

Application for Subdivision Consent

AJ Developments (2016) Ltd

4 Wilkin St, Tinwald

January 2023

Reference: 20-108
Revision: Final



TABLE OF CONTENTS:

FORM 9: APPLICATION FOR RESOURCE CONSENT	3
Introduction	4
The Site & Surrounding Area	4
THE PROPOSAL	5
Assessment Of Actual Or Potential Effects On The Environment	11
Consideration Of Alternatives	15
Section 95 and 95A-F of the Resource Management Act 1991	15
Resource Management Act 1991- Part II	17
Conclusion	17
ANNEXURE A: RECORD OF TITLE	
ANNEXURE B: SUBDIVISION SCHEME PLAN	
ANNEXURE C: LOCATION PLAN	
ANNEXURE D: PLANNING MAP	
ANNEXURE E: ARCHAEOLOGICAL REPORT AND AUTHORITY	
ANNEXURE F: EA NETWORKS EMAIL	

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Form 9: Application for Resource Consent
Under Section 88 of the Resource Management Act 1991

TO: The Ashburton District Council

AJ Developments (2016) Ltd applies for the subdivision consent described below.

1. **The names and addresses** of the owner and occupier (other than the applicant) of any land to which this application relates are as follows:

n/a

2. **The location** to which this application relates is:

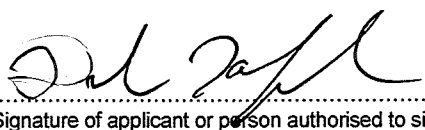
4 Wilkin St, Ashburton, legally described as Lots 441-444 DP 91 contained in Record of Title CB135/34.

3. **The type of resource consent** being sought is a subdivision consent.

A description of the activities to which the application relates is:

Resource consent is sought to subdivide Lots 441-444 to create ten allotments. Proposed Lots nine and 10 are corner splays and is therefore will vest with Council.

4. **Attached is an assessment of any actual or potential effects** that the activity may have on the environment.
5. **No other Resource consents** are required in relation to this proposal that the applicant is aware of.
6. **No other information** is required to be supplied by the district or regional plans or regulations.


.....
(Signature of applicant or person authorised to sign on behalf)

DATED... 6th February 2023

Address for service:

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Telephone: (03) 3077 164

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INTRODUCTION

1. Section 88(2)(b) of the Resource Management Act 1991 requires that any application for a resource consent should include an assessment of any actual or potential effects that the activity may have on the environment and the ways in which any adverse effects may be mitigated.
2. Section 88(2)(b) requires that any assessment shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment and shall be prepared in accordance with the Fourth Schedule to the Resource Management Act 1991. This assessment is made in accordance with those requirements.
3. The proposed subdivision is on a heritage site and is therefore a discretionary activity under the Operative Ashburton District Plan.

THE SITE & SURROUNDING AREA

4. The application site is located at 4 Wilkin St, Ashburton. It is legally described as Lots 441-444 DP 91 and is held in CB 135/34 (see Annexure A). The site has a total area of 4048m².
5. The site is located in the Residential C zone. This zoning is the predominant Ashburton District medium density residential zoning covering the substantial area of the Ashburton urban area.
6. The adjoining land includes State Highway 1 on the western frontage to the site with Open Space zoned land the railway line further beyond.
7. On the northern side is Wilkin Street with the Café Time café opposite alongside residential units adjoining on the street frontage.
8. On the eastern boundary is McMurdo Street which consists of residential properties on both sides of the street.
9. The southern boundary consists of the internal boundary with residential properties.
10. The area is typically residential with the difference being a State Highway and some commercial activities fronting the State Highway close to the site.
11. The heritage protection for this site and building is within a setting which includes the site being the whole Record of Title as listed in Appendix 12.1: Schedule of Heritage Buildings
12. Planning Map U57 shows the site as containing the listed heritage item on the site.
13. Being a corner site there are three road frontages for this site.
14. The application site is rectangular in shape and the site is adjoined by residential properties on two internal boundaries.
15. There is an existing residential unit located centrally on the site alongside accessory buildings which have existed on site for some time. A land use consent for retention of the existing residential unit and removal of the accessory buildings is proposed and this has been lodged concurrently with this proposal.
16. Wilkin and McMurdo Streets are defined as local roads in the Operative Ashburton District Plan.

THE PROPOSAL

17. The proposal is to create ten lots including two proposed lots for the purpose of a corner splay. The proposed allotments are the following net areas;
 - Lot 1 362m²
 - Lot 2 409m² incl access
 - Lot 3 440m² incl access
 - Lot 4 1060m² (house site)
 - Lot 5 421m²
 - Lot 6 588m²
 - Lot 7 418m²
 - Lot 8 419m²
 - Lot 9 8m² (corner splay – road to vest)
 - Lot 10 8m² (corner splay – road to vest)
18. The existing residential unit and accessory buildings existing on the site are as shown on the aerial photo location plan for the site and the subdivision scheme plan with aerial overlay. The existing buildings and materials with the exception of the residential unit (Proposed Lot 4) are part of a resource consent application to remove these from the site.
19. The intent is that the subdivision be undertaken in two stages. That is Lots 4 to 8 and 10 as Stage 1 and Lots 1-3 and 9 as Stage 2.
20. It should be noted that there is no proposed vehicular access direct to State Highway 1.
21. In accordance with site subdivision standard 9.8.3 Allotment Dimensions the proposed allotments will meet the minimum shape factor of 15m x 13m as required by the Residential C zone.
22. All roads are straight in alignment in both directions so visibility for traffic safety is high. Carriageway widths on both roads exceed 13m which enables kerbside parking and ease of traffic movements in two directions. Both roads have footpaths on both sides of the road.
23. A right of way is created to serve proposed Lots 2-3 and Lot 6. Separate vehicle crossings will be provided in time for all other sites.

Activity Status

24. Pursuant to section 104B of the Resource Management Act 1991 the consent sought is for a Discretionary activity under the Ashburton District Plan.

Compliance Assessment

Rule	Requirement	Activity Status / Comments
Subdivision Standards		
9.7.4 Restricted Discretionary Activities		
<p>a) Any subdivision in the Residential Zones, Rural A and B Zones, and Aquatic Park Zone. Council shall restrict its discretion to those matters listed under Controlled Activities above and those listed below:</p> <ul style="list-style-type: none"> • Overall subdivision design and layout including connectivity and linkages (both within and beyond the subdivision) - Land and/or Facilities for Open Space and Recreation - Vegetation protection, landscape treatment, and effects on landscape and visual amenity values <p>The site is zoned Residential C in the Ashburton District Plan.</p> <p>Earthworks limited to a maximum volume of 5,000m³ on any one site per annum. Control is reserved on those matters listed in 9.7.4 (b) above.</p> <p>Earthworks will be involved for the services connections into the net area of each allotment and in time foundations for the buildings, hardstand areas and landscaping areas.</p>		
9.7.5 Discretionary Activities		
<p>c) Any subdivision of any site within all zones, which contains a Heritage Item listed as Group A or B in Appendix 12-1 and shown on the Planning Maps.</p> <p>The proposed subdivision is on a site containing a heritage item.</p>		
	General Standards	
9.8.1	<p>Esplanade Provision</p> <p>Where any allotment of less than 4 hectares in area is to be created by subdivision on land abutting the mark of Mean High Water Springs of the sea, or the bank of any river or stream whose bed has an average width of 3 metres or more, or the margin of any natural lake with an area of 8 hectares or more, an esplanade reserve of 20 metres in width shall be set aside, except that:</p>	n/a

	<p><i>the minimum specified for each zone below, except as provided for in clauses b, c and d below:</i></p> <p>Residential C</p> <p>360m²</p>	Complies – see scheme plan
9.9.2	Boundary Adjustment	n/a
9.9.3	Flooding and Overland Flow of Water <p><i>a) No subdivision shall occur in any area identified as being at risk from a 1 in 200 year flood event (a 0.5% annual exceedance probability).</i></p>	Complies <p>The site is not shown as floodable on the Flooding Map F05 of the Operative Ashburton District Plan.</p>
9.9.4	Water Supply <p><i>a) All new allotments, other than allotments for access, roads, utilities or reserves, in the Residential and Business Zones where the allotments are in or adjoining areas which are served with a Council reticulated water supply, shall be provided with a connection to a Council reticulated water supply laid to the boundary of the net area of the allotment.</i></p> <p><i>c) All new allotments, other than allotments for access, roads and utilities, in all zones shall be provided with a fire fighting water supply in accordance with New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies, SNZ PAS 4509:2008.</i></p>	Complies <p>This area is adjoining an area served with a Council reticulated water supply in both streets. Notably there is a 100mm watermain on McMurdo and Wilkin Streets.</p> Complies <p>As there is a high pressure water supply on both roads there will be enough pressure to provide for firefighting water pressure. Fire hydrants exist on the road frontage of Wilkin St near the State Highway 1 road frontage and on McMurdo St at the intersection with Wilkin St.</p>
9.9.5	Sanitary Sewage Disposal <p><i>a) All new allotments, other than allotments for access, roads, utilities or reserves, in the Residential and Business Zones of Ashburton, Methven and Rakaia, shall be provided with a piped sewage outfall for disposing of sanitary sewage to a reticulated system, laid at least 600mm into the net area of the allotment.</i></p>	Complies <p>The site is zoned Residential C and the 150mm sewer main is located within McMurdo Street and a 225mm sewermain within Wilkin Street.</p>
9.9.6	Indicative Plan	n/a

	<p><i>a) All new subdivisions in areas not serviced by a reticulated water and/or sewerage system shall provide to Council a plan showing the indicative location of building platforms, storm water treatment and disposal areas (including secondary flow paths), and wastewater treatment and disposal areas.</i></p>	<p>The site is served with reticulated water and sewer. Stormwater treatment for each site will be to ground for roofwater and hardstand with stormwater to soak pit with any overflow stormwater to kerb and channel in accordance with the Ashburton Urban Global Consent Stormwater Management Area requirements.</p>
9.9.7	<p>Energy Supply and Telecommunications</p> <p>a) All new allotments in the Residential A, B and C, Business and Aquatic Park Zones, other than allotments for access, roads, utilities or reserves, shall be provided with connections to electrical supply to the boundary of the net area of the allotment and a telecommunication system.</p>	<p>Complies</p> <p>Electrical and telecommunication systems are available within the road network. There are existing connections available to the site.</p>
9.9.8	<p>High Voltage Transmission Lines</p> <p>a) No allotments created by subdivision, including balance titles, shall contain indicative building platforms within 12 metres either side of the centreline of any High-Voltage Transmission line as shown on the Planning Maps;</p>	<p>n/a</p>
9.9.9	<p>Roads</p> <p>a) All new roads shall be vested with the Council on subdivision.</p> <p>b) All road reserves in the Residential and Business Zones, to be vested with Council, shall be planted with trees to be placed no more than 50 metres apart.</p> <ul style="list-style-type: none"> • At maturity, trees shall be a maximum height of 8 metres. • Trees shall be a minimum height of 1 metre at the time of planting. • Trees shall be planted with root barriers of at least 1.5 metres in depth. • Trees should be planted away from any existing services within the footpath. • Trees of the following species shall not be 	<p>n/a</p>

	<p>planted:</p> <p>Lodgepole pine <i>Pinus contorta</i> Scots Pine <i>Pinus sylvestris</i> Corsican Pine <i>Pinus nigra</i> Dwarf mountain pine <i>Pinus uncinata</i> Mountain Pine <i>Pinus mugo</i> Douglas fir <i>Pseudotsuga menziesii</i></p> <p>All poplars <i>Salicaceae species</i> (except Lombardy Poplars (male clones)) Rowan <i>Sorbus aucuparia</i> Ash <i>Fraxinus excelsior</i> Holly <i>Ilex aquifolium</i></p>	
9.9.10	<p>Open Space and Recreation</p> <p><i>a) All subdivision in the Residential or Business Zones for the purpose of residential activities shall provide a contribution of either:</i></p> <ul style="list-style-type: none"> <i>• 5% of the market value of additional residential lots created by the subdivision; or</i> <i>• A land area equivalent to 30m² of land for each additional residential lot created by the subdivision; or</i> <i>• A combination of the above to the equivalent value/area.</i> <p><i>c) Where land is provided it shall be of a shape, location and configuration suitable to meet the needs of the residents of the subdivision.</i></p>	<p>Complies</p> <p>The proposal is for the purpose of a residential activity. Seven additional lots are being created. A valuation assessment for reserve contribution will be undertaken following lodgement of the application.</p>
Transport Standards		
10.9	Site Standards – Accessibility and Safety	
10.9.1	<p>Roading, Access and Vehicle Crossings</p> <p>All new roads shall be laid out and vested in the Council, in accordance with Standard NZS4404:2010...</p> <p>f) If the corner lot is included in any subdivision, the corner at the road intersection shall be splayed with a diagonal line reducing each boundary by at least 4 metres from the corner, except that in a Business or Rural Zone or if the highest speed limit on either</p>	<p>Complies</p> <p>Complies</p> <p>A 4m setback from the corner is created such that an 8m² area of land is set aside for a splay on both road corners to vest with the</p>

	<p>frontage road is greater than 50km/h, then the diagonal line reducing each boundary shall be at least 6 metres from the corner. The corner rounding or splay shall be vested in the Council.</p> <p>h) Where a subdivision adjoins land not yet subdivided, provision shall be made for pedestrian, cyclist and vehicle access linkages between the areas, including vesting of land for future road transport network reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land, or planned road links that may need to pass through the subdivision.</p>	<p>Ashburton District Council as road.</p> <p>n/a</p>
10.9.3	<p>Distances of Vehicle Crossings from Intersections</p> <p>a) No part of any vehicle crossing shall be located closer to the intersection of any roads than the minimum distances specified in Table 10-6 below:</p> <p>Frontage Road - SH 1 - Arterial Road</p> <p>Intersecting Road - Wilkin St - Collector Road - 20m</p> <p>McMurdo Street – Local Road 15m</p> <p>b) Distances shall be measured from the point at which the legal boundary lines of the two road frontages intersect.</p> <p>c) Where the boundaries of the site do not allow the provision of any vehicle crossing whatsoever in conformity with the above distances, a single vehicle crossing may be constructed provided it is located in the position which most nearly complies with the provisions of these rules.</p>	<p>Will Comply</p> <p>Lot 7 will not meet the 15m setback for a vehicle crossing however acting upon (c) this crossing will comply.</p>
10.9.6	<p>a) Unobstructed sight distances shall be available from all vehicle crossings, in accordance with the minimum sight distances specified in Table 10-8</p> <p>Speed limit 0-50km/hr 45m</p>	<p>There is minimum sight distance availability along both Wilkin and McMurdo Streets for this visibility to meet a minimum of 45m.</p>

ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT

25. An assessment of effects on the environment relevant to this proposal follows and addresses the assessment matters relevant to the proposal.

Allotment Size and Dimensions

26. The proposed allotment sizes and dimensions are in accordance with the minimum requirements of the Ashburton District Plan.

Roading, Access and Vehicle Crossings

27. The sites front to individual roads as described above.
28. McMurdo and Wilkin Streets are both two lane sealed roads with a legal width of 20.0 metres. The carriageway width of the roads is more than adequate to enable two way vehicle movements and vehicles parking on either side of the road.
29. There is a high level of visibility at this location which meets the required sight line and safety requirements for Council roading standards.

Site Servicing

30. An existing service for water supply is available within both road networks. Therefore individual connections for all lots to the mains is possible.
31. Existing services for sanitary sewage disposal are available from the existing 150mm sewer main that is located within McMurdo Street and the 225mm main within Wilkin Street.
32. Stormwater disposal from the proposed lots will be disposed in accordance with Councils requirements. This will include roofwater to ground via downpipes leading to soak holes sized appropriately. Hardstand stormwater will discharge on site for first flush treatment likely to a soak hole(s) with overflow stormwater to kerb and channel in accordance with the ADC Global Stormwater consent.
33. Both telecommunications and electric power will be available to both proposed Lots from the existing reticulated services on both roads/streets. This includes provision for fibre telecommunications. A confirmation email from Electricity Ashburton is included as Annexure F.
34. Vehicle crossings will be formed in accordance with the minimum requirements for formation under the Ashburton District Plan.
35. Any development contributions payable for water supply and sanitary sewage disposal will be incurred at the time of a building consent applications for Lots 1 to 3 and 5-8.
36. Pursuant to section 106 of the Resource Management Act 1991 there are no known issues with regard to effects of natural hazards from erosion, inundation or flood risk that make this site unsuitable for subdivision. The site is not located within an area of residential flood risk as shown on flood map 5.

Cultural and Heritage effects

37. This is a heritage site as identified on the Council planning maps.
38. An Archaeological Authority has issued for this site and this is included as Annexure G.
39. There are conditions included as part of the Authority that the applicant will be required to adhere to as part of the site development.

Financial Contributions

40. The subdivision and development of land increases demand on the Council's infrastructural assets for water and sewer services and open space requirements. The Council imposes development contributions under the Local Government Act 2002 and in accordance with the Councils Financial Development Contributions Policy contained in the Long Term Council Community Plan (LTCCP) for sewer and water reticulation for sites.
41. As there is the ability to connect to those services at this location there will be contributions payable for water and wastewater for this development. These contributions however will be imposed at the time of building consent. There is also a fee payable for Community Infrastructure which is imposed at the time of building consent. Therefore no conditions as to development contributions will be imposed on this subdivision.

Reserve Contribution

42. A financial contribution for open space and recreation is payable in accordance with the formula contained within the Open Spaces and Recreation Standard 9.9.10 of the District Plan. The Council will obtain an open market valuation of each allotment as a vacant lot by a registered land valuer. For this proposal it is on the basis of creating one additional lot.

National Environmental Standards

43. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the NES) came into effect on 1 January 2012.

The statements in italics below are direct from the Ministry for the Environment's website and are included for the purpose of identifying the likelihood of contamination at this site.

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health:

- *provides a nationally consistent set of planning controls and soil contaminant values*
- *ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary the land is remediated or the contaminants contained to make the land safe for human use.*

The NES classifies as permitted activities (meaning no resource consent required if stated requirements are met):

- *removal or replacement of fuel storage systems and associated soil, and associated subsurface soil sampling*
- *soil sampling*
- *small-scale (no greater than 25 cubic metres per 500 square metres of affected land) and temporary (two months' duration) soil disturbance activities*
- *subdividing land or changing land use where a preliminary investigation shows it is highly unlikely the proposed new use will pose a risk to human health.*

Activities requiring a resource consent under the NES include:

- *the development of land where the risk to human health from soil contamination does not exceed the applicable soil contaminant value (classified as a controlled activity, meaning resource consent must be granted)*
- *the development of land where the risk to human health from soil contamination exceeds the applicable soil contaminant value (classified as a restricted discretionary activity)*
- *the development of land where the activity does not meet the requirements to be a restricted discretionary, controlled or permitted activity (classified as a discretionary activity).*

44. Section 6 methods of the legislation states;

Methods

- (1) *Subclauses (2) and (3) prescribe the only 2 methods that the person may use for establishing whether or not a piece of land is as described in [regulation 5\(7\)](#).*
- (2) *One method is by using information that is the most up-to-date information about the area where the piece of land is located that the territorial authority—*
 - (a) *holds on its dangerous goods files, property files, or resource consent database or relevant registers; or*
 - (b) *has available to it from the regional council.*
- (3) *The other method is by relying on the report of a preliminary site investigation—*
 - (a) *stating that an activity or industry described in the HAIL is, or is not, being undertaken on the piece of land; or*
 - (b) *stating that an activity or industry described in the HAIL has, or has not, been undertaken on the piece of land; or*
 - (c) *stating the likelihood of an activity or industry described in the HAIL being undertaken, or having been undertaken, on the piece of land.*
- (4) *The person must—*
 - (a) *choose which of the 2 methods to use; and*
 - (b) *meet all the costs involved in using the method that the person has chosen.*

45. The proposal is not a change of use however there is a subdivision being undertaken.

46. A subdivision has been undertaken to raise the titles for the site. The land is zoned for residential purposes. The site is not listed as a HAIL site under the Environment Canterbury's LLUR. The proposal is for a residential use and therefore based on the site zoning being residential, there is no change of use.

47. Therefore it is put to Council that no preliminary site investigation (PSI) is required.

48. The law (Resource Management (NES for soil contamination that may effect human health Regulations 2011) states that a PSI is required if the land use is changed or a subdivision is undertaken but for this proposal the land use won't change and there is no record of HAIL activities having had or currently occurring on or in the land.

Other Matters

49. The applicant will seek any necessary additional approvals from the Council as required as part of this subdivision however an Archaeological Authority has been issued.
50. It is a ten lot (two lots are corner splays to vest) two stage subdivision upon relatively flat topography and therefore it is suggested with minimal earthworks requirements.
51. The earthworks would follow subdivision approval and therefore at this time there are no specific details as to the volume and extent of earthworks required suffice to say however that all construction and control measures will be undertaken within Codes of Practice for subdivision development and in accordance with New Zealand Standards.

CONSIDERATION OF ALTERNATIVES

52. The preceding assessment of effects shows that the proposal will not have any significant adverse effects on the environment.
53. Therefore an assessment of alternatives is not required.

SECTION 95 AND 95A-F OF THE RESOURCE MANAGEMENT ACT 1991

54. The proposal is a discretionary activity under the District Plan.

Section 95A Public notification of consent applications

55. There is a four-step process under Section 95(A) to determine if public notification is required.

Step 1 - Does the application fall within the criteria for mandatory public notification under s95A (3)?

- The applicant has not requested public notification
- Public notification is not required under s95C
- The application is not made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

Step 2 - Does the application fall within the criteria where public notification is precluded under s95A (5)?

- The activity itself is for a discretionary activity and is precluded.

Step 3 – Does the application fall within the criteria where public notification is required under s95 (8)?

- The application is not for an activity subject to a rule or national environment standard that requires public notification.
- the activity will not have or is not likely to have adverse effects on the environment that are more than minor.

Step 4 – Are there any special circumstances under s95A (9) which requires public notification?

- The proposal is upon a site containing a heritage item(s). However, in this case the existing residential building is being retained as part of the subdivision and land use and it is only accessory buildings being removed. Specific details around this are included in the heritage and archaeological reporting included as part of the land use consent application lodged with the Council. There are no special circumstances which require the application to be publicly notified.

Section 95B Limited notification of consent applications

Step 1 – Are there certain affected groups and affected persons who must be notified under s95BA (2-3)?

- There are no affected customary rights groups or affected marine title groups in relation to this proposal.
- The proposed activity is not on or adjacent to, or affects land is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11.

Step 2 - Does the application fall within the criteria where limited notification is precluded under s95B (6)?

- No. The application is not for an activity subject to a rule that precludes limited notification.
- The application is not for either or both the following activities, but for other activities:
- The activity is not for a controlled activity,
- The activity is not for a prescribed activity.

Step 3 – Does the application fall within the criteria for other affected persons to be notified under s95B (7-8) and s95E?

- The above assessment of environmental effects concludes the proposal will have less than minor adverse effects. Therefore, there are no persons considered affected whom should be notified.

Step 4 – Are there any special circumstances under s95B (10) which requires limited notification?

- There are not considered special circumstances on the basis of the heritage classification of the site that would warrant the limited notification to any other persons not already deemed to be affected parties (excluding persons assessed under s95E as not being affected persons) on the basis the existing residential unit is being retained as part of the proposal.

56. Based, on the above, and the preceding assessment of effects any adverse effects on the environment are less than minor and as such, no parties are considered to be adversely affected by the proposal. It is considered that the application need not be limited notified in accordance with Section 95B of the RMA.
57. Other than the landowners adjoining the site, there are no other affected persons under Section 95E. It is considered that the impact is of low potential and will create less than minor effects. Accordingly, this application can be processed by non-notification.

Sections 104 & 104B - Consideration of Applications

58. Section 104 sets out those matters that must be considered when assessing an application for a resource consent. Subject to Part 2 of the Act, Section 104(1) requires a consent authority to have regard to the following matters:
- (a) *any actual and potential effects on the environment of allowing the activity; and*
 - (b) *any relevant provisions of-*
 - (i) *a national policy statement;*
 - (ii) *a New Zealand coastal policy statement;*
 - (iii) *regional policy statement or proposed regional policy statement;*
 - (iv) *a plan or proposed plan; and*
 - (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application."*
59. After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—
- (a) may grant or refuse the application; and
 - (b) if it grants the application, may impose conditions under section 108.
60. Under (b) the applicant is happy to consider and accept appropriate conditions imposed on this application if it were to be approved.
61. This application provides an assessment of environmental effects and in particular an assessment of the relevant matters relating to the requirements of the Operative Ashburton District Plan with respect to this proposal.

RESOURCE MANAGEMENT ACT 1991- PART II

62. In regards to Section 5 of the Act, the proposal will enable people and communities to provide for their social, economic, and cultural wellbeing by providing attractive and well-designed residential subdivision for the community. Furthermore, the proposal will enable the applicant to use and develop their site in an efficient way that effectively avoids, remedies or mitigates adverse effects.
63. Considering Section 7 matters, the proposal will maintain and enhance amenity values and the quality of the environment as sought by sections 7(c) and (f). In forming this view, it is noted the consistency of the proposal with the environmental results anticipated and the relevant objectives and policies set out in the Ashburton District Plan.
64. For these reasons, the proposal is in keeping with Part II of the Resource Management Act 1991.

CONCLUSION

65. The proposal is a ten lot subdivision within the Residential C zone of the Operative Ashburton District Plan. The proposal includes two corner plays.

66. The proposal is to be undertaken in two stages. That is Lots 4 to 8 and 10 as Stage 1 and Lots 1-3 and 9 as Stage 2.
67. Overall it is considered that the proposal is consistent with the purpose and principles of the Resource Management Act 1991 in that it enables people to provide for their economic and social well being, whilst maintaining and enhancing the quality and amenity of the local environment and avoiding adverse effects.
68. In terms of section 104, it is considered that the proposal will have less than minor actual or potential effects on the environment and is consistent with the relevant provisions of the Ashburton District Plan.

ANNEXURE A: RECORD OF TITLE

Quickmap Title Details



Information last updated as at 30-May-2021

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier CB135/34

Land Registration District Canterbury

Date Issued 17 April 1888

Prior References

CB17/92

Type	Fee Simple
Area	4047 square metres more or less
Legal Description	Lot 441-444 Deposited Plan 91

Registered Owners

AJ Developments (2016) Limited

The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the site and this service.

ANNEXURE B: SUBDIVISION SCHEME PLAN

ANNEXURE C: LOCATION PLAN

State Highway 1
Wilkin Street

37

Lot 1
DP 328335
0.0503
115618
NW McCrostie
McCrostie Nominees Limited
24611-18300
24611-18300-C
24611-18310

Lot 2
DP 328335
0.0887
115619
M Blokdyk
Romeo Margaritis Limited
Templetons Trustees Limited
24611-18300-B
24611-18320

Lot 1
DP 351915
0.0933
213054
B S Sandri
Timpany Walton Trustees 20
24611-18331

3

5

4

Lot 442
DP 91
0.1012
CB135/34
AJ Developments (2016) Limited
24611-18300
24611-18300-C
24611-33300

Lot 441
DP 91
0.1012
CB135/34
AJ Developments (2016) Limited
24611-18300
24611-18300-C
24611-33300

Lot 11
DP 22065
0.0658
CB1B/943
J C Mehrrens
24611-33000

Lot 443
DP 91
0.1012
CB135/34
AJ Developments (2016) Limited
24611-33300

Lot 444
DP 91
0.1012
CB135/34
AJ Developments (2016) Limited
24611-33300

Lot 4
DP 22065
0.1083
CB1C/780
D J DEUART
24611-30700

Lot 6
DP 22065
0.0658
CB1B/938
B M Taylor
24611-30500

Lot 5
DP 22065
0.0658
7534
M W Gosling
24611-30600

44A

46A

42

QuickMap
Custom Software Ltd



Any person wishing to rely on the information shown on this map must independently verify the information
Scale 1:500 Topographical and Cadastral map derived from LINZ data. Printed: 03-Jun-2021 03:27.



Map U67
05/03/2018



U58	U59	U60
U66	U67	U68
U72	U73	U74

R72
[Street Index](#)
[Rural Index](#)
[Urban Index](#)
[Legend](#)

Ashburton District Plan Tinwald
 Scale 1:5,000 (A4)



ANNEXURE E: ARCHAEOLOGICAL REPORT AND AUTHORITY

South Island Archaeology (SIA) Ltd

Archaeological Assessment of Effects: 4 Wilkin Street, Tinwald, Ashburton

Site Redevelopment Project

Commissioned by AJ Developments (2016) Ltd

Prepared by Nick Mainwaring (South Island Archaeology Ltd)

Reviewed by Sheelagh Conran (South Island Archaeology) and Matt Hennessey
(Top Hat Heritage)

Date Produced - December 2022



Contents

Introduction	3
Proposed Works	4
Statutory Requirements	8
Methodology	8
Physical Environment or Setting	9
Historical Background	9
<i>Māori Occupation</i>	9
<i>European Occupation</i>	9
<i>Aerial Imagery</i>	12
Previous Archaeological Work	15
<i>Recorded Archaeological Sites</i>	15
<i>Ashburton District Plan</i>	15
<i>Heritage New Zealand Pouhere Taonga – The Heritage List / Rārangi Kōrero</i>	15
Archaeological Context and Site Visits	16
<i>Shed 1 (Garage)</i>	16
<i>Shed 2 (Garage)</i>	24
<i>Shed 3 (Stable)</i>	29
<i>Shed 4/Fowl House</i>	33
<i>Cottage</i>	34
<i>Yard</i>	36
<i>Discussion</i>	40
Constraints and Limitations	42
Archaeological and Other Values	43
Assessment of Effects	45
Conclusion and Recommendations	47
References	48
<i>Primary Sources</i>	48
<i>Secondary Sources</i>	48

Introduction

AJ Developments (2016) Ltd (AJD) commissioned South Island Archaeology Ltd (SIA) to prepare an archaeological assessment of effects for the proposed redevelopment of a parcel of land at 4 Wilkin Street, Tinwald, Ashburton (Lots 441-444 DP 91) (Figure 1).

This report presents an archaeological assessment of the project area. It identifies the presence and values of archaeological sites or features in the Project footprint and discusses impacts on these sites from the proposed redevelopment activities. This report is also intended as a supporting document for an Archaeological Authority application to Heritage New Zealand Pouhere Taonga (HNZPT). It was prepared by Nick Mainwaring (SIA).



Figure 1. Location of 4 Wilkin Street in the context of wider Ashburton.

Proposed Works

AJ Developments (2016) Ltd propose to subdivide and develop the property at 4 Wilkin Street, Tinwald, Ashburton. This development includes the demolition of selected outbuildings, earthworks to accommodate new residential buildings on the northern and southern thirds of the property, and earthworks for the required service infrastructure. Full plans are provided as supplementary to this assessment and the subsequent authority application.

The wider property of 4 Wilkin Street will be subdivided into ten (10) separate lots (Figure 2). Lots 1-3 and 5-8 will be subject to residential development, on the northwest and southeast ends of the property respectively. Lot 4 will contain the extant 19th century cottage in the centre of the wider property. Lots 9 and 10 are small (8m²) corners of land at the northern and south-eastern corners of the site, which will be vested to the Ashburton district Council as road reserve.

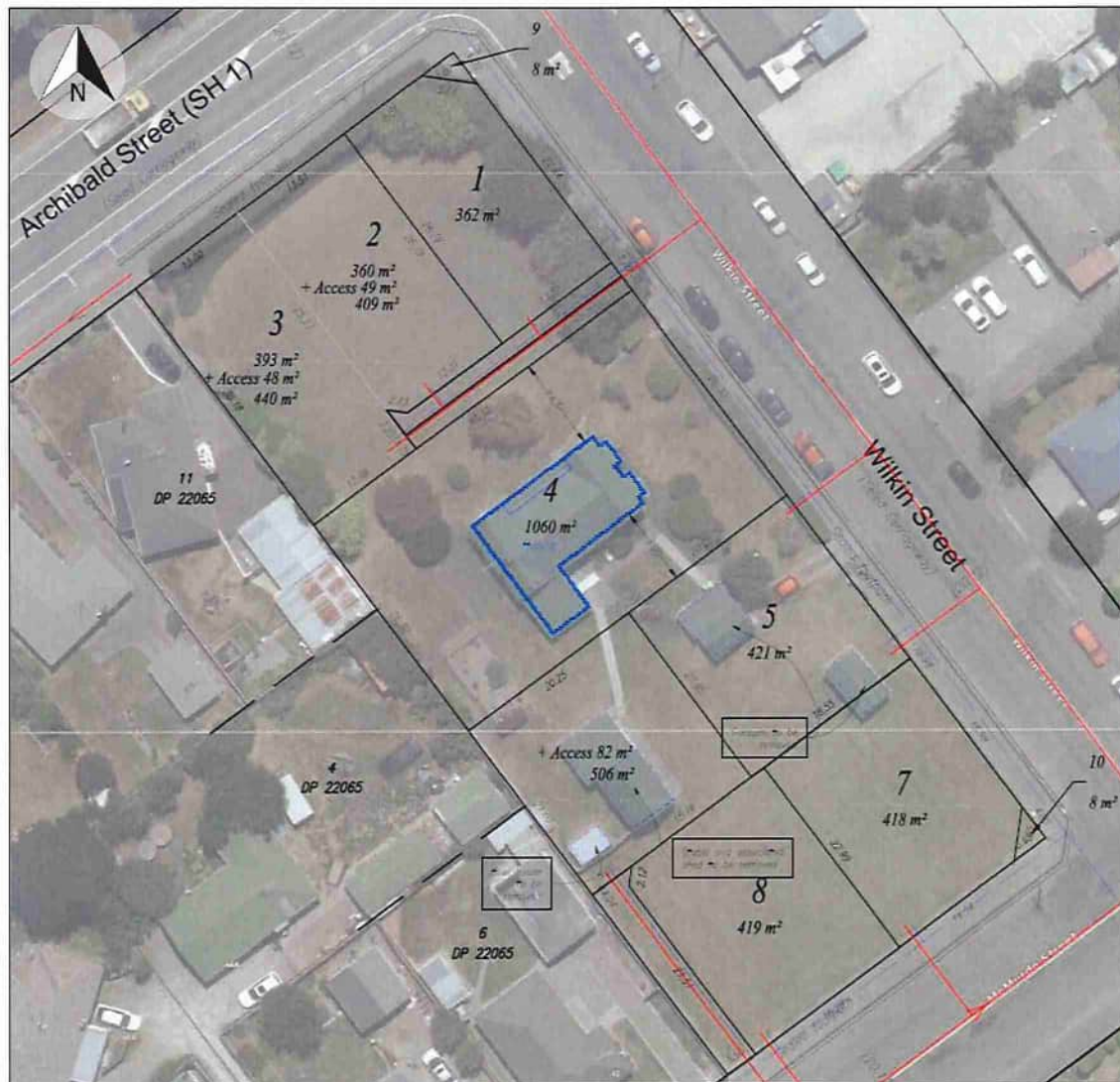


Figure 2. Proposed plans for the subdivision of 4 Wilkin Street. Provided by client.

Of the standing buildings currently located in the project area, all of the outbuildings are proposed to be demolished during the project (Figure 3). These buildings are the two garages on the south-eastern side of the property (termed "Shed 1" and "Shed 2" in this document), the stable and associated lean-to ("Shed 3"), and the fowl house on the south-western property boundary (termed "Shed 4"). The proposed works will not impact the 19th century cottage, which will remain extant on the property within the new Lot 4.

Three residential dwellings are proposed to be constructed on the northwest third of the project area (Lots 1-3 in Figure 2), with four more proposed in the southeast third (Lots 5-8 in Figure 2) (Figure 4 and Figure 5). Earthworks will be required for the land remediation and service installation in these areas.

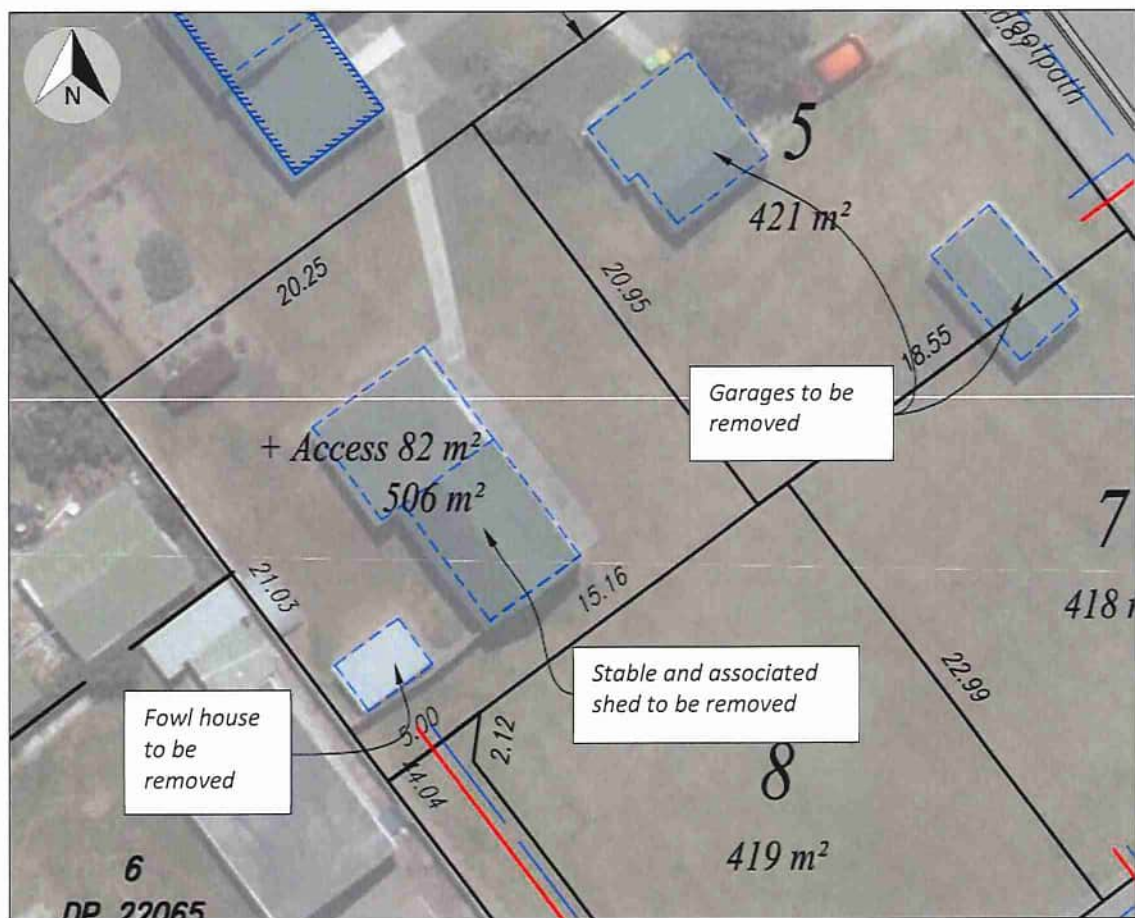


Figure 3. Proposed impacts on outbuildings at 4 Wilkin Street. Provided by client, text re-written by author for increased clarity.

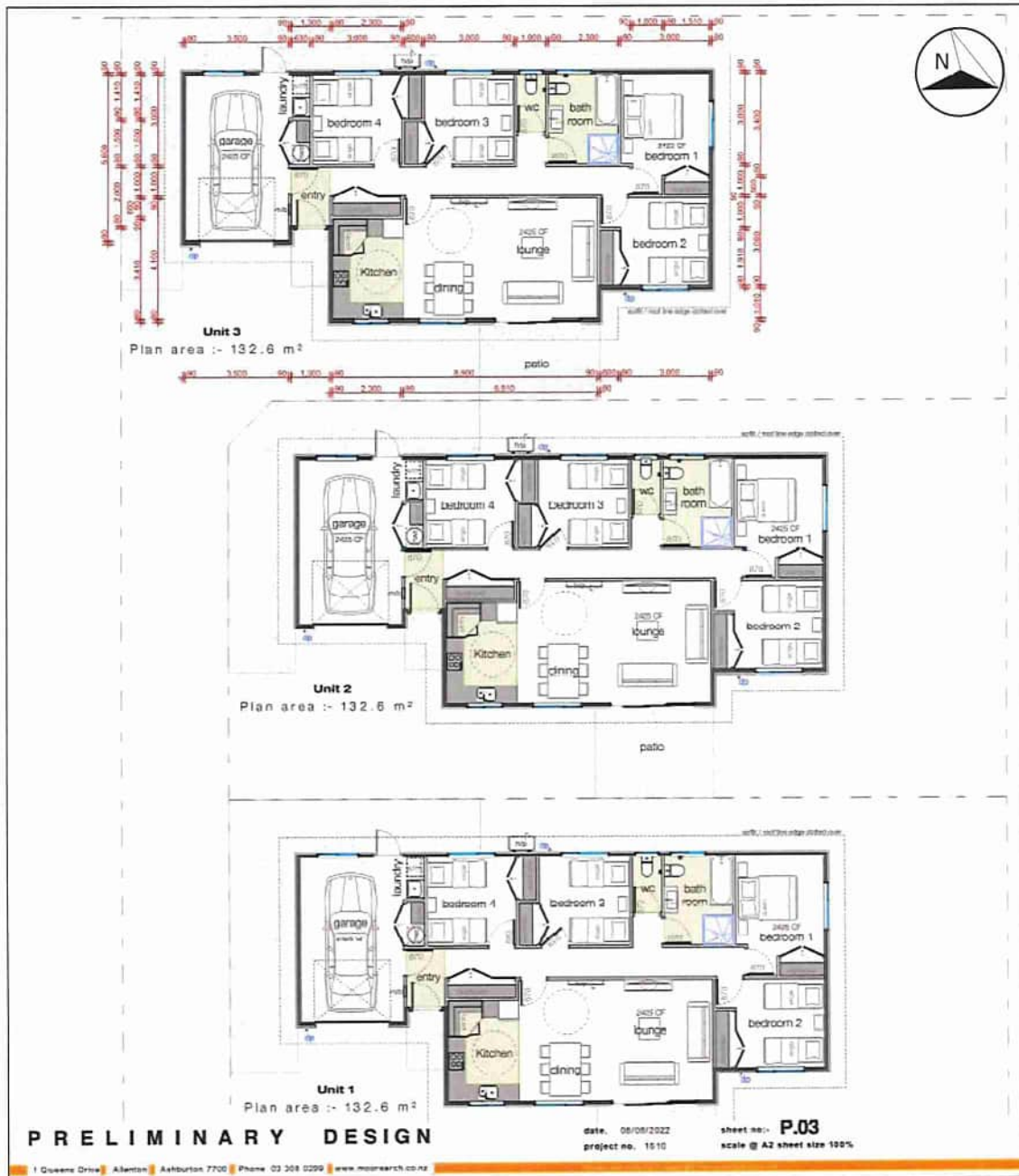


Figure 4. Proposed site plan for construction of residential dwellings in Lots 1-3 at 4 Wilkin Street. Provided by client.

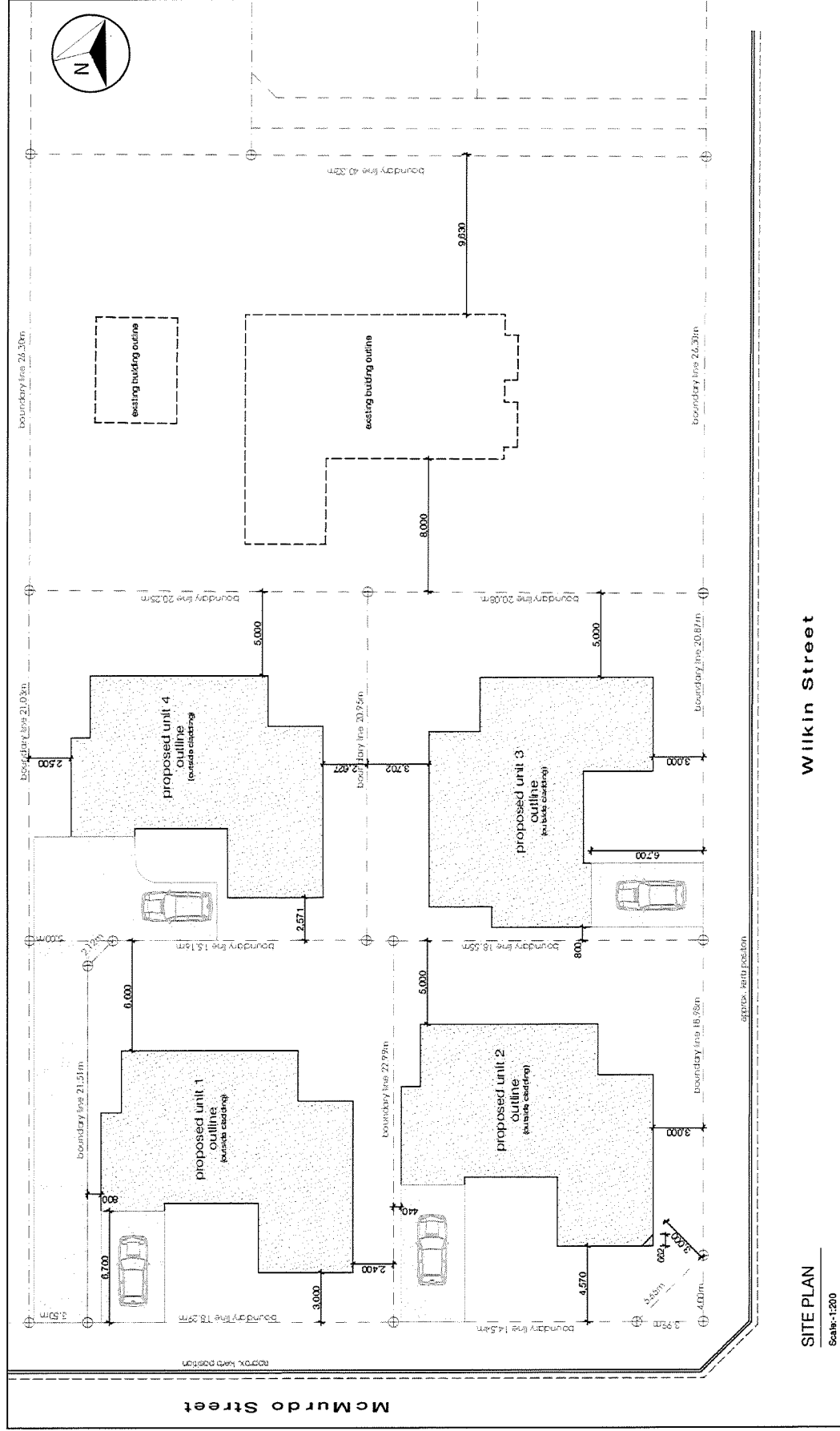


Figure 5. Proposed site plan for construction of residential dwellings in Lots 5-8 at 4 Wilkin Street. Provided by client.

Statutory Requirements

There are two main pieces of legislation in Aotearoa/New Zealand that control work affecting archaeological sites. These are the *Heritage New Zealand Pouhere Taonga Act 2014* (HNZPTA) and the *Resource Management Act 1991* (RMA)

Heritage New Zealand administers the HNZPTA. It contains a consent (authority) process for any work affecting archaeological sites, where an archaeological site is defined as:

Any place in New Zealand, including any building or structure (or part of a building or structure), that

- a) 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*
- b) Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and*
- c) Includes a site for which a declaration is made under section 43(1)*

Any person who intends carrying out work that may modify or destroy an archaeological site, must first obtain an authority from Heritage New Zealand. The process applies to sites on land of all tenure including public, private, and designated land. The HNZPTA contains penalties for unauthorised site damage or destruction.

The archaeological authority process applies to all archaeological sites, regardless of whether:

- The site is recorded in the NZ Archaeological Association Site Recording Scheme or included in the Heritage New Zealand List,
- The site only becomes known about as a result of ground disturbance, and/ or
- The activity is permitted under a district or regional plan, or a resource or building consent has been granted.

Heritage New Zealand also maintains the New Zealand Heritage List/Rārangī Kōrero of Historic Places, Historic Areas, Wahi Tupuna, Wahi Tapu and Wahi Tapu Areas. The List can include archaeological sites. Its purpose is to inform members of the public about such places.

The heritage places under consideration in this report and the timeframe/age of these places is restricted to archaeological sites as defined in the HNZPTA.

Methodology

The desktop research component of this archaeological assessment report is based on a previous archaeological risk screening report completed by SIA for AJD (Kurmann 2022). Research was carried out using a range of historic and archaeological information sources including:

- New Zealand Archaeological Association (NZAA) Site Record Database (ArchSite).
- The Heritage New Zealand Pouhere Taonga (HNZPT) List/Rārangī Kōrero.
- The Ashburton District Plan.
- Land ownership records including Deed index books.
- Archaeological reports associated with the area.
- Primary literature.
- GRIP survey plans, historic maps, and photographs from various sources.
- Historic newspapers (Papers Past website).

An archaeological site visit was undertaken by Matt Hennessey of Top Hat Heritage on the 22nd of August 2022.

The assessment of archaeological values was based on a consideration of the impacts of the proposed works on potential archaeological sites within the project footprint. These sites were characterised using the archaeological values of condition, rarity, contextual values, information potential, amenity value and cultural associations. This was done in accordance with the HNZPT guidelines and with guidance from Walton 1999.

Physical Environment or Setting

The property of 4 Wilkin Street is located in Tinwald, on the south bank of the Hakatere/Ashburton River (located c.850m to the north-east). The surrounding geography is characterised by flat plains typical of south Canterbury. 4 Wilkin Street is located on the corner of Wilkin Street and Archibald Street/State Highway 1. The wider property is a large flat site totalling approximately 4050m².

Historical Background¹

This assessment is not intended as an exhaustive overview of the history of Tinwald or Ashburton/Hakatere, rather it provides a summary of the relevant historical periods and how they apply to the project area in question.

No attempt is made here to synthesise the rich and detailed record of Māori oral traditions and whakapapa concerning the area, or the various perspectives of the tangata whenua representative organizations that may be involved.

Māori Occupation

Tinwald is situated west of the Hakatere/Ashburton River. Hakatere is noted in Kā Huru Manu (the Ngāi Tahu Cultural Atlas) as a renowned mahika kai for freshwater fish species, inland birds and some plants. Hakatere was part of an ara (transport route) that provided direct access to Ōtūwharekai (Ashburton Lakes) and further afield to several mountain passes.

The below paragraphs are reproduced in part from Section 2 of the Ashburton District Plan (Takata Whenua Values):

The gathering and preparation of food and other bounties of nature in Te Wai Pounamu were based around kaika nohoanga (permanent or seasonal camps), each situated near a particular resource to be worked. Some seasonal camps were 100km or more from Arowhenua among the rivers, plains and lakes of the Ashburton District. In the harsh winter, interior camps were generally deserted, but in summer they were occupied by eeling and birding parties.

The natural and physical resources and traditional areas such as mahika kai sites within the Ashburton District remain culturally and spiritually important to Kati Huirapa. Arowhenua Runaka maintains its guardianship obligations (Takata tiaki duties) to ensure that the health and survival of these resources and areas are maintained for future generations.

European Occupation

Tinwald, while now effectively part of Ashburton, was originally a separate township situated on the west bank of the Ashburton River. At its inception, Tinwald was centred around the Tinwald Railway

¹ Information reproduced from Kurmann (2022)

Station, with saleyards nearby, which highlight the importance of farming to Tinwald (NZETC). In 1903, the township boasted a population of 561, although it did not account for the more rural farming community around Tinwald. There were some businesses, including two general stores, a drapery establishment, two blacksmiths' shops, a hotel and a school (NZETC). There was also a local racecourse here.

The Tinwald township was initially subdivided into smaller farming sections in the early 1870s. This land was originally part of Rural Section 4354, which was leased from Manchester to Bullock in 1870 (Deed Index C6 folio 4354). This rural section encompassed approximately 752 acres. Bullock obtained a mortgage the following year from Wilkin, who was assigned the property in 1872 (*ibid.*). In 1873, Wilkin purchased the property and took out a mortgage at the same time. Newspaper reports show that Robert Wilkin and Catherine Jane Thomson were "carrying on business as sheep farmers" (*Lyttelton Times* 21/07/1874, p.3). It seems that Wilkin was likely funding Thomson to continue farming on part of the property following the death of her husband Archibald McMurdo Thomson.

A Certificate of Title (CT), CB12/279, was issued to Robert Wilkin and Catherine Jane Thomson in 1875 for part of the rural section. Unfortunately, Catherine Jane Thomson died in 1874, prior to the finalisation of this certificate of title (*Lyttelton Times* 17/03/1875, p.2). Robert Wilkin was registered as Proprietor by survivorship of Thomson's estate, and he acquired her part of RS 4354 in 1878 (*Lyttelton Times* 6/8/1875, p. 4; Deed Index Book C/S 7, folio 1429). Certificate of Title CB39/95 was issued in 1879, showing the extent of the large, combined RS 4354 as now owned by Wilkin.

Previous Certificate of Titles indicated that Wilkin had been purchasing and subdividing sections of RS 4354 prior to him acquiring the land belonging to the late Mrs Thomson. (CB17/92) was issued to Robert Wilkin in 1876 for part of Rural Section 4354 of 147 acres 3 roods and 21 perches. A survey plan, DP 91, was drawn in 1876, showing the proposed subdivision of the land. The land parcels that encompass 4 Wilkin Street are Lots 441-444 of DP 91 (Figure 6). CT CB17/92 shows that Wilkin started selling sections depicted in DP 91 in the same year. Lots 441-444 DP 91 were first mentioned in the CB17/92 in 1886, where a mortgage was produced by Robert Wilkin to the Bank of New South Wales for a number of Lots, including 441-444. Wilkin's death was in June 1886 and the probate of his will granted these sections to others (whose names are illegible in the CT), as well as the Bank of New South Wales.

On the 5th of April 1888, George Benjamin Blake (an engineer of Wanganui) purchased Lots 441-444 DP 91 (CB17/92 and CB135/34). Blake was the son of Presbyterian Reverend A. Blake from Tinwald (*New Zealand Times*, 30/03/1908, p. 4). It is possible that George B. Blake purchased the property to help house his father Rev. Blake, as historic records show that the younger Blake remained in the Whanganui region until his death in the early 1900s. In Rev. Blake's biography from the Ashburton Museum (reproduced in the Heritage Assessment by Fulton Ross Team Architects) it was noted that "Mr Blake acquired his own house in Tinwald on the corner of Archibald and Wilkin Streets along with several acres of land for his horses (Fulton 2021). The house appears to have been known as 'Madras Villa'". A photograph of the house from 1888 shows the house with gardens, which indicates that the house was constructed prior to the purchase by Blake Jr (Figure 7).

Rev. Blake resigned his Tinwald post in 1894 (*Ashburton Guardian*, 11/01/1894, p.3). An 1896 newspaper advertisement lists Rev. Blake's property as for sale "*consisting of 1 acre first class land, on which is erected a Dwelling House of 18 rooms with all conveniences; also Stable, Buggy Shed, and other outbuildings*" (*Ashburton Guardian*, 27/07/1896, p.3). This was sold by Blake to Catherine Bruce, an Ashburton widow, in 1897. In February 1909, the property was sold to James Milne who took out a mortgage in March of the same year. The sale of the property from Milne to Henry Robert Wood in June 1920 was recorded, as well as a mortgage by Wood one week later. Later sales of this property occurred throughout the 20th century.

Blake's Madras House was constructed by 1888, with the exact date of construction to be confirmed. The outbuildings on the property pre-date 1941 (from satellite imagery). It is possible that these

outbuildings are the same as those mentioned in 1896 real estate advertisement of “a stable, buggy shed and other outbuildings”, or that they were reconstructed or altered in 1920, as linked to Wood’s mortgage.



Figure 6. Part of DP 91 (1876) showing Lots 441-444 in blue.

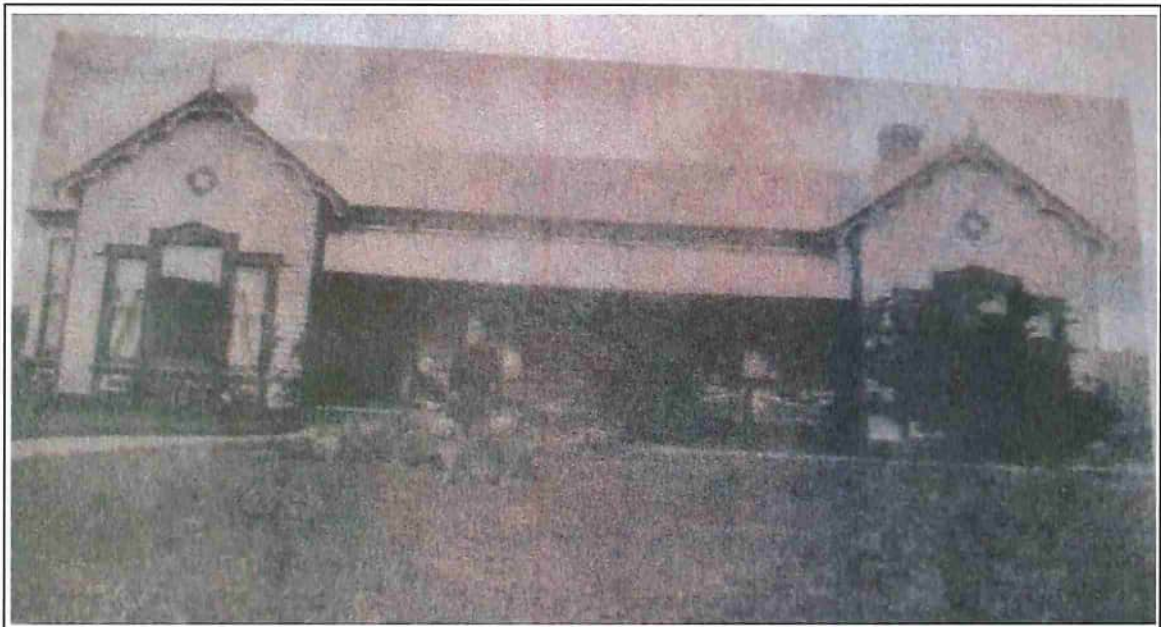


Figure 7. Madras Villa in 1888, sourced from Ashburton Museum. Reproduced from Fulton (2021).

Aerial Imagery

The earliest available aerial imagery for the project area dates to 1941. Very few changes are visible between the layout of the property in 1941 and the current layout at the time of writing this assessment, with the exception of the removal and construction of a number of outbuildings.

Several smaller outbuildings are visible at the southern property boundary in the 1941 aerial image (Figure 8). These buildings include Shed 1 and Shed 3, which are currently extant on the property. A building that has since been demolished is located on the southern boundary of the section.

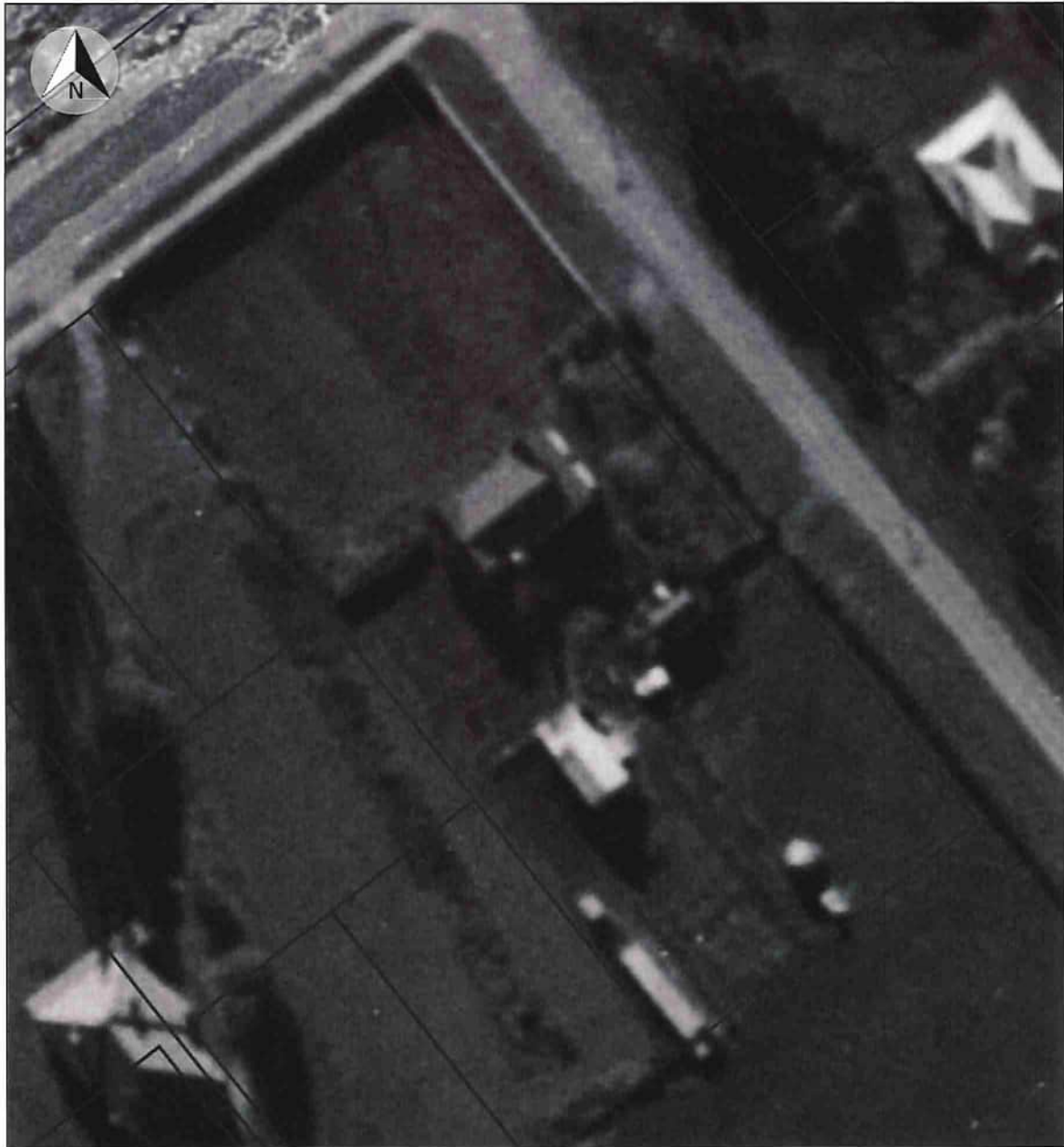


Figure 8. 1941 aerial image of 4 Wilkin Street. Source: Retrolens

An aerial photograph from 1960 shows the construction of Shed 2. Whilst the quality of this image was poor and it was therefore difficult to precisely identify specific features, another photograph from 1976 shows the property with the same layout of structures (Figure 9).

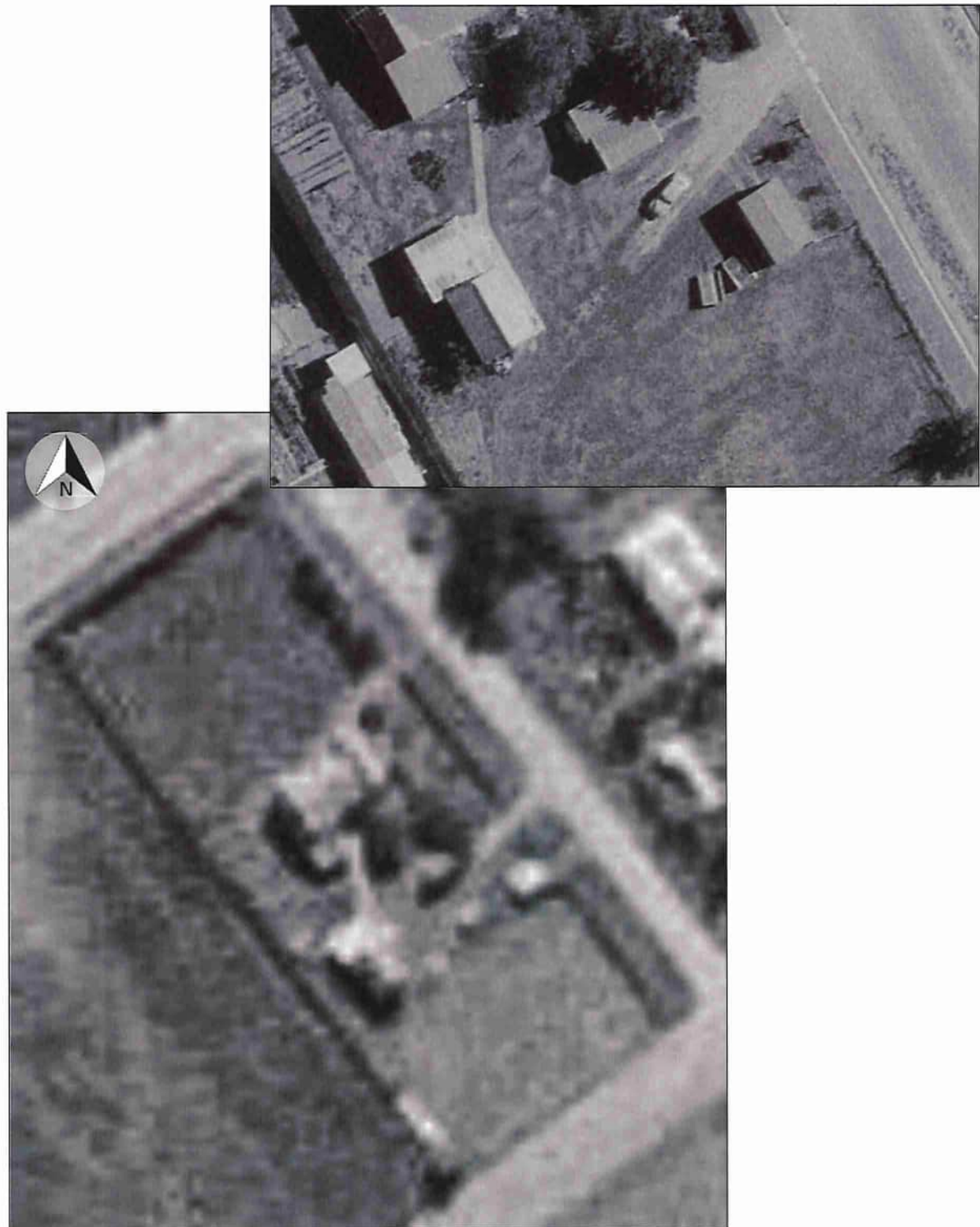


Figure 9. Aerial images from 1960 and 1976 (inset) showing the construction of Shed 2. Source: Retrolens.

A poor quality aerial photograph from 2000-2004 shows that the shed on the southern corner of the property has been demolished (Figure 10). As the shed was present in photographs from 1998 it was demolished at some stage in the preceding 2-6 years. At this stage the outbuildings at 4 Wilkin Street are in their current day layout.

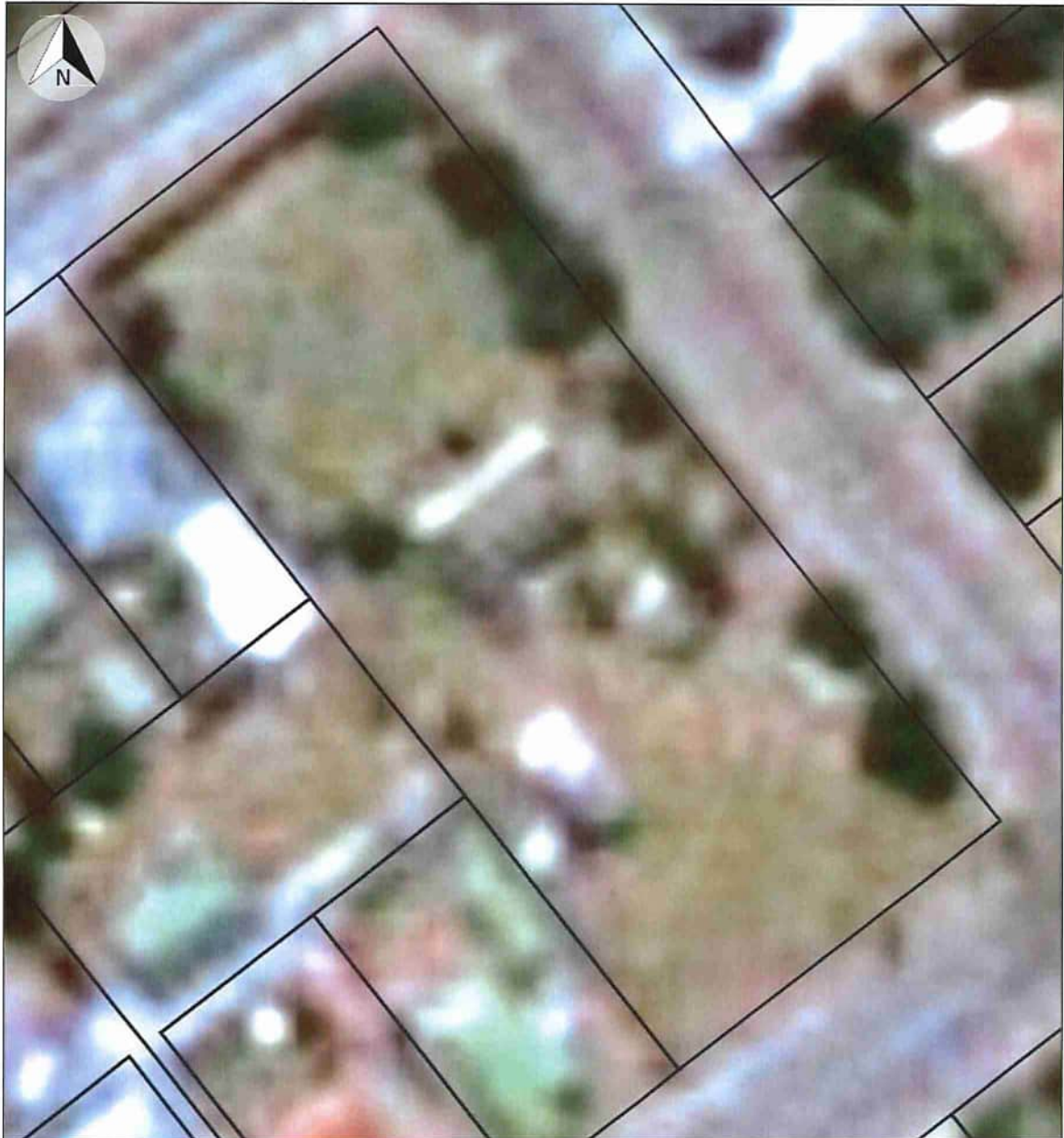


Figure 10. 2000-2004 aerial image showing 4 Wilkin Street, with the southerly shed now demolished. Source: Retrolens.

Previous Archaeological Work

Recorded Archaeological Sites

There are no recorded archaeological sites within the proposed project area, or the entirety of Tinwald. The closest recorded archaeological sites are situated at least 1.3 km northeast of the property (Figure 11). These are a cluster of three sites in Ashburton pertaining to 19th century domestic and commercial use of the land. K37/61 is the site of a 19th century accommodation house. K37/37 is the site of a 19th century hotel. K37/62 is the site of 19th century buildings and artefacts. There are no recorded Māori archaeological sites in the area.

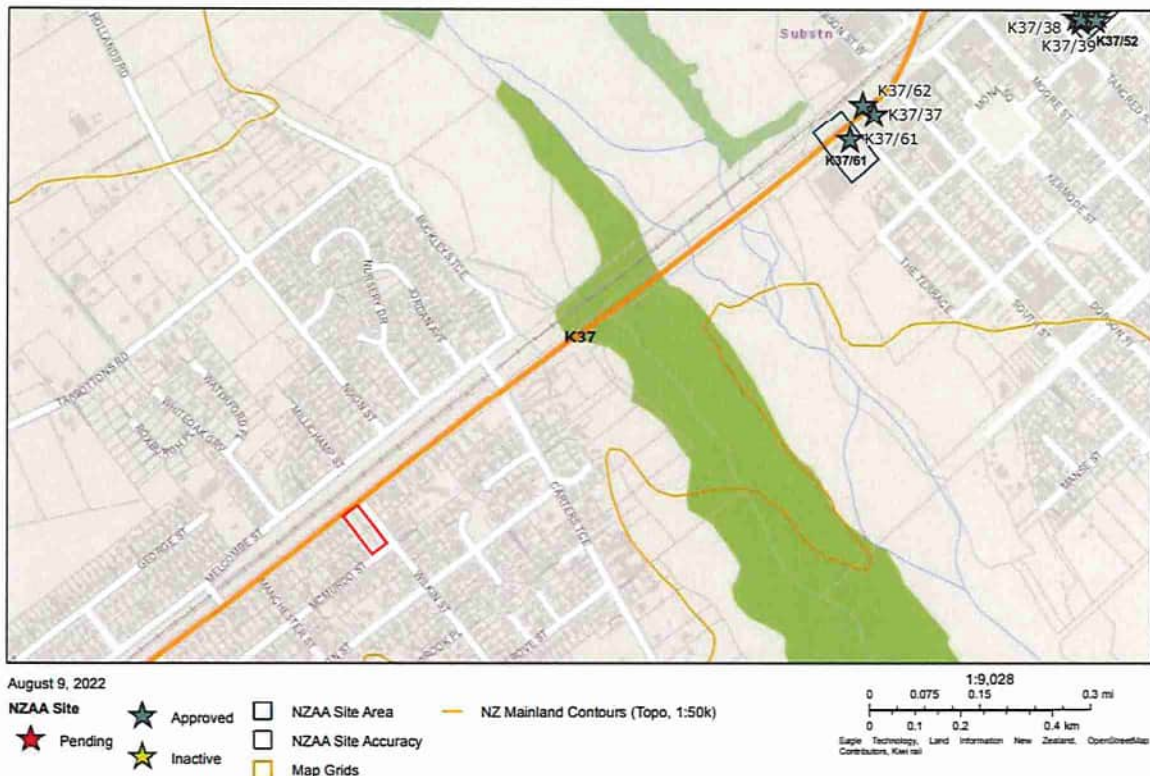


Figure 11. Recorded archaeological sites (stars) near 4 Wilkin Street (in red). Source: NZAA ArchSite.

Ashburton District Plan

The house and property at 4 Wilkin Street are recorded in the Ashburton District Plan as Heritage Site 72. This is listed in Group B, which indicates that the site is of local significance to the district.

Heritage New Zealand Pouhere Taonga – The Heritage List / Rāangi Kōrero

The building is not recorded in the Rāangi Kōrero/The List that is managed by Heritage New Zealand Pouhere Taonga.

Archaeological Context and Site Visits

An archaeological site visit was undertaken to 4 Wilkin Street by Matt Hennessey of Top Hat Heritage on the 22nd of August 2022. The focus of this site visit was to clarify the age of the outbuildings on the property (a research question recommended in Kurmann 2022), and to further identify any archaeological risk associated with the proposed works. The below information is provided by Matt Hennessey.

Figure 12 indicates the location and nomenclature of the extant buildings.

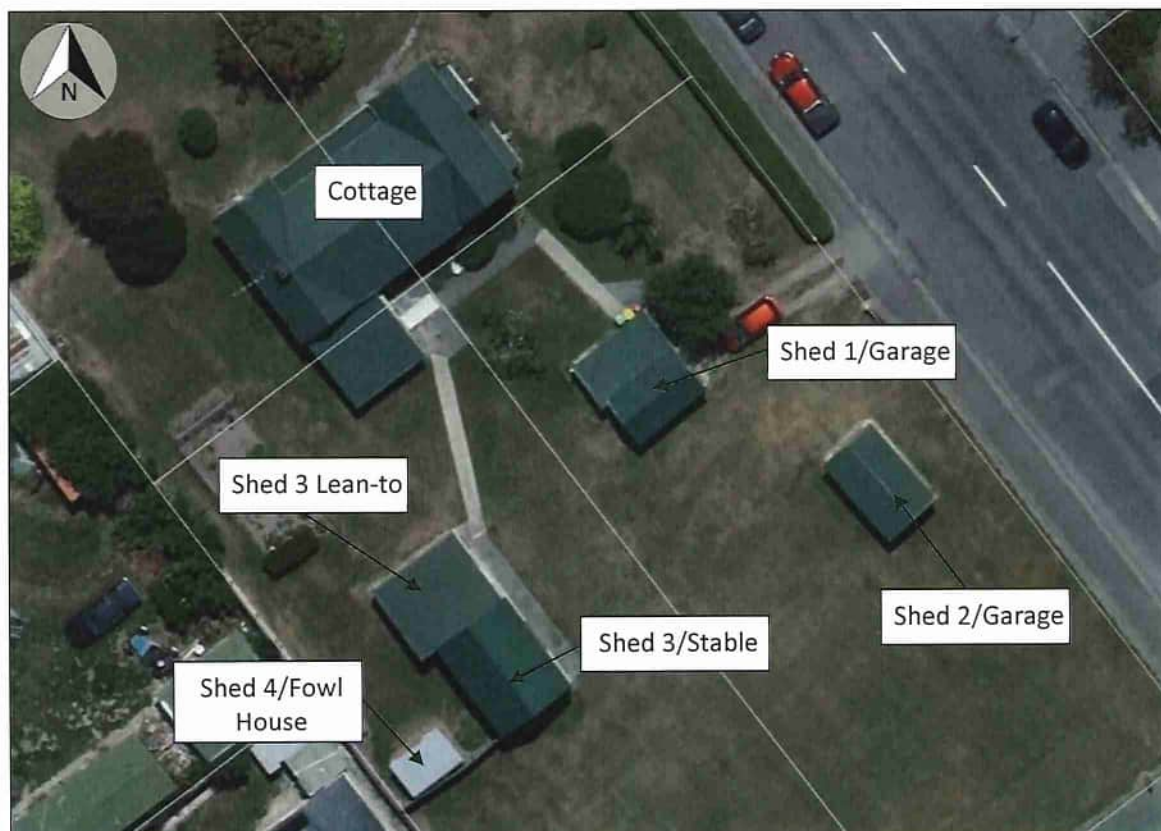


Figure 12. Nomenclature of buildings at 4 Wilkin Street.

Shed 1 (Garage)

This is a simple rectangular gable structure with a lean-to to the northwest (Figure 13 - Figure 16). The northeast elevation is the front of the building and faces Wilkin Street. The main structure had several features that indicate 19th century construction:

- The wall structure includes diagonal cross members that meet at a central point on the wall. This was the dominant construction technique throughout the 19th century (Figure 17 - Figure 19),
- The doors for this building were found within shed 2. These are ledged and braced doors that use a diagonal cross brace typical of 19th century design. The doors are made from wide (150 mm) boards tongue and groove boards. These are probably repurposed floorboards. 150 mm

wide floorboard such as these were popular throughout the 19th century. They fell out of fashion in the early 20th century in favour of narrow (85 mm) boards (Figure 20),

- The wall framing and the doors are constructed using smithed wrought iron nails with hammered heads (Figure 21),
- The framing appears to be rimu.

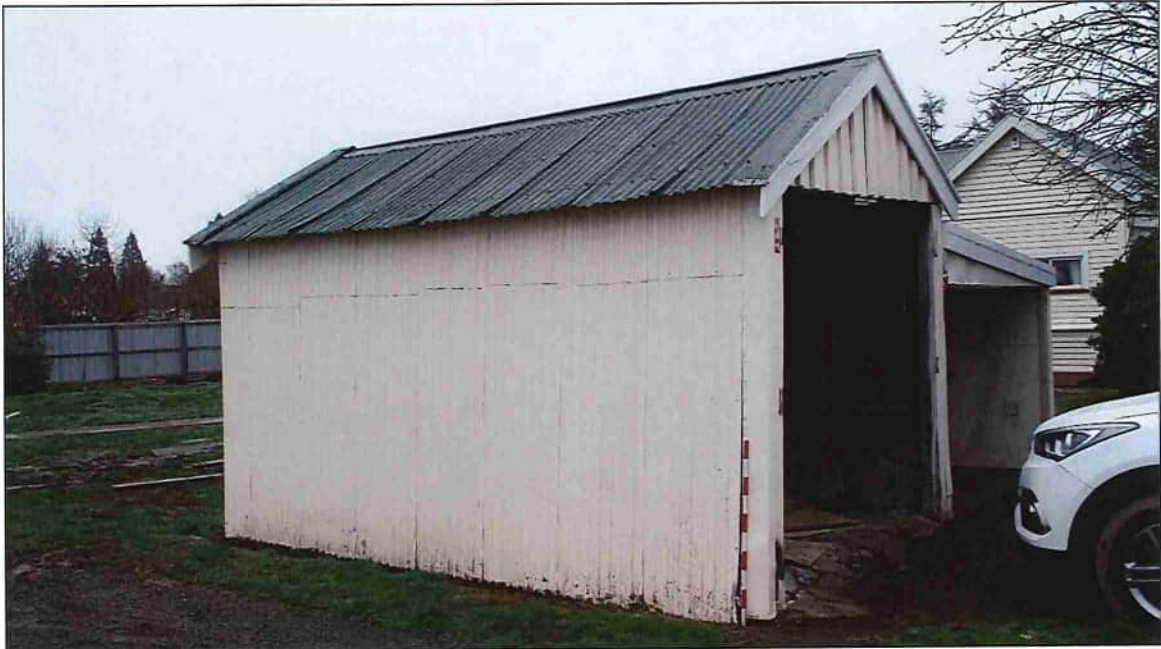


Figure 13. Shed 1, looking west. Scale = 10 cm increments.



Figure 14. Shed 1, southeast elevation. Scale = 10 cm increments.



Figure 15. Shed 1 main structure, northeast elevation. Scale = 10 cm increments



Figure 16. Shed 1, southwest elevation. Scale = 10 cm increments.

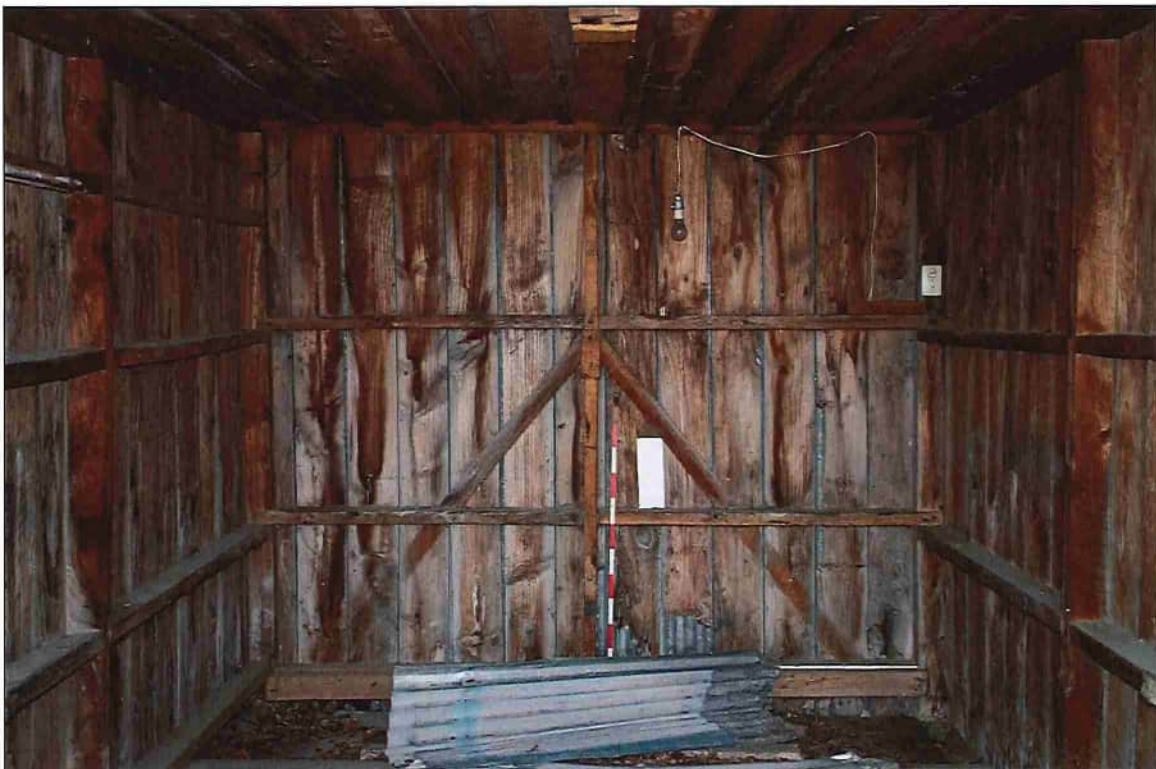


Figure 17. Shed 1, southwest internal elevation. Scale = 10 cm increments.



Figure 18. Shed 1, northwest internal elevation. Scale = 10 cm increments.



Figure 19. Shed 1, southeast internal elevation. Scale = 10 cm increments.

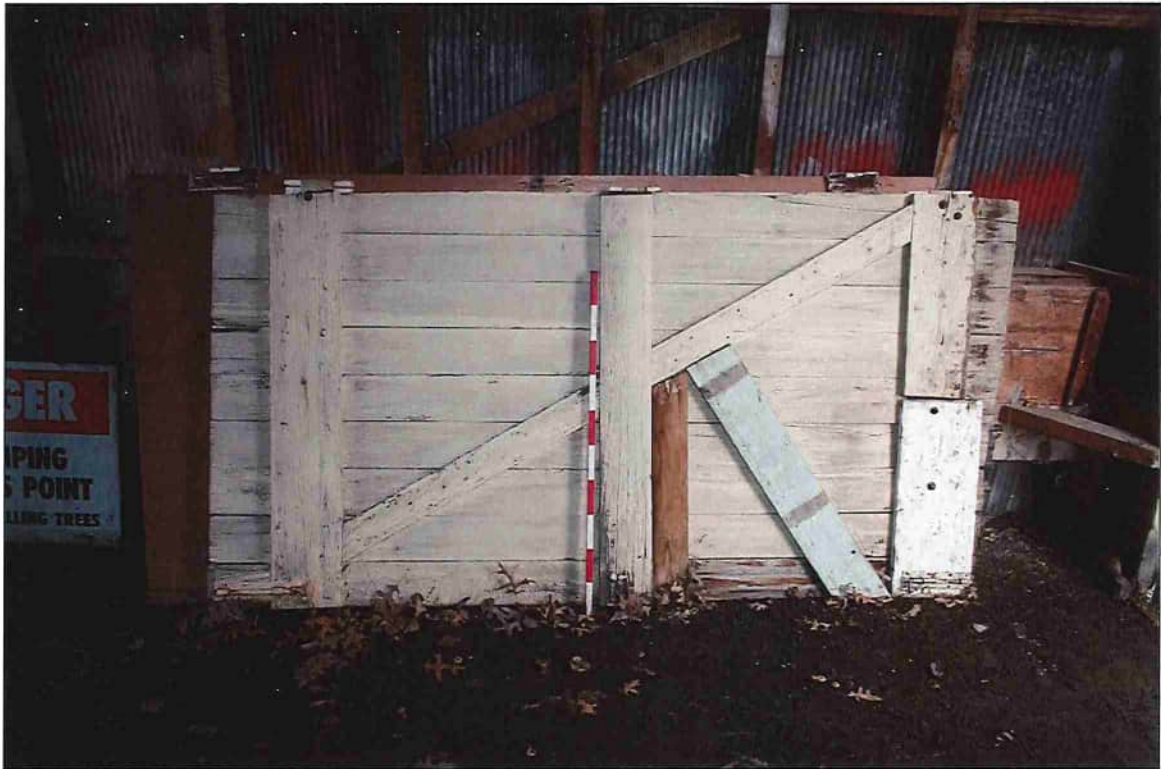


Figure 20. Shed 1 ledge and braced doors, located within Shed 2. Scale = 10 cm increments.

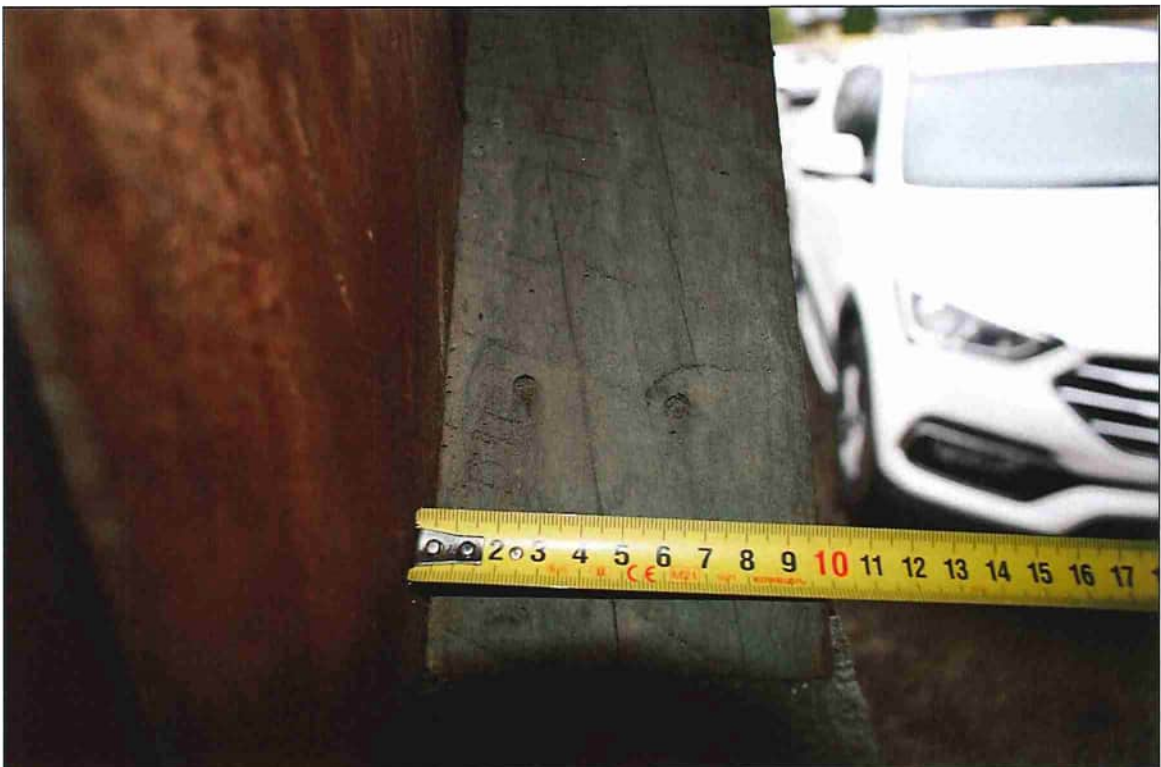


Figure 21. Shed 1 wrought iron, hammer headed, smithed nails.

The framing of the main structure is clad with sarking boards on the outside. These are then covered with corrugated iron on the southeast and southwest elevations. The northeast and northwest elevations are clad in what appear to be pine boards, probably added in the 20th century. The structure of the ceiling is not visible. The main structure has a concrete floor, probably added in the 20th century.

The balance of evidence suggests that this building was constructed in the 19th century. It has since been modified to serve as a motor vehicle garage.

The lean-to is constructed of treated pine and medium density particle board (MDF). This is a 20th century addition to the building. (Figure 22 - Figure 24) The main structure is structurally unsound and is leaning towards the northwest. It appears that the lean-to may be holding it up.

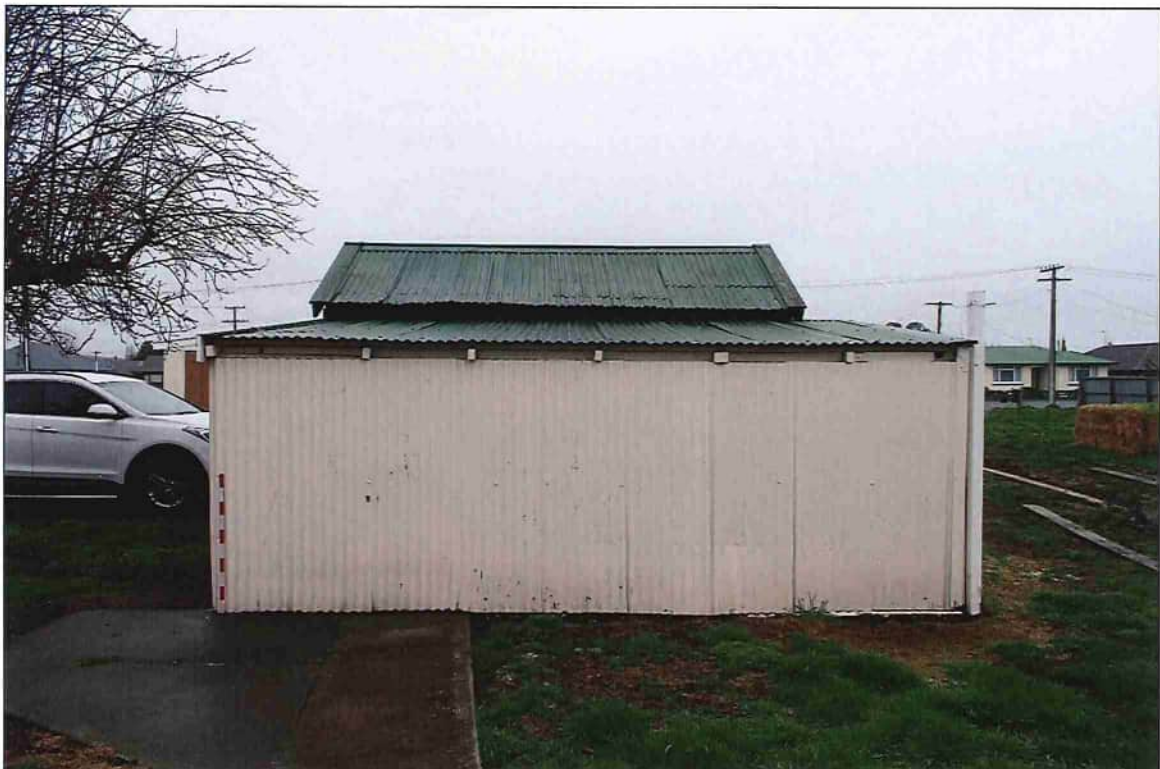


Figure 22. Shed 1, northwest elevation of the lean-to. Scale = 10 cm increments.



Figure 23. Shed 1, northeast elevation of the lean-to. Scale = 10 cm increments.



Figure 24. Shed 1, interior of the lean-to, looking west. Scale = 10 cm increments.

Shed 2 (Garage)

This is also a simple rectangular gable structure (Figure 25). The northwest elevation is the front of the building. The frame of this building appears to be made of rimu fixed with smithed wrought iron nails with hammered heads. However, the building has several features that suggest construction in the 20th century:

- While the framing on the northeast and southwest elevations does include a diagonal crossmember this does not terminate at the centre point of the wall as would be expected from 19th century construction. This building also makes extensive use of horizontal dwangs, which are more commonly associated with 20th century construction (Figure 26 - Figure 28),
- The northwest elevation has ledged and braced doors made from narrow (85 mm) tongue and groove boards. These are probably repurposed floorboards. Boards of this width became popular in the early 20th century (Figure 29),
- The southwest elevation includes a ledged and braced door made of the same narrow (85 mm) boards. This door has horizontal bracing rather than the horizontal bracing typical of 19th century ledged and braced doors (Figure 30 and Figure 31),
- The southeast elevation includes a casement window of typical 20th century design (Figure 32 and Figure 33).



Figure 25. Shed 2, looking east. Scale = 10 cm increments.

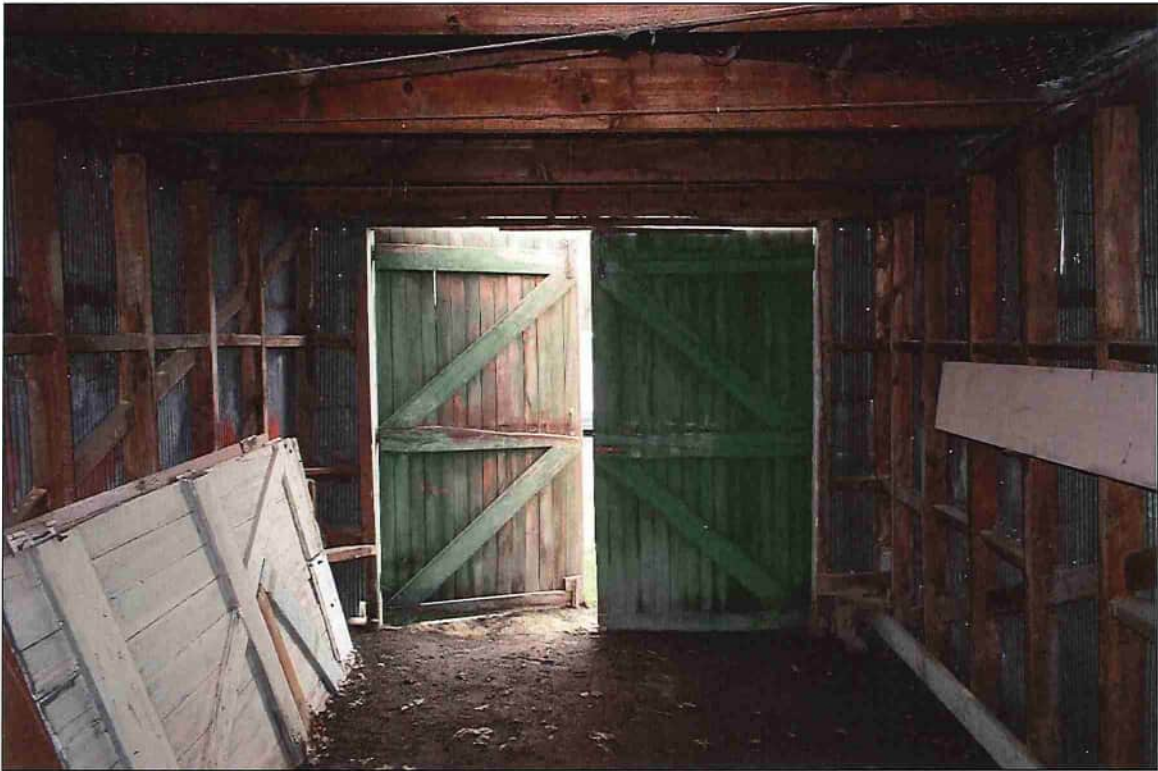


Figure 26. Shed 2 interior, looking northwest. Scale = 10 cm increments.



Figure 27. Shed 2 interior, looking northwest. Scale = 10 cm increments.



Figure 28. Shed 2, southeast internal elevation. Scale = 10 cm increments.



Figure 29. Shed 2, northwest elevation. Scale = 10 cm increments.



Figure 30. (Above) Shed 2, southwest elevation. Note the ledged and braced door. Scale = 10 cm increments.



Figure 31. (Left) Ledged and braced door on the southwest elevation of shed 2. Scale = 10 cm increments.



Figure 32. Shed 2, southeast elevation. Note the casement window. Scale = 10 cm increments.

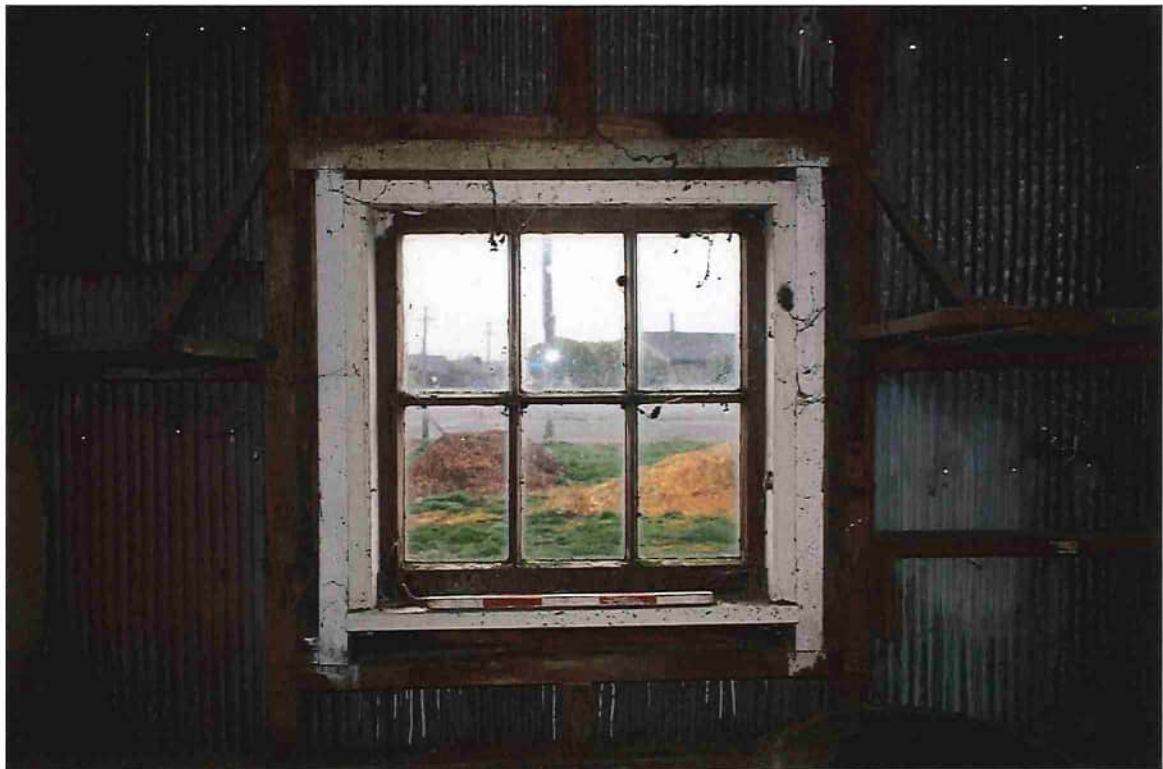


Figure 33. Shed 2 casement window interior. Scale = 10 cm increments.

While the building has been constructed using smithed nails these are a poor indication of a buildings age on their own. There is no established 'end date' for the manufacture of smithed nails and it is entirely possible that they continued to be manufactured into the 20th century. This may be particularly true for rural towns such as Tinwald that lacked the mechanisation seen in the cities. Nails also have a long shelf life. It is possible that these nails were manufactured in the 19th century but were not used until the 20th.

The building is clad with corrugated iron. No makers marks were visible on the iron, however, is noted that the sheets have many nail holes punched in them. The corrugated iron had probably been salvaged from another structure and reused to build this shed. It is also possible that the timbers and nails were also salvaged materials.

On the balance of evidence this building was constructed in the 20th century.

Shed 3 (Stable)

This is a rectangular gable structure with lean-to to the northwest (Figure 34 - Figure 38). The northeast elevation is the front of the building and features a large sliding door. The building is clad with weatherboards on the northeast elevation and corrugated iron on the other elevations. This building has several features indicative of 20th century construction:

- The visible roof structure is made of treated pine (Figure 38),
- The sliding door is made from narrow (85 mm) tongue and groove boards (Figure 39). A ledged and braced door also made of narrow (85 mm) boards in on the northwest elevation (Figure 36),
- The building has narrow (85 mm) tongue and groove floorboards (Figure 40),
- The building is constructed using machine manufactured jolt head nails. While these were invented in the 19th century, they were the predominant nail type used in the 20th century until about the 1970s.

The wall structure of this building is not visible; however, the balance of evidence suggests that this building was constructed in the 20th century, possibly in the 1930s or 40s.



Figure 34. Shed 3, looking west.



Figure 35. Shed 3 lean-to, northeast elevation.



Figure 36. Shed 3, northwest elevation of the lean-to. Note the ledged and braced door made from narrow (85 mm) boards.



Figure 37. Shed 3, looking east. Scale = 10 cm increments.



Figure 38. Visible roof structure in shed 3.



Figure 39. Sliding door on the northeast elevation of shed 3. Scale = 10 cm increments.



Figure 40. Floorboards within shed 3. Scale = 10 cm increments.

Shed 4/Fowl House

This is a makeshift building that appears to have been constructed in the 20th century (Figure 41).

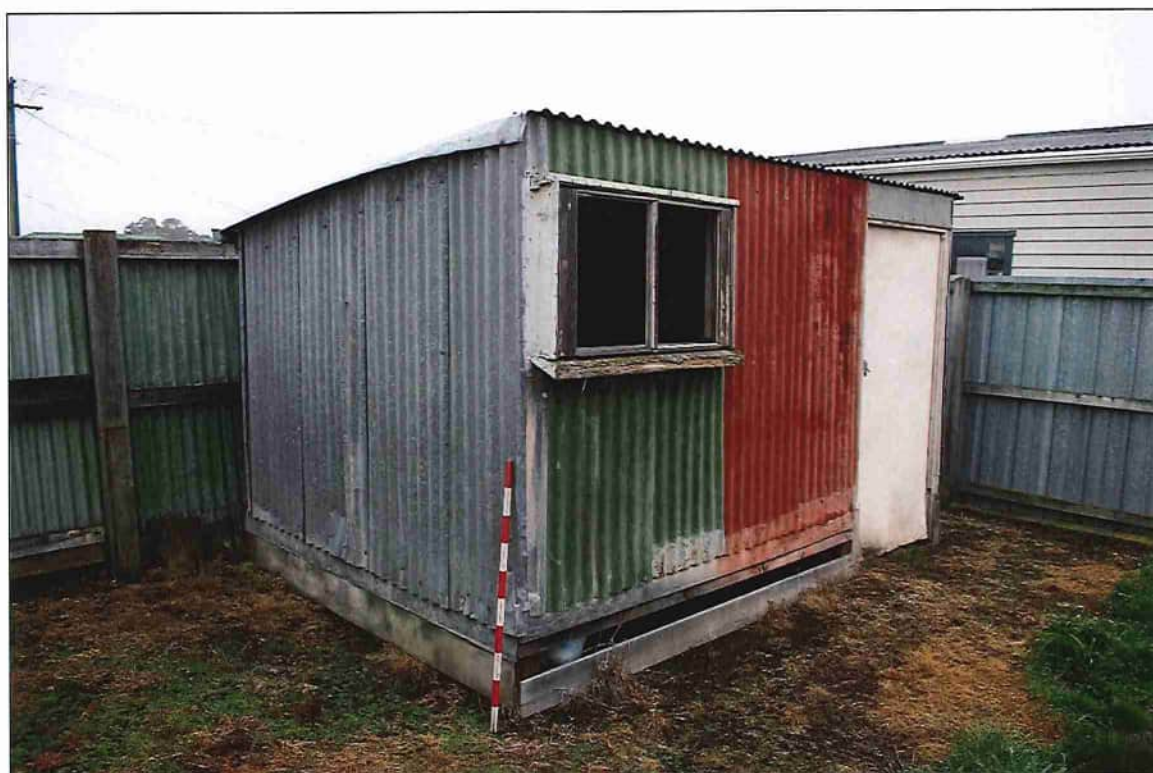


Figure 41. Shed 4, looking southwest.

Cottage

The 19th century cottage on the property will not be impacted by the proposed works and as such was not recorded or discussed in detail (Figure 42 - Figure 45).



Figure 42. 19th century cottage, northwest elevation.



Figure 43. 19th century cottage, northeast elevation.



Figure 44. 19th century cottage, southeast elevation.



Figure 45. 19th century cottage, southwest elevation.

Yard

The yard of 4 Wilkin Street is a large flat area with some vegetation and landscape features (e.g. concrete paths) (Figure 46 - Figure 52).

A concrete path is located northeast of the cottage, providing access from Wilkin Street to the front door (Figure 48). While no historical evidence could be found for when the concrete path was constructed, a path is visible in this area in the 1940s (refer to Figure 8), and the fabric of the concrete (which includes river rolled aggregates) is consistent with 19th or early 20th century manufacture. It is also probable that a path has always existed in this location as it is the closest point between the front door of the cottage and the road, potentially associating the path with the 19th century construction of the cottage. This concrete path should be considered an archaeological feature until proved otherwise.

A hedge is located on the northwest property boundary with SH1/Archibald Street. *Macrocarpa* hedges were popular in the 19th century for providing privacy. Whilst the earliest documented evidence for the age of this hedge is in the 1941 aerial photograph (Figure 8), it is possible that this hedge dates to the 19th century construction of the cottage.

It is noted that ground-penetrating investigations were not undertaken as part of this survey, and it is likely that subsurface archaeological features are extant on the property.



Figure 46. Yard northwest of the cottage, looking west.



Figure 47. Yard against the northeast elevation of the cottage, looking southeast. Note the concrete path leading to the cottage.



Figure 48. Concrete paving, looking northeast towards Wilkin Street. Scale = 10 cm increments.



Figure 49. Concrete paving, looking southwest towards the cottage. Scale = 10 cm increments.



Figure 50. Yard against the southwest elevation of the cottage, looking northwest.



Figure 51. Yard southeast of the sheds. Looking southwest from the Wilkin Street boundary.



Figure 52. Looking northwest towards Wilkin Street from shed 3.

Discussion

The proposed works will variably impact the buildings currently present on 4 Wilkin Street. These impacts can be categorised into two categories – ‘demolition’ and ‘no impact’.

The archaeological site visit undertaken on the 22nd of August 2022 was intended to resolve the question posed in Kurmann (2022) relating to the age of the outbuildings present on the site. Of these buildings, only one (Shed 1/garage) was identified as being 19th century in age (Figure 53). This building is likely the “buggy shed” described as being on the property in 1896. An additional lean-to on Shed 1 dates to the 20th century. The remaining outbuildings were also identified as being 20th century. The 19th century cottage and potentially 19th century concrete path are not programmed to be impacted by the proposed works and therefore was not recorded or investigated in detail.

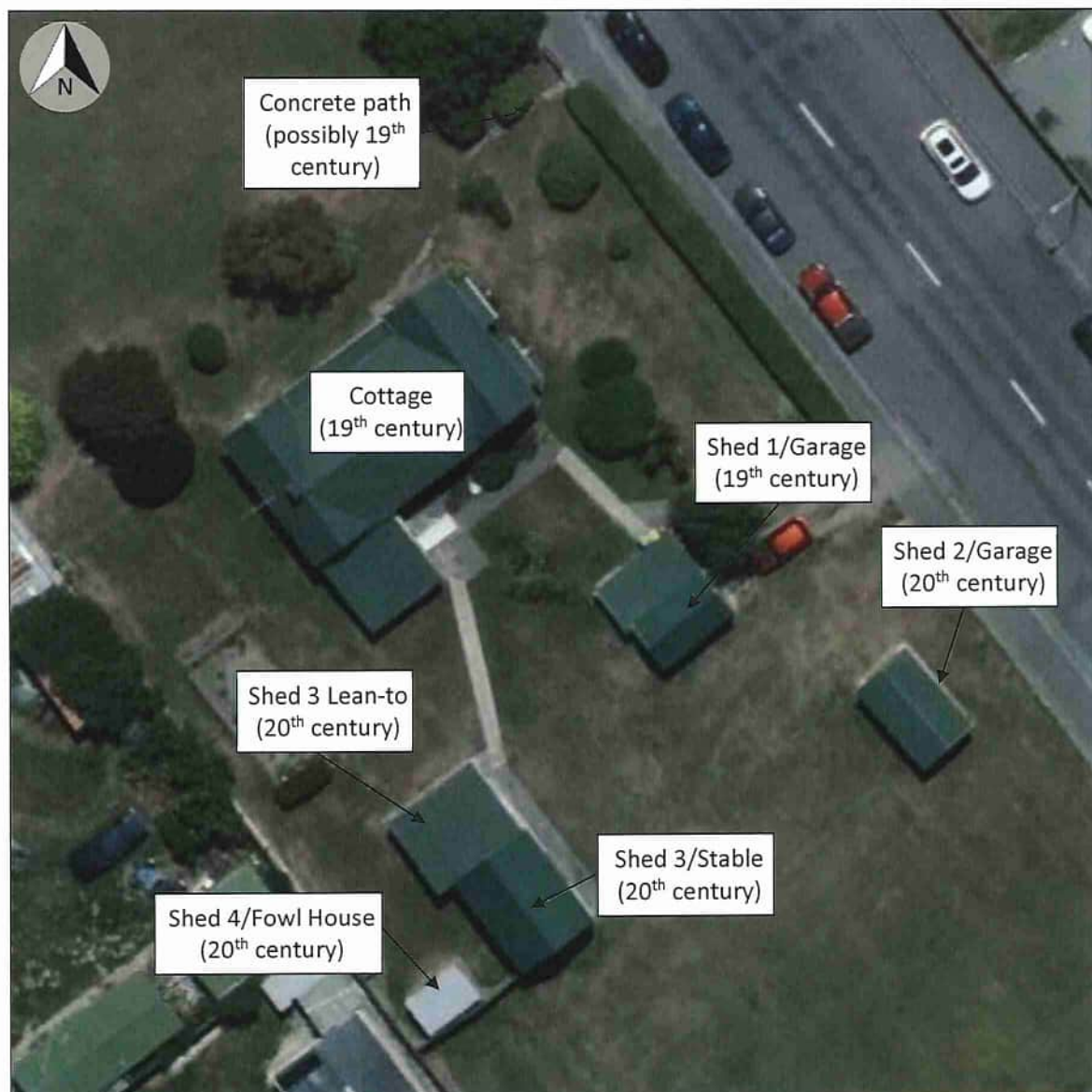


Figure 53. Interpreted ages of buildings at 4 Wilkin Street.

As discussed earlier the Historic Background section of this assessment, Blake's estate was described in 1896 as *"consisting of 1 acre first class land, on which is erected a Dwelling House of 18 rooms with all conveniences; also Stable, Buggy Shed, and other outbuildings"*. Initial interpretation in the Heritage Assessment prepared by Fulton Ross Team Architects (Fulton 2021) identified Shed 3 as the 19th century stable (as per the supplementary project plans and the Proposed Works section of this assessment). The more detailed archaeological site visit indicates that this building is in fact 20th century in construction date and was likely constructed in the 1930s-1940s.

It is possible that the stable described in 1896 is the building present on the south-west corner of the property in the 1941 aerial photograph, which was demolished prior to 2000-2004 (see Aerial Photographs section of this assessment). As this building was still standing at the time of Shed 2's construction in the 1960s, the recycled 19th century building fabric in Shed 2 likely came from an off-site source (see "Shed 2" in above Site Visit section of this assessment).

The identified 19th century outbuilding (Shed 1/garage) is proposed to be demolished during the project works. It is likely that this building is the buggy shed described in the 1896 advertisement of sale. This building is structurally unsound and is considered unsalvageable. Under Section 42(3) of the *Heritage New Zealand Pouhere Taonga Act 2014* (HNZPTA) the demolition of this building will require an archaeological authority with associated building recording conditions. As the remaining outbuildings are 20th century in age there are no archaeological requirements associated with their demolition. However, if the timing of demolition works for all the outbuildings coincide, it is suggested that the attending archaeologist also be able to monitor the demolition of the other outbuildings to further record information pertaining to their ages and use.

A concrete path observed running from the Wilkin Street property boundary to the front door of the 19th century cottage is interpreted as dating to the 19th or early 20th century. Whilst this path is located within Lot 4 and is not currently anticipated to be impacted by the proposed works, it should be considered an archaeological feature until proven otherwise and as such will be subject to archaeological recording if required.

No subsurface investigations were undertaken at 4 Wilkin Street during the course of this assessment. There is therefore a present risk of impacting subsurface archaeological remains associated with 19th century occupation of the property during the proposed works.

Table 1 below summarises the interpreted age of the outbuildings, the impact of the proposed works, and the required archaeological actions as the result of these works. It should be noted that this table is reflective of the impacts of the proposed works at the time of writing this assessment and, should the scope of the proposed works change, a review of the required archaeological actions will be necessary.

Table 1. Age of outbuildings and other archaeological features, impact of works, and required archaeological actions.

Outbuilding	Interpreted Age	Impact of Works	Archaeological Actions
Shed 1/Garage	19 th century	Demolished	Authority Required, Building to be Recorded
Shed 2/Garage	20 th century	Demolished	No action
Shed 3/Stable	20 th century	Demolished	No action
Shed 3/Stable Lean-to	20 th century	Demolished	No action
Shed 4/Fowl House	20 th century	Demolished	No action

Cottage	19 th century	Not impacted	No action
Concrete Path	19 th to early 20 th century	Not impacted	No action

4 Wilkin Street has been recorded as archaeological site K37/65 as a result of this assessment (Figure 54).



Figure 54. Extent of archaeological site K37/65, recorded as a result of this assessment.

Constraints and Limitations

This report is an archaeological assessment of the project area. Statements are made as to the location and nature of archaeological sites, and their archaeological values. There are no statements on the Māori cultural significance of the project area, nor are the views of Tangata Whenua represented in this report. An assessment of cultural significance will not necessarily correlate with an assessment of the archaeological significance of the area.

Archaeological and Other Values

Heritage New Zealand recommend using the following criteria to assess the values of an archaeological site:

- The condition of the site.
- Is the site unusual, rare or unique, or notable in any other way in comparison to other sites of its kind?
- Does the site possess contextual value?
- Information potential.
- Amenity value (e.g. educational, visual, landscape). Does the site have potential for public interpretation and education?
- Does the site have any special cultural associations for any particular communities or groups, e.g. Māori, European, Chinese.

As per the previous Discussion section, there are a number of 19th century features on 4 Wilkin Street (including the cottage and concrete path) are currently located within an area (Lot 4) that will not be impacted by the proposed works. They therefore have not been discussed in Table 2 below. Should the scope of the proposed works change, Table 2 will need to be revised.

Table 2. Archaeological values of 4 Wilkin Street

Values	Comments
Condition	<p>The condition of the site is moderate-high. The wider property of 4 Wilkin Street has been subject to little modification since the late 19th century, and has remained as a largely open section with the few domestic buildings. The cottage on the site is in good condition and has retained a large portion of its decorative elements.</p> <p>The condition of Shed 1 is lower than the wider site. The extant shed structure has been modified during the 20th century, with the addition of 20th century fabric (pine boards) on the northeast and northwest elevations. A concrete floor is also a 20th century addition. The shed appears to be structurally unsound and is leaning to the northwest. The 20th century lean-to appears to be holding up the main structure.</p> <p>The condition of any subsurface archaeological remains is unable to be assessed but are assumed to be intact. Little to no earthworks have occurred on the property during the 20th and 21st centuries, and it is interpreted that any subsurface archaeological remains will be in good condition.</p>
Rarity	<p>The rarity of the site is moderate-high. While the property is typical of late 19th century occupation in New Zealand, it is rare in the context of Hakatere/Ashburton and Tinwald. Aerial photographs indicate how the density of residential housing has increased in the surrounding area, leaving 4 Wilkin Street as one of the last remaining examples of domestic 19th century occupation in Tinwald.</p> <p>While outbuildings are common in association with 19th century European domestic dwellings, buggy sheds are rare and have been infrequently recorded. A search of the Heritage New Zealand Pouhere Taonga digital report library reveals only a small number of buggy sheds surviving to the 21st century and being archaeological recorded. This, in addition to the fact that the shed is the last remaining 19th century outbuilding from the original property, increases the rarity value of the site.</p>

	Any subsurface archaeological features are anticipated to be typical of 19 th century occupation, and will likely be represented by rubbish pits and postholes. These features and the artefacts typically found within them are common in an Aotearoa/New Zealand archaeological setting. Despite this, relatively few archaeological investigations have been reported on in the Ashburton Region in comparison to wider Canterbury, and those that have are often focused on commercial and industrial sites. 4 Wilkin Street will therefore provide information regarding 19 th century domestic occupation of the Hakatere/Ashburton area.
Context	<p>The context of the site is low-moderate.</p> <p>The below paragraph is reproduced from Fulton (2021), in which the context of the site is discussed:</p> <p>“The site at 4 Wilkin Street has a long association with the township of Tinwald. As the home of the first Presbyterian Minister, the family home has seen the development of Tinwald grow around it.”</p> <p>The streetscape surrounding 4 Wilkin Street has changed dramatically in the 20th century, with an increase in higher density residential buildings. A number of other cottages present in the 1941 aerial photographs remain extant in the surrounding neighbourhood (notably at 3 Wilkin Street, 55 Archibald Street/SH1) giving some historic context to 4 Wilkin Street, however determining the age of these buildings is outside the scope of this assessment and it is likely they date to the early 20th century. It is possible that the cottage at 4 Wilkin Street is the last remaining 19th century building in the immediate area.</p> <p>The subdivision of 4 Wilkin Street will further impact the contextual value of the site through removing the context of the cottage and the larger property around it. As the cottage itself will remain in its current position it will be able to provide some context for 19th century occupation in Tinwald to those willing to research the past use of the land.</p> <p>Shed 1 represents the only remaining 19th century outbuilding from Blake’s estate. The contextual value of the shed is intrinsically related to its relationship with the cottage and the larger property, however it is interpreted that the more significant contextual value for the site remains with the cottage itself. It is interpreted that the removal of the Shed will not significantly impact the contextual value of the site.</p>
Information	<p>The information potential of the site is high. Few buildings have been archaeologically recorded in Tinwald or in the greater Hakatere/Ashburton area. The extant cottage has the potential to inform of the unique construction techniques, materials, and design styles used in the area.</p> <p>Extant 19th century buggy sheds are rare, and few have been archaeologically recorded in Canterbury. Although the construction of Shed 1 has been subject to modification throughout the 20th century many 19th century features of the building remain intact and have the potential to inform of the construction and use of such buildings. The demolition of the shed triggers requirement for recording under Section 42(3) of the <i>Heritage New Zealand Pouhere Taonga Act</i> (2014).</p> <p>Earthworks have the potential to reveal rubbish pits and other features associated with the domestic occupation of 4 Wilkin Street prior to 1900. While the extent of such deposits is not known it should be noted that few such sites have been investigated in Hakatere/Ashburton.</p>
Amenity	The amenity value of the site is moderate. The cottage has historical and educational value as an example of a cottage built prior to 1900, particularly as one

	<p>of the last remaining examples in the area. However, considerable interpretation would be required to understand how this house fit into the larger 19th century Hakatere/Ashburton and Tinwald landscape, limiting its educational and amenity importance</p> <p>Whilst the property of 4 Wilkin Street has a prominent frontage onto Archibald Street/SH1, a large hedge forming the front boundary of the section currently prevents visibility to the site and a passer-by would be unaware of the site's presence. The proposed works include the subdivision of both the northern and southern portions of the larger 4 Wilkin Street property, which would further prevent visibility from Archibald Street/SH1 and McMurdo Street. The cottage would remain visible from Wilkin Street, giving the site some amenity value to the local streetscape.</p> <p>As discussed earlier in the assessment, it is possible that the macrocarpa hedge is itself a 19th century feature of the site. The removal of the hedge would therefore result in a reduction on the amenity and contextual value of the site.</p> <p>Two of the elevations of Shed 1 have been modified in the 20th century, and an additional lean-to constructed on the northwest side, impacting the amenity value of the structure. Additionally, the original doors have been removed and stored in the nearby Shed 2. It is considered that the modifications and poor condition of Shed 1 result in low amenity value.</p> <p>Any subsurface archaeological features currently have an unknown amenity value. Should these features be destroyed during the course of the proposed works then they will have no amenity value.</p>
Cultural	<p>The site may have cultural and spiritual associations for the descendants of past occupants of the property, particularly the Blake family and the Merrin family (who has lived in the property for the past 75 years), and local residents. The site has no known cultural associations to local Māori.</p>

The overall value of the archaeological site is **moderate**.

Assessment of Effects

In considering the effects of the proposal on the archaeological sites described above, the following questions were considered:

- How much of the site will be affected and to what degree? What are the effects on the values of the archaeological sites?
- Will the proposal increase the risk of future damage to the site?
- Would a redesign of the proposal avoid the effects?
- What are the possible methods to avoid, minimise and/or mitigate the adverse effects of the proposal?

Description of Works

The proposed works on 4 Wilkin Street involve the demolition of an extant 19th century shed (Shed 1), the demolition of other 20th century outbuildings, site clearance, and groundworks for the construction of residential dwellings at both the northern and southern ends of the property. The 19th century cottage will remain extant on the site and will not be impacted by the proposed works.

Extent of Effects

The 19th century shed (Shed 1) will be destroyed by the works, reducing the condition, information, and amenity values of the site. Because the extent of the below ground 19th century archaeological deposits is not known the extent of the effects is difficult to assess. However, it is possible that surviving subsurface archaeological material at 4 Wilkin Street will be damaged by the proposed earthworks and some of the archaeological values, particularly the condition, will be reduced.

Risk of future Damage

The proposed works do not increase the potential of future damage to the site.

Redesign

The proposed works at 4 Wilkin Street have already been through a process of redesign, the outcome of which resulted in the retention of the 19th century cottage on the site. It is considered that this redesign has resulted in the retention of much of the information and amenity value of the site. Further redesign is not practical for the objectives of the project.

Shed 1 is currently in a poor condition and is likely being supported by the 20th century lean-to on its northwest elevation. Retention of the shed is not possible while also meeting the project objectives. It is considered that the shed is in such poor condition that any attempt retain and relocate it on the site will result in its demolition.

The exact location of any sub-surface archaeological deposits is not known. Therefore, the project cannot be designed to avoid these.

Avoid, Minimise and/or Mitigate

If archaeological features are discovered during the proposed works they are likely to be destroyed in order to complete the works. Where possible, damage to features will be minimized by only disturbing those areas necessary to complete the works (see accompanying scope of works).

With regard to the possible methods to avoid, minimise and/or mitigate the adverse effects of the proposal, it should be noted that "the recovery of information is a method of mitigating the loss of archaeological information, not for the loss of the site itself" (NZHPT 2019: 10). It is proposed that the potential loss of archaeological information is mitigated by monitoring all earthworks and recording any archaeological remains prior to destruction. Standard archaeological techniques should be used for this.

These include, but are not limited to, the following:

- mapping the location;
- stratigraphic drawing;
- photography of any archaeological features;
- measurements of any archaeological features;
- recovery of archaeological samples; analysis and investigation of any archaeological samples recovered, in line with standard archaeological practice.

With regards to Shed 1 the structure should be recorded in accordance with standard archaeological practice for building recording, prior to and during demolition. These include, but are not limited to, the following:

- mapping the location of the building;
- photography of the structure;

- preparation of floor plans and elevation drawings;
- collection of building samples; analysis and investigation of any archaeological samples recovered, in line with standard archaeological practice.

Conclusion and Recommendations

AJ Developments (2016) Ltd propose to subdivide and develop the property at 4 Wilkin Street, Tinwald, Ashburton (Lots 441-444 DP 91). This development includes the demolition of a 19th century shed (Shed 1), and demolition of other 20th century outbuildings, earthworks to accommodate new residential buildings, and earthworks for the required service infrastructure. The 19th century cottage extant on the site will be retained and not impacted by the proposed works.

Historic research indicates that the property has recorded 19th century occupation dating to the 1870s – 1880s. The proposed works will impact the 19th century shed structure (Shed 1) and any sub-surface archaeological remains, the location and quantity of which is impossible to accurately determine.

The archaeological value of 4 Wilkin Street has been assessed as moderate. It is considered that these values are not such that the demolition of Shed 1 and subsequent site clearance and earthworks cannot proceed subject to the recommendations below.

- AJ Developments (2016) Ltd should apply for an archaeological authority to destroy or modify an archaeological site.
- All works should be undertaken in accordance with an archaeological management plan.
- The pre-1900 shed that is scheduled for demolition (Shed 1) should be recorded prior to, and during, demolition by an archaeologist. It is recommended that the building should be recorded to a minimum of Level II recording, under the HNZPT guidelines *“Investigation and Recording of Buildings and Standing Structures”* (HNZPT 2018). The details of the recording should be outlined in the archaeological management plan.
- All earthworks should be monitored by an archaeologist, in accordance with the archaeological management plan for the site.
- All earthworks monitored by the archaeologist shall be undertaken with a straight-edged bucket.
- Any archaeological deposits found should be recorded in accordance with standard archaeological techniques. All archaeological work should be supervised by a section 45 approved archaeologist.

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Archaeological Management Plan (AMP): 4 Wilkin Street, Tinwald, Ashburton

1 Introduction

AJ Developments (2016) Ltd are planning to develop the property of 4 Wilkin Street, Tinwald, Ashburton. An archaeological assessment prepared by South Island Archaeology Ltd (SIA) identified pre-1900 occupation and archaeological risk within the project area.

The proposed development will involve the demolition of selected outbuildings, earthworks to accommodate new residential buildings on the northwest and southeastern thirds of the property, and earthworks for the required service infrastructure. The archaeological assessment determined that these works would impact archaeological site K37/65. As such an archaeological authority is being sought for the project.

This Archaeological Management Plan (AMP) outlines what procedures are to be followed throughout the project works in respect of mitigating the risk of damaging archaeological features at 4 Wilkin Street. This document will serve as a reference document to inform the Authority Holder and their representatives (contractors) of the required archaeological monitoring and the associated legal obligations and responsibilities of the archaeologists and contractors. This document will be provided to relevant parties and a copy will be held on site.

2 Responsibilities

2.1 The Authority Holder: AJ Developments (2016) Ltd

As the holder of the archaeological authority, AJ Developments (2016) Ltd, or their appointed project manager, has the following specific responsibilities and shall:

1. Provide the archaeologist and with adequate notice (at least 3 working days) of the commencement of earthworks on the project site.
2. Inform HNZPT of the intention to start work at least 48 hours before works commence (this will be a condition of the authority).
3. Provide access to the project site and allow adequate time and space for the activities of the archaeologist and any assistants.
4. Ensure that adequate time is allowed for systematic archaeological investigation of any archaeological evidence that is encountered.

2.2 The Contractor(s)

The contractor(s) has the following specific responsibilities and shall:

1. Allow for the activities of the archaeologist and any assistants as detailed in this plan and HNZPT Authority, and provide reasonable assistance if required.
2. Ensure that any archaeological areas intended for investigation are adequately protected and are clearly fenced off during investigations.
3. Ensure that the secured area(s) remain unaffected by machinery or other work-related activities, and that work does not recommence without prior approval from the archaeologist.

2.3 The Project Archaeologist

The Project Archaeologist, or their chosen representative, has the following specific responsibilities and shall:

1. Undertake a Site Briefing to the construction team prior to the commencement of earthworks on the nature and significance of archaeological sites in the area and explain the archaeological investigation process to the machinery operators.
2. Be on-site to monitor all earthworks that may affect archaeological features.
3. Identify, record, investigate and sample archaeological stratigraphy, features, and remains in accordance with current archaeological practice.
4. Recover, analyse, record, and preserve any artefacts, midden and soil samples, samples for radiocarbon dating, and remains of diagnostic fauna and flora as appropriate.
5. Notify the discovery of taonga toturu to the Ministry for Culture and Heritage or local public museum (pursuant to the requirements of the Protected Objects Act 1975), following documentation and analysis.
6. The archaeologist is responsible for informing Tangata Whenua, the NZ Police and HNZPT should human remains be discovered.
7. In the event that archaeological features associated with Māori occupation are uncovered, to undertake any archaeological work in conformity with any Tikanga Māori protocols agreed to by Tangata Whenua and the authority holder.
8. Update or create any NZAA site record forms as required.
9. Within 6 months of the completion of the on-site archaeological work the Project Archaeologist will submit a final report to the HNZPT and Tangata Whenua. Should archaeological evidence be excavated, as a minimum standard this report shall contain site plans; section drawings; an inventory of material recovered, including a catalogue of artefacts; location of where the material is currently held; and analysis of any recovered material in accordance with accepted archaeological practice.

3 Recording of the pre-1900 Building

Research questions that could be addressed by the investigation of the pre-1900 building include:

1. What was the original form of the buggy shed, and how have 20th century modifications changed that?
2. Does the construction of the shed conform with the known construction techniques and materials of the period?
3. How does the design and construction of the buggy shed conform (or not) with other 19th century sheds of the same function?

Archaeological recording of the pre-1900 shed must be carried out prior to and during demolition to a minimum standard of **Level III**, with some aspects to **Level II** as defined in Heritage New Zealand Pouhere Taonga guide *Investigating and recording of buildings and standing structures* (Archaeological Guideline Series No. 1). The **Level II** recording was chosen because of the high level of rarity of surviving buggy sheds, which have not often been archaeologically recorded. **Level III** recording was chosen for elements of the structure that are 20th century in age but provide information on the use of the buggy shed.

The following recording procedure will be carried out:

3.1.1.1 Exterior

- The exterior of the buggy shed will be recorded to a minimum standard of **Level III** with some aspects to **Level II**. This recording will include:

Level III recording will include:

- Recording of the principal parts of the northwest elevation (20th century lean-to addition):
 - Measured drawings or sketches,
 - Written notes,
 - Photography of relevant features.

Level II recording will include:

- Measured drawings of the southeast, northeast, and southwest elevations. These elevations have the most potential to inform about the building. Note that the doors to the buggy shed (originally forming part of the northeast elevation) have been removed and are located in a nearby shed.
- Detailed written records,
- Detailed photography of relevant contextual views, elevations, spaces, fixtures and other features,
- Selective sampling of the fabric of the exterior of the cottage will be undertaken where appropriate.

3.1.1.2 Construction

- The construction of the shed (for example the roof structure, timber frame, and foundations) will be recorded to a minimum standard of **Level III** with some aspects to **Level II**. These levels of recording were selected because much of the original 19th century structural fabric remains visible within the main shed, with the lean-to addition being purely 20th century.

Level III recording will include:

- Recording of the principal parts of the lean-to addition:
 - Measured drawings or sketches as appropriate,
 - Written notes,
 - Photography of relevant features.

Level II recording will include:

- Measured drawings of the internal elevations of the shed as appropriate. As the structure of the north and south internal elevations are identical measured drawings will only be made of one of these. The elevation to be drawn will be selected at the time of recording
- Detailed photography relevant contextual views, elevations, fixtures and other features,
- Detailed written records,

- o Selective sampling of the historic fabric of the interior of the cottage will be undertaken where appropriate,

3.1.1.3 Foundations

- The foundations of the shed will be recorded prior to their removal to a standard of **Level III**. The foundation of the 19th century shed is a 20th century concrete slab and as such will offer little in the way of information value for the 19th century use of the building. Recording will occur during the removal of this slab in the event that any evidence of previous foundations remain *in situ* beneath the concrete.

4 Areas to be Archaeologically Monitored

The entire property has potential for sub-surface archaeological features. Archaeological monitoring is required for any ground disturbance on site or any direct impact on archaeological features as determined in this AMP and the Archaeological Assessment (Mainwaring 2022).

It is noted that the proposed works do not currently extend into Lot 4, and will therefore not impact any confirmed or suspected archaeological features within that area (e.g. the 19th century cottage or concrete path). If the scope of the proposed works changes then the below archaeological responses will need to be revised.

Archaeological response for the project is as follows:

Table 1. Archaeological response for construction at the 4 Wilkins Street, Tinwald Development

Construction Activity	Archaeological Response
General site clearance and ground reduction activities.	Contractors to be provided with archaeological briefing prior to works commencing. Works will then be actively monitored to record any archaeological remains that may be uncovered.
Excavation for the foundations of the proposed residential buildings.	Works will be actively monitored to record any archaeological remains that may be uncovered.
Excavations for services and utilities.	Works will be actively monitored to record any archaeological remains that may be uncovered.

5 Management of Artefacts

Artefacts will be managed and stored in accordance with standard archaeological practice. Artefacts are considered as material found within an archaeological context. Artefacts on 4 Wilkin Street may include (but may not be limited too) material associated with historic European occupation on the site, including ceramics, glass, metal, fabrics, and faunal material (bones and shells). It also includes samples taken from the pre-1900 buggy shed.

The quantity of archaeological features or artefacts on the site is not able to be estimated at this stage. As such, timeframes for the analysis of artefacts cannot be estimated until the earthworks are complete. It is a requirement that the authority holder make allowances for the artefact analysis and artefact management work to be done after the earthworks are complete, including meeting all costs. Once the quantity of archaeological artefacts is known the Project Archaeologist and Authority Holder will discuss a methodology (including estimated time and costs) to proceed.

6 On-Call Protocol

In the event that the Project Archaeologist is able to categorise a particular area or activity of the project footprint as Low Archaeological Risk (as a result of initial archaeological monitoring of groundworks in that area) and the archaeologist is not on site, an On Call Protocol (OCP) will be followed. This means that the Authority Holder and Contractor (where appropriate) are responsible for notifying the archaeologist if any suspected archaeological material is encountered during earthworks. If suspected archaeological material is discovered, the following steps should be taken:

1. Contractors shall cease all work in the immediate vicinity of the suspected archaeological site, and immediately notify the Project Manager.
2. The area of the suspected archaeological deposit or feature is to be made secure, ensuring that the area (and any objects contained within) remains undisturbed (with a buffer zone of 20 m), and meets health and safety requirements.
3. The Project Manager will arrange for the Project Archaeologist and cultural monitor to visit the site, to confirm the nature of the archaeological site, and to define the extent of the deposit or feature.
4. The archaeological remains will be investigated and recorded in accordance with archaeological best practice, and in line with the legal conditions of any authority granted by HNZPT with allowance made for the cultural monitor present.
5. Works can resume once the Project Archaeologist confirms that the required investigation and recording are complete.

6.1 Discovery of Koiwi Tangata (Human Remains)

If suspected human remains are identified, the following protocol will be adopted:

1. Earthworks shall cease in the immediate vicinity while an appropriately qualified archaeologist and approved cultural monitor are consulted to establish whether the bone is human.
2. The area of the site containing koiwi will be secured, ensuring that the area (and any objects contained within) remains undisturbed (with a buffer zone of 5 m) and meets health and safety requirements.
3. If it is determined that bone is human, earthworks will not resume in the immediate vicinity (as determined by the Project Archaeologist) until HNZPT, Tangata Whenua representatives, and the New Zealand Police have been notified.
4. Once NZ Police have concluded their involvement, Tangata Whenua kaumatua will be given the opportunity to conduct karakia in association with appropriate Tikanga o Māori prior to the removal of koiwi for reburial, or reburial in-situ. If kaumatua so request, koiwi may be further analysed by a specialist osteoarchaeologist prior to reburial.
5. Work within the area can recommence as soon as the bones have been removed from site, and with the agreement of all relevant agencies with agreement from Tangata Whenua.

6.2 Discovery of Taonga Tuturu

Māori artefacts such as carvings, stone adzes, and worked greenstone are considered to be taonga (treasures). These objects are identified as taonga tuturu in the Protected Objects Act 1975.

If taonga are discovered, the procedure established for the discovery of archaeological sites (as detailed above) must be followed, and the following procedure will apply to the taonga itself:

1. The area of the site containing the taonga will be secured in such a way that protects the taonga from further disturbance or damage.
2. The Project Archaeologist will inform HNZPT and Tangata Whenua representatives of the discovery.
3. If the object is identified as taonga tuturu the Project Archaeologist will notify the Ministry for Culture and Heritage of the finding, as required under the Protected Objects Act 1975.
4. If required archaeological analysis will be undertaken at Takahanga Marae, where taonga will be stored.

7 Time Frames

Time delays may occur in specific areas when archaeological remains are located during earthworks. The length of the delay will depend on the nature and the extent of any finds, and weather conditions. Generally, the Project Archaeologist will attempt to isolate the affected area and shall take reasonable steps to minimise any delays to the construction work. Periods of delay will be negotiated with the project manager and contractor.

8 Dispute Resolution

Initially disputes will be resolved by consultation and discussion between the project manager, contractors, and the archaeologist. The HNZPT will be asked to assist with dispute resolution if this does not resolve difficulties.

9 Contacts

Organisation	Role	Name	Contact Details
<i>SIA</i>	Project Archaeologist	Sheelagh Conran	Ph: 0220886257 Email: sheelagh@southislandarchaeology.com
<i>AJ Developments (2016) Ltd C/- Jeff Shanks</i>	Authority Holder	Jeff Shanks	Ph: 0274933267 Email: caronshanks@gmail.com
<i>TBC</i>	Contractor	TBC	Ph: TBC Email: TBC
<i>Heritage New Zealand Pouhere Taonga</i>	Senior Archaeologist	Frank van der Heijden	Ph: 021 6889741 Email: ArchaeologistCW@heritage.org.nz

*Heritage New
Zealand Pouhere
Taonga*

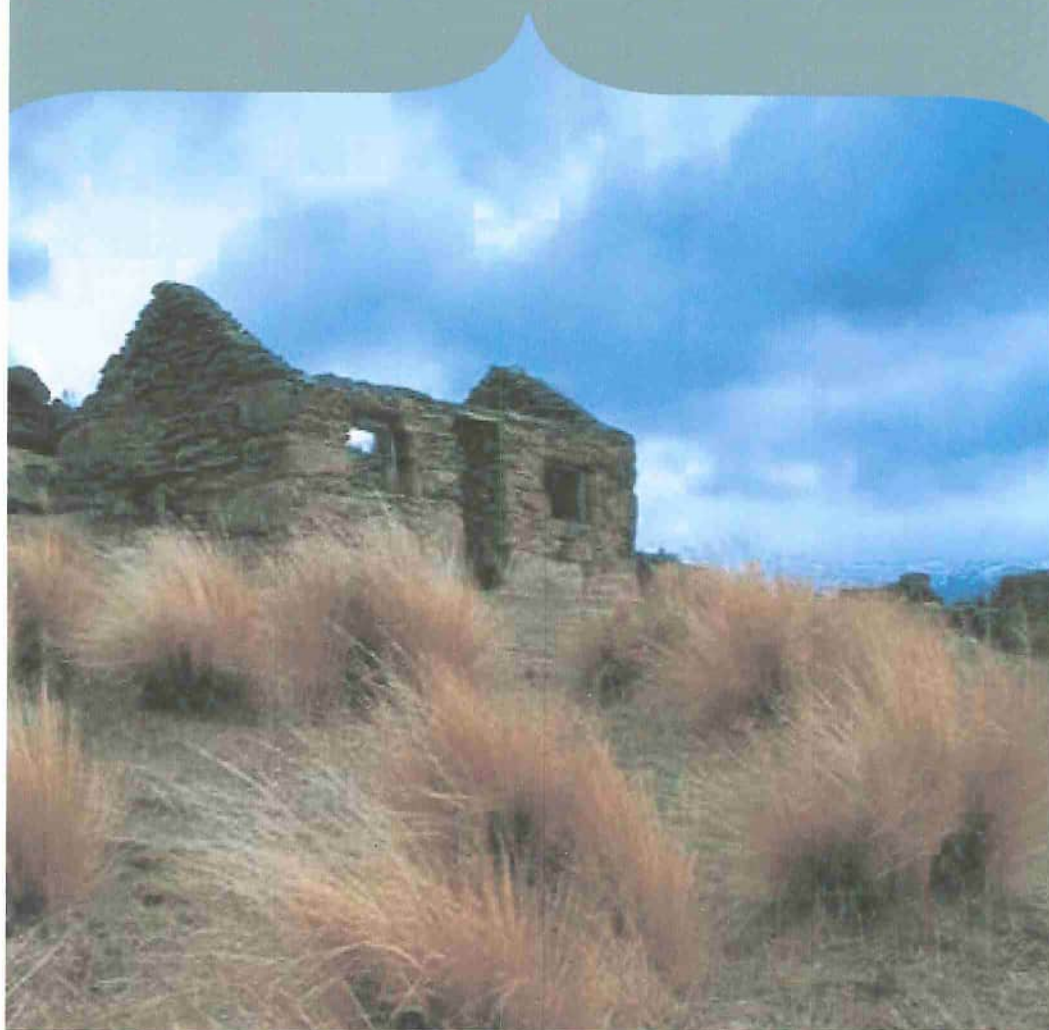
Pouarahi/Maori
Heritage
Advisor, Te Tai
Tonga/Southern
Region

Nigel Harris

Ph: 022 5407071

Email: NHarris@heritage.org.nz

COMPLYING WITH AN ARCHAEOLOGICAL AUTHORITY



HERITAGE NEW ZEALAND
POUHERE TAONGA



NOW YOU'VE GOT YOUR AUTHORITY – WHAT NEXT?

YOU HAVE RECEIVED AN ARCHAEOLOGICAL AUTHORITY FROM HERITAGE NEW ZEALAND POUHERE TAONGA BECAUSE YOU ARE PLANNING WORK THAT MAY AFFECT AN ARCHAEOLOGICAL SITE. THIS IS A LEGAL DOCUMENT.

HERITAGE NEW ZEALAND WANTS TO SEE THE BEST OUTCOME FOR THE ARCHAEOLOGICAL SITES INVOLVED AND TO HELP ENSURE THAT YOUR PROJECT RUNS SMOOTHLY. ANSWERS TO COMMONLY ASKED QUESTIONS REGARDING COMPLIANCE WITH THE AUTHORITY ARE PROVIDED HERE. IF YOU HAVE OTHER QUESTIONS, PLEASE CALL THE REGIONAL ARCHAEOLOGIST IN THE OFFICE NEAREST YOU.

WHY COMPLY?

Archaeological sites are an irreplaceable part of our heritage and, although our history is short, it is rich, varied and unique, and belongs to all New Zealanders. What we discover from archaeological sites helps us to better understand our past and to learn from it. By complying with your authority conditions you help to add to our knowledge, and help us to preserve our heritage for the future.

We take compliance seriously and the *Heritage New Zealand Pouhere Taonga Act 2014* has strong provisions for non-compliance with authority conditions. It is a criminal offence to breach the conditions of an authority, and you could be penalised with a fine of up to \$120,000.

READ YOUR AUTHORITY CONDITIONS CAREFULLY

When authorities are granted, they contain a list of conditions which must be followed. Make sure you understand what the conditions mean and if you have any questions contact the Regional Archaeologist. Their contact details will be printed on the authority decision. You can also talk through the conditions with your approved archaeologist.

APPROVED ARCHAEOLOGIST

The archaeological conditions of the authority must be carried out by an archaeologist approved in writing by Heritage New Zealand before work starts. Check the authority decision to ensure that your nominated archaeologist has been approved.

If you change your archaeologist you must have the new person approved by Heritage New Zealand before you start work.

REVIEW OF CONDITIONS

Authority holders may apply to Heritage New Zealand to change or cancel any of the authority conditions. You must state the details of the authority, the area of land involved, the conditions opposed and the reasons for the application for a review. Heritage New Zealand will consider the documentation and provide a written response.

15 WORKING DAYS STAND-DOWN PERIOD

You may not start work under your authority until you have waited 15 working days (plus 3 days to allow for receipt by all parties by post) or until any appeal that has been lodged is resolved. The appeal period is part of the *Heritage New Zealand Pouhere Taonga Act 2014* which means we do not have the discretion to waive it.

APPEALING THE DECISION

The *Heritage New Zealand Pouhere Taonga Act 2014* allows any person directly affected by a decision to appeal it to the Environment Court. In the past, the Court has taken a narrow interpretation of people "directly affected", but noted that it relates to the particular circumstances of each case. It does not include strong feelings or personal attachment to an area, or living or working close by. Appeals can be made by any person with a proprietary interest in the land, the applicant for the authority, or tangata whenua. There are other special circumstances where the views of people without a proprietary interest in the land will be considered based on the evidence of the case.

Appeals should be made in writing stating the reasons for the appeal and the relief sought. The appeal must be lodged with the Environment Court and served on the Heritage New Zealand within 15 working days of receipt of the authority decision. If your authority is appealed, you must be served with the appeal notice within five working days of it being lodged with the Court (see www.justice.govt.nz/courts/environment-court).



START AND FINISH DATES

Please inform Heritage New Zealand when on site archaeological work will commence, and is completed so that we can undertake compliance and update our records.

MINISTRY FOR CULTURE AND HERITAGE

Heritage New Zealand is required to send a copy of the authority decision to the Ministry for Culture and Heritage. This is to ensure that any artefacts recovered from the excavation are handled under the provisions of the *Protected Objects Act 1975* (see www.mch.govt.nz/protected-objects/index.html).

SITE SECURITY

Consider the security of the site from trespassers and whether this is likely to be an issue on your property. Historic sites in urban environments are more likely to be the target of vandals, particularly if there is potential for them to contain valuable artefacts.

TIMING IS EVERYTHING

Allow plenty of time to schedule the work that your approved archaeologist will undertake. For bigger projects this is particularly important because the approved archaeologist may need to organise a team of field workers to help with the investigation. Archaeologists normally work on a number of projects at one time across the country, so ensuring that resources are in place well in advance will help avoid delays to your plans.

HERITAGE NEW ZEALAND POUHERE TAONGA SITE VISIT

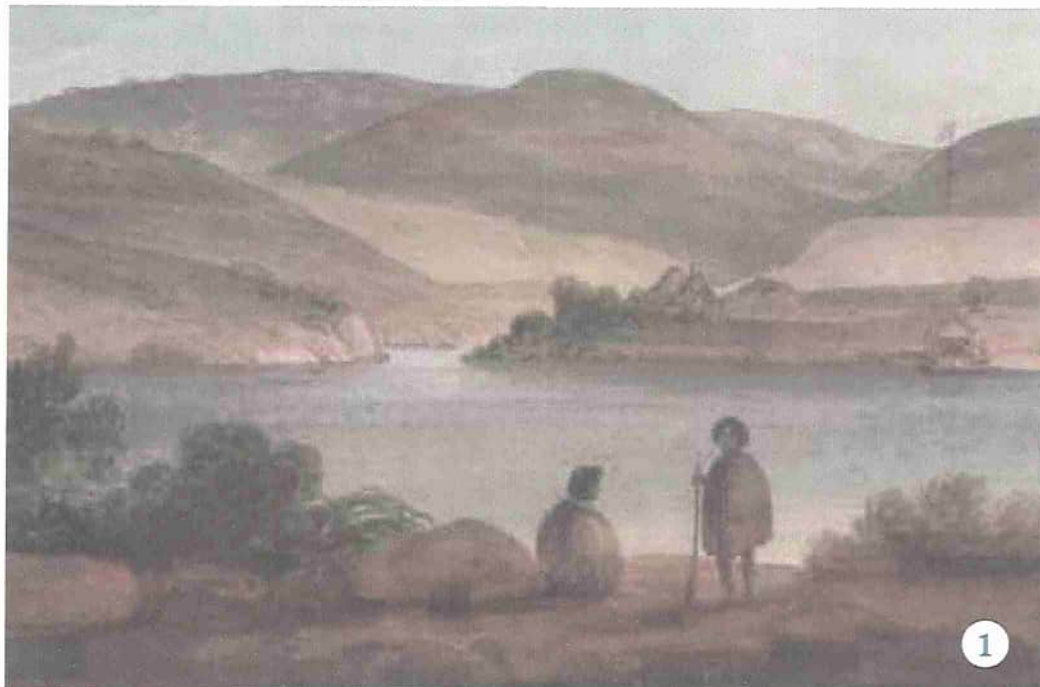
Heritage New Zealand staff may organise a site visit while the archaeological investigation is being undertaken to ensure that the conditions of the authority are being met. If there are any issues with compliance, the Regional Archaeologist will contact the authority holder to discuss them.

IMAGES:

Cover image: Remains of old gold miners town at Logantown, Bendigo.
(IMAGE: ARNO GASTEIGER)

1 Tahiri necklace, circa 1150, associated iwi, Hōkoniū Rūnanga
(IMAGE: SOUTHLAND MUSEUM)

2 Archaeologists on site (IMAGE: ARNO GASTEIGER)



FOR INFORMATION ABOUT ARCHAEOLOGICAL SITES:

For enquiries about archaeological sites and applications to modify or destroy sites contact the Regional Archaeologist in your nearest Heritage New Zealand office:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| ■ Northland Area Office, Kerikeri
(Northland) | ph: 09 407 0470 |
| ■ Northern Regional Office, Auckland
(Auckland, Hauraki, Thames / Coromandel) | ph: 09 307 9920 |
| ■ Lower Northern Area Office, Tauranga
(Bay of Plenty, Waikato, Gisborne) | ph: 07 577 4530 |
| ■ Central Regional Office
(Lower North Island, Nelson / Tasman,
Marlborough) | ph: 04 494 8320 |
| ■ Southern Regional Office, Christchurch
(Canterbury, West Coast) | ph: 03 357 9629 |
| ■ Otago / Southland Area Office
(Otago, Southland) | ph: 03 477 9871 |
| ■ The Senior Archaeologist
Heritage New Zealand
PO Box 2629, Wellington
Email: archaeologist@heritage.org.nz | ph: 04 472 4341 |

For further information about the New Zealand Archaeological Association database of archaeological sites visit www.archsite.org.nz. For a list of consultant archaeologists visit their website www.nzarchaeology.org



27 January 2023

File ref: 2023/354
11013-001

Tēnā koe Jeff Shanks

**APPLICATION FOR ARCHAEOLOGICAL AUTHORITY UNDER HERITAGE NEW ZEALAND
POUHERE TAONGA ACT 2014: Authority no. 2023/354: K37/65, 4 Wilkins Street, Tinwald,
Ashburton**

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 demolish the pre-1900 former buggy shed at 335 Gloucester Street and undertake earthworks at 4 Wilkins Street, Tinwald, Ashburton, for the construction of residential dwellings with associated infrastructure and landscaping. This activity will affect a recorded archaeological site. On the property sits the 1870s former Presbyterian Manse (not subject to the application) and one of the extant outbuildings is the associated former buggy shed. This is a very rare survivor of its type, and although it is structurally unsound, much original fabric remains. It therefore possesses significant archaeological heritage values and provides a rare opportunity to record such a building in sufficient detail in its original context before it is demolished.

Furthermore, any associated subsurface archaeological remains have the potential to provide valuable information on the pre-1900 occupants of the property and their daily lives. To date no sites have been subject to archaeological investigations in Tinwald, and any remains have the potential to provide further information on its development in the late nineteenth century.

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

In accordance with section 51 of the Heritage New Zealand Pouhere Taonga Act, we have notified relevant parties of this decision. 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.

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 03 363 1884 or 027 688 9741
Email ArchaeologistCW@heritage.org.nz

Nāku noa, nā,

A handwritten signature in blue ink, appearing to read 'Kiri Sharpe', with a stylized, cursive script.

PP: Kiri Sharpe

Vanessa Tanner

Manager Archaeology, Heritage New Zealand Pouhere Taonga



HERITAGE NEW ZEALAND
POUHERE TAONGA

AUTHORITY

Heritage New Zealand Pouhere Taonga Act 2014

AUTHORITY NO: 2023/354

FILE REF: 11013-001

DETERMINATION DATE: 27 January 2023

EXPIRY DATE: 27 January 2028

AUTHORITY HOLDER: AJ Developments (2016) Ltd

ARCHAEOLOGICAL SITES: K37/65

LOCATION: 4 Wilkins Street, Tinwald, Ashburton

SECTION 45 APPROVED PERSON: Sheelagh Conran

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.

This decision does not ascribe mana whenua status.

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 Lots 441 - 444 DP 91 to AJ Developments (2016) Ltd for the proposal to demolish the pre-1900 former buggy shed building, and to undertake earthworks at 4 Wilkins Street, Tinwald, Ashburton, for the redevelopment of the site 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, how to identify possible archaeological sites during works, the archaeological work required by the conditions of this authority, 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 an amended version of the Archaeological Management Plan (South Island Archaeology, not dated: 'Archaeological Management Plan (AMP): 4 Wilkin Street, Tinwald, Ashburton') attached to the authority application. The amended plan must be approved by Heritage New Zealand Pouhere Taonga prior to works commencing, and any future changes to the plan require the prior written agreement of Heritage New Zealand Pouhere Taonga.
4. The pre-1900 former buggy shed building at 4 Wilkins Street, Tinwald, Ashburton, must be investigated, recorded and analysed prior to and during its demolition to document and recover information about their construction, alteration and use through time. This is to be undertaken to a combination of Level II and Level III recording as defined in Guidelines for the Investigation and Recording of Buildings and Standing Structures (*Archaeological Guideline Series* No. 1, 2018), as detailed in the Archaeological Management Plan (condition 3).
5. 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 detailed in the Archaeological Management Plan (condition 3).
6. Any archaeological evidence encountered during the exercise of this authority must be investigated, recorded and analysed in accordance with current archaeological practice, as detailed in the Archaeological Management Plan (condition 3).
7. The authority holder must ensure that if any possible taonga or Māori artefacts, or sites of Māori origin are encountered, all work should cease within 20 metres of the discovery. The Heritage New Zealand Pouhere Taonga Archaeologist and Te Rūnanga o Arowhenua must be advised immediately and no further work in the area may take place until they have responded.
8. If any kōiwi (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 Rūnanga o Arowhenua must be advised immediately in accordance with Guidelines for Kōiwi 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.
9. 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.
10. 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 for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.

- 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 NZAA Central Filekeeper and Ashburton Museum.

Signed for and on behalf of Heritage New Zealand Pouhere Taonga,



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

Date 27 January 2023

ADVICE NOTES

Contact details for Heritage New Zealand Pouhere Taonga Archaeologist

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

Phone 03 363 1884 or 027 688 9741
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.

Reporting Conditions

In relation to the creation of reports as required by the authority conditions, Heritage New Zealand Pouhere Taonga supports transparent reporting processes. It therefore is expected that all relevant directly affected parties have reviewed the report in question, are happy with its contents, and understand that it will be made publicly available via the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.

Heritage New Zealand Pouhere Taonga has the right to make available any report produced under an authority where the distribution of the report is for the purpose of providing archaeological information about the place in question for research or educational purposes.

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: 2023/354

FILE REF: 11013-001

APPROVAL DATE: 27 January 2023

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, **Sheelagh Conran**, is approved by Heritage New Zealand Pouhere Taonga to carry out any archaeological work required as a condition of authority 2023/354, and to compile and submit a report on the work done. Sheelagh Conran 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 Pouhere Taonga,

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

Date 27 January 2023

ANNEXURE F: EA NETWORKS EMAIL

David Harford

From: Chris Cunneen <ccunneen@eanetworks.co.nz>
Sent: Tuesday, 31 January 2023 7:47 a.m.
To: David Harford
Cc: Stephen Forbes
Subject: RE: Proposed Subdivision - 4 Wilkins Road Tinwald

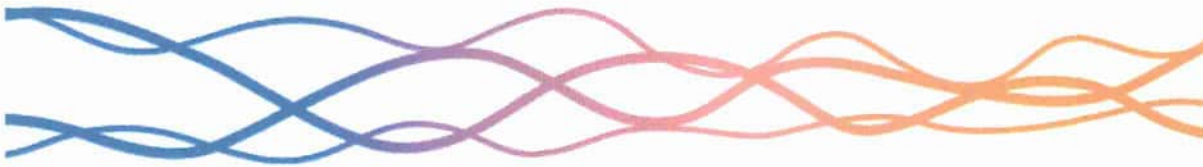
Hi David

EA Networks will be able to provide electricity connections to all lots of this subdivision.
We currently do not have fibre optic cables in this area.

Regards

Chris Cunneen
Underground Manager

D 03 307 9841 | 22 JB Cullen Drive, Ashburton Business Estate
M 027 274 3441 | Ashburton 7700, New Zealand



If you have any feedback or concerns, call us on 0800 430 460. For unresolved complaints contact Utilities Disputes.
It's free and independent 0800 22 33 40 or go to www.utilitiesdisputes.co.nz

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From: David Harford <david@dhconsulting.co.nz>
Sent: Sunday, 29 January 2023 11:24 am
To: Chris Cunneen <ccunneen@eanetworks.co.nz>
Subject: Proposed Subdivision - 4 Wilkins Road Tinwald

Hi Chris

Are there any issues supplying power and fibre to this proposed subdivision in Tinwald.

Kind Regards

David Harford
David Harford Consulting Ltd
Resource Management Planning
Aon House
2 Queens Drive