



26 June 2020

File ref: 2020/731
11013-013

s 9(2)(a)

Ryman Healthcare Ltd
92d Russley Road
Russley
Christchurch 8141

Dear s 9(2)(a)

**APPLICATION FOR ARCHAEOLOGICAL AUTHORITY UNDER HERITAGE NEW ZEALAND
POUHERE TAONGA ACT 2014: Authority no. 2020/731: M35/661, M35/1044, M35/1633, and
potential sites, as yet unrecorded, 100 and 104 Park Terrace, 20 and 24 Dorset Street, and 19
Salisbury Street, Christchurch**

Thank you for your application for an archaeological authority which has been granted and is attached.

In considering this application, Heritage New Zealand Pouhere Taonga notes that you wish to undertake earthworks for the construction of a comprehensive care retirement village at 100 and 104 Park Terrace, 20 and 24 Dorset Street, and 19 Salisbury Street, Christchurch. This activity will affect a number of recorded archaeological sites and has the potential to affect as yet unrecorded sites. Within the area under application is the site of the first residence of the Bishop of Canterbury, Bishops Court, constructed in 1858 but destroyed by fire in 1924. Research indicates other parts of the area under application were occupied from the mid-1860s onwards. Although the sites have been damaged in the past, they may still possess archaeological and cultural values. Relatively little is known from the archaeological record about the early European development of this part of central Christchurch in general, and the bishop's residence and its occupants in particular. Remains such as rubbish pits have the potential to provide valuable information on the social status of the residents, their lifestyle and other aspects of daily life.

Please inform the s45 approved person and Heritage New Zealand Pouhere Taonga of start and finish dates for the work.

An appeal period from receipt of decision by all parties applies. Therefore this authority may not be exercised during the appeal period of 15 working days, or until any appeal that has been lodged is resolved.

Heritage New Zealand Pouhere Taonga notes that the Bishops Court Chapel, constructed in 1927 and recognised for its heritage values by its inclusion on the New Zealand Heritage List Rarangi Korero as a Category I Historic Place (List No. 296), will not be affected by the proposed redevelopment.

If you have any queries please direct your response in the first instance to:

Frank van der Heijden
Senior Archaeologist, Canterbury/West Coast
Heritage New Zealand Pouhere Taonga, Christchurch Office
PO Box 4403
CHRISTCHURCH 8140

Phone [REDACTED] s 9(2)(a)
Email ArchaeologistCW@heritage.org.nz

Yours sincerely,



Vanessa Tanner
Manager Archaeology

Released under the provision of
the Official Information Act 1982

cc: [REDACTED] s 9(2)(a), Ryman Healthcare Ltd
via email at [REDACTED] s 9(2)(a)

cc: [REDACTED] s 9(2)(a), Underground Overground Archaeology Ltd
via email at [REDACTED] s 9(2)(a)

cc: Planning Manager
Christchurch City Council
via email at heritage@ccc.govt.nz

Pursuant to Section 51 Heritage New Zealand Pouhere Taonga Act 2014 Heritage New Zealand Pouhere Taonga must notify TLAs of any decision made on an application to modify or destroy an archaeological site. We recommend that this advice is placed on the appropriate property file for future reference.

cc: Ministry for Culture and Heritage
via email at protected-objects@mch.govt.nz

Pursuant to Section 51 Heritage New Zealand Pouhere Taonga Act 2014

cc: ArchSite Central Filekeeper
Attn: Mary O'Keeffe
via email at centralfilekeeper@archsite.org.nz

cc: Heritage New Zealand Pouhere Taonga Senior Archaeologist, Frank van der Heijden

cc: Heritage New Zealand Pouhere Taonga Director Southern, Sheila Watson

cc: Heritage New Zealand Pouhere Taonga Pouarahi, Huia Pacey



HERITAGE NEW ZEALAND
POUHERE TAONGA

AUTHORITY

Heritage New Zealand Pouhere Taonga Act 2014

AUTHORITY NO: 2020/731

FILE REF: 11013-013

DETERMINATION DATE: 26 June 2020

EXPIRY DATE: 26 June 2025

AUTHORITY HOLDER: Ryman Healthcare Ltd

POSTAL ADDRESS: 92d Russley Road, Russley, Christchurch 8141, attn. Matthew Brown

ARCHAEOLOGICAL SITES: M35/661, M35/1044, M35/1633, and potential sites, as yet unrecorded

LOCATION: 100 and 104 Park Terrace, 20 and 24 Dorset Street, and 19 Salisbury Street, Christchurch

SECTION 45 APPROVED PERSON: Megan Hickey

LAND OWNER CONSENT: Land owner is applicant

This authority may not be exercised during the appeal period of 15 working days, or until any appeal that has been lodged is resolved.

DETERMINATION

Heritage New Zealand Pouhere Taonga grants an authority pursuant to section 48 of the Heritage New Zealand Pouhere Taonga Act 2014, within the area specified as Lot 1 DP 46369, Lot 1 DP 46511, Part Section 23 Town Reserve, Part Section 25 Town Reserve, and Lot 2 DP 13073 to Ryman Healthcare Ltd for the proposal to undertake earthworks for the construction of a comprehensive care retirement village at 100 and 104 Park Terrace, 20 and 24 Dorset Street, and 19 Salisbury Street, Christchurch, as per the plans submitted with the application, subject to the following conditions:

CONDITIONS OF AUTHORITY

1. The authority holder must ensure that all contractors working on the project are briefed on site by the s45 approved person, who may appoint a person to carry out the briefing on their behalf, prior to any works commencing, on the possibility of encountering archaeological evidence, the archaeological work required by the conditions of this authority, how to identify possible archaeological sites during works, and contractors'

responsibilities with regard to notification of the discovery of archaeological evidence, to ensure that the authority conditions are complied with.

2. Prior to the start of any on-site archaeological work, the Authority Holder must ensure that Heritage New Zealand Pouhere Taonga is advised of the date when work will begin. This advice must be provided at least 2 working days before work starts.

The Authority Holder must also ensure that Heritage New Zealand Pouhere Taonga is advised of the completion of the on-site archaeological work, within 5 working days of completion.

3. The authority must be exercised in accordance with the Archaeological Management Plan (Hickey and Mearns, May 2020: 'Bishopspark Comprehensive Care Retirement Village: Archaeological Management Plan') attached to the authority application, and any changes to the plan require the prior written agreement of Heritage New Zealand Pouhere Taonga.
4. All earthworks that may affect any archaeological sites must be monitored by the s45 approved person, who may appoint a person to carry out the monitoring on their behalf, as specified in the Archaeological Management Plan (condition 3).
5. Any archaeological evidence encountered during the exercise of this authority must be investigated, recorded and analysed in accordance with current archaeological practice.
6. The authority holder must ensure that if any possible taonga or Maori artefacts, or sites of Maori origin are encountered, all work should cease within 20 metres of the discovery. The Heritage New Zealand Pouhere Taonga Archaeologist and Te Ngai Tuahuriri Runanga must be advised immediately and no further work in the area may take place until they have responded. This condition is not a statement of mana whenua status.
7. If any koiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Archaeologist, New Zealand Police and Te Ngai Tuahuriri Runanga must be advised immediately in accordance with Guidelines for Koiwi Tangata/Human Remains (*Archaeological Guideline Series No.8*) and no further work in the area may take place until future actions have been agreed by all parties. This condition is not a statement of mana whenua status.
8. That within 20 working days of the completion of the on-site archaeological work associated with this authority Site record forms must be updated or submitted to the NZAA Site Recording Scheme, and the Heritage New Zealand Pouhere Taonga Archaeologist notified.
9. That within 6 months of the completion of the on-site archaeological work, the authority holder shall ensure that a final report, completed to the satisfaction of Heritage New Zealand Pouhere Taonga, is submitted to the Heritage New Zealand Pouhere Taonga Archaeologist.
 - a) One hard copy and one digital copy of the final report are to be sent to the Heritage New Zealand Pouhere Taonga Archaeologist.
 - b) Digital copies of the final report must also be sent to: the ArchSite Central Filekeeper and Canterbury Museum.

Signed for and on behalf of Heritage New Zealand.



Claire Craig
Deputy Chief Executive Policy, Strategy and Corporate Services
Heritage New Zealand Pouhere Taonga
PO Box 2629
WELLINGTON 6140

Date 26 June 2020

Released under the provision of
the Official Information Act 1982

ADVICE NOTES

Contact details for Heritage New Zealand Archaeologist

Frank van der Heijden
Senior Archaeologist, Canterbury/West Coast
Heritage New Zealand Pouhere Taonga, Christchurch Office
PO Box 4403
CHRISTCHURCH 8140

Phone [REDACTED] s 9(2)(a), Email ArchaeologistCW@heritage.org.nz

Current Archaeological Practice

Current archaeological practice may include, but is not limited to, the production of maps/ plans/ measured drawings of site location and extent; excavation, section and artefact drawings; sampling, identification and analysis of faunal and floral remains and modified soils; radiocarbon dating of samples; the management of taonga tuturu and archaeological material; the completion of a final report and the updating of existing (or creation of new) site record forms to submit to the NZAA Site Recording Scheme. The final report shall include, but need not be limited to, site plans, section drawings, photographs, inventory of material recovered, including a catalogue of artefacts, location of where the material is currently held, and analysis of recovered material.

Please note that where one is required, an interim report should contain a written summary outlining the archaeological work undertaken, the preliminary results, and the approximate percentage of archaeological material remaining *in-situ* and a plan showing areas subject to earthworks, areas monitored and the location and extent of any archaeological sites affected or avoided.

Rights of Appeal

An appeal to the Environment Court may be made by any directly affected person against any decision or condition. The notice of appeal should state the reasons for the appeal and the relief sought and any matters referred to in section 58 of the Heritage New Zealand Pouhere Taonga Act 2014. The notice of appeal must be lodged with the Environment Court and served on Heritage New Zealand Pouhere Taonga within 15 working days of receiving the determination, and served on the applicant or owner within five working days of lodging the appeal.

Review of Conditions

The holder of an authority may apply to Heritage New Zealand Pouhere Taonga for the change or cancellation of any condition of the authority. Heritage New Zealand Pouhere Taonga may also initiate a review of all or any conditions of an authority.

Non-compliance with conditions

Note that failure to comply with any of the conditions of this authority is a criminal offence and is liable to a penalty of up to \$120,000 (Heritage New Zealand Pouhere Taonga Act 2014, section 88).

Costs

The authority holder shall meet all costs incurred during the exercise of this authority. This includes all on-site work, post fieldwork analysis, radiocarbon dates, specialist analysis and preparation of interim and final reports.

Guideline Series

Guidelines referred to in this document are available on the Heritage New Zealand Pouhere Taonga website: archaeology.nz

The Protected Objects Act 1975

The Ministry for Culture and Heritage ("the Ministry") administers the Protected Objects Act 1975 which regulates the sale, trade and ownership of taonga tūturu.

If a taonga tūturu is found during the course of an archaeological authority, the Ministry or the nearest public museum must be notified of the find within 28 days of the completion of the field work.

Breaches of this requirement are an offence and may result in a fine of up to \$10,000 for each taonga tūturu for an individual, and of up to \$20,000 for a body corporate.

For further information please visit the Ministry's website at <http://www.mch.govt.nz/nz-identity-heritage/protected-objects>.

Land Owner Requirements

If you are the owner of the land to which this authority relates, you are required to advise any successor in title that this authority applies in relation to the land. This will ensure that any new owner is made aware of their responsibility in regard to the Heritage New Zealand Pouhere Taonga Act 2014.



HERITAGE NEW ZEALAND
POUHERE TAONGA

SECTION 45 APPROVED PERSON

Heritage New Zealand Pouhere Taonga Act 2014

AUTHORITY NO: 2020/731

FILE REF: 11013-013

APPROVAL DATE: 26 June 2020

This approval may not be exercised during the appeal period of 15 working days, or until any appeal that has been lodged is resolved.

APPROVAL

Pursuant to section 45 of the Act, **Megan Hickey**, is approved by Heritage New Zealand Pouhere Taonga to carry out any archaeological work required as a condition of authority 2020/731, and to compile and submit a report on the work done. Megan Hickey will hold responsibility for the current archaeological practice in respect of the archaeological authority for which this approval is given.

Signed for and on behalf of Heritage New Zealand.

Claire Craig
Deputy Chief Executive Policy, Strategy and Corporate Services
Heritage New Zealand Pouhere Taonga
PO Box 2629
WELLINGTON 6140

Date 26 June 2020