

**Project Name: Nukuhau Plan Change**

**ArchCheck Stages:**

- 1 NZAA ArchSite Review
- 2 NZAA Site Record Form Review
- 3 Site Visit
- 4 HNZPT Authority Application (separate fee offer)

**Project Number: 2-37400.00**

**Date: 27/10/17, Site Visit 21 February 2019**

**Background**

Tanya Running (Opus Hamilton) has requested a high-level desktop study to identify any potential archaeological issues surrounding a proposed rezoning for residential purposes.

The rezoning affects three parcels of land in the Nukuhau area of Taupō that are currently in farmland, forest wood lot and occasional residences (Figure 1).

This private plan change seeks to change the zoning of 78.17 hectares of Rural Environment zoned land to a mix of general residential zone, medium density residential zone, Town centre zone and Open space zone (Figures 1-3). These proposed zone changes will enable the future development of approximately 780 dwellings in an area identified in the Taupo District 2050 - Growth Management Strategy (TD 2050) as a northern growth area.

The land is currently zoned Rural Environment under the operative Taupō District Plan 2007 (District Plan).



Figure 1: Areas of proposed re-zoning in Nukuhau, indicative area designations are outlined in red (Source: Tanya Running)

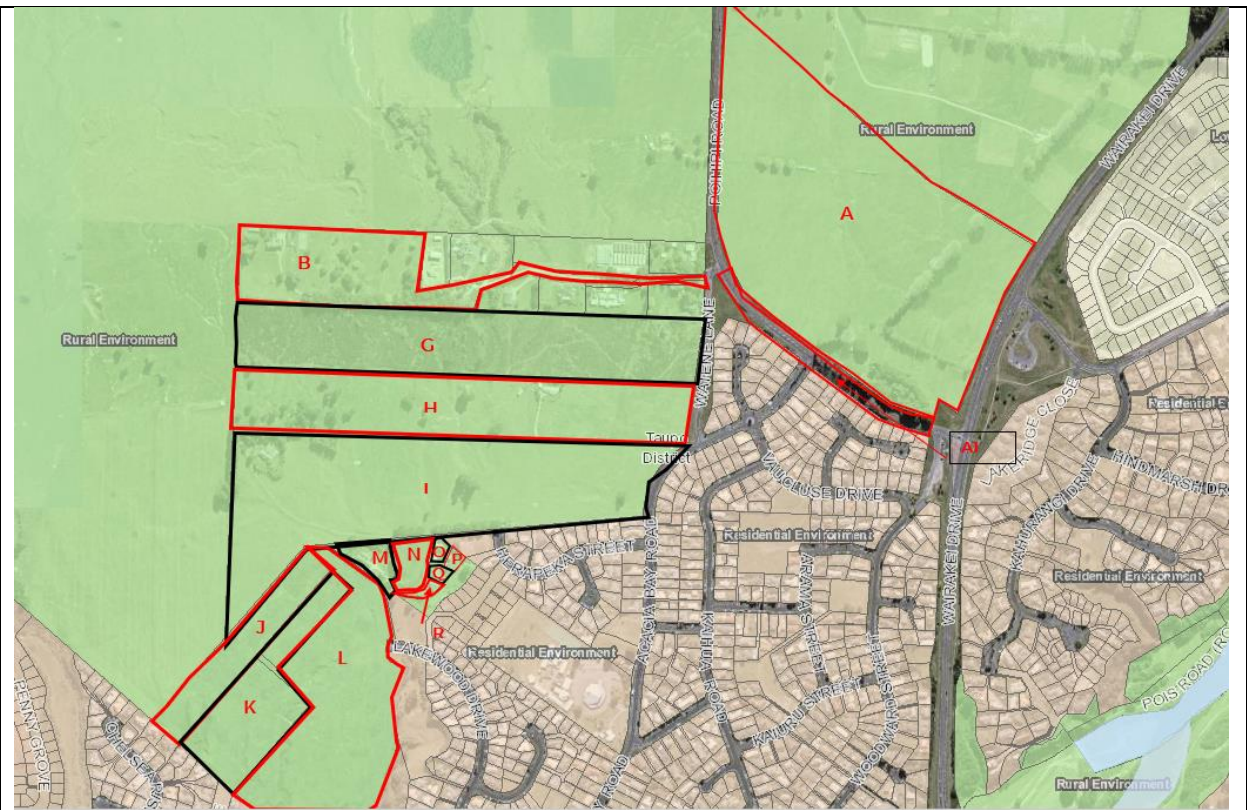


Figure 2: Land Map showing the Nukuhau Proposed Plan Change (as at 23/9/19). Outlined Areas M through to R have already been developed as rural residential and unlikely further development would occur on this land. Area A1 is land that is currently in road.

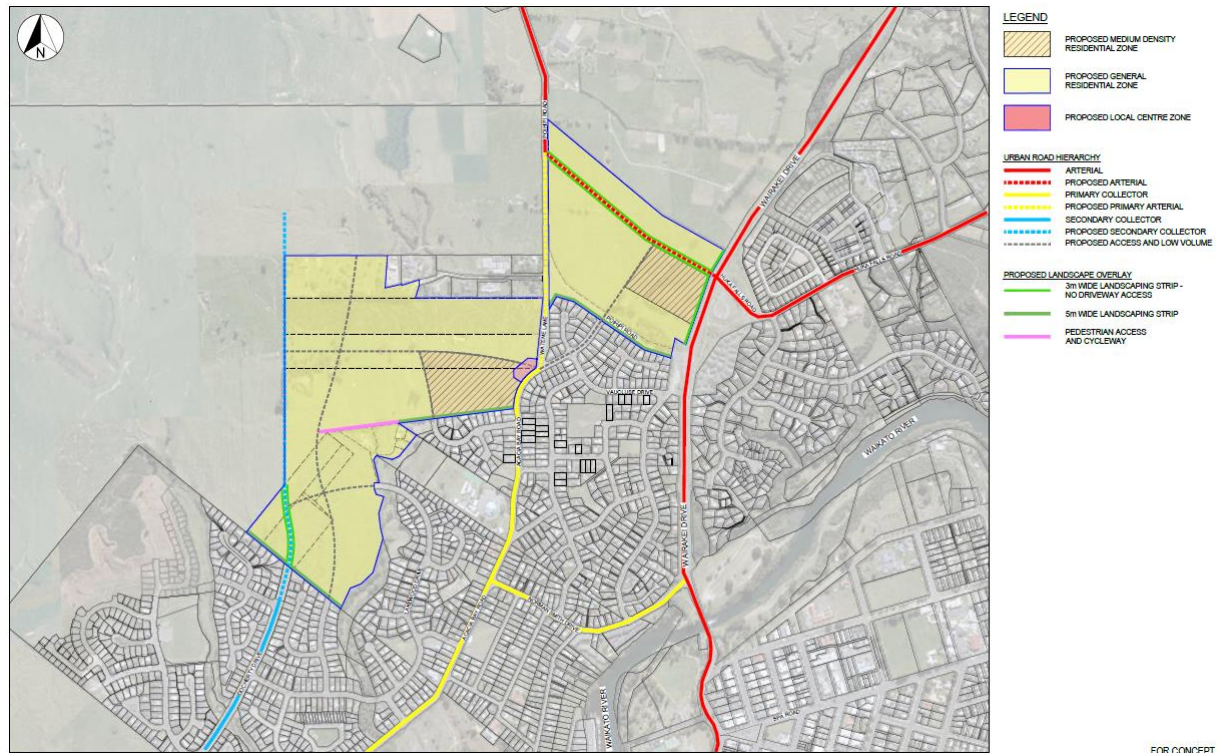


Figure 3: WSP Opus concept plan of the Nukuhau Proposed Plan Change (Source: WSP Opus 23/9/19).

At the conclusion of this desktop assessment, it is anticipated that sufficient information will be available to prepare an Offer of Service for any ongoing requirements to provide appropriate input into an assessment of environmental effects.

## Limitations

This review does not present the views of local iwi regarding the significance of the area to them. Such assessments can only be made by tāngata whenua, as Māori concerns may encompass a wider range of values than those associated with archaeological sites. This advice is only for the project description provided, and does not account for any changes to project scope or design unless otherwise stated. This ArchCheck is only a preliminary guide to identify potential risk and is not a complete archaeological assessment.

The New Zealand Archaeology Association's (NZAA) *ArchSite* was the primary resource used for identifying recorded sites in the area. It is important to note that the archaeological site location data in *ArchSite* should be regarded as a guide only, as it is generally based on reconnaissance rather than on accurate survey information. The coordinates of many of the sites in the database are of variable accuracy. In addition to this, the areal extents for many recorded sites are poorly defined.

### STAGE 1: NZAA *ArchSite* Review

Prepared By:	G. Carter
Archaeological Site Records Within 200m?	No
Relevant Site Record Numbers:	NA
Recommendation:	Stage 2
Reviewed By:	Kirsty Potts

### STAGE 2: NZAA Site Record Form Review

Prepared By:	G. Carter
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## Comments

A brief desktop assessment was undertaken of publicly available historic aerial photographs for the area. The earliest image located was 1955 showing the area of proposed re-zoning as rough pasture or scrubland. The quality of the image and the nature of the ground cover make it impossible to identify any archaeological features present at surface level, had they been there (Figure 4).



Figure 4: Indicative area of proposed re-zoning (red dash), ground cover and image quality are obscuring any evidence of surface archaeological features in 1955<sup>1</sup> (Source: <https://qdh.auckland.ac.nz/maps>).

An examination of Historic survey documents indicates that Area A of the proposed rezoning (as identified in this document see Figure 1) was in pine plantation, fern and manuka in 1919 (Figure 5). A

'deep gully' is noted on the plan with no apparent natural explanation such as a stream cutting. This warrants further investigation if possible. Also noted on this plan are graves, a church site and several annotations that may represent buildings (Figure 6). The location of these in relation to the proposed rezoning needs to be clarified through further investigation, however, QuickMap locates this plan clearly within the bounds of Area A (Figure 7).

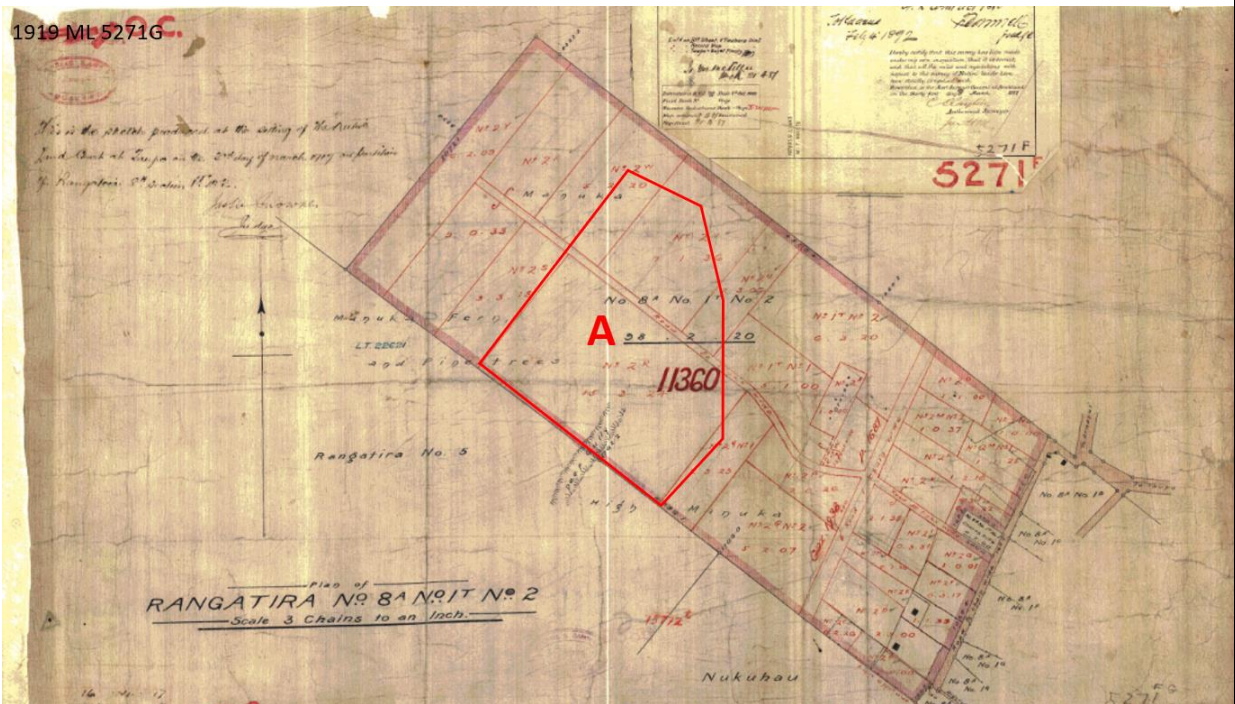


Figure 5: A 1919 Māori Land survey showing Area A in part and indicating pine, manuka, fern and a 'deep gully' (HNC ML 5271 G: Quickmaps).

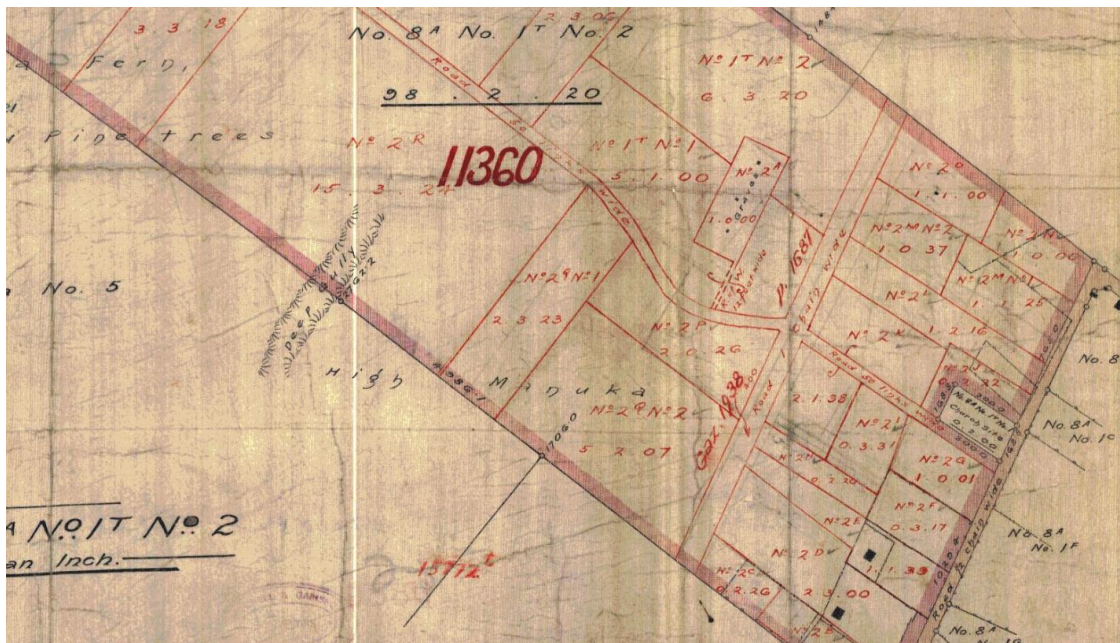


Figure 6: Excerpt from ML 5271G (1919) noting graves, a church site and possible structure annotations in close proximity to Area A (Source QuickMap).

A number of Māori Land Court and other historic surveys were examined in relation to Areas B and C, and whilst nothing of archaeological note was identified within the parcels, the presence of pā sites at

<sup>1</sup> [https://gdh.auckland.ac.nz/maps/LINZ/NZMS/NZMS\\_003/tif/NZMS003\\_N94-7\\_1955.tif](https://gdh.auckland.ac.nz/maps/LINZ/NZMS/NZMS_003/tif/NZMS003_N94-7_1955.tif)

the lake edge (Figure 7) would suggest an archaeological risk throughout the surrounding areas. Therefore, further research into the archaeological potential of these areas is also recommended.

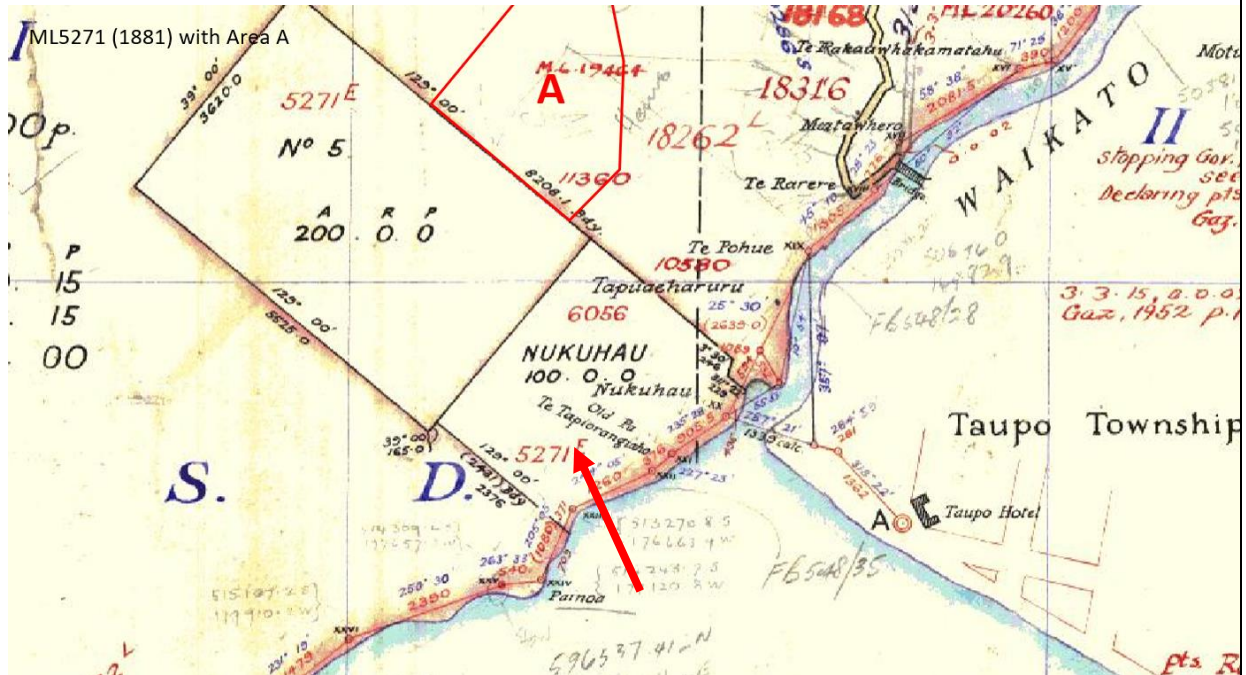


Figure 7: Excerpt from ML5271 (1881) showing Te Tapiorangiaho Pā (arrowed) in the vicinity of the lake front in the Nukuhau area (Source: QuickMap).

It is concluded, that on the basis of the cursory examination of historic plans in particular that there is potential for there to be archaeological risk associated with residential redevelopment of these areas, and therefore a more detailed assessment requires undertaking.

<b>Recommendation: Site Visit &amp; Assessment</b>	
<b>Reviewed By:</b>	K. Potts

<b>STAGE 3: Site Visit</b>	
<b>Prepared By:</b>	K. Sykes (nee Potts) Additional information added by P. Harsveldt

**Methodology**  
A brief site visit was undertaken by Anne O'Hagan (WSP-Opus Archaeologist) on Thursday 21<sup>st</sup> February 2019. Parts of the project area was viewed and one auger test was undertaken in Area C.

**Results**  
The size of the project area meant that the full area was unable to be comprehensively surveyed. While no archaeological material was noted during the site inspection, the ground was considered to be mainly intact. The land is primarily currently in pasture (Figure 8) and visibility was good.  
The wider landscape was extensively used prior to 1900 by Māori. While no specific archaeological risk was identified, there remains residual risk for the project area due to the wider landscape and project land size.  
This risk could be further clarified by a comprehensive archaeological survey.



Figure 8: View towards Lake Taupō from Area A.

**Recommendation:**

Archaeological Assessment

**Reviewed By:**

N. Cable

**Additional Background Information: Plan Change to change the zoning from rural to residential**

Actual development will not occur for a number of years, following the Plan Change rezoning of 78.17 hectares of Rural Environment zoned land to a mix of general residential zone, medium density residential zone, town centre zone and open space zone. Furthermore, at this stage it is not known where actual ground disturbance will occur.

To enable the actual construction of houses on the site in the future, a subdivision consent (and maybe a land use consent) will be required. As part of this process, the person subdividing the land will need to undertake an assessment of effects, one of these assessment of effects reports will be for Archaeology (i.e. an archaeological assessment report).

**Recommendation: Archaeological Assessment Report**

It is recommended that further research be undertaken in the form of an archaeological assessment report with the view of applying for an archaeological authority prior to earthworks. The archaeological assessment report will include a site walkover and further research to inform whether, or not, an application for an Archaeological Authority would be required. If required, an Archaeological Authority would need sought from Heritage New Zealand Pouhere Taonga (HNZPT) to damage, modify and/or destroy any recorded/unrecorded archaeological sites which could be encountered during proposed earthworks.

This archaeological assessment report would need to be undertaken by an archaeologist and will focus on the land being subdivided and would occur closer to the time when development occurs. Should an Archaeological Authority be required, it would occur at this time (of proposed development) and would also become a condition of any consent that council would grant. Alternatively, if the archaeological assessment report recommends that an Archaeological Authority is not required, then such a report outcome would typically recommend that proposed earthworks proceed under an Accidental Discovery Protocol (ADP). Works would be undertaken under an Accidental Discovery Protocol (ADP) as an advice note to any consent, which is standard practice.