic interest shown on the 1922 geological survey plan and no indication that there was any permanent occupation of this area. The name Bedgegood is shown by a structure that is in the location of the Springbank as illustrated on DP 18856 (1925). DP 18856 (1925) shows the survey of the western part of the Springbank/Bedgegood estate west of SH1/Springbank Road, including the location of Springbank homestead itself.

SO 21070 shows the subdivision of the eastern side of the Springbank/Bedgegood estate including the subject property within the proposed new Lot 1. The area is described as being in undulating grass. SO 24695 is an investigation survey of the underlying properties.

The first available aerial imagery shows a well-established orchard and dwelling on the property in 1953, suggesting that the industry was probably established somewhat earlier, and possibly in the 1930s as part of the first big wave of commercial orcharding in the area. The vicinity of the Springbank homestead can be seen in this aerial, but the house itself appears to have been demolished by this time, although the windbreaks/garden extent around where the house would have been is visible.

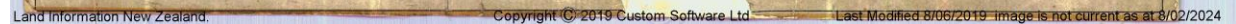
No historic or archaeological features are indicated in the immediate vicinity of the property based on this review.



Figure 3: Detail from OLC 3 (~1856), with approximate location of project area arrowed.



Figure 4: OLC 3 (1856) redrawn with approximate location of project area arrowed.



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Figure 6: DP 14667 (1920) showing the vicinity of the subject property (arrowed blue) owned or occupied by E. M. Bedgegood.

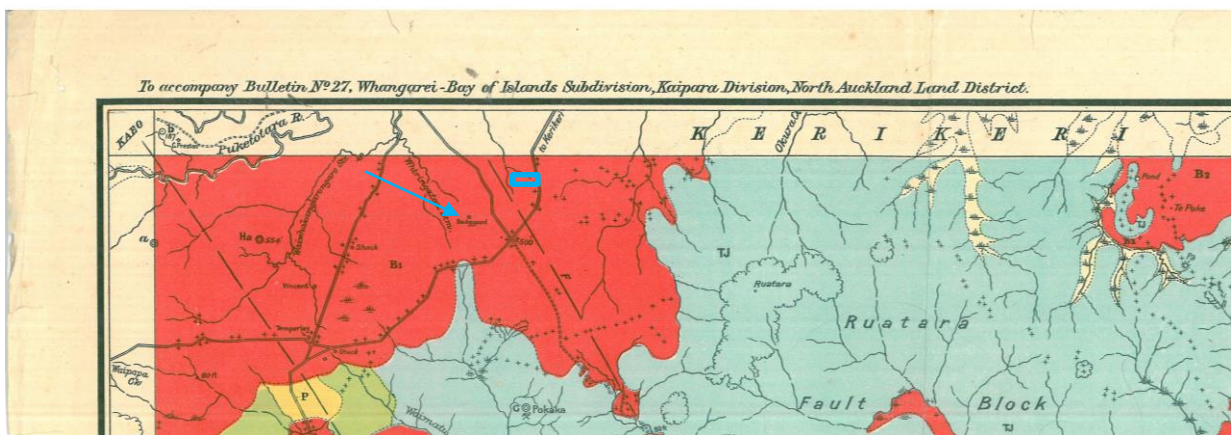
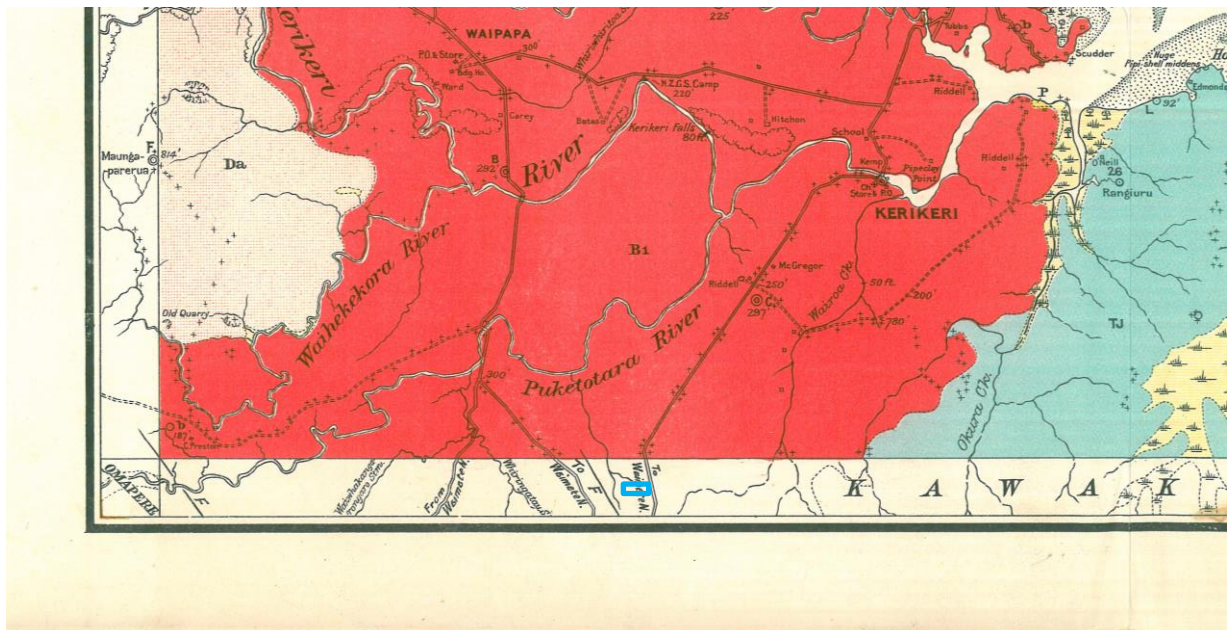


Figure 7: Detail from adjoining Geological Map of the Whakarara and Kawakawa Survey Districts (Ferrar 1922) with approximate location of subject property (outlined blue), and Springbank arrowed.



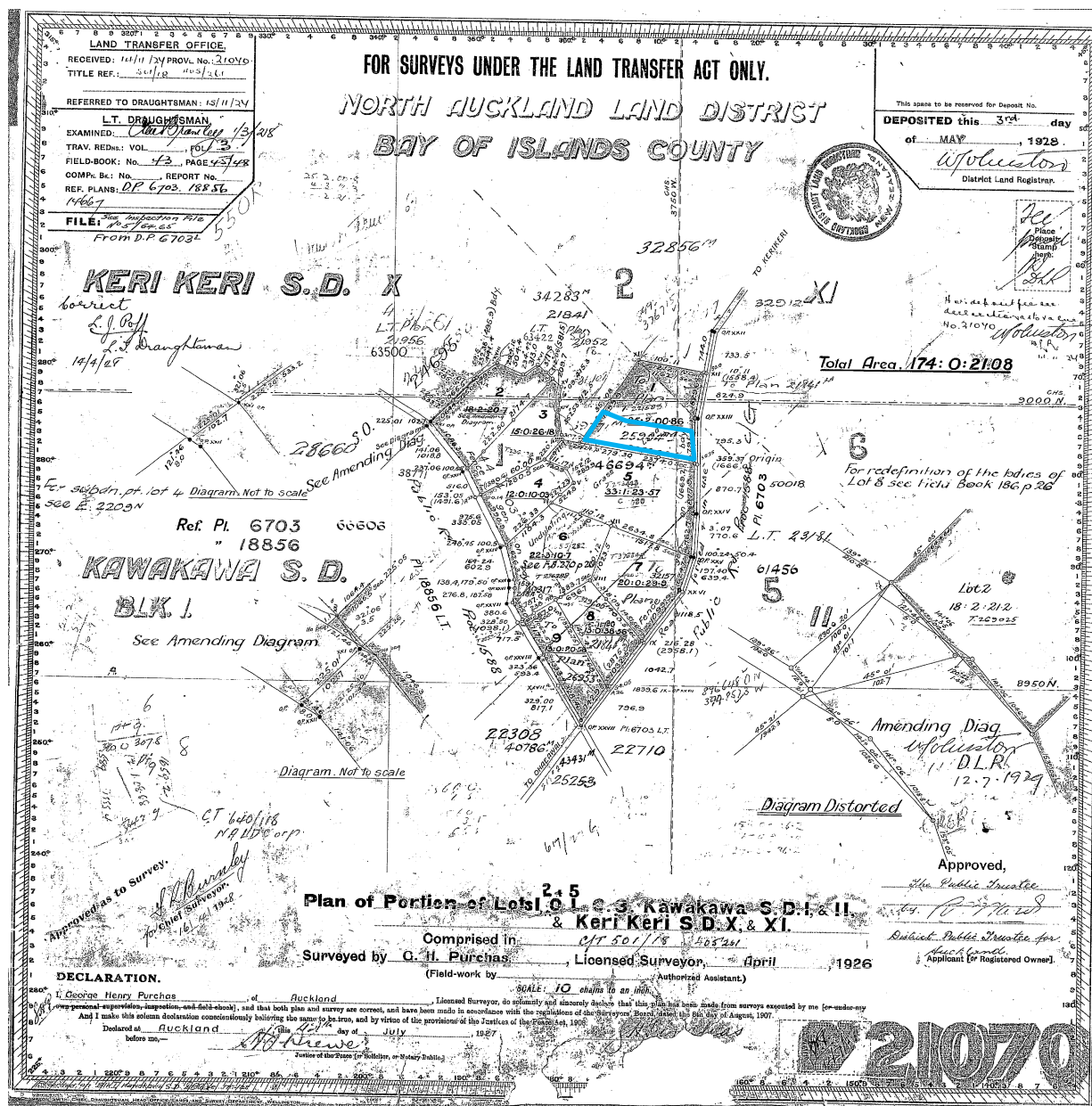


Figure 9: SO 21070 (1926) showing the subdivision of the eastern side of the Springbank/Bedgegood estate and the subject property (outlined blue).

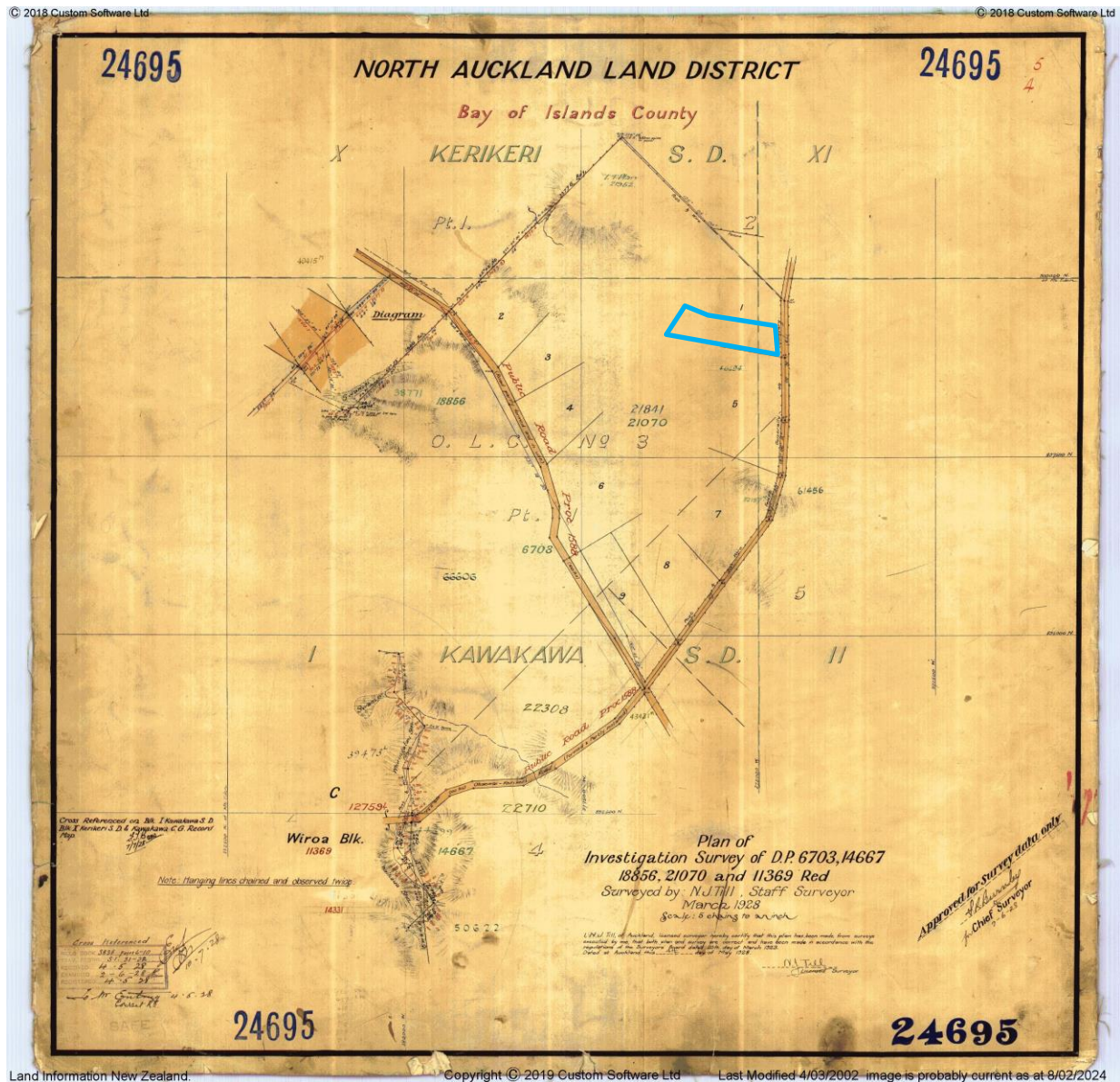


Figure 10: SO 24695 (1928) with subject property (outlined blue).



Figure 11: Detail from aerial image SN 209 Run 544/94 (1953) with well-established orchard on subject property (outlined blue), and Springbank homestead site (arrowed blue).

8.0 Assessment of Effects

There are unlikely to be archaeological effects from the proposed new Kerikeri Eco Community Development. There are no archaeological sites recorded in the vicinity, and the area is some distance from known occupation areas and there is no evidence of any occupation of the area prior to the early to mid-20th century when previously open grass land was converted to orchards. Further, the extant property has been highly modified by the existing orchard, dwellings and outbuildings.

There is no cause to suspect archaeological sites or features will be impacted by the proposal and a standard accidental archaeological discovery protocol may be used during the development.

9.0 Assessment of Significance

There are no archaeological sites to assess.

10.0 Findings and Recommendations

- 1) No archaeological sites or features are likely to be present on the subject property and a field assessment is not recommended.
- 2) There are unlikely to be any archaeological effects from the proposed Kerikeri Eco Community development.
- 3) An archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014 is not required for the proposed Kerikeri Eco Community development.
- 4) However, if archaeological remains or buried cultural deposits are encountered on the property during construction or in the course of other ground disturbing activity on the property like trenching for services, such as layers of shell midden, charcoal-rich or burned soils, oven stones, artefacts like worked stone, bottles, ceramics, iron or building materials, or other unusual cuts/fills etc, the Kerikeri Eco Community or their agents should cease work within 10m of the suspected feature and Heritage New Zealand and Geometria Ltd should be contacted for advice on how to proceed.

11.0 Conclusions

Geometria Ltd was commissioned by XX to undertake an archaeological assessment of the proposed Kerikeri Eco Community development at 482-484 Kerikeri Road. A desktop assessment has been undertaken but a field assessment is not warranted, based on the results reported herein.

There are no archaeological sites or features in the project area and it is unlikely that unrecorded sites are present and would be affected by the proposal. The property is connected with landholdings of Church Mission Society families including the Williams, King and Bedegoods, but the focus of their occupation was well to the southwest at the Springbank homestead.

An archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is not required, and an accidental discovery protocol will suffice.

13.0 References

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