

Christchurch City Council
Draft Annual Plan 2022-23
AGENDA

Notice of Meeting:

An ordinary meeting of the Christchurch City Council will be held on:

Date: **Wednesday 4 May 2022**
Time: **9am**
Venue: **Council Chambers, Civic Offices,
53 Hereford Street, Christchurch**

Membership

| | |
|--------------------|----------------------------|
| Chairperson | Mayor Lianne Dalziel |
| Deputy Chairperson | Deputy Mayor Andrew Turner |
| Members | Councillor Jimmy Chen |
| | Councillor Catherine Chu |
| | Councillor Melanie Coker |
| | Councillor Pauline Cotter |
| | Councillor Mike Davidson |
| | Councillor Celeste Donovan |
| | Councillor Anne Galloway |
| | Councillor James Gough |
| | Councillor Yani Johanson |
| | Councillor Aaron Keown |
| | Councillor Sam MacDonald |
| | Councillor Phil Mauger |
| | Councillor Jake McLellan |
| | Councillor Tim Scandrett |
| | Councillor Sara Templeton |

29 April 2022

Principal Advisor

Dawn Baxendale
Chief Executive
Tel: 941 6996

Samantha Kelly
Team Leader Hearings & Committee Support
941 6227
samantha.kelly@ccc.govt.nz
www.ccc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

Watch Council meetings live on the web:
<http://councillive.ccc.govt.nz/live-stream>

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1. Apologies Ngā Whakapāha

At the close of the agenda no apologies had been received.

2. Declarations of Interest Ngā Whakapuaki Aronga

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Hearing of Verbal Submissions for the Draft Annual Plan 2022-23 (and other concurrent consultations) - Wednesday 4 May 2022

Reference / Te Tohutoro: 22/532225




Report of / Te Pou Matua: Samantha Kelly, Team Leader Hearings and Committee Support, Samantha.kelly@ccc.govt.nz

General Manager / Pouwhakarae: Lynn McClelland, Assistant Chief Executive Strategic Policy and Performance, lynn.mcclelland@ccc.govt.nz

1. Brief Summary

- 1.1 The purpose of this report is for the Council to receive the attached volume of submissions of those wishing to be heard at the Draft Annual Plan 2022-2023 hearing held on Wednesday 4 May 2022.
- 1.2 Attachment A contains the hearings schedule and Attachment B contains a volume of submissions.
- 1.3 The Council will also hear verbal presentations from those who provided a submission on the following consultations, (refer to Attachment C (Under Separate Cover) for submissions):
 - 1.3.1 Opting out of kerbside collection and targeted rate
 - 1.3.2 Proposed extension of kerbside collection service in Wairewa
 - 1.3.3 Proposal to increase rates on vacant central city land
 - 1.3.4 Proposal for a new Policy on Māori Freehold Land

Attachments / Ngā Tāpirihanga

| No. | Title | Page |
|---|---|------|
| A  | Wednesday 4 May 2022 Schedule of Submitters | 7 |
| B  | Wednesday 4 May 2022 Volume of AP Submissions | 9 |
| C  | Wednesday 4 May 2022 Volume of submissions for concurrent consultations (<i>Under Separate Cover</i>) | |

In addition to the attached documents, the following background information is available:

| Document Name | Location / File Link |
|---------------|----------------------|
| Nil | Nil |

Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories / Ngā Kaiwaitohu

| | |
|--------------------|---|
| Author | Samantha Kelly - Team Leader Hearings & Committee Support |
| Approved By | Samantha Kelly - Team Leader Hearings & Committee Support |

Draft Annual Plan 2022/23 Hearings Panel
Wednesday 4 May 2022

| Time | Name | Submitter Number |
|------------------|--|-----------------------|
| 9:00am | Open meeting | |
| 9:00am (20) | Waimāero Fendalton-Waimairi-Harewood Community Board, Board Chair Bridget Williams <i>Draft Annual Plan 22/23</i> <i>Proposal to increase rates on vacant central city land</i> | 217 45794 |
| 9:20am (15) | Waipapa Papanui-Innes Community Board, Board Chair Emma Norrish | 210 |
| 9:35am (20) | Waipuna Halswell-Hornby-Riccarton Community Board, Board Chair Mike Mora <i>Draft Annual Plan 22/23</i> <i>Proposal to increase rates on vacant central city land</i> | 241 45962 |
| 9:55am (5) | GAP | |
| 10:00am (15) | Waihoru Spreydon Cashmere Community Board, Board Chair Karolin Potter | 441 |
| 10:15am (20) | Waitai Coastal-Burwood Community Board, Board Chair Bebe Frayle <i>Draft Annual Plan 22/23</i> <i>Proposal to increase rates on vacant central city land</i> <i>Opting out of kerbside collection & targeted rate</i> | 191 49560 45961 |
| 10:35am (20) | BREAK | |
| 10:55am (15) | Waikura Linwood-Central-Heathcote Community Board, Board Chair Alexandra Davids | 240 |
| 11:10 am (20) | Te Pātaka o Rākaihautū Banks Peninsula Community Board, Board Chair Tori Peden <i>Draft Annual Plan 22/23</i> <i>Proposal for a new Policy on Māori Freehold Land</i> | 250 45831 |
| 11:30am (5) | GAP | |
| 11:35am (10) | Summit Road Protection Authority – Tori Peden | 216 |
| 11:45am (5) | Margaret Stewart | 289 |
| 11:50am (5) | Mark Darbyshire | 321 |
| 11:55am (140) | LUNCH BREAK | |
| 2:10pm (10) | Te Rūnanga o Ngāi Tahu, Mark Witehira and Tanya Stevens | 459 |
| 2:20pm (10) | Ōnuku - Te Rūnanga o Ngāi Tahu, Debbie Tikao and Rik Tainui | 394 |
| 2:30pm (10) | GAP | |
| 2:40pm (15) | Canterbury Employers Chamber of Commerce, Leeann Watson and Hamish Jensen-Fraser <i>Draft Annual Plan 22/23</i> <i>Proposal to increase rates on vacant central city land</i> | 303 45951 |
| 2:55pm (5) | Lynda Janks | 67 |

Item 3

Attachment A

Draft Annual Plan 2022/23 Hearings Panel
Wednesday 4 May 2022

| Time | Name | Submitter Number |
|----------------|--|------------------|
| 3:00pm (5) | Ashley Campbell | 212 |
| | GAP | |
| 3:10pm (5) | Dominic McKeown | 369 |
| 3:15pm (10) | GAP | |
| 3:25pm (15) | Property Council New Zealand, Sandamali Gunawardena <i>Draft Annual Plan 22/23</i> <i>Proposal to increase rates on vacant central city land</i> | 224 45988 |
| 3:40pm (5) | GAP | |
| 3:45pm (5) | Lindsay Carswell | 395 |
| 3:50pm (5) | GAP | |
| 3:55pm (5) | Greg Partridge | 329 |

Item 3

Attachment A

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Our Draft Annual Plan 2022/23

Submitter Details

Submission Date: 13/04/2022

First name: Bridget Last name: Williams

If you are responding on behalf of a recognised organisation please provide organisation name:

Waimāero Fendalton-Waimairi-Harewood Community Board

Your role in the organisation and the number of people your organisation represents:

Chairperson

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

Feedback

1.1 Rates

The Board acknowledges the efforts the Council has made to keep the average rates increase below the amount signalled in the LTP. However, it remains a significant increase particularly for people on fixed incomes or who are asset rich but cash poor.

The Board is particularly concerned about the perpetual cycle of rates rises that are higher than increases in the average wage, and asks the Council to be mindful that this rise will not occur in a vacuum, but in an environment of considerable cost inflation on household living costs.

The Board acknowledges that the Council is also facing inflated costs to deliver its services and projects, and submits that an average rates increase of 3% would be fair.

1.2 Revenue, spending and borrowing

The Board sympathises with the problem the Council faces with various world events obstructing supply chains and driving price inflation. That said, the Board is concerned that the default response appears to be to raise the rates, instead of exploring more innovative options to increase revenue or deliver services more cost-effectively. Another suggestion is to reprioritise the Capital Programme in line with the results of the Residents' Satisfaction Survey as to services our residents want the Council to prioritise (especially given the current economic outlook).

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1.3 Revenue and Financing and Rates Remission Policies

The Board supports the intention of updating the policies to make sure they remain relevant and easily understood, and to remove any expired provisions. The Board particularly supports the proposed wheelie bin rates remission.

1.4 Fees and Charges

The Board would support a reduction in car parking rates to encourage more people to visit the central city. Higher occupancy would also help to offset the fixed costs of operating our car parking facilities.

The Board acknowledges environmental concerns and the importance of encouraging other sustainable modes of transport. However the facility already contains a significant level of embedded carbon as well as carbon emissions associated with its running costs, so in the interim it makes environmental sense to ensure this carbon investment is used as efficiently as possible by maximising the facility's occupancy. Maximising the occupancy of the facility could also mitigate the risk of new facilities being set up elsewhere to meet the demand (with their own associated carbon investment). The Board also encourages the Council to investigate innovative alternatives to offset carbon emissions.

1.5 Capital Programme

The Board is pleased to see improvements being made to the city's road infrastructure. However the Board is aware of a number of local suburban streets in our Wards which are no longer fit for purpose due to changing travel patterns, as well as legacy issues such as poorly designed intersections, deep dish kerb and channel, and large trees planted too close to footpaths and underground infrastructure. A long term strategy will be needed to address all of these issues, and the Board is aware that projects such as the Slow Speed Neighbourhoods will provide some assistance. High priority areas that the Board wants to address include:

- The Grahams/Memorial intersection (specifically in relation to installing a right-turn arrow)
- The Waimairi/Maidstone Intersection (specifically in relation to installing a right-turn arrow)
- Traffic issues in the area of Merivale bordered by Rugby Street, Papanui Road, Carlton Mill Road and Rossall Street
- Brenchley Avenue (in relation to Stormwater issues causing flooding)

Our residents are concerned about the changes to Three Waters and the lack of clarity around the potential implications on Council rates. The Board acknowledges that the Council is also facing similar uncertainty about this issue.

Attached Documents

| File |
|------------------------|
| No records to display. |

Council Annual Plan
04 May 2022

Christchurch
City Council 

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Christchurch
City Council 

Papanui Service Centre
5 Restell Street
Christchurch 8013

PO Box 73024
Christchurch 8154

ccc.govt.nz

12 April 2022

Annual Plan Submissions
Christchurch City Council
PO Box 73017
CHRISTCHURCH 8154

Tēnā koe,

Waipapa Papanui-Innes Community Board Submission on the Draft Annual Plan 2022/23

1. Introduction

The Waipapa Papanui-Innes Community Board ('the Board') thanks the Council for the opportunity to submit on the Draft Annual Plan 2022/23.

The Board **does** wish to be heard in support of its submission.

2. Submission

What do you think of our proposed average residential rates increase of 4.86% and 4.96% across all ratepayers (which is lower than the 4.97% signalled in the Long Term Plan 2021–31)?

The Board notes that this is a challenging time for many ratepayers but also for Council (such as with increasing construction costs).

The Board supports the Council keeping rates impacts no higher than what was signalled in the Long Term Plan 2021–31, considering that it should be looking to keep rates increases as low as possible due to the tough economic times ratepayers are experiencing.

The Board is aware of the challenges the Council faces as a consequence of the pandemic and associated issues. This is not a time for BAU (Business As Usual) and the Council should be prioritising essential items/services in order to keep their own costs down and to relieve the burden on ratepayers.

Do you have any comments about our proposed changes to revenue, spending and borrowing?

The Board wishes to express its particular support for:

- Bringing funding forward on Project 12692 (Belfast Park Cycle & Pedestrian Rail Crossing) – it is a big safety issue;
- Project 67987 (Greers/Langdons Traffic Lights);

Christchurch
City Council 

- Project 23097 (Northern Line Tuckers to Sturrocks) being constructed as soon as possible to improve the cycleway and address safety concerns;
- Project 23098 (Northern Line Blenheim to Restell) Harewood Road crossing being constructed as soon as possible (the Board notes its disappointment there appears to be further delay with this project);
- Project 23101 (Nor'West Arc Stage 3) being constructed as soon as possible (the Board also request that the upgrade of Condell Ave be done at the same time as this work);
- The three sections of the Wheels to Wings Cycleway (Projects 26611, 26612 and 26613) being implemented as soon as possible – the community has been waiting a long time for this; and
- The capital grant of \$3 million to develop a new outdoor pool in Edgware noting the significant housing intensification in the St Albans area.

Do you have any comments about our capital programme (for example, our roads and footpaths, our water, wastewater, surface water and waterways, our facilities and our parks)?

The Board supports keeping the focus of the Long Term Plan 2021–31 around prioritising the road and footpath programme. The Board reiterates its comment that this is not a time for BAU and the Council should be prioritising essential items/services in order to keep their own costs down and to relieve the burden on ratepayers.

Nāku noa, nā



Emma Norrish
Chairperson
Waipapa Papanui-Innes Community Board
Christchurch City Council
Email: Emma.Norrish@ccc.govt.nz
Mobile: 027 404 3093

Council Annual Plan
04 May 2022

Christchurch
City Council 

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Our Draft Annual Plan 2022/23

Submitter Details

Submission Date: 12/04/2022

First name: Emma Last name: Norrish

If you are responding on behalf of a recognised organisation please provide organisation name:

Waipapa Papanui-Innes Community Board

Your role in the organisation and the number of people your organisation represents:

Chairperson

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

Feedback

1.1 Rates

The Waipapa Papanui-Innes Community Board ('the Board') thanks the Council for the opportunity to submit on the Draft Annual Plan 2022/23.

The Board notes that this is a challenging time for many ratepayers but also for Council (such as with increasing construction costs).

The Board supports the Council keeping rates impacts no higher than what was signalled in the Long Term Plan 2021–31, considering that it should be looking to keep rates increases as low as possible due to the tough economic times ratepayers are experiencing.

The Board is aware of the challenges the Council faces as a consequence of the pandemic and associated issues. This is not a time for BAU (Business As Usual) and the Council should be prioritising essential items/services in order to keep their own costs down and to relieve the burden on ratepayers.

1.2 Revenue, spending and borrowing

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- Project 23101 (NorWest Arc Stage 3) being constructed as soon as possible (the Board also request that the upgrade of Condell Ave be done at the same time as this work);
- The three sections of the Wheels to Wings Cycleway (Projects 26611, 26612 and 26613) being implemented as soon as possible – the community has been waiting a long time for this; and
- The capital grant of \$3 million to develop a new outdoor pool in Edgeware noting the significant housing intensification in the St Albans area.

1.5 Capital Programme

The Board supports keeping the focus of the Long Term Plan 2021–31 around prioritising the road and footpath programme. The Board reiterates its comment that this is not a time for BAU and the Council should be prioritising essential items/services in order to keep their own costs down and to relieve the burden on ratepayers.

Attached Documents

| File |
|--|
| Waipapa Papanui-Innes Community Board Annual Plan Submission |

Waipuna/Halswell Hornby Riccarton Community Board

Submission to the Christchurch City Council Draft Annual Plan 2022-23

1. Introduction

- 1.1. The Waipuna Halswell Hornby Riccarton Community Board ("the Board") appreciates the opportunity to submit on the Draft Annual Plan 2022-23 ("the Plan").
- 1.2. The Board would like to speak to its submission.
- 1.3. The Board acknowledges that a number of its submissions on the Draft Long Term Plan 2021-31 were accepted, in particular Riccarton's two bus lounges are to stay open, plans to decommission Wharenui Pool are on hold, in recognition of the heritage values of Yaldhurst Memorial Hall Expressions of Interest have been called for Community Use, Hasketts Road properties sale is to be subject to conditions, Wycola Skate Park renewal has been brought forward and subsequently the installation of a hydrotherapy pool has been included in the Hornby Centre project. The Board is grateful for the changes made to address its concerns and accommodate its priorities.

2. General Comments

2.1. Rates

- 2.1.1. The Board notes the new general rate differential proposed for vacant central city land and accepts that this could encourage owners to develop vacant areas as well as help to offset the increase of residential rates.
- 2.1.2. The Board acknowledges the difficult task the Council has to balance the costs of maintenance and development of the city, particularly in these difficult and uncertain times including current rising construction costs while keeping rates at a level that is affordable to residents. It urges the Council to recognise, however, that many residents are currently suffering significant financial hardship and to provide support where possible for those struggling to pay increased rates. In addition to the rates remission policy consideration could be given to payment schemes, deferral etc. with residents made aware that staff are available to discuss and support access to the options for payment of rates.
- 2.1.3. The Board supports the proposed change to the Revenue and Financing Policy to enable the Council to require financial contributions from developers to fund related Council works, if it chooses to do so in future after appropriate consultation. The Board recommends that development contributions be spent in growth areas where they are most needed and emphasises the importance of contributions being used as soon as new developments go in to ensure that the necessary supporting infrastructure is provided and provision is made for ongoing maintenance. The Board

considers that the intersection improvements at Milns/Sutherlands/Sparks Road referred to at 2.3.1 is an example of necessary roading changes lagging behind development.

2.2. Proposed changes to revenue, spending and borrowing:

- 2.2.1. The Board supports inclusion of 1.8 million dollars in the Plan for implementation of the Government's Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. The Board understands that this is a significant piece of legislation and it is important that meaningful consultation be undertaken on it.
- 2.2.2. The Board notes that the Plan includes additional revenue of 1.9 million dollars from surplus property to be disposed of. The Board reiterates its submission on the Long Term Plan supporting in principle the disposal of properties that are surplus to the Council's requirements but cautioning against disposal of property for which there is or could be a current or future community use. 151-3 Gilberthorpes Road is included in the list of properties for disposal but the Board has become aware that there are now a number of potential community uses being put forward for these premises and it therefore asks that the disposal of this property be revisited.

2.3. Capital Programme

- 2.3.1. It is of **CRITICAL CONCERN** to the Board that the Plan does not provide for advancement road improvements to the intersection of Milns/Sutherlands/Sparks Road (Project 1344) that are currently programmed for beyond 2025. The Board considers that this work needs to be completed sooner than currently programmed and seeks to have the included in the Plan for completion in the 2022-23 financial year. The Board is conscious that a retirement village is currently being constructed in close proximity to the intersection and considers that intersection improvements are **CRITICAL** for the safety of all pedestrians, cyclists, and vehicles using the intersection. In addition the Board is aware that Sparks Road improvements will go ahead this year and it considers that continuity requires that the intersection improvements be completed at the same time.
- 2.3.2. It was noted that at 3.3.2. of the Board's Long Term Plan submission the Board drew attention to the longstanding flooding issues in Goulding Avenue, Hornby and asked that provision be made to address this problem without delay. Despite assurance that the work would be done under the 21-22 budget the Board is disappointed that no work has yet been undertaken and seeks provision in the Plan for this work to be undertaken in the 2022-23 financial year.
- 2.3.3. As part of its Long Term Annual Plan submission the Board sought provision for a park and ride facility in the south west. The staff response to the submission pointed out that a business case supporting investment in Public Transport endorsed by the Council in December 2020 did not identify Park and Ride facilities as a cost effective measure to improve bus patronage across greater Christchurch as a whole, compared with other alternatives, such as increasing bus frequency, improvements to bus

priority and improvements to bus stop infrastructure and noted that Park and ride facilities were recommended in the Selwyn District and Waimakariri District Long Term Plans. The Board considers, however, that the distance many residents need to travel to access reliable passenger transport services is a hindrance to them changing from private motor vehicle use to buses and suggests that provision of park and ride facilities in association with passenger transport improvements that are being made is important to maximise use of passenger transport services and notes many people currently utilise parking on streets for this purpose. Mindful that the cost of any land purchase to provide for a facility is may be more expensive in the future the Board seeks the provision be made in the plan for a park and ride facility in the south west.

- 2.3.4. The Board notes that the construction of the South Express Major Cycleway through Hei Hei is to be brought forward. The Board maintains that this should not be done in advance of necessary work to improve the safety of the Waterloo/Gilberthorpes Roads intersection. The work need to be done at the same time.
- 2.3.5. In its Community Board Plan the Board undertakes to advocate for the creation of a fenced dog park in the Halswell area as a Board priority. There is \$30,000 in the Long Term Plan at Financial Year 2031 for investigation of a site and \$200,000 in Financial Year 2032 for the project. The Board seeks to have this project that has been requested by many community members advanced, noting that it was previously proposed for the 2025 Financial Year.
- 2.3.5. The Board at the request of the Upper Riccarton War Memorial Library Trust recently recommended that the Council accept a surrender of the lease and demolish the damaged buildings. The Board acknowledges that the Council accepted the recommendation but that following a presentation from Historic Places Canterbury agreed to put a hold on the demolition of the Upper Riccarton War Memorial Library building. As part of its recommendation the Board sought retention of the Library site as an ongoing war memorial and it reiterates that request here.
- 2.3.6. The Board is aware that local residents are seeking renewal of the deteriorated Templeton Domain playground earlier than programmed in the 2026/27 financial year and it supports the advancement of this project to the 2022-23 financial year.
- 2.3.7. The Community Board Plan identifies revitalisation of Sockburn assets as a Board priority. The demolition of the former Sockburn Service Centre and outbuildings has now been completed but the rehabilitation of Sockburn Park and its restoration for use by the local community still needs to be completed. The Board is concerned that more than fifteen years after the swimming pools were decommissioned, the removal of damaged pools from Sockburn Park and rehabilitation of the area has not yet taken place. This work is important for the residents of Sockburn to move forward and the Board therefore seeks provision in the Plan for it to be completed.
- 2.3.8. The Board notes that Amyes Road / Springs Road has been identified as a medium high-risk intersection in Christchurch. Its upgrade is included in the Long term Plan project 60099 that aims to improve safety and reduce death and serious injury crashes at this intersection and also Awatea Road / Springs Road intersection and includes a signalisation of both intersections as a staggered T-intersection.

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Although this upgrade was originally proposed prior to the earthquakes work is not now programmed to start until 2025. The Board considers that this work needs to be done earlier than currently scheduled as the intersection is in a fast growing area both in terms of development and intensification.

The Board recognises that the funding is significant and its advancement will likely require deferment of another project but points out that this is important safety work while other projects scheduled to commence sooner, for example Project 18371 Gloucester Street (Manchester to Colombo) improvement, could be seen as being in the category of "nice to have". The Board considers that residents, safety **needs to be prioritised** over enhancement work and urges the Council to consider advancement of Amyes Road / Springs Road upgrade in this light.

2.4. Projects For consideration In Future Years

- 2.4.1. Kyle Street, Riccarton is a short street in need of a renewal. The National Institute of Water and Atmospheric Research (NIWA) office is located on this Street. A similar street Seton is likely to be renewed as part of the Christchurch Regeneration Acceleration Facility (CRAF) programme. The Board would like to see renewal of Kyle at the same time but if this cannot be done the Board "flags" that it is likely to seek that the renewal of Kyle Street be included in the 2023-24 Annual Plan.

3. Conclusion

- 3.1. The Board requests that the council considers the matters set out above in relation to the Draft Annual Plan 2022-23.



Debbie Mora

CHAIRPERSON Waipuna Halswell Hornby Riccarton Community Board Submissions Committee

Dated 14 April 2021

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Our Draft Annual Plan 2022/23

Submitter Details

Submission Date: 14/04/2022

First name: Mike Last name: Mora

If you are responding on behalf of a recognised
organisation please provide organisation name:

Waipuna Halswell-Hornby-Riccarton Community
Board

Your role in the organisation and the number of
people your organisation represents:

Chairperson

Would you like to speak to the Council about your submission?

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Feedback

1.1 Rates

T

The Board noted the new general rate differential proposed for vacant central city land and accepts that this could encourage owners to develop vacant areas as well as help to offset the increase of residential rates.

The Board acknowledges the difficult task the Council has to balance the costs of maintenance and development of the city, particularly in these difficult and uncertain times including current rising construction costs while keeping rates at a level that is affordable to residents. It urges the Council to recognise, however, that many residents are currently suffering significant financial hardship and to provide support where possible for those struggling to pay increased rates. In addition to the rates remission policy consideration could be given to payment schemes, deferral etc. with residents made aware that staff are available to discuss and support access to the options for payment of rates.

See Board submission attached

1.2 Revenue, spending and borrowing

There Board supports inclusion of 1.8 million dollars in the Plan for implementation of the Government's Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. The Board understands that this is a significant piece of legislation and it is important that meaningful consultation be undertaken on it.

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The Board notes that the Plan includes additional revenue of 1.9 million dollars from surplus property to be disposed of. The Board reiterates its submission on the Long Term Plan supporting in principle the disposal of properties that are surplus to the Council's requirements but cautioning against disposal of property for which there is or could be a current or future community use. 151-3 Gilberthorpes Road is included in the list of properties for disposal but the Board has become aware that there are now a number of potential community uses being put forward for these premises and it therefore asks that the disposal of this property be revisited.

See Board submission attached

1.3 Revenue and Financing and Rates Remission Policies

The Board supports the proposed change to the Revenue and Financing Policy to enable the Council to require financial contributions from developers to fund related Council works, if it chooses to do so in future after appropriate consultation. The Board recommends that development contributions be spent in growth areas where they are most needed and emphasises the importance of contributions being used as soon as new developments go in to ensure that the necessary supporting infrastructure is provided and provision is made for ongoing maintenance.

The Board considers that the intersection improvements at Milns/Sutherlands/Sparks Road referred to at 2.3.1 of the Board's submission is an example of necessary roading changes lagging behind development.

See Board submission attached

1.4 Fees and Charges

See Board submission attached.

1.5 Capital Programme

Capital Programme

It is of CRITICAL CONCERN to the Board that the Plan does not provide for advancement road improvements to the intersection of Milns/Sutherlands/Sparks Road (Project 1344) that are currently programmed for beyond 2025. The Board considers that this work needs to be completed sooner than currently programmed and seeks to have the included in the Plan for completion in the 2022-23 financial year. The Board is conscious that a retirement village is currently being constructed in close proximity to the intersection and considers that intersection improvements are CRITICAL for the safety of all pedestrians, cyclists, and vehicles using the intersection. In addition the Board is aware that Sparks Road improvements will go ahead this year and it considers that continuity requires that the intersection improvements be

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completed at the same time.

It was noted that at 3.3.2. of the Board's Long Term Plan submission the Board drew attention to the longstanding flooding issues in Goulding Avenue, Hornby and asked that provision be made to address this problem without delay. Despite assurance that the work would be done under the 21-22 budget the Board is disappointed that no work has yet been undertaken and seeks provision in the Plan for this work to be undertaken in the 2022-23 financial year.

As part of its Long Term Annual Plan submission the Board sought provision for a park and ride facility in the south west. The staff response to the submission pointed out that a business case supporting investment in Public Transport endorsed by the Council in December 2020 did not identify Park and Ride facilities as a cost effective measure to improve bus patronage across greater Christchurch as a whole, compared with other alternatives, such as increasing bus frequency, improvements to bus

priority and improvements to bus stop infrastructure and noted that Park and ride facilities were recommended in the Selwyn District and Waimakariri District Long Term Plans. The Board considers, however, that the distance many residents need to travel to access reliable passenger transport services is a hindrance to them changing from private motor vehicle use to buses and suggests that provision of park and ride facilities in association with passenger transport improvements that are being made is important to maximise use of passenger transport services and notes many people currently utilise parking on streets for this purpose. Mindful that the cost of any land purchase to provide for a facility is may be more expensive in the future the Board seeks the provision be made in the plan for a park and ride facility in the south west.

The Board notes that the construction of the South Express Major Cycleway through Hei Hei is to be brought forward. The Board maintains that this should not be done in advance of necessary work to improve the safety of the Waterloo/Gilberthorpes Roads intersection. The work need to be done at the same time.

In its Community Board Plan the Board undertakes to advocate for the creation of a fenced dog park in the Halswell area as a Board priority. There is \$30,000 in the Long Term Plan at Financial Year 2031 for investigation of a site and \$200,000 in Financial Year 2032 for the project. The Board seeks to have this project that has been requested by many community members advanced, noting that it was previously proposed for the 2025 Financial Year.

The Board at the request of the Upper Riccarton War Memorial Library Trust recently recommended that the Council accept a surrender of the lease and demolish the damaged buildings. The Board acknowledges that the Council accepted the recommendation but that following a presentation from Historic Places Canterbury agreed to put a hold on the demolition of the Upper Riccarton War Memorial Library building. As part of its recommendation the Board sought retention of the Library site

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as an ongoing war memorial and it reiterates that request here.

The Board is aware that local residents are seeking renewal of the deteriorated Templeton Domain playground earlier than programmed in the 2026/27 financial year and it supports the advancement of this project to the 2022-23 financial year.

The Community Board Plan identifies revitalisation of Sockburn assets as a Board priority. The demolition of the former Sockburn Service Centre and outbuildings has now been completed but the rehabilitation of Sockburn Park and its restoration for use by the local community still needs to be completed. The Board is concerned that more than fifteen years after the swimming pools were decommissioned, the removal of damaged pools from Sockburn Park and rehabilitation of the area has not yet taken place. This work is important for the residents of Sockburn to move forward and the Board therefore seeks provision in the Plan for it to be completed.

The Board notes that Amyes Road / Springs Road has been identified as a medium high-risk intersection in Christchurch. Its upgrade is included in the Long term Plan project 60099 that aims to improve safety and reduce death and serious injury crashes at this intersection and also Awatea Road / Springs Road intersection and includes a signalisation of both intersections as a staggered T-intersection.

Although this upgrade was originally proposed prior to the earthquakes work is not now programmed to start until 2025. The Board considers that this work needs to be done earlier than currently scheduled as the intersection is in a fast growing area both in terms of development and intensification.

The Board recognises that the funding is significant and its advancement will likely require deferment of another project but points out that this is important safety work while other projects scheduled to commence sooner, for example Project 18371 Gloucester Street (Manchester to Colombo) improvement, could be seen as being in the category of "nice to have". The Board considers that residents, safety needs to be prioritised over enhancement work and urges the Council to consider advancement of Amyes Road / Springs Road upgrade in this light.

Projects For consideration In Future Years

Kyle Street, Riccarton is a short street in need of a renewal. The National Institute of Water and Atmospheric Research (NIWA) office is located on this Street. A similar street Seton is likely to be renewed as part of the Christchurch Regeneration Acceleration Facility (CRAF) programme. The Board would like to see renewal of Kyle at the same time but if this cannot be done the Board "flags" that it is likely to seek that the renewal of Kyle Street be included in the 2023-24 Annual Plan.

See Board submission attached.

1.6 Further Comments

See Board submission attached.

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Council Annual Plan
04 May 2022

Christchurch
City Council 

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Attached Documents

| File |
|---------------------------------|
| Draft AP 22-23 submission final |

Item 3

Attachment B



Waihoru Spreydon-Cashmere Community Board

Submission on Christchurch City Council's Draft Annual Plan 2022-23

The Waihoru Spreydon-Cashmere Community Board appreciates the opportunity to provide a submission to the Christchurch City Council on the Draft Annual Plan 2022-23.

The Board's statutory role is, "to represent, and act as an advocate for, the interests of its community" and "to prepare an annual submission to the territorial authority for expenditure within the community" (Local Government Act 2002, section 52). The Board provides this submission in its capacity as a representative of the communities in the Spreydon-Cashmere area.

Our Community Board Plan's vision is that Spreydon-Cashmere is a place our residents are proud to call home. Our focus is for people of all ages, abilities, cultures and financial circumstances to live safe, healthy, interesting and connected lives in an area that boasts clean, stable waterways, healthy ecological corridors, attractive and usable greenspaces and inclusive and varied recreational opportunities that encourage interaction and communication.

We strongly support the proposed capital and operational investments in our communities (refer below for details).

1. Selwyn Street Masterplan – Street and Movement (S1) (ID 26622)

Selwyn's commercial centre was badly damaged in the earthquakes and lost much of its built heritage. This has disrupted our community's access to a crucial bumping space and convenient shopping / services. The Selwyn Street Masterplan sets out a community-agreed vision to transform the centre into a prosperous, attractive place for people to live, visit, spend time and do business. While the Masterplan includes both public and private sector-led actions, Council investment is key to catalysing private sector investment.

The Masterplan was approved in 2012, and the Street and Movement (S1) project (ID 26622) was originally scheduled for financial year 2016. The Board strongly supports the \$781,040 budget for this project in financial year 2023.

This is a priority in our Community Board Plan.

2. Pedestrian Safety Improvements in Cashmere and St Martins (ID 41650)

One of the priorities in our Community Board Plan is pedestrian safety improvements at the Cashmere Road / Barrington Street roundabout and the St Martins Road / Centaurus Road / Albert Terrace roundabout. As new subdivisions continue to be developed in the Westmorland and Halswell area, traffic congestion has increased significantly in recent years. Likewise, traffic volume

has increased in St Martins. Residents and local schools have been advocating for improvements for some time to increase the safety of students walking to school. The Council is currently consulting on proposals to improve pedestrian safety in these areas.

The Board has been advised that pedestrian safety improvements in Cashmere and St Martins have been prioritised within the Minor Road Safety Improvements programme budget (ID 41650) in financial year 2023, and we support this.

This is a priority in our Community Board Plan.

3. Hoon Hay Community Centre

One of the priorities in our Community Board Plan is that the Hoon Hay Community Centre is well-equipped and activated as it plays a key part in fostering connectedness and well-functioning local organisations. The Board and staff have been working with the community operators to increase capacity. But the Centre is also in need of renewal as it has no kitchen and the toilet and building do not meet accessibility standards, among other issues.

With Centennial Hall being demolished, the need for this community facility is now more important than ever. We have been advised that resources have been set aside to undertake the necessary improvements to the building.

The Board would like to ensure that the current resources set aside for the Hoon Hay Community Centre improvements are maintained and that this work is delivered in a reasonable timeframe, providing a fit for purpose, accessible to all facility.

This is a priority in our Community Board Plan.

4. Traffic Improvements to Dyers Pass, Hackthorne and Cashmere Roads

One of the priorities in our Community Board Plan is traffic improvements to Dyers Pass, Hackthorne and Cashmere Roads. Residents and visitors have expressed concern for a number of years for the safety of motorists, cyclists and pedestrians within this triangle due to increasing congestion from new subdivisions in Westmorland and Halswell.

The Board supports the budget in financial year 2024 to improve traffic safety at the Colombo Street / Cashmere Road / Centaurus Road / Dyers Pass Road roundabout.

This is a priority in our Community Board Plan.

5. Ōpāwaho-Heathcote River Major Cycleway

One of the priorities in our Community Board Plan is that the Ōpāwaho-Heathcote River Major Cycleway is completed. This would provide safe, sustainable ways for people to travel and aligns with our climate change goals. We understand that this project cannot proceed until the Mid-Heathcote Bank Stabilisation project (ID 35140) is complete in financial year 2025, as it could impact the suitability of a route along the river.

The Board supports the proposed budget for the Ōpāwaho -Heathcote River Major Cycleway project (ID 26604 and 26606) from financial years 2025 to 2029, but we request that this budget is brought forward if the Mid-Heathcote Bank Stabilisation project (ID 35140) is completed ahead of schedule.

This is a priority in our Community Board Plan.

6. South Library and Service Centre Earthquake Repairs (ID 20836)

The Board supports the budget for the South Library and Service Centre Earthquake Repairs (ID 20836) scheduled to start in financial year 2024. We expect that this project will not be further delayed, and that we will be involved in the design process.

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This building from its very first day has been a very much loved centre for the local community. It is important for the Waihoru Board that an alternative building close to the South Christchurch Library is found to provide interim basic council and library services. We hope too that a te reo name is negotiated for the repaired building. Apart from obvious and important reasons for a name change, nothing could be more boring than its current moniker.

We also ask that this project is carried out in conjunction with the Mid-Heathcote Masterplan Implementation project (ID 1410) so that building works are coordinated with improvements to the adjacent Ōpāwaho Heathcote River.

7. Coronation Reserve

The landscape plan for Coronation Reserve in Huntsbury was approved in 2008, but has not been fully implemented due to funding constraints following the earthquakes. This means that site clearance and maintenance has been deferred, resulting in fire risk to nearby homes. Residents have requested that the landscape plan is fully implemented and the reserve is adequately maintained so that first risk is mitigated, new plants survive and more native birds return.

The Board supports the increased budget of \$100,000 in financial years 2023 and 2024 to implement the landscape plan, including completing deferred maintenance and mitigating fire risk.

8. Mid-Heathcote Masterplan Implementation (ID 1410)

In the Long Term Plan 2021-22, the Council decided to delay the Mid-Heathcote Masterplan Implementation project (ID 1410) from financial year 2022 to 2024. The Board accepts this delay, provided that the project is not further delayed. We also ask that this project is carried out in conjunction with the South Library and Service Centre Earthquake Repairs (ID 20836), which is located adjacent to the Opawaho Heathcote River.

9. Improved Access to Buses

The Age Friendly Spreydon-Cashmere Committee has proposed increasing the number of seats on pedestrian routes to bus stops to improve access for older adults and those with disabilities.

The Board requests that staff prioritise new seats from existing parks and roading programme budgets in financial year 2023 to be placed along these routes.

10. Library Fines

The Council recently stopped charging library members for overdue items to encourage people to take advantage of everything the libraries have to offer, which we support.

11. Recreation and Sport Fees

The Council is not proposing to increase children's entrance fees at recreation and sport centres or swimming lesson charges. The Board supports this as it makes recreation and sport more accessible to our communities.

12. Greenspace in Spreydon Area

One of the priorities in our Community Board Plan is to ensure the provision of fit-for-purpose greenspace in the Spreydon area. This area is currently experiencing significant housing intensification, which reduces private greenspace. Access to fit-for-purpose greenspace will provide space for social connection, recreation, having adventures and improved well-being.

While we are at an early stage of determining next steps as we only recently approved this priority, we signal the need for funding in the next Long Term Plan.

We also expect that development contributions be spent locally in the communities that are impacted by intensification on improvements such as streetscape renewals, roading, paths, tree

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planting and deep dish gutter replacements. Intensive housing is a nil return for the residents in Addington/Spreydon and it would be good to be able to tell the communities the positives that will accrue to them and their neighbours in refurbishment, repair and innovation in terms of their environment (trees and green spaces) and infrastructure (footpaths, deep ditch gutters, recreational space and equipment).

This is a priority in our Community Board Plan.

13. Adult Playground

One of the priorities in our Community Board Plan is a new playground designed for adults to meet their social and physical wellbeing. The playground could include traditional play equipment as well as a speakers' corner, book exchange fridge, table tennis and strength and fitness equipment.

The Board signals the need for future funding for this project in the next Long Term Plan, pending our consideration of a recently completed feasibility study.

This is a priority in our Community Board Plan.

14. Local Cycleway Connections

One of the priorities in our Community Board Plan is for new local cycleways to connect Major Cycleways and Key Activity Centres to give people better options for getting around and ensure their safety. This was in response to community feedback that the new major cycleways are excellent, but the connections from these to key community amenities, such as schools and shopping areas, are essential to enable travellers to get to their destinations safely.

In the Long Term Plan 2021-31, the Council decided to allocate funding for four local cycle connection programme budgets (ID 44697, 41851, 44704 and 44711) from financial year 2029.

While this is outside the Annual Plan's timeframe, we note our request in our Long Term Plan submission for these budgets to be brought forward to financial year 2025 and local cycleway connections in the Board area to be prioritised within these.

This is a priority in our Community Board Plan.

15. Cycleway from Westmorland to Nor'West Arc Major Cycleway (ID 41847)

One of the priorities in our Community Board Plan is for a new local cycleway to connect Westmorland with the Nor'West Arc Major Cycleway, which ends near Princess Margaret's Hospital. As multiple new subdivisions continue to be developed in the area, traffic congestion has increased significantly and there is a serious health and safety risk for cyclists.

This is the route that local young people are most likely to use to get to school. It is these students whose habits we would most like to change from a young age as this aligns with our climate change goals. Many residents and schools are also advocating for a new cycleway to ensure safe travel for students and the wider community.

In the Long Term Plan 2021-31, the Council decided to fund this in financial year 2025 as part of the Cycle Connections – Nor'West Arc programme budget (ID 41847). While this is outside the Annual Plan's timeframe, we signal our continued support for this project in financial year 2025.

This is a priority in our Community Board Plan.

16. Toilet and Pavilion Upgrades

The Board has discussed the need for a funding increase to improve the condition of public toilets and pavilions across the city.

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One of the priorities in our Community Board Plan is to upgrade the toilets, changing room facilities and sports storage at Hoon Hay Park. These facilities are well used by many sports clubs, community groups and local residents and the park is home to a range of events, including Hoon Hay Hoops. But the use of these facilities has increased beyond their capacity.

The Board has been advised that this project is prioritised within the Community Parks Buildings Development programme budget (ID 61783) in financial year 2025. While this is outside the Annual Plan's timeframe, we signal our continued support to upgrade the toilets, changing room facilities and sports storage at Hoon Hay Park in financial year 2025.

This is a priority in our Community Board Plan.

17. Erosion and Sediment Control

Erosion and sediment runoff from our hilly suburbs significantly impact the health of our waterways. We signal the need for the next Long Term Plan to budget for additional staff resource to monitor and enforce erosion and sediment control on development sites, particularly after large storm events.

The Board wishes to be heard in support of this submission.

Yours sincerely,



Karolin Potter

Chairperson, Waihoru Spreydon-Cashmere Community Board

SUBMISSION TO: Christchurch City Council

ON: Draft Annual Plan 2022/23

BY: Waitai Coastal-Burwood Community Board

CONTACT: Bebe Frayle
Chairperson, Submissions Committee
C/- PO Box 73023
CHRISTCHURCH 8154
021 852 645
bebe.frayle@ccc.govt.nz

1. INTRODUCTION

The Waitai Coastal-Burwood Community Board appreciates the opportunity to make a submission to the Christchurch City Council on the Draft Annual Plan 2022/23.

The Board wishes to be heard in support of this submission.

In preparation for this submission, the Board hosted a Residents' Association Forum to get feedback from the residents in our Wards on this plan. The feedback we received is reflected in this document.

2. SUBMISSION

What do you think of our proposed average residential rates increase of 4.86% and 4.96% across all ratepayers (which is lower than the 4.97% signalled in the Long Term Plan 2021-31)?

The Board understands the need for the rates increase, as it is required to continue important project work. If this rates increase is adopted, then we would expect to see planned projects in our Ward get underway without further delay.

Our Board area is still waiting for infrastructure repairs from the earthquake (for example the Pages Road Bridge replacement) – we strongly recommend that the Council focusses on the 'must-have' work, rather than 'nice to have's such as road repairs/replacements for roads in the city that are not significantly damaged.

The Board notes that people in our Wards are struggling, and even a small increase in rates (like the proposed average increase of \$144) can have a big impact on household budgets. The Board would like to see an increase in rates relief from the maximum allowance of \$665 available now, and for this rebate to be made available to a broader range of people by lowering the abatement threshold.

Do you have any comments about our proposed changes to revenue, spending and borrowing?

The Board is pleased to see that the Council proposes to grant \$400,000 to the Pukeko Centre to assist with its building programme. The Pukeko Centre is a fantastic community-led facility that provides a range of services to meet the needs of a growing community. This grant will go some way to assisting the group to get Stage 2 of its work programme underway – the

installation of a sports hall. This hall will be used by a wide range of sports groups and community organisations.

It is good to see the Council supporting a public/private partnership in the form of funding for the Edgeware Pool. This will be a significant community asset for that area.

The Board is disappointed, however, that funding has not been made available to make the necessary changes to the Tairoa QE2 pool change facilities. This pool is the single most visited facility in our two Wards. Regular users from as far away as Belfast, Kaiapoi and Papanui, as well as people from the Burwood Spinal Unit swim and socialise at our facility. The Community Board's Annual Plan Submission 2019 included a key concern relating to the lack of accessible change rooms and toilets at the facility – pool users currently have to walk 55 metres to access toilet facilities.

While this is not a challenge for physically able people, this distance is a real challenge for those with a wide range of disabilities. This group are a more vulnerable sector of the community that needs to be better supported with accessible facilities. The work to remedy this oversight has been scoped and costed, but not yet funded within the Long Term Plan or Annual Plan. This is an urgent priority for our Board.

The Board notes that \$238.4 million will be borrowed by the Council to fund the capital programme. This is a significant sum, and feedback from our Residents' Association Forum is that some residents are concerned with this level of borrowing, especially at a time when interest rates are going up, and our rates are already high. This borrowing will be repaid over the next 30 years, which will only increase the burden for our future ratepayers.

We are proposing some changes to our Revenue and Financing and Rates Remission policies – do you have any comments?

The Board is in support, in principle, of the proposed change to curbside collection rates that would allow multi-unit residential developments to opt out of kerbside collection, since they pay for this without being able to use it. We would like Council assurance that waste management providers are required to provide for rubbish, recycling and green waste collection, as this is often not the case currently.

The Board is in support of a new general rate differential for vacant central city land. We would like to see this approach extended to other areas where landbanking is occurring, for example in New Brighton.

Do you have any comments on our proposed changes to fees and charges?

While the standardisation of fees and charges is good in principle, this does mean that some residents will pay more at our facilities – charges have been creeping up year on year, making our facilities unaffordable for some.

The Board has a concern about the removal of library fines for residents – while we support measures that the Council can take to reduce barriers to access of our libraries, it creates a disincentive for people to return books promptly, which means other people cannot access popular books as readily.

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Do you have any comments about our capital programme (for example, our roads and footpaths, our water, wastewater, surface water and waterways, our facilities and our parks)?

Our Board has identified some 'quick-win' projects that would provide great benefit to our communities, and would like to see these funded through the Annual Plan:

- Lighting for the Anzac fronds that were recently installed on the corner of Anzac Drive and New Brighton Road.
- Funding for a feasibility study to support a campervan park in the red zone around Brooker Avenue. This has support from the New Zealand Motor Caravan Association and the Burwood East Residents' Association. A campervan park in this area would provide passive surveillance in an area that is subject to theft and vandalism from time to time.
- Funding for repairs in the Rawhiti Domain Carpark (new project, scoped and priced at \$400,000). This is a busy carpark, used by a wide range of groups across the city, and the damage is dangerous. The carpark is in need of immediate attention to avoid injury to users.

The Board is not happy to see that the Rawhiti Domain Sports Turf Renewal (#2245) has been moved from the 22/23 to the 23/24 financial year. This is urgent work and should be completed as soon as possible. We request that the budget be reinstated in the 22/23 budget.

The Board is pleased to see that budget for the Pages Road bridge is in place so work can begin on this as soon as possible. This is a key piece of infrastructure for our Board area, and we are grateful that it remains on track.

Any further comments

We continue to remind the Council that maintaining adequate levels of service are important to our residents. The Community Board has consistently heard that the community feels the Council has forgotten about the east side of Christchurch and that the current maintenance levels are not sufficient for the area. The Community Board has received regular complaints and is concerned that basic maintenance is not being completed in areas such as street cleaning, weeding and mowing, creating a negative perception of the area.



Bebe Frayle
Chairperson, Submissions Committee
WAITAI COASTAL-BURWOOD COMMUNITY BOARD

4 April 2022

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Our Draft Annual Plan 2022/23

Submitter Details

Submission Date: 11/04/2022

First name: Bebe Last name: Frayle

If you are responding on behalf of a recognised organisation please provide organisation name:

Waitai Coastal-Burwood Community Board

Your role in the organisation and the number of people your organisation represents:

Submissions Committee Chairperson

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

[REDACTED]

Feedback

1.1 Rates

The Board understands the need for the rates increase, as it is required to continue important project work. If this rates increase is adopted, then we would expect to see planned projects in our Ward get underway without further delay.

Our Board area is still waiting for infrastructure repairs from the earthquake (for example the Pages Road Bridge replacement) – we strongly recommend that the Council focusses on the 'must-have' work, rather than 'nice to have's' such as road repairs/replacements for roads in the city that are not significantly damaged.

The Board notes that people in our Wards are struggling, and even a small increase in rates (like the proposed average increase of \$144) can have a big impact on household budgets. The Board would like to see an increase in rates relief from the maximum allowance of \$665 available now, and for this rebate to be made available to a broader range of people by lowering the abatement threshold.

1.2 Revenue, spending and borrowing

The Board is pleased to see that the Council proposes to grant \$400,000 to the Pukeko Centre to assist with its building programme. The Pukeko Centre is a fantastic community-led facility that provides a range of services to meet the needs of a growing community. This grant will go some way to assisting the group to get Stage 2 of its work programme underway – the installation of a sports hall. This hall will be used by a wide range of sports groups and community organisations.

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While this is not a challenge for physically able people, this distance is a real challenge for those with a wide range of disabilities. This group are a more vulnerable sector of the community that needs to be better supported with accessible facilities. The work to remedy this oversight has been scoped and costed, but not yet funded within the Long Term Plan or Annual Plan. This is an urgent priority for our Board.

The Board notes that \$238.4 million will be borrowed by the Council to fund the capital programme. This is a significant sum, and feedback from our Residents' Association Forum is that some residents are concerned with this level of borrowing, especially at a time when interest rates are going up, and our rates are already high. This borrowing will be repaid over the next 30 years, which will only increase the burden for our future ratepayers.

1.3 Revenue and Financing and Rates Remission Policies

The Board is in support, in principle, of the proposed change to curbside collection rates that would allow multi-unit residential developments to opt out of kerbside collection, since they pay for this without being able to use it. We would like Council assurance that waste management providers are required to provide for rubbish, recycling and green waste collection, as this is often not the case currently.

The Board is in support of a new general rate differential for vacant central city land. We would like to see this approach extended to other areas where landbanking is occurring, for example in New Brighton.

1.4 Fees and Charges

While the standardisation of fees and charges is good in principle, this does mean that some residents will pay more at our facilities – charges have been creeping up year on year, making our facilities unaffordable for some.

The Board has a concern about the removal of library fines for residents – while we support measures that the Council can take to reduce barriers to access of our libraries, it creates a disincentive for people to return books promptly, which means other people cannot access popular books as readily.

1.5 Capital Programme

Our Board has identified some 'quick-win' projects that would provide great benefit to our communities, and would like to see these funded through the Annual Plan:

- Lighting for the Anzac fronds that were recently installed on the corner of Anzac Drive and New Brighton Road.
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The Board is pleased to see that budget for the Pages Road bridge is in place so work can begin on this as soon as possible. This is a key piece of infrastructure for our Board area, and we are grateful that it remains on track.

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1.6 Further Comments

We continue to remind the Council that maintaining adequate levels of service are important to our residents. The Community Board has consistently heard that the community feels the Council has forgotten about the east side of Christchurch and that the current maintenance levels are not sufficient for the area. The Community Board has received regular complaints and is concerned that basic maintenance is not being completed in areas such as street cleaning, weeding and mowing, creating a negative perception of the area.

Attached Documents

| File |
|--|
| Waitai Coastal-Burwood Community Board Submissions Committee - Draft Annual Plan 2022-23 - Board Submission 4 April 2022 |

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Our Draft Annual Plan 2022/23

Submitter Details

Submission Date: 14/04/2022

First name: Alexandra Last name: Davids

If you are responding on behalf of a recognised organisation please provide organisation name:

Waikura Linwood-Central-Heathcote Community Board

Your role in the organisation and the number of people your organisation represents:

Chairperson

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

[REDACTED]

Feedback

1.5 Capital Programme

Please refer to the Community Board Submission

Attached Documents

| File |
|---|
| Waikura Linwood Central Heathcote Community Board Submission to the Council Draft Annual Plan 2022-23- April 2022 |

SUBMISSION TO: The Christchurch City Council

ON: Christchurch City Council Draft Annual Plan 2022/23

BY: Waikura Linwood-Central-Heathcote Community Board

CONTACT Alexandra Davids
Chairperson Linwood-Central-Heathcote Community Board
c/- Arohanui Grace, Community Governance Manager
PO Box 73 052, Christchurch 8154
Phone: 941 6663
Email: Arohanui.grace@ccc.govt.nz

1. INTRODUCTORY COMMENTS

The Waikura Linwood-Central-Heathcote Community Board (the Board) appreciates the opportunity to make this submission to the Christchurch City Council Draft Annual Plan (AP) for 2022/23 especially at this time of uncertainty in the world.

The Board **does** wish to be heard in support of this submission.

2. GENERAL COMMENTS

- 2.1. **Strengthening Communities Funding** – the Board supports the Council's Long Term Plan 2021-31 commitment to Strengthening Communities Funding.
- 2.2. **Phillipstown Community Centre (new project)** – the Board support the proposed funding (\$3,706,796) allocated to the Phillipstown Community Centre to assist the centre to find a permanent home base once the Ministry of Education pilot project is completed. The Community Centre have recently produced a feasibility study that outlines the importance having a community hub in the neighbourhood.
- 2.3. **Improving Bromley Roads (new project)** – Over time light industry has increased in the Bromley area, a result of which has been an increase in heavy transport and buses using the residential streets as through ways. This has impacted negatively on the amenity of the area and the wellbeing of residents. This project aims to create an integrated plan that addresses the traffic issues facing the Bromley neighbourhood, including channelling heavy traffic off residential streets. The Board acknowledges the support of the Council for this project through the allocation of funding in this Draft Annual Plan.
- 2.4. **Ōpāwaho Lower Heathcote River Guidance Plan** – A Working Party of elected members and community group representatives have prepared a draft guidance plan for the Ōpāwaho Lower Heathcote river corridor. The guidance plan was out for public consultation from 22 March to 19 April 2022.
- This plan seeks to provide a coherent overview to guide current and future work along the river corridor from Opawa to Ferrymead. Once the plan is adopted by the Community Board, the Board will seek endorsement from Council for work carried out along this stretch of the river to be aligned to the guidance provided in this plan. The Board expects that community groups involved will also use the plan to provide background for their submissions and projects.
- 2.5. **Greening the East Development Plan** - making the Inner-City East a greener and more pleasant place to live for its residents is an important focus for the Board. The Board appreciates the commitment of Council staff to this project. The Board supports the funding bid for the project of capital expenditure and operational expenditure.
- 2.5. **Edwin Mouldy Track** – is a track that was well used prior to the 2010-11 Canterbury Earthquakes. The track is from Heberden Avenue to Scarborough Road. The Board have received a briefing and information on

Waikura Linwood-Central-Heathcote Community Board
Submission: Updated Draft Christchurch City Council Annual Plan 2022/23
Page 1 of 3

what is required to re-open this popular track and tsunami evacuation track. Staff have estimated a total of \$240,000 (in 2020) to reopen the track. The Board wishes to have funding allocated to reopening the track.

- 2.6. **Linwood Park Temporary Village Site** - The Board is supportive of the mitigation of the Linwood Temporary Village site within Linwood Park which is programmed to be completed in 2022/23. The Board would be strongly opposed to the reintegration of the temporary village site into Linwood Park being delayed further.
- 2.7. **Opawa Village Pedestrian Crossing and Slow Speed Neighbourhood** - the Board acknowledges the support of the Council staff to have improvements made to the Opawa Village pedestrian crossing.
- 2.8. **Footpaths and Inner City Pedestrian ways** - the Board prioritised the improvement of footpaths in its Community Board Plan, and wishes to emphasise that footpaths are not an "add on" to roads or cycle ways; especially the contribution walking provides to lowering emissions and improving wellbeing. The Board continues to suggest that there should be a greater weighting on the quality and 'fitness for purpose' of footpaths, especially for less mobile citizens.
 - a. The Board supports the contribution that 'woonerf streets', such as Dawson Street, make towards better pedestrian access, and suggests that when staff are making decisions on how to seal roads and footpaths, consideration needs to be given on how the street and/or footpath is to be used, rather than simply focussing on cost.
- 2.9. **Beachville Road Esplanade** - When SCIRT finished their work in the area after the Canterbury Earthquakes the grass was not replaced, the grassed area was treated as temporary as at that stage installation of a bike bump track for junior riders was under consideration for part of the area. Staff have endeavoured to reseed the grassed area on Beachville Road in 2021 however this has not been successful. The Redcliffs Residents' Association have written to the Board asking for the area to be reinstated to pre-earthquake state and protected from vehicles. The area is adjacent to the Coastal Pathway and the Board would like to ensure that all parts of the Pathway are completed and useable.
 - a. The Board have been advised that the estimate to have the area successfully regressed (including an irrigation system) and bollards installed is \$162,000. The Board requests funding be made available to install an irrigation system, reseeding and installation of bollards to stop the parking of vehicles.
- 2.10. **Sumner Esplanade Seating** - The Board brought to the Council's notice the condition of the Sumner Esplanade seating at its 7 April 2022 meeting. Sumner is a significant destination for visitors from right across Christchurch, and as such its facilities need to be well maintained. The Board have requested staff advice as to the reasons for the poor maintenance of the seats along the Esplanade, and seeks to have funding for their replacement made a priority particularly given that the coastal pathway is now nearing completion.
- 2.11. **Stormwater Management on Port Hills** - The Board recently received a public forum presentation from a Mt Pleasant resident around the issue of being flooding caused by storm water. The Board wishes to highlight the issue of storm water management for the Port Hills residential areas where the stormwater collection systems are failing to capture and retain all stormwater. Many of the gutters have cracks where collected water falls through and travels underground rather than in the gutter, and in other places, the drains are insufficient to handle the volumes now arriving in the heavier rain events now common, and floods out over roads and onto properties. The Board requests a review be undertaken of stormwater drainage across the Port Hills to develop an updated strategy for repair and renewal in situations where stormwater is leaking underground or flowing overland in ways which impacts on private property.
- 2.12. **Marriner Street** - ongoing issues with the condition of Marriner Street are of concern to the Board, and it wishes to ensure the work planned for Marriner Street in 2022/23 be confirmed and is not delayed.

- 2.13. **Radley Street** - the Board have met with residents of Radley Street and surrounding streets. Approximately 25% of people living in the area are aged under 15, with a number using Radley Street to walk to the five nearby schools. Residents are very concerned about safety and speed on Radley St, and also on the Radley Street/Cumnor Terrace intersection, which is a wide intersection with a gradual turn allowing traffic to travel around it at speed. The Board requests that infrastructure changes are made to Radley St, and also to the Radley Street/Cumnor Terrace intersection to slow traffic and improve safety. The Council will be aware that the Heathcote Express cycleway also crosses Radley St, in front of speeding motorists.
- a. The Board notes that the proposed changes to improve safety and speed on Bromley streets will have a flow-on effect for the safety of Radley St, so reiterates its support for the Bromley roading improvements. The Board is currently working with staff on ways to prevent heavy vehicles continuing to use Radley St as a by-pass between Brougham Street and Ferry Road, and instead divert heavy traffic to use Dyers Road. The Board notes there may be funding implications for this that may form part of a future draft Annual Plan submission.
- 2.15 **Free City Central Electric Bus Service** - the Board supports the Council's approach to Environment Canterbury to discuss reinstating the central city bus/shuttle service that previously operated, providing a connector service for residents to inner city amenities. The Board notes that this was raised during the Long Term Plan process, and supports the efforts of councillors to bring this project to fruition. The Board requests that the reinstated service be carbon neutral/electric.



Alexandra Davids
Chairperson, Linwood-Central-Heathcote Community Board

14 April 2022

Council Annual Plan
04 May 2022



Chairperson
Our Draft Annual Plan 2022/23 from Peden, Tori organisation: Te Pātaka o Rākaihautū Banks Peninsula Community Board behalf of:

Our Draft Annual Plan 2022/23

Submitter Details

First name: Tori Last name: Peden

If you are responding on behalf of a recognised organisation please provide organisation name:

Te Pātaka o Rākaihautū Banks Peninsula Community Board

Your role in the organisation and the number of people your organisation represents:

Chairperson

Postal address:

Lyttelton

Suburb:

City:

Lyttelton

Country:

New Zealand

Postcode:

Daytime Phone: [REDACTED]

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

Feedback

1.1 What do you think of our proposed average residential rates increase of 4.86% and 4.96% across all ratepayers (which is lower than the 4.97% signalled in the Long Term Plan 2021–31)?

The Board appreciates that the Council has endeavoured to keep rate increases as low as possible while our communities and motu continue to grapple with an ongoing Covid-19 pandemic, inflation, and the impacts of the conflict in Ukraine. As with this year, the Board asks that the Council does not raise future rates above what was forecasted in the Long Term Plan 2021/31, and continues to ensure that any rates increases are reasonable and aimed at the continued delivery of levels of service.

1.2 Do you have any comments about our proposed changes to revenue, spending and borrowing?

The Board appreciates that the Council has endeavoured to keep rate increases as low as possible while our communities and motu continue to grapple with an ongoing Covid-19 pandemic, inflation, and the impacts of the conflict in Ukraine. As with this year, the Board asks that the Council does not raise future rates above what was forecasted in the Long Term Plan 2021/31, and

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Chairperson
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continues to ensure that any rates increases are reasonable and aimed at the continued delivery of levels of service.

The Board notes that the Le Bons Bay Reserve Management Committee advocated for this project in its Annual Plan submission.

1.3 We're proposing some changes to our Revenue and Financing and Rates Remission policies – do you have any comments?
The Board fully supports the Council's proposal to update its policy on Māori freehold land and has made a separate submission to this effect.

1.4 Do you have any comments on our proposed changes to fees and charges?
The Board was pleased to see that the Council stopped charging library members for overdue items as of 1 March 2022. This is as an important step to encouraging community members to utilise the wonderful resources our libraries have to offer.

1.5 Do you have any comments about our capital programme (for example, our roads and footpaths, our water, wastewater, surface water and waterways, our facilities and our parks)?

Water Supply – New Small Water Supplies Program to Prioritise the Koukourarata Drinking Water Scheme

The Board is pleased to see funding allocated for the New Small Water Supplies Program (budget ID 20713) to prioritise the Koukourarata Drinking Water Scheme and fully supports the progression of this project,

Banks Peninsula Wastewater Treatment Plant Renewals

The Board supports the \$1 million added to the budget over FY22/23 and FY23/24 (budget ID 67457) to continue the work of upgrading our wastewater.

Okains Bay Water Supply

The Board acknowledges that the allocated funding for the Okains Bay new water supply (budget ID 52902) has been deferred for one year on the basis that design delays have impacted deliverability. While the Board understands the current deferment, it requests that the funding not be pushed out beyond fiscal year 2023/24. This is a vital project for the Okains Bay community and remains a high priority of the Board.

Little River Flood Mitigation

The Board's Draft AP submission was to be informed by a community hui, which has been continually delayed due to Covid. The Board will be convening the hui as soon as practical and asks Council to support any flood mitigation works that can help to control flooding in Little River.

Akaroa Museum Renewals & Replacements

The Board is incredibly pleased to see the reinstatement of funding for the Akaroa Museum (budget ID 37270), which has consistently served its community, school groups, international and national visitors. The Museum's guardianship of heritage and culture is worth preserving and promoting, and the Board would like to thank the Council for reallocating funds that will help ensure the Museum can continue to operate, serve our communities, and share the rich history of Akaroa and Aotearoa.

Lyttelton Harbour Information Centre

The Board is also happy to see the reinstatement of funding for the Lyttelton Harbour Information Centre (budget ID #). This funding will help support the vital services that the Information Centre provides to Lyttelton residents and visitors.

Te Nukutai o Tapoa Naval Point Development

The Board is pleased to see funding for the Naval Point Development Plan (budget ID 357) retained in the Draft Annual Plan, and

Council Annual Plan
04 May 2022



Chairperson
Our Draft Annual Plan 2022/23 from Peden, Tori organisation: Te Pātaka o Rākaihautū Banks Peninsula Community Board behalf of:

continues to support the progression of this project as a Board priority. With SailGP now confirmed to come to Whakaraupō Lyttelton

Harbour in March 2023, work to complete the redevelopment plan will be critical to ensuring the success of this event and future SailGP events.

Rural Roads

The Board supports the Draft Annual Plan's asset renewal for Delivery Package – Road Metalling Renewals (budget ID 240), Programme – Road Metalling Renewals (budget ID 2143), and Rural Road Drainage Renewals (budget ID 37742). As it is a Board Plan priority to advocate for increased capital and operational funding for rural roads and establish city-wide standards for the repair and maintenance of shingle roads, the Board is pleased to see the retention of this funding.

Transport Connectivity

The Board has asked for some creative thinking to try to connect Lyttelton via transport alternatives such as cycling, to the greater Christchurch area. The Board supports some strategic planning on transport issues to connect Lyttelton with sustainable transport options.

Public Toilets in Banks Peninsula

The Board supports the retention of capital budget for the Port Levy Toilet Block Renewal (budget ID 17916) in FY22/23.

1.6 Any further comments

Destination Management Plan

The Board is exited that funding is available to progress a Destination Management Plan for Banks Peninsula and thanks Council for its continued support in the production of this document. The Board believes it is vital that a sound and workable strategic plan is needed to guide visitor activity in a sustainable manner for Banks Peninsula communities.

The Community Board Plan states – *Develop a destination management plan with significant input from the community, taking into account current and future economic, social, cultural and environmental impacts.* The Board has rated this plan as its number one priority.

Governors Bay Jetty Restoration

The Board supports the submission of the Governors Bay Save the Jetty Trust for funding, as attached to this submission.

Attached Documents

| File |
|--|
| Banks Peninsula Community Board - Submission on Draft Annual Plan 2022 - 23 April 2022 |

To: Christchurch City Council
PO Box 73017
Christchurch 8156
[REDACTED]

Submission On: Draft Annual Plan 2022/23

By: Te Pātaka o Rākaihautū Banks Peninsula Community Board

Contact: Lyttelton Service Centre
PO Box 73027
Christchurch 8154
[REDACTED]

Date: 18 April 2022

1. INTRODUCTION

The Te Pātaka o Rākaihautū/Banks Peninsula Community Board (the "Board") appreciates the opportunity to share its feedback with the Christchurch City Council on the Draft Annual Plan 2022/23.

The Board's statutory role is "to represent, and act as an advocate for, the interests of its community" and "to prepare an annual submission to the territorial authority for expenditure within the community" (Local Government Act 2002, Section 52). The Board is providing this submission in its capacity as a representative of the communities in the Banks Peninsula Ward – Akaroa, Ōhinehou Lyttelton, Te Waipapa Mount Herbert, and Wairewa Little River.

The Board wishes to be heard in support of this submission.

2. SUBMISSION

1) What do you think of our proposed average residential rates increase of 4.86% and 4.96% across all ratepayers (which is lower than the 4.97% signalled in the Long Term Plan 2021–31)?

The Board appreciates that the Council has endeavoured to keep rate increases as low as possible while our communities and motu continue to grapple with an ongoing Covid-19 pandemic, inflation, and the impacts of the conflict in Ukraine. As with this year, the Board asks that the Council does not raise future rates above what was forecasted in the Long Term Plan 2021/31, and continues to ensure that any rates increases are reasonable and aimed at the continued delivery of levels of service.

2) Do you have any comments about our proposed changes to revenue, spending and borrowing?

The Board understands the Draft Annual Plan's focus on deliverability, especially as we continue to navigate a changed economic environment. The Board would encourage the Council to look to community-focused shovel-ready projects that could be pulled forward where others are delayed. The installation of a half basketball court at Le Bons Bay is an important community project that is also deliverable in the next financial year with adequate funding support. The community is committed to fundraising to help fund the project, and the Board requests that the Council allocate \$45,000 in funding to help see this project achieved. The Board raised this project in its Long Term Plan submission and believes that this community aspiration is achievable through partnership.

The Board notes that the Le Bons Bay Reserve Management Committee advocated for this project in its Annual Plan submission.

3) We're proposing some changes to our Revenue and Financing and Rates Remission policies – do you have any comments?

The Board fully supports the Council's proposal to update its policy on Māori freehold land and has made a separate submission to this effect.

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Yours sincerely,



Tori Peden

Chairperson

Te Pātaka o Rākaihautū/Banks Peninsula Community Board

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TE MANA TIAKI I TE ARA AKITU

SUMMIT ROAD PROTECTION AUTHORITY

30 March 2022

Annual Plan Submissions
Christchurch City Council
PO Box 73017
CHRISTCHURCH 8154

**TE MANA TIAKI I TE ARA AKITU / SUMMIT ROAD PROTECTION AUTHORITY
SUBMISSION ON THE CHRISTCHURCH CITY COUNCIL'S DRAFT ANNUAL PLAN 2022-23**

The Summit Road Protection Authority is constituted under the Summit Road (Canterbury) Protection Act 2001 and deemed by that Act of Parliament to be a joint committee of Christchurch City Council and Selwyn District Council. The Authority, however, has independent statutory powers and purposes; the purposes of its constituting Act are:

- (a) to provide for the preservation and protection of the scenic amenity associated with the Summit Road and other roads, walkways, paths, and public open spaces within the protected land;
- (b) to provide for the preservation and protection of natural amenities associated with land within the protected area;
- (c) to provide for the improvement of facilities for the public enjoyment of the scenic amenity and the natural amenities.

The Authority notes that the City Council on 22 March 2018 resolved to not approve the installation of proposed Prohibited Times on Road Restrictions for the Summit Road following a significant response to the public consultation indicating the high significance of the Summit Road to the greater Christchurch region.

The City Council also resolved at that meeting in March 2018 to request: "that the Port Hills Management Plan be advanced **as soon as possible** [emphasis added] recognising that the outcomes and objectives of that Plan may assist in achieving positive outcomes for the Summit Road and other affected roads in the area covered by that Plan."

The Authority requests that the City Council in considering its draft Annual Plan makes provision to fulfil this resolution, and is mindful of the city-wide significance of the Summit Road.

The Authority has long seen the need for a management plan for the Port Hills to protect and enhance the area's amenities and facilities for the public enjoyment of its recreational, cultural, aesthetic, ecological and geological attributes. Its **attached** vision for the Summit



Road and Port Hills, recommending the development of a management plan, was authored prior to the commencement of the Canterbury Earthquake Sequence, which clearly caused some interruption to its advancement, though the City Council has since resolved to advance a management plan as soon as possible.

The Authority and its Advisory Committee wish to make the following joint submission:
Request that the City Council gives appropriate prioritisation to the advancement of a Port Hills Management Plan in line with its resolution of 22 March 2018 to request that the Plan be advanced as soon as possible recognising that the outcomes and objectives of that Plan may assist in achieving positive outcomes for the Summit Road and other affected roads in the area covered by that Plan.

The Authority and its Advisory Committee:

- wish to thank the City Council for receiving this submission;
- acknowledge the long service of retired Council Senior Policy Planner, Kelvin McMillan, as the open space expert on the Advisory Committee until his recent retirement;
- thank the City Council for the support provided by Council staff and its systems they provide the Authority (noting the continued need for the fulfilment of its statutory role);
- wish to recognise that Council staff have often supported the Authority on top of their ordinary work and pro bono.

The advancement of a Port Hills Management Plan, together with the reform of the RMA and evolution of the ownership and management of the protected land since the enactment of the Summit Road (Canterbury) Act (originally in 1963) may support a vision for the Summit Road and Port Hills that supersedes the transformative role the Act had in fairly bedding in protection of Summit Road's amenities. In the interim, the Authority requests that the City Council make more provision for the executive functions of the Authority to be carried by council staff, including integrating compliance and consent and compensation processing as needed into Council systems and teams.

The Authority and Advisory Committee are composed of appointees/nominees as listed below of: Christchurch City Council (one delegated to Te Pātaka o Rākahautū / Banks Peninsula Community Board), Selwyn District Council, Summit Road Society Inc., the Minister of Conservation, Environment Canterbury, Te Hapū o Ngāti Wheke Inc. (Rāpaki), and the other owners of the protected land.

Summit Road Protection Authority and its Advisory Committee

Tim Scandrett, Jeff Bland, Tori Peden, Paul Loughton, Hana Walton, Peter Graham, Denis Aldridge, Gill Jenkins



TE MANA TIAKI I TE ARA AKITU



A New Vision For The Summit Road And Port Hills

"A Heritage Road Through A Park"

Executive Summary

A new vision for the maintenance and heritage development of the Summit Road is urgently needed. It is now over a century since the Road was first conceived and the first section of it was built. During that time there have been huge changes in the ways in which New Zealanders live and play. These have had a major impact on how the Road is used, and they also indicate how it could better be used.

The most important differences between then and now which affect the use of the Road are:

- Changes in private motor vehicle ownership and use patterns;
- Changes in outdoor recreation activities;
- Changes in attitudes and activities related to natural and human heritage conservation and interpretation, and;
- Changes in land use on the Port Hills and the increasing areas of land adjoining the road that are now in public and trust ownership.

All these changes mean that it is time to re-visit the original vision for the Road, and see how it can be reinterpreted to take into account a century of changes. While circumstances may have changed, the intentions of Harry Ell and others who brought the Road into being remain as valid as ever.

This paper;

- Examines what changed circumstances mean for the Summit Road today, in the light of the original vision of its founder, Harry Ell; and
- Outlines a vision for the Road which is appropriate to twenty-first century circumstances while still remaining true to the original vision of its creators.

This paper is intended as an orientation guide and resource for Community Boards, and for Council staff who have responsibility for parks, reserves and open spaces, outdoor recreation, roading and traffic management, tourism, natural and built heritage conservation and protection.

The Summit Road encompasses all these areas of interest and value. The Summit Road Protection Authority believes it is now time for Council to take an integrated approach to planning for the use of the Summit Road and surrounding areas which takes into account its multiple and overlapping values and uses.

Our vision of *A Heritage Road Through A Park* is intended to make it easier to understand how all these uses and values connect to each other, and to facilitate planning and development which will enhance all these aspects of the Road for those who come to enjoy the 'summit experience' which it offers.



TE MANA TIAKI I TE ARA AKITU



1. The Summit Road then and now

The importance of the Summit Road and the sky line of the Port Hills as the landscape backdrop of the City of Christchurch, has been recognised by a special Act of Parliament for over 40 years now. For over 60 years the Summit Road Protection Society has provided strong community leadership and support in these matters. A number of landowners in the area have also made important contributions.

The Summit Road today has uses which were never envisaged by its creators. So does the surrounding land. Some of these users and uses enhance the recreational amenity and heritage values of the road, and some detract from it. The Summit Road Protection Authority has the following principal areas of concern with regard to the changes in the way the road is used today, which need to be addressed if the Road is to stay true to the purposes for which it was created – to give its users better access to natural beauty and recreation along the summit of the Port Hills.

a) Changes in private motor vehicle ownership and use patterns

When Sir Charles Bowen broke the first sod on the Summit Road in 1908, motor vehicles were a very recent invention and very few individuals or families owned a private motor vehicle. The Summit Road was not originally intended for use by motor cars, but rather by walkers, coaches and horse riders, and perhaps by some rugged cyclists. The rest houses on the road were intended for the benefit of tired, hungry and thirsty walkers and riders, not for motorists able to cart their own refreshments (or toss food and drink containers out of car windows on to the Road).

The Road was later sealed making it much more convenient for motorists, although its narrow and winding nature means it is still a challenging drive, albeit a very pleasant one if taken slowly. Since being sealed it has become a wonderful cycle route. Walkers are now perhaps better served by the Crater Rim Walkway, which loops around and across the Road, yet the Road itself may still offer the best views and photo opportunities, as well as access to historic sites.

Unfortunately, by the end of the twentieth century some motorists had begun making destructive use of the Road, and this destructive usage has become worse over the past ten years. The so-called 'boy racers' use the Road at night in ways which endanger other road users, damage the carriage way, and pose a threat to the surrounding land and vegetation from off-road car use, fire and leaking car wrecks. Also there has been many incidents of vandalism to signs, toilets and fences, the theft of stock and dumping of rubbish. The relative isolation of the Road means that policing such behaviour is difficult, and problems keep recurring. There is also a need for better fire-fighting facilities, possibly with helicopter access.

The Authority has spent many meetings deliberating on the best way to deal with this threat to the Road, and has come to the conclusion that the best way forward is to enhance the Road experience for bona fide users by upgrading the amenity status of the Road to *A Heritage Road Through A Park*. This would at the same time provide for stronger measures for traffic control



TE MANA TIAKI I TE ARA AKITU

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and restriction (such as those currently applied in Victoria Park) and hence better options for protecting the Road from misuse.

b) Changes in outdoor recreational activities

When the Road was built bicycles were the standard form of every-day personal transport, and were also used for carrying light loads. Bicycles have changed in the course of a century from heavy, gear-less machines, used by a majority for getting to school and work, to light, multi-geared machines used by a minority for mainly recreational purposes, such as road-touring, road racing and off-road ('mountain') biking.

The Summit Road is an increasingly popular destination and route for recreational cyclists of all kinds. This is totally within the spirit of the original vision for the Road, but raises safety issues when cycles share a narrow and winding road with modern motor vehicles. There are also issues around off-road biking on tracks and roadsides which are either intended primarily for walkers, or have vegetation that needs protection. Cyclists cannot damage the Road itself in the way in which motorists can, but they are quite capable of creating nuisances, from littering to traffic hazards. The Authority is of the view that cyclists as well as motorists need to be aware that the Road is not just any old race track. Tourist traffic along the Summit Road is increasing with greater use by campervans.

We consider that their safety, as well as their amenity, along with that of other road-users, would be enhanced by developing the Summit Road as *A Heritage Road Through A Park*.

c) Changes in attitudes and activities related to natural and human heritage conservation and interpretation, and changes in land use

When the Summit Road was conceived, most of the native forest on the Port Hills had been destroyed, the tui and several other native bird species had gone or become very rare, and there was only one bush reserve of any size which ran from the valley floor to the summit (Kennedy's Bush).

The purchase and preservation of Kennedy's Bush was Harry Ell's first big achievement with regard to conserving nature and providing public access to it. In his mind the Summit Road was primarily a route for improving public access to the unique natural heritage – geological, biological, ecological – of the Port Hills. It was also meant to give access to the glorious aesthetic values of the hill landscape itself, and the magnificent views of harbour, plains and mountains from the Hills. Ell was a friend of New Zealand's leading botanist (and premier ecologist) of the time, Dr Leonard Cockayne, and accompanied him on many botanical explorations. Their work built on the work of earlier notable Canterbury naturalists, such as Thomas Potts of Ohinetahi, and has contributed to that of their notable successors, such as Hugh Wilson.

Harry Ell was a leading exemplar of and advocate for the changing mindset towards native species and ecosystems which began to occur at the beginning of the twentieth century in New Zealand. Although Ell's dream of large roadside bush reserves every few miles across the Canterbury Plains never came to pass, once he focussed his energies on a particular place, his



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beloved Port Hills, he was able to inspire others to take more care of their natural heritage, to conserve and enhance it.

By the end of the twentieth century Kennedy's Bush and the few other much smaller nature reserves adjacent to the Summit Road had been joined by a good number of other, much larger, reserves. Today almost three-quarters of the Road passes through or beside reserved land. (See Appendix I – Map of the Summit Road and adjacent reserves). Some reserves are being developed and maintained mainly for recreational purposes (mostly off-road biking and/or walking) while in others nature and biodiversity protection and restoration is the primary focus. Both types of reserve also provide landscape amenity, whether at close range or when viewed from the city.

The natural values and public use and amenity values of the land adjacent to the Summit Road are therefore much higher than they were when it was first built, and they have the potential to be further enhanced with careful planning and development work. In addition, the Road now has its own intrinsic heritage value, and its stories are part of Canterbury's history. It has the historic rest and refreshment houses which Ell envisaged, although today only the Sign of the Kiwi is fully functional in this regard. It has old milestones, horse troughs, gateposts, and stone seats.

Over this time pastoral farming activity on the Port Hills has been reducing as market conditions have changed and more land has been acquired for reserves.

The Authority believe that the time has come to better recognise, protect and celebrate the heritage of the Road itself, as well as to integrate its management with the now extensive areas of public and trust land adjoining.

d) Changes in administrative arrangements

Over recent years the number of local Councils having jurisdiction over the Port Hills has reduced from five to just two, the Christchurch City Council and the Selwyn District Council. Since the original Summit Road Protection Act of 1963, the Resource Management Act was passed in 1991 providing the potential for District Plans to better achieve many of the outcomes sort by the 1963 Act.

2. A Vision for the Future

A century of change has brought good things for much of the land beside the Road, with more conservation and restoration of nature and more opportunities for outdoor recreation. At the same time it has created problems for the Road itself, and for recreational users of the Road. Further, it has created problems with regard to the proper recognition, protection and enjoyment of the now historic sides and artefacts along the Road.

The role of the Authority is to safeguard the Road from inappropriate development, and to protect and promote (as far as its budget allows) the heritage and landscape values of the Road and adjoining land. (See Appendix II – The Role of the Summit Road Protection Authority). The Authority does not own the Road nor have the powers to regulate its daily



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use. It can only advise those with these powers on how to best manage the Road, so that the purposes for which it was built are protected, and where possible enhanced.

The Authority is the statutory guardian for the Road and its purposes, and it is from this position of knowledge of and responsibility for the Road that we have developed a twenty-first century vision for the Summit Road – a vision of *A Heritage Road through A Park*. This concept included measures aimed at enhancing the Road's status, protecting its heritage, promoting its values, and streamlining and improving its management. Specific actions which we would like to see taken to these ends are given in the Recommendation. The important elements of the vision are sketched out below.

a) Improved status for the Road

While the Summit Road is arguably the highest status road in the whole country, by virtue of having its own unique Act of Parliament, this fact is hard to reconcile with the reality of the Road itself today. Travelling along the Road and seeing the extent of vandalism on the roadway and its adjacent features, and also seeing that there is almost nothing by way of signage or interpretation that indicates that this is a special road, and tells the traveller what its special nature consists of, one would be forgiven for thinking that the Road is just a sealed track, of no special value or merit. Only the solidly-built Sign of the Kiwi gives any hint that this road was meant to be something special.

The Christchurch City Council web page for visitors informs them that "travelling by foot or wheel, the Summit Road winds tantalisingly around the rims of two extinct volcanoes and offers the traveller enough scenic views to fill a lifetime". Correct grammar and geology are not the only things lacking in this sentence. It does not tell visitors how to get to the Road, let alone all the other things that are special about it. Nor are there links to a page with a map of the Road, a history of the Road, information on natural features to be seen from the Road, or anything else that would really encourage a visitor to experience what the Road has to offer. (By contrast, there are links to visitor attractions of much lesser historic, natural and recreational value, such as the restaurant tram).

In the Authority's view this is a great opportunity missed. We would like to work with the Council in improving the status of the Road so that it is both a draw card for visitors (encouraging them to stay longer in Christchurch, when they find out that they can have a great encounter with nature and some recreational thrills right here, and don't need to go further south), and for citizens who can come to this natural playground regularly.

The best way to do this is to manage and promote the Road in a way which is consistent with what it has to offer – hence the concept of *A Heritage Road Through A Park*. The Road needs its own integrated management plan which recognises that:

- Most of the Road now passes through or runs beside reserve lands with public access ie it is a road through a de facto park, and
- The Road is of significant historical value in itself ie it is a heritage road.

An integrated management plan for the Road would use these two concepts as its guiding principles.



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It would also make explicit provision for remedying the major problems which are currently stand in the way of realising the *Heritage Road Through A Park* vision. These are outlined in (b) and (c) below:

b) Better indication and interpretation of the Road

The Summit Road needs proper signage at appropriate points eg Evans Pass, Dyers Pass, Gebbies Pass which indicate that the Road begins, ends or continues at these points. These signs can be simple (ideally of stone and wood) and need only indicate the name of the Road. They should also be all of the same design.

Signage for reserves and tracks beside and leading from the road also needs to be improved to a more uniform and consistent standard. Interpretation panels are needed at or close to key features on the Road, and/or at the points of entry to the Road. The Authority currently has some money in its budget allocated for signage, including interpretative panels, and would like to work in with the Council to make its contribution to better signage and interpretation for the whole road.

c) Better protection for the Road and its users

The Road itself, and roadside structures, including car parks, are being regularly damaged by motorised vandals. Dangerous driving also puts other road-users at risk. It is not possible to police such behaviour adequately, and therefore other preventive measures must be considered.

These could include reducing the speed limit on the Road, and closing all or part of the Road to motor vehicles (except for the passes, and with provision made for residents who live beside the road) between dusk and dawn.

The Road is not an essential route to anywhere, and while closing the road to cars would be somewhat inconvenient to residents along the Road, as well as to those few citizens who find it a pleasant place for peaceful night-time driving, it would be easy to ascertain if the majority of residents prefer this inconvenience to destructive drivers on the road at night, while bona fide night-time drivers would surely appreciate the public good reasons for a night-time closure.

All recreational drivers and other users of the Road would also be reconciled to any speed restrictions and closures by knowing that as a result the Road would be safer and more pleasant to use.

3. Further Work

Further work needs to be undertaken to investigate how the integration of the management of public reserves and private trust lands with the Summit Road itself, can better promote the objectives of the Summit Road Protection Act and further the concept of a "Scenic Drive" or "A Heritage Road Through A Park", and ensure that in the ongoing management and planning of the Port Hills, the original vision of Harry Ell to develop a scenic roadway along the summit is not lost.



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In particularly this work would establish:

- An overview of the present patterns of reserves/trust lands along the Summit Road between Evans Pass and Gebbies Pass.
- An overview of existing management plans and goals/objectives for existing reserves and trust lands and previous studies into these matters.
- An understanding of the purpose, function and classification of the Summit Road from Evans Pass to Gebbies Pass.
- Establish the views of existing management personnel of reserves/trust/roads and identify issues, problems and opportunity and possible forms of future management.
- Identify statutory restraints that may limit opportunities for developing the vision.
- Possible scope of concept in terms of adjoining reserves such as Godley Head, how far down the hill it should extend, retention of access to private land, and links with the Gondola, 'Sign of the Kiwi', Bridle Path and Rapaki Track, and the development of wider cycleways across Banks Peninsula.
- Examples with illustrations of similar 'scenic drives' in New Zealand and overseas.
- Identify and illustrate opportunities and ways ahead that would help achieve of the vision.

4. Recommendation

That the Christchurch City Council investigate the ways in which improving the status of the Summit Road to *A Heritage Road Through A Park*, including developing an integrated management plan for the Road and adjacent reserve land would meet the objectives of both the Council and the Summit Road Protection Authority, (within its jurisdiction) with regard to enhancing the heritage and natural values of the road and adjacent reserves, making it a safer and more enjoyable place for all users.

Appendix I – Map of the Summit Road and adjacent reserves

Appendix II – Background to the Summit Road Protection Authority



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Appendix I

Map Of The Summit Road And Adjacent Reserves



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Appendix II

Background to the Summit Road Protection Authority

In 1963 Parliament enacted the Summit Road (Canterbury) Protection Act. This Act was originally administered by the Christchurch Regional Planning Authority, then by the Canterbury United Council and between 1989 and 1992, the Canterbury Regional Council. In 1993 Parliament amended the 1963 Act to provide for the establishment of the Summit Road Protection Authority as a joint standing committee of the Christchurch City Council, the Banks Peninsula District Council and the Selwyn District Council.

The Summit Road Protection Authority was established on 1 July 1993.

The function of the Authority is to carry out its responsibilities under the Summit Road (Canterbury) Protection Act 2001. The purposes of this Act are as follows:

- To provide for the preservation and protection of the scenic amenity associated with the Summit Road and other roads, walkways, paths and public open spaces within the protected land;
- To provide for the preservation and protection of natural amenities of land within the protected area;
- To provide for the improvement of facilities for the public enjoyment of the scenic amenity and the natural amenities.

Scenic amenity includes the extensive views from the Summit Road and other roads, paths and parks within the protected land, to the Port Hills, Christchurch, the Plains and the Harbour. Natural amenities means the natural or physical qualities of an area that contribute to people's appreciation of its pleasantness, coherence and cultural and recreation attributes.

The area protected by the Act runs along the summit of the Port Hills from Evans Pass to Gebbies Pass and is generally the land above a line running about 30 metres below the Summit Road.

In carrying out its functions, the Authority has identified four areas of significant activity:

- Regulation
- Advice and advocacy
- Provision of interpretative facilities
- General administration

In March 2006, Banks Peninsula District Council joined with the Christchurch City Council. As a result, membership of the Authority changed to include two representatives of the Christchurch City Council and one of Selwyn District Council.

The Authority is advised by an Advisory Committee who include representatives of the land owners, the Department of Conservation, The Summit Road Society, Ngāi Tahu, Environment Canterbury and an open space expert.



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Council Annual Plan
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Our Draft Annual Plan 2022/23

Submitter Details

Submission Date: 12/04/2022
First name: Tori Last name: Peden
If you are responding on behalf of a recognised organisation please provide organisation name:
Summit Road Protection Authority

Your role in the organisation and the number of people your organisation represents:
Member

Would you like to speak to the Council about your submission?
☒ Yes
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

Attached Documents

| File |
|--|
| Summit Road Protection Authority Submission on CCC Draft Annual Plan 2022-23 |

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Our Draft Annual Plan 2022/23

Submitter Details

Submission Date: 17/04/2022

First name: Margaret Last name: Stewart

Your role in the organisation and the number of people your organisation represents:

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

Feedback

1.6 Further Comments

Where is our Community Centre? It has been 11 long years since the February earthquake and we are still waiting for the Shirley Community Centre to be rebuilt. Please make it a priority for the 22/23 financial year. The Council received insurance money for it and we have been waiting 11 years in good faith for the Shirley Community Centre to be rebuilt. Get it done!

Start spending developer fees in the suburbs where mature trees and mature houses are being destroyed and put in the landfill so developers can make a quick easy buck building tomorrow's tenements without any thoughts for the local communities who have to live in these treeless, characterless, soulless concrete jungles with no off road or even on road car parking, privacy or sunlight.

Stop putting the rates up. They are becoming sky high and unaffordable to many residents. Unlike the Council we don't have a money tree at the garden. Stop spending rate payers money on nice to have but not essential or affordable covered stadiums and divert the funding to replace well used, pre existing, pre earthquake community facilities so that, going forward, we don't have to postpone a recent car boot sale held at 10 Shirley Road three times because of the rain.

Finally redesign your feedback forms so they are more open and easy to use instead of asking mainly leading questions that are very broad and difficult to answer leaving just one comments box where we can write what we really want to talk to you about.

I look forward to speaking to the mayor and the counsellors yet again about rebuilding the Shirley Community Centre ASAP. As those of us from Where is our Community Centre stated last year we are not going away until

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the Shirley Community Centre has been rebuilt. My nearby house is almost repaired after almost 12 years since the September earthquake. Let's make this a double and enjoy a celebration at our rebuilt community centre

Attached Documents

| File |
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| No records to display. |

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Our Draft Annual Plan 2022/23 from Darbyshire, Mark

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Our Draft Annual Plan 2022/23

Submitter Details

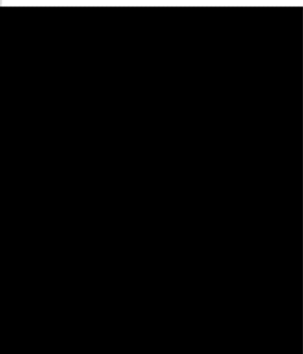
First name: Mark Last name: Darbyshire

Your role in the organisation and the number of people your organisation represents:

Postal address:

Suburb:

City:



Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

Feedback

1.1 What do you think of our proposed average residential rates increase of 4.86% and 4.96% across all ratepayers (which is lower than the 4.97% signalled in the Long Term Plan 2021–31)?

These rises seem modest compared to inflation over the past year. As long as we're getting good value for money, we're spending the money on community-focused projects, and the impact on low-income households has been considered, then I support whatever rises are necessary to create a thriving community along with the infrastructure it needs.

1.5 Do you have any comments about our capital programme (for example, our roads and footpaths, our water, wastewater, surface water and waterways, our facilities and our parks)?

Created by Consult24 Online Submissions Page 1 of 2

Our Draft Annual Plan 2022/23 from Darbyshire, Mark
Performing Arts Precinct

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At a bare minimum, funding for the Performing Arts Precinct must include provision for a temporary community arts space.

In 2018, I volunteered at the Little Andromeda pop-up theatre in the Performing Arts Precinct. It was an honour to see the precinct so vividly activated for two months. It was a vision of the future – a precinct that is accessible to all community arts organisations, festivals, and independent artists. It filled our community with hope that the city centre would become inclusive to all artists, not just the big players in the Christchurch industry. We dared to dream we would finally get the full range of spaces we need, both to support our emerging arts industry and to attract visiting performers. But after two months the tent was pulled down, the dust settled, and life went back to the way it always was. Now the Court Theatre is slowly building on that site. Meanwhile community theatre is still relegated to performing in schools. Touring artists still lack the the medium-sized spaces they need to justify visiting Christchurch.

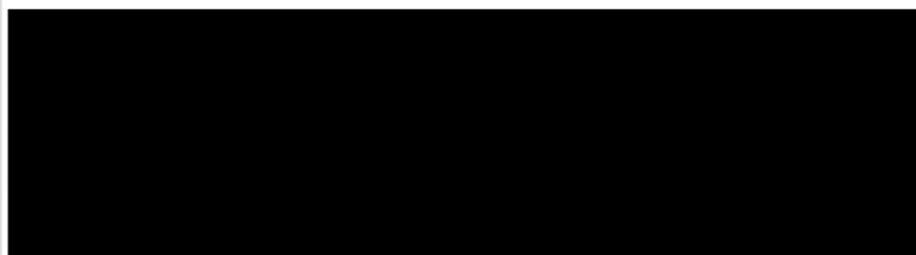
I understand that a coalition of arts organisations is developing a proposal (for release in early May) that will demonstrate how a temporary arts space could quickly be built to activate the precinct, draw in the community, and support a diverse range of festivals, organisations, and performers. A community-focused project along these lines should be prioritised above pumping any more money into big projects like the Court Theatre.

A temporary, largely outdoor arts space isn't a permanent solution (eventually we need more indoor spaces) but it is a valuable stepping-stone that will instantly activate the precinct, build a thriving arts community, tide us over for a few years, and demonstrate the case for a more permanent facility.

Climate change

I support the Draft Annual Plan's stated focus on climate change. However, looking through the document, climate change doesn't get mentioned very often. I would support anything that increases the focus on climate change and other environmental issues. We owe it to current and future generations.

1.6 Any further comments



Attached Documents

| File |
|------------------------|
| No records to display. |


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19 April 2022


Ann Tomlinson
Senior Engagement Advisor
Christchurch City Council


Via email: 

Tēnā koe Ann,

RE: Submission on Draft Annual Plan 2022/2023

Please find attached a submission lodged on behalf of Te Rūnanga o Ngāi Tahu on the draft Annual Plan 2022/2023

We trust the information contained within the submission is sufficient; however, should you wish to discuss any aspect further, please do not hesitate to contact Tanya Stevens on 

Naku noa, 

Mark Witehira
Programme Leader - Mauri


Te Rūnanga o Ngāi Tahu
15 Show Place, Addington, Christchurch 8024
PO Box 13-046, Christchurch, New Zealand
Phone + 64 3 366 4344, 0800 KAI TAHU
Email: info@ngaitahu.iwi.nz
Website: www.ngaitahu.iwi.nz

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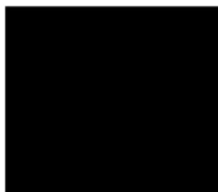
To: Christchurch City Council

Via email: 

Name of submitters: Te Rūnanga o Ngāi Tahu.

1. This is a submission on the draft Christchurch City Council Annual Plan 2022-2023.
2. Te Rūnanga o Ngāi Tahu wishes to be heard in support of its submission.

Signed for and on behalf of Te Rūnanga o Ngāi Tahu.



Mark Witehira

Programme Leader – Mauri, Te Rūnanga o Ngāi Tahu

Introduction

1. This submission is made on behalf of Te Rūnanga o Ngāi Tahu.

Papatipu Rūnanga

2. The Te Rūnanga o Ngāi Tahu Act 1996 (the TRoNT Act) and the Ngāi Tahu Claims Settlement Act 1998 (the Settlement Act) give recognition to the status of Papatipu Rūnanga as kaitiaki and manawhenua of the natural resources within their takiwā boundaries.
3. Akaroa and Akaroa Harbour, including Takapūneke, are within the takiwā of Ōnuku Rūnanga.

Te Rūnanga o Ngāi Tahu

4. Te Rūnanga o Ngāi Tahu (**Te Rūnanga**) is the tribal representative body of Ngāi Tahu Whānui. It is a body corporate established under section 16 of the TRoNT Act. Section 15(1) of the TRoNT Act states:

Te Rūnanga o Ngāi Tahu shall be recognised for all purposes as the representative of Ngāi Tahu Whānui.

5. In paragraph 7 of section 6 of the Settlement Act (recording the Crown's apology) Ngāi Tahu is recognised "as the tangata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui." It has therefore been clearly affirmed in statute that Te Rūnanga o Ngāi Tahu is the sole representative of Ngāi Tahu Whānui, the iwi that is tangata whenua within the Ngāi Tahu Takiwā.
6. The attention of Christchurch City Council is respectfully drawn to the special status of Te Rūnanga o Ngāi Tahu. Te Rūnanga o Ngāi Tahu notes that this submission should not be treated as a single submission, in the manner customarily adopted, but should be accorded the status and weight due to the tribal collective, Ngāi Tahu Whānui, which it represents.
7. There are currently over 70,000 members of Ngāi Tahu Whānui whose names are registered on the roll in accordance with section 8 of the TRoNT Act and this number continues to grow.
8. Notwithstanding its statutory status as the representative voice of Ngāi Tahu Whānui "for all purposes", Te Rūnanga o Ngāi Tahu accepts and respects the right of individuals and Papatipu Rūnanga to make their own submissions.

Background

Takapūneke

9. Geographically, Takapūneke forms part of the rich and diverse volcanic landscape of Te Pātaka-a-Rākaihautū. Located on one of the lower eastern volcanic slopes facing inwards towards Akaroa Harbour. The lower portions of the site which face the harbour are gently undulating while the remainder of the site contains a series of valleys, ridges and grassy slopes.
10. Takapūneke is located approximately 1.8 km south-west of Akaroa township, Canterbury's oldest town, and the only settlement in New Zealand to be founded by French settlers. Takapūneke was originally the name of the kāinga but is now applied to the whole bay which also is known as Red House Bay.
11. Akaroa has a distinctive French character which is reflected in the architecture and names of streets, making this quaint town a popular visitor attraction. Takapūneke is within easy walking distance of Akaroa, yet in despite of its close proximity to a popular tourist destination, the historical significance of Takapūneke is known by very few. The remnants of European history on this site are clearly evident. The old Immigration Barracks building and Red House (built in the 1920's) are situated near the foreshore along with the Akaroa Sewage Treatment Plant within the southern portion of the site. The large open expanse of pasture that formed Greens Point speaks of the pastoral past and the Britomart Memorial which stands proud on the Britomart Historic Reserve is a symbol of colonization. The Britomart Memorial was erected in 1897 to mark the 60th anniversary of the commencement of Queen Victoria's reign.¹
12. Physical Māori history of the site is far less evident. The cultural narrative of this landscape does not manifest itself in monuments, but instead, is intrinsic to the landscape and the ancestral connection between people and place. A summary timeline of important historical events on Takapūneke is set out in **Appendix One**. A detailed description of Takapūneke is set out in the Takapūneke Conservation Report 2012 provided in **Appendix Two**.

Takapūneke Reserve

13. Takapūneke Historic Reserve was created in 2010. In light of the extensive history of the site, it is immensely important to both Ōnuku Rūnanga and Ngāi Tahu more generally, but also the wider community. As a destination Takapūneke has the potential to be a place of learning, reflection, for ecological haven, and to respond through landscaping to the cultural values of the site.


¹ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. pp29.

14. A Takapūneke Reserve Landscape Master Plan has been developed in accordance with the reserves plan. Work on implementing this has commenced, but further funding is required to complete this important mahi.

Draft Annual Plan 2022-2023 – funding sought

15. Additional funding is sought to deliver the Takapūneke Reserve Landscape Master Plan:
- Ōnuku Rūnanga in partnership with CCC have been working together over the past 4 years to design and deliver the Takapūneke Reserve Landscape Master Plan – stage one.
 - Ōnuku Rūnanga and Te Rūnanga through the Ngāi Tahu fund have contributed \$50,000 towards the design and fabrication of Pou tū te Raki o Te Maiharanui and entrance palisade. Ōnuku Rūnanga has also contributed significant time and resources to ensure this project meets the aspirations and values of mana whenua. Ōnuku Rūnanga will also be contributing \$12,500 towards the purchase of native plants.
 - Due to a range of issues such as COVID restrictions, difficult soil conditions and increases in the cost of materials, Stage One landscape works requires further funding of **\$500,000** to complete:
 - Feature timber panelling depicting the cultural and heritage story on the retaining walls
 - Seating designed and placed to as part of the overall design
 - The landscaping of the takarangi including the purchase of additional plants
 - Sand blasting of Māori design into the concrete inserts at strategic points of the takarangi
 - Project management
 - Instillation of the palisade fencing representative of the historic site.
16. Ōnuku Rūnanga, supported by Te Rūnanga seeks the above funding (\$500,000) to be allocated to this project via the Annual Plan 2022-2023. The reasons for this are as follows:
- Takapūneke is a wāhi tapu and the location of historic events that are of relevance and importance to the nation.
 - As a Reserve the site is open to the community. The heritage and importance of the site can be appropriately represented and managed via the implementation of the master plan.
 - Considerable time and investment has already been made by Ōnuku Rūnanga in addition to Christchurch City Council. It is essential that this important work is completed in a manner that is appropriate to the site.

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We wish the Council to make the following decision

17. To provide additional funding as sought by Ōnuku Runanga to support the completion of works on Takapūneke Reserve.

Item 3

Attachment B

APPENDIX ONE

HISTORICAL OVERVIEW, TIMELINE OF EVENTS

1820

Ūpoko Ariki of Ngāi Tahu, (Paramount Chief) Te Maiharanui established a major trading post and kāinga (village) at Takapūneke within Akaroa Harbour. Akaroa Harbour at the time was a favoured port for Europeans seeking fresh supplies.² The trading post primarily traded in processed harakeke for the purpose of cordage to early Europeans, however, other fresh supplies such as potatoes were also traded.

1824 (approximately)

Kai Huānga feud: an inter-hapū conflict that began after a woman named Murihaka was caught wearing a tōpuni (dog skin cloak) that belonged to Te Maiharanui.³ This was considered a grave insult and resulted in numerous attacks and the loss of many lives, this would later be one factor that weakened Ngāi Tahu against the attacks of Ngāti Toa.

1830

Takapūneke was attacked by the Ngāti Toa leader, Te Rauparaha, and his war party. The attack was one of a number of raids that resulted after several leading Ngāti Toa rangatira were killed in Kaiapoi pā in 1829. Te Rauparaha sought revenge and planned to kill Te Maiharanui.⁴ Te Maiharanui, his wife and daughter were captured and Takapūneke was attacked, many were killed, some escaped, and others were taken captive. Other settlements across the harbour were also attacked. The massacre that occurred on this land was enabled by an English captain and his crew. This atrocity was the first to have involved British subjects, as such it drew the attention of the British Government and prompted England to appoint a British Resident in 1832. This appointment in turn led to Britain assuming sovereignty over New Zealand and the signing of the Treaty of Waitangi in 1840.⁵

1832

James Busby was appointed as the first official British resident in New Zealand.

1832

Te Rauparaha and his taua (war party) set out again from Kapatī to lay waste to Ngāi Tahu. They first attacked Kaiapoi Pā. After sacking the pā they then headed around to Akaroa

² Evison, H., 1993. *Te Waipounamu The Green Stone Island*. Aoraki Press, Christchurch. P35

³ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P22.

⁴ Ibid

⁵ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P10.

Harbour where the peninsular hapū and some of the survivors from Kaiapoi Pā were preparing to make their stand on the fortified Onawe Pā. Te Rauparaha took the pā then continued inland raiding Wairewa and Taumutu, killing anyone they could find.⁶

1839

W. Green and W. Rhodes landed the first shipment of cattle on the South Island at Takapūneke.

1840

Te Tiriti o Waitangi: the Herald sailed into Akaroa Harbour on the towards the end of May 1840, after some discussion, two Ngāi Tahu chiefs signed at Ōnuku. The two signatories were Iwikau, rangatira of Ngāti Rangiamoa, and Tikao, rangatira of Ngāi Te Kahukura using his chosen name of John Love. He was reported by Major Bunbury as 'a very intelligent, well dressed native who spoke English better than any I have yet met within this colony.'⁷

1840

10th July, the French naval vessel L'Aube, under captain Lavaud arrived at the Bay of Islands. The French would continue their journey south, arriving in Akaroa of the 15th August, the Comet de Paris arrived two days later on the 17th August.

1840

11th August, the Union Jack was raised at Green's Point by Stanley, the captain of the Britomart to mark British Sovereignty over the South Island. Stanley was instructed to hold a court of law in Akaroa as an act of civil authority.⁸

1848

Kemps Deed: The HM sloop Fly with Commissioner Kemp on board sailed into Akaroa Harbour to meet with 500 Ngāi Tahu who had assembled at the English Blockhouse near Bruce's Hotel to discuss the purchase of Canterbury. This first meeting ended in a heated argument with Kemp saying he would leave Akaroa in two days and Ngāi Tahu had to decide by then whether to accept his terms. Piuraki Tikao, signatory to the Treaty of Waitangi, had calculated the true value of the land that the Crown wished to purchase and insisted that nothing less would suffice. He refused to sign and left the ship. Most of the chiefs eventually came around and boarded the Fly on 12 June to sign the deed and received the first instalment of the purchase price in cash. Captain James Bruce's signature is on the deed as a witness. The promised reserves of land however were not marked out before the deed was signed. This was to become significant two months later when Commissioner Mantell arrived

⁶ Evison, H., 1993. *Te Waipounamu The Green Stone Island*. Aoraki Press, Christchurch. P62

⁷ Tainui, P., *Karaweko*

⁸ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P28

to set out the promised reserves. Māori were surprised and angered when Mantell produced a map of Kemps deed that extended the western boundary from the Canterbury foothills all the way to the West Coast. Mantell quelled their anger by promising much larger reserves and a large extra payment including schools and hospitals.

The result of all this deceit was that the transaction, now considered a swindle rather than a sale, saw Ngāi Tahu part with most of Canterbury, Westland and Otago for the paltry sum of £2000.

1898

The Britomart Memoria was constructed at Green's Point to mark 60 years of Queen Victoria's reign.

1850's to 1970's

Takapūneke was farmed by successive Pākehā families. Takapūneke came to be called Red House Bay in light of the Red House (the original Red House was believed to have been located in approximately the same location of the current Red House) that was built by Green's.

1893 - 1907

The Akaroa Borough Council disposes 1 ton of night soil per week in the harbour area south side of the reef at the Red House Bay.

1964

The Akaroa County Council purchased a small area of land on the Southern side of Red House Bay as the site for a public sewage treatment plant. There is no known record or memory of consultation with Ngāi Tahu, be that through the Banks Peninsula Māori Committee or directly with Ōnuku.⁹ In a public meeting held at Ōnuku Marae relating to Akaroa wastewater in 2017, a community member stood up and stated that her father worked for Council at that time and did in fact consult with a local Māori. Who the local Māori was is unknown as no whanau member of Ōnuku has any recollection of any consultation taking place. There is no way any Māori local or not who held knowledge of the spiritual significance of Takapūneke would have agreed to a sewage treatment plant being located there.

1964

During the construction of the sewage treatment plant, middens on the small flat were destroyed.

⁹ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P40

1978

Akaroa County Council purchase the balance of Takapūneke from the Robinson family with the intention to extend the sewage plan, create a rubbish dump and potentially subdivide the more gently sloping land amongst a number of other possible uses and activities.

1979

The rubbish dump was established on Takapūneke off Ōnuku Rd. Prior to the establishment of the dump and associated service yard, the Council had sought advice from the Canterbury Museum and the Historic Places Trust in relation to the potential cultural significance of the site. The proposal was opposed by the Banks Peninsula Māori Committee, some residents who knew the history of the site and by the Historic Places Trust. Council commissioned an archaeological report to be prepared which concluded that there was no physical evidence of Māori occupation within this area as the dump site was some distance from the site which was believed to have been the kainga of Te Maiharanui (now the sewage treatment plant). It is important to note that Henery Robinson from Ōnuku and Joe Karetai, Chairperson of the Banks Peninsula Māori Committee agreed with the findings of the archaeologist, but also cautioned, that works should not extend any further than the area designated area¹⁰ as their main concern would associated with the southern western area of Takapūneke.

1992-1993

The Banks Peninsular District Council commissioned an archaeological survey of Takapūneke in advance of starting the process of subdividing the gently sloping land on the northern part of the bay leading to Green's Point. Archaeological features were identified on the south western portion of Takapūneke, but no features were identified on the northern portion, which supported Council's plan to subdivision. This was devastating news to Ōnuku Rūnanga, in particular to kaumātua Henare Robinson who had hoped findings would provide the tangible evidence needed to stop the development. "The Rūnanga did not believe that the lack of surface archaeological evidence equated to lack of cultural significance."¹¹

1993

Historian Harry Evison published *Te Wai Pounamu The Greenstone Island*. The book was a result of extensive research into Ngāi Tahu history and covered in detail the events that took place at Takapūneke in 1830.

1995

¹⁰ Ibid

¹¹ Robinson, Meri. Interview by Helen Brown Dec 2009 in Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P41

Harry Evison published an article in the Christchurch Press titled, *Akaroa Bay Outrage*. The article described the events that took place between 1830 and 1840 and brought to light the cultural significance of Takapūneke. Evison described the sewage treatment plant and dump as “the ultimate in modern cultural oppression”.¹²

1996

The Ngāi Tahu Settlement: the signing of the non-binding Heads of Agreement occurred on the 5th of October 1996, then the signing of the Deed of Settlement at Kaikōura on the 21st November 1997, and the passage of the Ngāi Tahu Claim Settlement Act on the 29th September 1998. The formal apology from the Crown to Ngāi Tahu occurred on the 29th November 1998 at Ōnuku Marae.

1996

The Council applied for resource consent to subdivide 4.7ha of land for residential development. They also proposed that the largest portion of Takapūneke on the southern side become a reserve.

1996

As a result of the Ngāi Tahu settlement, Ngāi Tahu had funds not previously available to seek professional advice and support. In 1996 Ngaire Tainui was employed by Ōnuku Rūnanga to administer and manage their affairs. In the same year, Te Rūnanga o Ngāi Tahu established an environmental management unit, Kaupapa Taiao.

1998

Believing that the subdivision was imminent and there was little that could be done to stop it, Ōnuku Rūnanga reluctantly signed a Heads of Agreement with the Banks Peninsula District Council on the condition that the Council close the dump, apologise for the past treatment of Takapūneke and turned the larger southern part of Takapūneke into a reserve. A ceremony took place where the reserve land was symbolically gifted to the rūnanga and the rūnanga then gifted the reserve back to Council. A reserve committee was established which consisted of equal numbers of Ōnuku Rūnanga members and Council.

2001

An archaeological site was disturbed during earthworks. This event and discovery resulted in the involvement of the Historic Places Trust and the Akaroa Civic Trust. On the 8th September these two groups along with Waiatai Tikao, Pere Tainui and other members of Ōnuku Rūnanga, Dr Harry Evison and Dame Anne Salmond (historian and late chair of the NZHPT Board) visited Takapūneke and Ōnuku Marae. This meeting of parties was a significant event and marked a turning point for Takapūneke. Victoria Andrews from the Akaroa Civic Trust

¹² Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P42

would from this time forward become a driving force behind the community advocacy for Takapūneke.¹³

2002

Takapūneke became the first site within the takiwā of Ngāi Tahu to be registered as a wāhi tapu. The extent of the registration included the Greens Point land that was still being considered for subdivision by Council. This northern portion of Takapūneke was included as wāhi tapu on account of the dispersal of ashes resulting from the cremation of bones by Green's in 1839.¹⁴

2002

Te Rūnanga o Ōnuku, The Akaroa Civic Trust, the Historic Places Trust and community members met at Ōnuku Marae. All parties agreed to work towards Takapūneke being secured by central government as a National Historic Reserve.

2008

The Council established an Akaroa Wastewater Working Party. This was the first step towards finding a solution to Akaroa's wastewater and removal of the sewage treatment plant from Takapūneke.¹⁵

2010

The Takapūneke Historical Reserve was formalised. The reserve combined several land parcels including the northern portion of Takapūneke that had been the subject of potential subdivision. A ceremony took place on Takapūneke to bless the newly created reserve. This event coincided with the *Ngā Roimata o Takapūneke* exhibition, which was a collaboration between Ōnuku Rūnanga, NZHPT, Akaroa Civic Trust and Akaroa Museum. The exhibition was awarded the Heritage Interpretation Award at the inaugural Christchurch Heritage Awards 2010. Victoria Andrews was also recognised for her advocacy work in insuring land destined for subdivision was integrated into the Takapūneke Historical Reserve.¹⁶

2012

The Takapūneke Conservation Report was produced by Christchurch City Council with the input from Ōnuku Rūnanga, NZHPT, the Akaroa Civic Trust and many others.

2013

Christchurch City Council gained consent to continue to discharge treated wastewater into the harbour until 2020. During heavy rain events and high use periods, raw sewage overflows into the harbour from a number of outlets within Akaroa multiple times each year.

2014

¹³ Evison, H. Interview by Helen Brown October 2009 in Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P44

¹⁴ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P42

¹⁵ Ibid P47

¹⁶ Ibid P47

Christchurch City Council sought various resource consents associated with construction of a new wastewater treatment plant for Akaroa township on a new site, and a new outfall to discharge wastewater into Akaroa Harbour. The proposal would result in the decommissioning of the existing plant located on the highly significant Takapūneke site.

Ōnuku Rūnanga, Wairewa Rūnanga, the Akaroa Taiāpure Management Committee and Te Rūnanga o Ngāi Tahu (known collectively as the Ngāi Tahu Parties) supported the new treatment plant but opposed the wastewater discharge into Akaroa Harbour. The Independent Hearing Panel granted the consents relating to the treatment plant and declined the consent applications relating to the outfall and the discharge of wastewater into the harbour. The grounds for declining the discharge were primarily due to the effects on Ngāi Tahu cultural values and lack of consideration of alternatives as required by the Resource Management Act 1991.

2016

The Takapūneke Reserve Management Plan Project Team was established to develop the reserve management plan. The team consisted of three elected members from Ōnuku Rūnanga and three members from Christchurch City Council.

2017

The Akaroa Treated Wastewater Reuse Options Working Party was established. This group consisted of representatives from Ōnuku Rūnanga and representatives from the communities affected by potential reuse options. Koukourarata Rūnanga joined this group when options within their takiwā were included.

2018

The Takapūneke Reserve Management Plan was completed. This document was a collaboration between Christchurch City Council and Ōnuku Rūnanga.

2019

The Takapūneke Co-Governance Group was established to deliver on the outcomes identified within the reserve management plan. The Co-Governance group represents a partnership between Ōnuku Rūnanga and Christchurch City Council in accordance with the principles of Te Tiriti o Waitangi.

2020

The second round of Public Consultation on the Akaroa Wastewater options commenced.

Council Annual Plan
04 May 2022

Christchurch
City Council 

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APPENDIX TWO

Takapūneke Conservation Report 2012

Item 3

Attachment B

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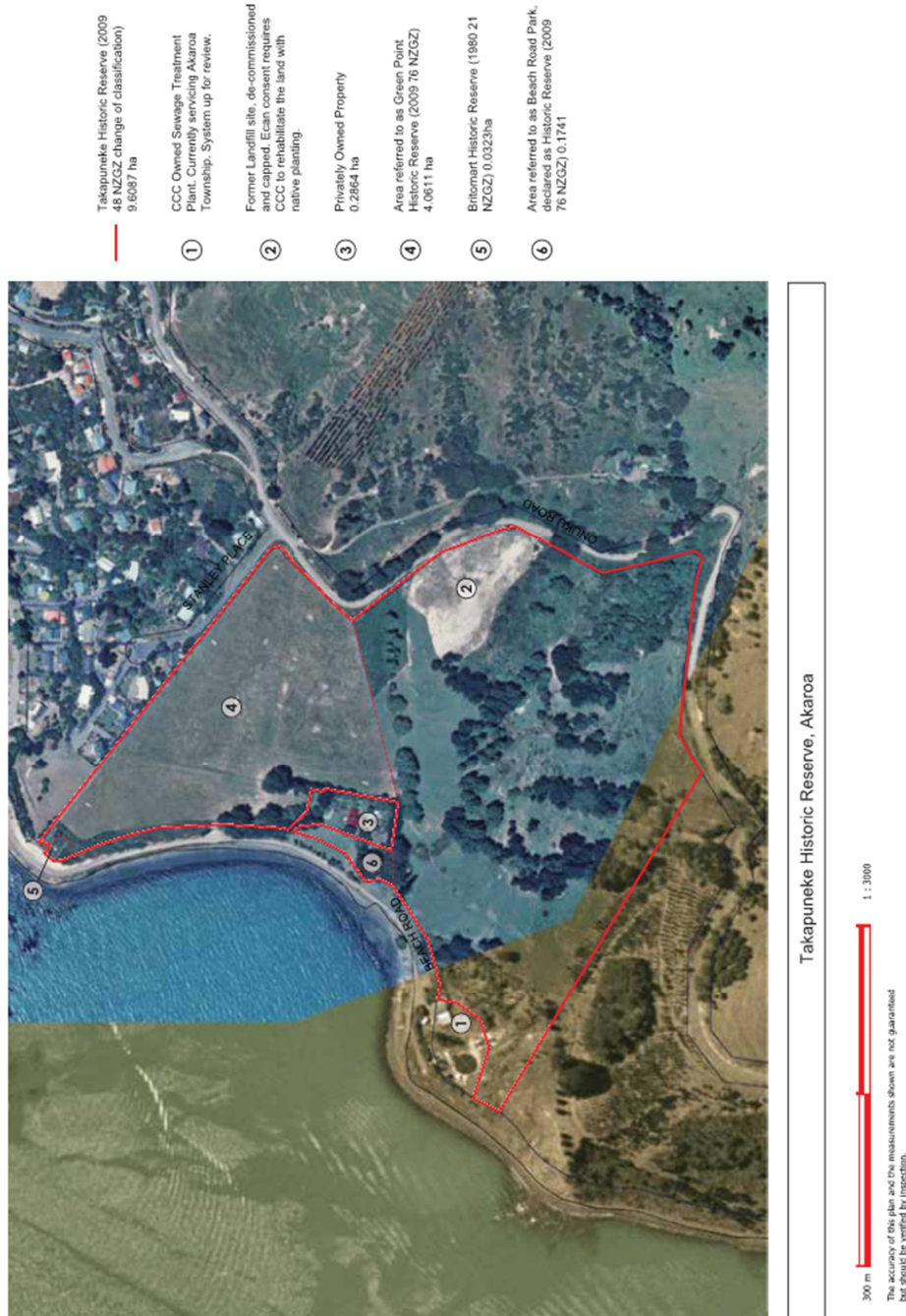
Takapūneke Conservation Report

Te whenua
Te whenua
Te oranga
Mō te iwi
Nō ngā tūpuna
Tuku iho, tuku iho



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Takapūneke | Conservation Report



Takapūneke Historic Reserve, Akaroa

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Kā Roimata

by Ariana Tikao and Maurice Gray

Kā roimata, kā roimata

Kā roimata, kā roimata

Marikihia ōu roimata

E te iwi o Rakiamoa

Mā wai rā e kōrero mō Takapūneke

Kia maumahara rā

Me manu aituā

I whakatau mai rā

Te Irihāpeti, auē te korotaki

Ka taka mai te toto o te mate

Ki te onckura, takiaue!

Ka hoki mai ki te oho

Te hī whenua ki te puāwai anō

Ariana Tikao is one of the whanau of Te Rūnanga o Ōnuku and she is an acclaimed Ngāi Tahu songwriter and performing artist. She wrote this waiata/song at the time when Takapūneke became a historic reserve. It speaks to the memories of the tragedy that happened to the early Ngāi Tahu people of that place. And it also acknowledges the healing of the whenua, and the great hopes held by Ōnuku whanau that their children and mokopuna/grandchildren will, in the future, walk the land and tell the stories of this place and the people.

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Cover Image - Takapūneke, 2009. Photograph: Malcolm Duff, NZHPT.

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1. He Kupu Whakataki – Introduction¹

The Conservation Report for Akaroa's historic Takapūneke site was commissioned by the Christchurch City Council to assist in the decision making for the future of the site, to guide the development of the Reserve Management Plan and most importantly to assist in ensuring the effective protection of Takapūneke for present and future generations.

The brief for the preparation of the Conservation Report notes that: "Takapūneke is acknowledged by Ngāi Tahu today with great sorrow for past devastation, and the protection of the land has been of paramount importance for Ngāi Tahu for many years. The action taken by the Council to recognise and protect the area as an historic reserve is a step of great importance to Ngāi Tahu".

The Conservation Report will provide an important opportunity for the Council to work in partnership with Te Rūnanga o Ōnuku and to liaise with key stakeholders and interested parties to ensure the cultural heritage values of Takapūneke are identified and safeguarded.

The New Zealand Historic Places Trust Pouhere Taonga recognises the cultural heritage significance of Takapūneke through its registration as a wāhi tapu area. It also recognises the Akaroa waterfront as an historic area.

The Conservation Report has been prepared by a team of consultants (the authors) who were contracted by the Council: Takerei Norton, John Wilson, Wendy Hoddinott, Dave Pearson, Bridget Mosley, Jenny May and Helen Brown, Māori Heritage Advisor/Pouārahi, the New Zealand Historic Places Trust.

The authors wish to acknowledge the following people and organisations who have assisted and contributed generously to this report. Te Rūnanga o Ōnuku, George Tikao, Pere Tainui, Ngaire Tainui, Mel Tainui, George Tainui, Bernice Tainui, Milly Robinson, Bruce Rhodes, Wi Tainui, Meri Robinson, Henare Robinson, Ariana Tikao, Sir Tipene O'Regan, Harry Evison, Jim McAlloon and Amos Kamo.

We have appreciated the guidance and advice of the Steering Group for this project and in particular Helen Brown, Amanda Ohs and Philippa Upton, and Andrea Lobb and Fiona Oliphant (of Mahaanui Kurataio Ltd).

Members of the Akaroa Civic Trust including Victoria Andrews, Steve Lowndes, Mere Robinson and Paul Dingwall, Jeff Hamilton, Hugh Wilson, Trevor Partridge, Michael Trotter, Colleen Stuart, Brian Allingham, Chris Jacomb, Nigel Harrison, Jan Shuttleworth, the New Zealand Historic Places Trust, the Akaroa Museum including Lynda Wallace, and the heritage and archive staff at the Christchurch City Council have all provided valuable input to this plan.

Acknowledgement of images: All sources are noted below the image. Contemporary images are by the authors and are not individually acknowledged.

It is essential that protection is assured for the Ngāi Tahu relationship with their whakapapa and stories by ensuring the information within this Conservation Report is not used for any public or private commercial benefit or public acclaim without the full agreement of Ngāi Tahu and Te Rūnanga o Ōnuku. No part of this Conservation Report may be used in any way without consultation and written agreement and permission of Ngāi Tahu and Te Rūnanga o Ōnuku, and the permission of the authors.

¹ Cover image sourced from pg 17 of the booklet *Toitu Te Whenua The Land*

2. Executive Summary

This Conservation Report was commissioned by the Christchurch City Council in order to identify a wide range of cultural heritage values of the Takapūneke site. It has been developed by a team of heritage professionals in consultation with Ōnuku Rūnanga, the Akaroa Civic Trust, the New Zealand Historic Places Trust, Mahaanui Kurataiao Ltd, the wider community and the members of the Council-led project steering group.

A conservation report is written to assist planning for any future change while maintaining heritage values. A principal purpose of the information gathered to record and evaluate the cultural heritage values is to enable the formulation of principles and policies the purpose of which is to retain those values and guide the long term use and care of the place. The conservation report is divided in to three sections: Section one considers the Māori and Pākehā history of the site, the landscape history and the archaeology; Section two considers the built Pākehā heritage; Section three contains a chronological summary of events, the heritage significance assessment, and the principle and policy statements.

The methodology for this report has been to establish an overview of the social, cultural, architectural and site history of the land and its associated structures to assist in the development of a management plan for the site. Throughout the research process, careful regard has been taken of both the tangible and intangible, through oral histories and interviews, examination of available archival material and secondary sources and examination of the site to evaluate its social, cultural and spiritual, archaeological, built and landscape heritage.

The material collected by the consultants responsible for each professional area has been evaluated, and the built structures evaluated through a specific assessment criteria, to develop an overall understanding of the heritage significance and values of Takapūneke. This has then informed the development of the principles and policies.

Takapūneke is particularly significant for its Māori heritage and cultural values. Māori heritage places are taonga tuku iho (treasures handed down), integral to Aotearoa/New Zealand's culture and identity. The cultural heritage values of such places reside as much in their meaning, symbolism, settings and associations (intangible values) as they do in tangible physical form. Many of these heritage places constitute the basis for Māori community relationships, cultural empowerment and tribal identity². This is particularly true for Takapūneke, which is a place of great significance to Ngāi Tahu - both for the local Rūnanga of this area (Te Rūnanga o Ōnuku and neighbouring Wairewa Rūnanga) and more widely across the iwi (tribe).

As noted in the initial brief for this conservation report there are few conservation plans that have been completed in this country for wāhi tapu sites, which are principally of intangible value and cultural landscapes. Thus in order to fully provide for the intangible cultural values of Takapūneke and to enable the tāngata whenua cultural heritage values to be strongly reflected in the document, considerable consultation, kōrero and hui with Te Rūnanga o Ōnuku and other stakeholders has been undertaken to ensure that the conservation report clearly and strongly reflects Ngāi Tahu relationships, knowledge and perspectives of Takapūneke. The conservation report has through this process attempted to address the many layers of values, history and significance of Takapūneke – for both Māori and Pākehā.

² Brown, H. (2009) "Māori gems handed down" in Christchurch Press in Conservation Plan Brief 2010

3. Overview Of Site Significance

A range of significant Māori and Pākehā values and histories is associated with Takapūneke, making it a site of immense local and national importance. Ngāi Tahu and their tūpuna from earlier tribes – Kāti Māmoe and Waitaha – have settled, travelled and held traditional authority over an area that encompasses most of the South Island (Te Waipounamu). The area of Akaroa, the harbour, surrounding hills and the outer bays, were also strongholds for Ngāi Tahu and earlier iwi. There remains today a strongly held connection between the Ngāi Tahu whānau and hapū with the land, harbour, waters and taonga of the area.

Takapūneke became an important centre for trade between Ngāi Tahu and Pākehā in the early 19th century. Whalers and other traders visited Akaroa to replenish necessary supplies, especially food, and by the mid nineteenth century farming brought changes to the landscape. As one of the earliest European farming sites its buildings, fencing and other physical objects are of historical significance as the tangible reminder of European life on Banks Peninsula, particularly in the early years of the twentieth century.

Takapūneke is one of the most revered and sacred sites in Aotearoa, because of the tūpuna who once lived there, and because of the *Brig Elizabeth* incident and subsequent events that resulted in the devastation of the people who lived there in 1830. Following the 1830 massacre and fall of Ōnawe in 1832, Ngāi Tahu never lived at Takapūneke again, regarding the bay of Takapūneke as tapu because of the deaths that occurred there³. Local iwi then lived at Ōnuku, the next bay south of Takapūneke.

Events at Takapūneke provided the impetus for British intervention in New Zealand that ultimately led to the Treaty of Waitangi, and are acknowledged as a significant point in New Zealand history.

3.1 The Takapūneke site property details

The area referred to by Christchurch City Council as Takapūneke consists of six different land parcels, as identified in the *Boundary, Land Parcel and Gazette Notice Information Plan (Appendix 2)*. This includes Britomart Historic Reserve, Green's Point, Takapūneke Reserve and Beach Road Park.

The Council has completed steps to change the reserve classification of these areas to be declared as Historic Reserves, held under the Reserves Act 1977.

On 9 April 2009 the area referred to as Takapūneke Reserve (Lot 1 DP 73274 - 9.6087 ha) was changed from a local purpose (historic site) reserve to a historic reserve and was notified in the New Zealand Gazette (Notice no. 2953, NZG no. 48, 9 April 2009, p1182).

On 12 May 2009 Christchurch City Council resolved that areas referred to as Green's Point (Lot 1 DP 73274 - 4.0611 ha) and Beach Road Park (Lot 3 DP 73274 - 0.1741 ha) be declared a historic reserve under the Reserves Act 1977. This resolution was notified in the New Zealand Gazette (Notice no. 4671, NZG no.76, 28/5/09, p1797)⁴.

³ Conservation Report Brief 2010 p.12.

⁴ Conservation Report Brief 2010 p.11.

4. Owner requirements

The brief developed by the Council for the preparation of this Conservation Report is an extensive document which has clearly outlined the Council's role and methodology for the future of the Takapūneke site. The brief notes that:

Takapūneke is particularly significant for its Māori heritage and cultural values. Māori heritage places are taonga tuku iho (treasures handed down), integral to Aotearoa/New Zealand's culture and identity. The cultural heritage values of such places reside as much in their meaning, symbolism, settings and associations (intangible values) as they do in tangible physical form. Many of these heritage places constitute the basis for Māori community relationships, cultural empowerment and tribal identity⁵. This is particularly true for Takapūneke, which is a place of great significance to Ngāi Tahu - both for the local Rūnanga of this area (Te Rūnanga o Ōnuku and neighbouring Wairewa Rūnanga) and more widely across the iwi (tribe). Council is committed to recognising this and has established a partnership and collaborative relationship with Ngāi Tahu, through Te Rūnanga o Ōnuku and working with Mahaanui Kurataiao Ltd⁶ (MKT), for the planning and management processes for Takapūneke.

The Conservation Report has been written to help inform the Council's process in developing a reserve management plan for Takapūneke Historic Reserve. The reserve management plan will address key issues identified within the Conservation Report, in particular regarding its principles and policies.

⁵ Brown, H. "Māori Gems Handed Down", The Press 2009

⁶ Mahaanui Kurataiao Ltd (MKT) is a company owned by the six Rūnanga of Christchurch City, including Ōnuku, and has the mandate to engage in resource management, local government and other policy and planning matters on their behalf.

5. Legislation

5.1 Introduction

Current legislation provides measures for any future management and development of heritage places. Consideration of all areas of current legislation and of best practice heritage management guidelines must be considered to ensure that the cultural heritage values are appropriately respected and protected before any future development or work is undertaken at Takapūneke.

5.2 Overview

Regard to this should include, but not be limited to:

- The Banks Peninsula District Plan
- The Resource Management Act, 1991, and RMA Amendment Acts 2003 and 2004 (RMA)
- Historic Places Act 1993 (HPA) with particular regard to Wāhi Tapu and Wāhi Tapu areas and Archaeological Sites
- Building Act 2004
- The Reserves Act 1977
- Treaty of Waitangi
- Local Government Act (2002)

Though there is no statutory or regulatory requirement, consideration should also be given to: The ICOMOS (NZ) Charter, Te Pūmanawa o ICOMOS o Aotearoa Hei Tiaki I Ngā Taonga Whenua Heke Iho o Nehe for the conservation of places of cultural heritage value. (Appendix 2)

Revised in 2010, this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespeople or professionals, are involved in the different aspects of such work and aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues.

5.3 Treaty of Waitangi – Te Tiriti o Waitangi

The Te Tiriti o Waitangi recognises and guarantees the protection of tino rangatiratanga (sovereignty) and so empowers kaitiakitanga as customary trusteeship to be exercised by tāngata whenua over their taonga, such as sacred and traditional places, built heritage, traditional practices, and cultural heritage resources. Council responsibilities in relation to the Treaty are defined in statute, particularly the Local Government Act 2002, the Resource Management Act 1991, as well as iwi settlement legislation (Te Rūnanga o Ngāi Tahu Act 1996, and Ngāi Tahu Claims Settlement Act 1998).

5.4 Historic Places Act 1993 (HPA)

5.4.1. As noted previously, Takapūneke is registered by the New Zealand Historic Places Trust Pouhere Taonga as a wāhi tapu area. The extent of registration includes Lot 1 DP 73274, Lot 1 DP 76825; Blk XIII, Akaroa S.D. Note: Takapūneke Reserve (Historic Reserve) Lot 1 DP 76825; Register #: 7521.

5.4.2. The Akaroa Waterfront is registered by New Zealand the Places Trust as an historic area. This comprises the foreshore of French Bay (from Rue Brittain) including Red House Bay, Akaroa. It also encompasses the road reserve that runs around the foreshore, including the area 300 metres out from the high tide mark. Where the road reserve no longer follows the coast, the area continues at an equivalent width of the road reserve or for those properties in private ownership 300 metres out to sea from the legal boundaries, Register #: 7330 (Appendix 2).

5.4.3. The purpose of the Historic Places Act (1993) is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand. In addition to its general heritage requirements, the Act has some specific requirements in relation to Māori, requiring all persons exercising functions and powers under the Act to recognise the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. The Māori Heritage Council is convened under the auspices of the New Zealand Historic Places Trust and was created by Part IV of the Act. The Māori Heritage Council and te Tira o Pouhere Taonga (Māori Heritage Team) have a national leadership role to promote, facilitate and advocate for Māori heritage. The Act states that it is not lawful for any person to destroy, damage, or modify, or cause to be destroyed, damaged, or modified, the whole or any part of any archaeological site (any place in New Zealand that was associated with human activity that occurred before 1900 and is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand) without an archaeological authority from the Trust.

5.5 Local Government Act 2002⁷

In fulfilling the Crown's Treaty responsibilities the Local Government Act sets out what the Council is required to do to address this and to provide opportunities for Māori to contribute to decision-making processes, and provide relevant information to Māori for the purposes of this contribution to decision-making process, and significant decisions in relation to land or a body of water must take into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna and other taonga.

⁷ It is noted that both the Local Government Act and The Resource Management Act require wider community engagement.

5.6 Resource Management Act 1991 (RMA)

5.6.1 The Council is required to recognise and provide for the protection of historic heritage, which is defined as including: sites of significance to Māori including wāhi tapu, archaeological sites, historic sites, structures and areas and surroundings, from inappropriate use, subdivision and development as a section 6 matter of national importance. The Council is also required to recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga, and the protection of recognised customary activities. In achieving the purpose of the RMA, the Council is required to have particular regard to kaitiakitanga – the exercise of guardianship by the tāngata whenua of an area in accordance with tika Māori (Māori customary values and practices) in relation to natural and physical resources, and the ethic of stewardship. The Council must also take into account the principles of The Treaty of Waitangi, which recognises and guarantees the protection of tino rangatiratanga and empowers kaitiakitanga as customary trusteeship to be exercised by tāngata whenua over their taonga, such as sacred and traditional places, built heritage, traditional practices, and cultural heritage resources

5.6.2 RMA Section 5 outlines the purpose of the Act that is to:

1. *promote the sustainable management of natural and physical resources*
2. *sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while:*
 - c. *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable need of future generations; and*
 - d. *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
 - e. *Avoiding, remedying or mitigating any adverse effects on the environment*

5.6.3 RMA Section 6 outlines matters of national importance, noting that in achieving the purposes of the Act all persons must recognise and provide for:

- f. *The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga*
- g. *The protection of historic heritage from inappropriate subdivision, use and development. (2003 amendment)*

5.6.4 Other sections of the RMA of particular note are:

S32 – Duties to consider alternatives, assess benefits and costs

S88 – Application for Resource Consents

S104 and S105 – decision-making, matters to be considered

Fourth Schedule – assessment of effects on the environment

* <http://www.building.govt.nz>

* <http://www.legislation.govt.nz/act/public/1977>

5.7 Building Act 2004⁸

Under the Building Act 2004 (amended March 2005), it is the owner's responsibility to:

- apply for a building consent for any proposed building work
- provide the necessary information with the building consent application to confirm compliance with the New Zealand Building Code
- notify the Council when a change of use is proposed
- apply for a code compliance certificate on completion of building work
- ensure that inspection, maintenance and reporting procedures are carried out where required by any compliance schedule
- maintain the building in a safe and sanitary condition at all times.

The Building Act 2004 (Section 131) requires territorial authorities to develop policies on earthquake-prone buildings within their districts. In keeping with this requirement, the Christchurch City Council has adopted a policy for earthquake-prone buildings, dangerous buildings and unsanitary buildings within its district.

5.8 The Reserves Act 1977

The Reserves Act 1977 is administered by the Department of Conservation. Its function is to provide for the preservation and management, for the benefit and enjoyment of the public, of areas possessing some special feature or values such as recreational use, wildlife, landscape amenity or scenic value. The Reserves Act also provides for the acquisition of land for reserves, and the classification and management of reserves⁹.

5.9 Banks Peninsula District Plan

Chapter 8 of the District Plan *Issues of importance to Tāngata Whenua* notes that the needs of tāngata whenua and the manner in which these needs are provided for, is a matter of significance. The plan acknowledges that the tāngata whenua have a deep spiritual association with the land and water which to them are a great taonga.

Chapter 14 addresses cultural heritage noting that Banks Peninsula has a rich legacy of human occupancy and this is reflected in the distribution of sites, buildings, places and areas of heritage value throughout the district. Such features are important for their archaeological value and their architectural and historical significance.


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Foreshore at Takapūneke in 1957, showing buildings extending to the south (detail from Donald J. McKay photograph of the 1957 Sanders Cup race, provided by Jan Shuttleworth)

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Item 3

Attachment B

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Section one



**Understanding the place:
Documentary evidence**



Takapūneke, 2009. Photograph: Malcolm Duff, NZHPT.

6. History

6.1 Akaroa Harbour

Takapūneke is the name of an historically important Māori settlement and flax trading outpost of the Ngāi Tahu Rangatira (chief) Te Maiharanui, located at what later became known as Red House Bay in Akaroa Harbour.

When Ngāi Tahu hapū (sub-tribes) arrived at Horomaka (Banks Peninsula) in the late 16th or early 17th century several iwi, such as Rapuwai, Hāwea, Waitaha and Ngāti Māmoē, were already living on the Peninsula. Over time through warfare and intermarriage Ngāi Tahu assimilated with these other iwi to take ownership and control of Horomaka with the Ngāi Tahu Rangatira (chief) Te Ake located at the head of Akaroa Harbour.

Many of the traditions of the earlier iwi were readily inherited by Ngāi Tahu including the ancient wāhi ingoa (place names)¹. Today several wāhi ingoa associated with the Waitaha tipuna (ancestor) Rākaiahautū, who was responsible for the naming and claiming of the landscape, form part of Ngāi Tahu oral tradition and cultural practice². The striking landmark of Tuhiraki which stands across the harbour from Takapūneke is the kō (digging stick) used by Rākaiahautū to dig all the principal lakes of Te Wai Pounamu (South Island)³. Tuhiraki is an important wāhi tapu (sacred site) for Akaroa Ngāi Tahu.

Takapūneke was one of many Māori settlements located throughout Akaroa Harbour. Other key settlements in the harbour included Ōnawe, Ōnuku, Ōpukutahi, Takamatua and Wainui⁴. The importance of the harbour's mahinga kai (traditional food gathering practices and sites) was one of the principal reasons Akaroa was a popular area for Māori settlement.

The freshwater resources, harbour, ocean, adjacent bays, rocky shoreline and sandy beaches provided Takapūneke and other settlements in the Harbour with a variety and abundance of finfish, shellfish and other forms of seafood. Subsequently the economy of the Akaroa Māori was based on fishing, catching of sea birds and shellfish gathering.

During summer fish such as māngā (rig/dogfish/barracouta/grumpy shark), red cod, hāpuka (groper) and hokarari (ling) were taken in the warm inshore waters in large numbers. Freshwater fish, particularly inaka (whitebait), tuna (eels) and waikōura (freshwater crayfish), were also in abundance. A variety of shellfish, including pāua, mussel, pipi, tuaki (cockle), cats eye, oyster, kina and limpet, and crustaceans such as crab and kōura (crayfish), were gathered from the rocky shorelines and sandy beaches.

Since food was abundant in the summer and scarce during winter, food storage was very important. A high proportion of the foods caught during summer, such as hāpuka, tuna, inaka, mussels and pipi were preserved. They were generally cooked in an umu (steam pit), then hung in a storehouse to dry and harden, and then stored to be consumed later.

The surrounding forests would have provided an abundance and variety of forest dwelling birds such as kākā, kākārīki (New Zealand parakeet), kārearea (New Zealand falcon), kererū (New Zealand wood pigeon), kōkako, korimako (bellbird), laughing owl, mōhua (yellowhead), piopio, pipipi, piwakawaka (fantail), riroriro (grey warbler), tieke (South Island saddleback) and tūi⁵. These birds would have been gathered by local Māori to supplement the marine food resources.



Tuna (eels), kererū (native pigeons) and tuaki (little neck clams) are some of the taonga (treasured) food species associated with Te Pātaka o Rākaiahautū. The kererū was one of the most important mahinga kai (traditional food) resources of Ngāi Tahu. The feathers were treasured for adorning cloaks, the meat was eaten and the hinu (oil) was extracted for a variety of uses. (Photograph: Kerry-Jayne Wilson).

"We were at home one day and Pop Keefe who brought me up and his wife, Annie were talking about [Takapūneke]. They said you can go down there but be careful because there was a big chief that lived there and had his house there. We said "Are we allowed to go and pick mussels and other things from around the beach there?" and they said, "Oh no, I don't think you better"..." (Interview with Nancy Robinson by Helen Brown, 2 November 2009)⁶.



Photograph of Akaroa Harbour with Ōnawe Peninsula located in the middle, c. 1900 – 1910
(Photograph courtesy of Akaroa Museum, image number # 61).

¹ Waitangi Tribunal (1991) *The Ngāi Tahu Report 1991*: 3.1.2

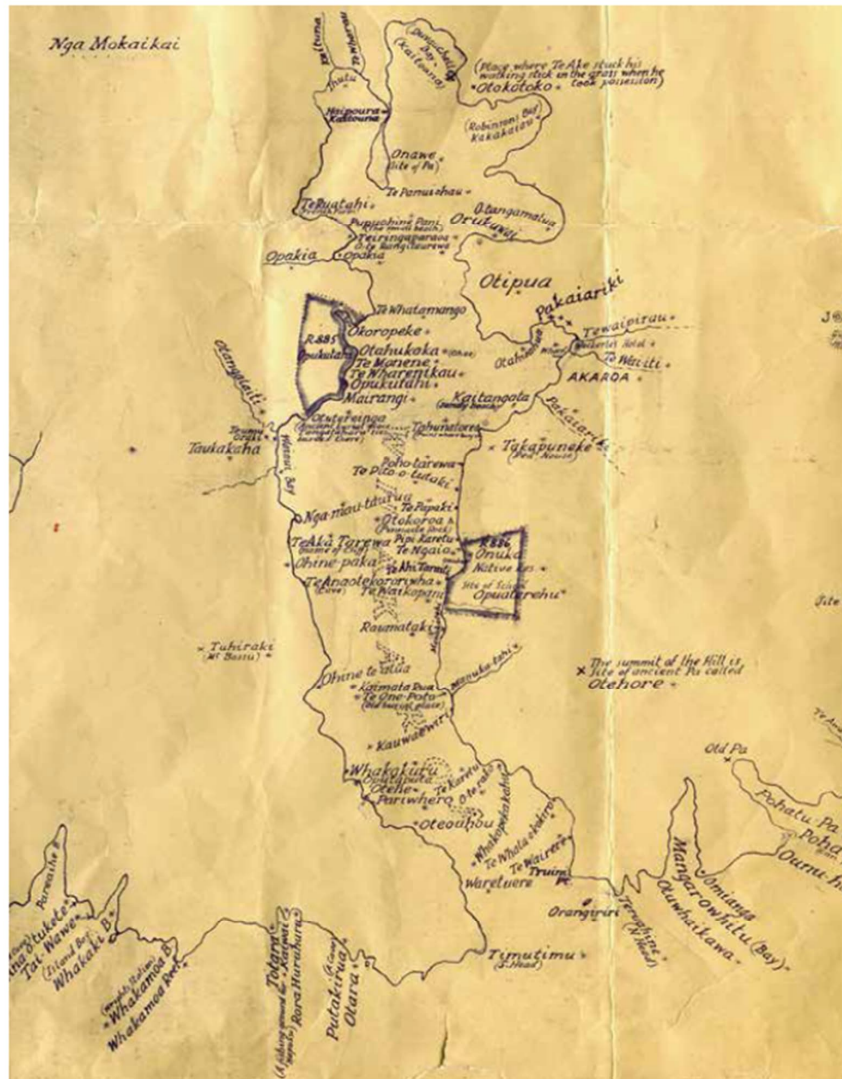
² Tau, Rawiri Te Maire (2003) *Nga Pikituroa o Ngāi Tahu: The oral traditions of Ngāi Tahu*. University of Otago Press: New Zealand. p267. Tau notes that the Waitaha tradition is important because it was through Rākaihautū and his descendants that the land was named and therefore claimed. As recorded in the Pokuku-Eli text (written in 1887 by two tohunga, Wi Pokuku and Herewini Eli who were trained by Te Maiharoa): “Ko Rākaihautu te takata nana i timata te ahi ki ruka ki tenei motu ka nohoia tenei motu e Waitaha... Interpretation: Rākaihautu was the man that lit the fires of occupation upon this island”. See Tau (2003), p 272.

³ Today, Tuhiraki is always referred to in the whaikōrero (formal speech making) on Ōnuku Marae when speakers mihi to (greet) the sea and the hills. Personal communication George Tikao to Helen Brown March 2008.

⁴ These settlement sites were not necessarily all occupied concurrently.

⁵ W. Hoddinott, (2010). Draft Takapūneke Landscape Report.

⁶ Robinson, Nancy. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition by Helen Brown. DAT recording, Nancy Robinson's home, Little River/Wairewa, Banks Peninsula, 2 November 2009.



A map of Māori settlements and place names in Akaroa Harbour. The names on the map are from sketch plans supplied by James Canon Stack. The accuracy and location of place names on the map have not been validated by the Te Rūnanga o Ōnuku but give an indication of Māori occupation and use within Akaroa Harbour. Reference: CCLMaps 148140. Source "Maori names from sketch plans supplied by Canon (James W.) Stack 19.11.1894 Additional names by (W.H.S. Roberts and Others)".

6.2 Te Maiharanui

Te Maiharanui was of noble birth and a man of high mana who descended from a number of senior Ngāi Tahu lines. Te Maiharanui's hapū (sub-tribe) was Ngāti Rangiamoa, the noblest family of Ngāi Tahu. Te Maiharanui was the Upoko Ariki (paramount chief) for Ngāi Tūāhuriri, the Ngāi Tahu hapū based at the Ngāi Tahu stronghold of Kaiapoi.

There is debate as to whether Te Maiharanui was also the Upoko Ariki for Ngāi Tahu as an iwi. However, it is agreed that along with other Ngāi Tahu chiefs at the time Te Maiharanui was certainly highly ranked. The position of Te Maiharanui within Ngāi Tahu was buttressed by his connections with other notable figures within the iwi, including Tūhawaiki, a leading southern Ngāi Tahu chief of the first half of the 19th century, and Te Whakataupuka, another important leader of the southern Ngāi Tahu.⁷

Te Maiharanui married Te Whe, a daughter of a chief Ratakiri, who had been a leading chief of Akaroa in the early 19th century. Te Maiharanui and Te Whe had two sons, Te Wera and Tūtehounuku, and a daughter, Ngā Roimata. Te Wera died young.

The character of Te Maiharanui and his personality remain obscure. He was certainly revered and feared. Unfavourable opinions of his character, which are still current, reflect the prejudices of a later age against his conduct in the Kai Huānga feud. He was certainly a strong and ruthless chief, but the harsh strictures against his character and conduct are not justified when he is judged against the standards of Māori society in the 1820s.

In the first half of the 19th century flax was greatly in demand for cordage, and was one of New Zealand's first major export commodities. Te Maiharanui was one of the first southern chiefs to see the advantage of trading with Europeans, and although Kaiapoi was the main pā of Te Maiharanui he established a base for trading with Europeans at Takapūneke, where he supplied the visiting ships with vegetables as well as with flax. Prior to Te Maiharanui establishing the trading village, Takapūneke was probably occupied and used by Akaroa Māori, particularly for food gathering.⁸ The earliest report of European flax trading on

Horomaka dates from 1821.⁹ Te Maiharanui started trading in flax around Horomaka in the 1820s.¹⁰ To facilitate his contact with flax traders, Te Maiharanui began living for much of his time at Takapūneke. By the mid 1820s, European and American whaling vessels, as well as vessels trading in flax out of Sydney, were regular callers at Takapūneke.¹¹ Te Maiharanui probably chose Takapūneke for a trading settlement because it was sheltered but had relatively deep water reasonably close to shore. It was unlikely that the flax which was sold to European traders was grown or processed at Takapūneke itself. Some of the flax probably came from just across the harbour at Wainui, and some from as far away as Wairewa (Little River).¹²

By the late 1820s Te Maiharanui was so familiar with, and trusting of, European ships' captains that he allowed his son and heir, Tūtehounuku, to leave New Zealand on a whaling ship. Te Maiharanui never saw his son again as Tūtehounuku did not return from whaling until 1834.¹³



Te Maiharanui is represented in the carved tekoteko of Karaweko, the wharehau at Onuku Marae. (Photograph courtesy of Onuku Rūnanga).



Photograph of Takapūneke by Jessie Buckland, c1925. (Photograph courtesy of Akaroa Museum).

6.3 The Kai Huānga Feud

In the early 19th century Ngāi Tahu was not a single, cohesive iwi but rather a grouping of independent and autonomous hapū who were bonded through shared whakapapa (genealogy). The Kai Huānga feud was an episode of inter-hapū conflict in the 1820s that began when a woman named Murihaka was caught wearing a topuni (dogskin cloak) that belonged to Te Maiharanui at Waikākahi (a pā on the shores of Te Waihora). A slave was killed in retaliation by members of Te Maiharanui's family. Successive killings led to Taumutu attacking Waikākahi and killing some Ngāti Irahehu chiefs.

During this time Te Maiharanui was at Kaikōura. On his return, he raised a war party at Wairewa and attacked Taumutu. When Taumutu sought reinforcements from relatives in Otago, the southern chief Taiaroa came north to attack Wairewa. Kaiapoi also became embroiled in the dispute because women from there had been killed at Taumutu. As the feud unfolded the inland pā Whakaepa (near Coalgate) was attacked, three sisters of Te Maiharanui were killed at Wairewa, the pā of Taununu on Ripapa Island in Whakaraupō, was sacked and Te Maiharanui took retaliation against the people of Taumutu, after he had lured them to return from their southern refuge.¹⁴

Once the Kai Huānga feud had gained momentum, Te Maiharanui, as a leading chief required to defend the honour and safety of members of his own and related hapū, could not have avoided being drawn into it.



Map of Horomaka (Banks Peninsula). (Map produced by The Office of Te Rūnanga o Ngāi Tahu).

⁷ H. Evison, (1993) *Te Wai Pounamu* p.27

⁸ Takapūneke Hui, Ōnuku Marae, 24 July 2010. Interviewees: Wi Tainui, Bruce Rhodes, Pere Tainui, Ngairi Tainui (all from Ōnuku Rūnanga) and Jeff Hamilton (Akaroa community). Interviewer(s): Helen Brown (NZHPT) with occasional input from Andrea Lobb (MKT), Amos Kamo (Boffa Miskell) and Takerei Norton (TRoNT).

⁹ A. Anderson (1998) *The Welcome of Strangers* p.72

¹⁰ P. Burns (1990) *Te Rauparaha* p.131. Burns suggests Te Maiharanui was trading at Takapūneke as early as 1815, but this is unlikely.

¹¹ H. Evison, (2006) *The Ngāi Tahu Deeds* pp. 20-21; *Akaroa and Banks Peninsula* p.23; H. Evison, (1993) *Te Wai Pounamu* p.35.

¹² G. Ogilvie, (2007) *Cradle of Canterbury* p.194; W.A. Taylor, (1950) *Lore and History* p.77.

¹³ Evison, 'Akaroa bay outrage', *The Press*, 6 January 1995, p. 13; Tau and Anderson, (2008) *Ngāi Tahu: A Migration History* p.29.

¹⁴ Tau and Anderson, (2008) *Ngāi Tahu: A Migration History* pp.163-67.

6.4 Te Rauparaha and the Brig Elizabeth Incident

6.4.1 Te Rauparaha

From Kāpiti Island Te Rauparaha commanded the trade in the Cook Strait region between Māori and Europeans. The trade gave Te Rauparaha, who acquired muskets, formidable strength.¹⁵ From Kāpiti, Te Rauparaha looked south, possibly hoping to take over the Ngāi Tahu trade with Europeans and to wrest from Ngāi Tahu control of the trade in pounamu (Greenstone), which was centred at Kaiapoi. Insults uttered by two Rangitāne chiefs, Nohota and Rerewhaka, are believed to have given Te Rauparaha immediate motive to attack tribes resident on Te Waipounamu.

"Well with my pōua Bill Tainui he said you don't go through there boy. I said to him look it's the quickest way to get to Akaroa and he said just don't go through there and he wouldn't explain why," (Pere Tainui, personal communication, 25 August 2010).

The attacks began with his descent in 1828 on Wairau and Kaikōura, ostensibly to avenge the insults. His attacks were directed against Rangitāne and Ngāti Kuia as much as against Ngāi Tahu. The following year, 1829, Te Rauparaha attacked Kāti Kuri at Kaikōura and Ōmihī (a pā located just south of Kaikōura), his reason for returning being a wish to punish a Ngāti Kahungunu chief, Kekerengu, who had taken refuge with Ngāi Tahu after a sexual transgression.

Te Rauparaha was accompanied in 1829 by his uncle, Te Pēhi Kupe, the leading ariki of Ngāti Toa. At the urging of Te Pēhi Kupe, Te Rauparaha and Ngāti Toa continued on to Kaiapoi. The motives of Te Pēhi for suggesting carrying on from Kaikōura to Kaiapoi are uncertain. He may have wished to pay Te Maiharanui (his equal as an ariki) "a social visit" or have wished to acquire pounamu.¹⁶ Te Maiharanui, who was in residence at Kaiapoi at the time of this visit, greeted Te Pēhi and engaged in trade with Ngāti Toa.¹⁷

While Te Pēhi was inside the pā with a number of other Ngāti Toa chiefs, he and his companions were killed by Ngāi Tahu. Te Pēhi fell to the Ngāi Tahu chief Tangatahara, an uncle of Te Maiharanui. Te Maiharanui participated in the killing of the Ngāti Toa chiefs inside the Kaiapoi pā.¹⁸ Te Rauparaha had remained in the Ngāti Toa camp outside the pā and escaped death. After the killings Te Rauparaha returned to Kāpiti, with a powerful new incentive to return to attack Ngāi Tahu.¹⁹

6.4.2 The Brig Elizabeth

Te Rauparaha returned in 1830 in the brig Elizabeth. The brig Elizabeth, captained by John Stewart and crewed by two officers, a carpenter, a cook, six seamen and two boys, left the London docks on 3 March 1830. After calling at Sydney, the Elizabeth sailed for New Zealand on a general trading voyage. It put in to Kāpiti Island seeking a cargo of flax. At Kāpiti, Te Rauparaha and Te Hiko, a son of Te Pēhi Kupe who had been killed at Kaiapoi, were planning an expedition against Ngāi Tahu to revenge the killing of the Ngāti Toa chiefs.

Against the advice of another British captain who was at Kāpiti, Stewart entered into an agreement to take Te Rauparaha and a party of his warriors to Akaroa to capture Te Maiharanui in return for a cargo of flax, which would be delivered to Stewart on their return to Kāpiti. Te Rauparaha aimed to use an apparently peaceful visit to Takapūneke to trade to get his war party close to Takapūneke without attracting attention.²⁰

The Elizabeth sailed from Kāpiti for Akaroa on 29 October 1830. When the Elizabeth came to anchor off Takapūneke, Te Maiharanui was absent, probably at Little River supervising the cutting and preparation of flax.²¹ Te Rauparaha and his war party remained below decks, allowing Stewart to maintain the pretence he had come on a peaceful trading mission.²²

"What we were told was that we were not to go round there. It was not a place for us because something bad had happened there. I never did go round. None of us did in my era." (Bernice Tainui, personal communication, 31 August 2010).

On his return to Takapūneke, Te Maiharanui was invited aboard the Elizabeth by the interpreter, John Cowell, who had been told by Te Rauparaha how to recognise Te Maiharanui by his moko. Te Maiharanui, unsuspecting, went aboard with his daughter Ngā Roimata.²³ Once below decks he was shackled by the chief mate, Clementson, and confronted by Te Rauparaha and Te Hiko.²⁴ It was at this point that Te Hiko, in some accounts, parted the lips of Te Maiharanui and said "These are the teeth which ate my father".²⁵ As others from Takapūneke, including the wife of Te Maiharanui, Te Whe, came aboard, still not suspecting the presence of Te Rauparaha. They too were made captive. According to Clough's account, almost all of the men from the Takapūneke settlement progressively boarded the Elizabeth throughout the day and were subsequently taken below decks where they were slain.²⁶

¹⁵ P. Burns, (1990) *Te Rauparaha*, Part I, ch. 19; Part II, ch. 3.

¹⁶ Paora Taki ms, p. 3; P. Burns, (1990) *Te Rauparaha* p.147.

¹⁷ Paora Taki ms, p. 3.

¹⁸ Paora Taki ms, pp. 4-5.

¹⁹ James Robinson Clough's somewhat confused account states that these events actually took place at Akaroa rather than Kaiapoi – while this point does not concur with any other sources, Clough does provide specific reasoning for why fighting broke out between Ngāi Tahu and Ngāti Toa – primarily Te Rauparaha's request, (which was fulfilled) for a young child to be prepared for him to eat. See Dr. A.C. Barker's transcript recounting the words of James Robinson Clough in "The Onawe Festival", *Star*, 23 March 1891.

²⁰ R. McNab, (1975) *The Old Whaling Days* pp.22-24. The charge that Te Maiharanui had been responsible for the deaths of Europeans was never substantiated. There is no evidence in what is known about the life of Te Maiharanui that he ever had cause or occasion to kill Europeans.

²¹ Paora Taki ms, p. 9.

²² *Akaroa and Banks Peninsula* p.40.

That evening or early the following morning Te Rauparaha and his fighting men (numbering probably between 100 and 120) went ashore, some wearing the cloaks of the slain men, and attacked the undefended kāinga (settlement).²⁷ Its inhabitants were captured or killed and the village was burned. The number of Ngāi Tahu killed is not known for certain. It was probably around 100, but could have been "upwards of 200". Among those killed was the father of Te Maiharanui, Whakatitiro.²⁸

Accounts also differ on whether any English took part in the attack. It is possible some did. The following day there was a cannibal feast on shore which was the usual sequel to a successful attack on an enemy tribe. When the Ngāti Toa war party came back aboard the Elizabeth, they brought baskets of human flesh with them. The date of the attack on Takapūneke was probably 6 November 1830.²⁹ Before the Elizabeth left Akaroa, Te Rauparaha may have attacked other settlements around the harbour.³⁰

"We knew way back when we were kids that something was there but we didn't realise until later in our lives that people were slaughtered there. When we climbed up and down those hills it was a funny feeling," (Bruce Rhodes, personal communication, 22 August 2010).

On the voyage between Takapūneke and Kāpiti, the daughter of Te Maiharanui, Ngā Roimata, aged about 11 or 12, was either strangled by one of her parents, to spare her indignities and worse, or drowned while trying to swim ashore to escape.³¹ Some accounts also state that Te Maiharanui was tortured on the voyage north.³² On its way to Kāpiti, the Elizabeth called at Whakaraupō (Lyttelton Harbour), but the intention of Te Rauparaha to attack the Whakaraupō Ngāi Tahu was thwarted by the escape of a captive who warned the local people.³³

The Elizabeth arrived back at Kāpiti on 11 November. There, the Ngāi Tahu captives were apportioned among Ngāti Toa as slaves. Further cannibal feasting was witnessed by the British captain who had refused to take Te Rauparaha south to Horomaka. Stewart held Te Maiharanui on board the Elizabeth, probably in irons and probably for as long as six weeks, awaiting his promised cargo of flax.³⁴ After some of the promised flax had been loaded aboard the Elizabeth, Te Maiharanui was surrendered to Te Rauparaha. He

was taken first to Kāpiti, then to the mainland opposite the island. Both he and Te Whe were tortured and killed.³⁵

The wider historical significance of the brig Elizabeth involvement is that Stewart's conduct was seen as highly reprehensible by the British authorities in Sydney and London, who decided that the circumstances in which the brig Elizabeth incident had occurred could not be allowed to continue.

The death of Te Maiharanui had not satisfied Te Rauparaha's wish to avenge the deaths of the Ngāti Toa chiefs killed at Kaiapoi, and in the summer of 1831-32 Te Rauparaha came south again. Te Rauparaha laid siege to, and eventually captured, the pā at Kaiapoi, after he had succeeded in burning the palisades. The brother of Te Maiharanui, Momo, and his step-son, Iwikau, were captured at Kaiapoi, but Tangatahara escaped.³⁶ Immediately after the fall of Kaiapoi, Te Rauparaha continued on to Horomaka and captured the Ngāi Tahu pā on the Ōnawe Peninsula, at the head of the Akaroa Harbour.³⁷

Ōnawe had been fortified in expectation that Te Rauparaha would return. The pā was built for musket warfare and was an important example of the adaptation by Māori of their traditional pā-building practices to make their fortifications secure against muskets.³⁸

In command of the pā was Tangatahara, an uncle of Te Maiharanui. Te Rauparaha captured the pā by subterfuge, using Ngāi Tahu prisoners taken at Kaiapoi, including Momo, to negotiate a supposed truce and as 'cover' for his warriors to infiltrate the pā.³⁹ The number killed is not known. Some of the defenders of the pā escaped and participated in Ngāi Tahu's later, successful, efforts to confine Ngāti Toa and its allies to the northern South Island.

Among those taken prisoner at Ōnawe was Karaweko, then aged about 12. After his release by Ngāti Toa in the late 1830s, Karaweko returned to Horomaka to become the leading chief of Ōnuku.⁴⁰ The fall of Ōnawe was the last incident on Horomaka of the Ngāti Toa raids into Ngāi Tahu territory. Subsequently, Ngāi Tahu regrouped under southern chiefs Taiaroa and Tūhawaiki and succeeded in driving Ngāti Toa and its allied tribes out of Ngāi Tahu territory. However, the Kai Huānga Feud and Ngāti Toa attacks resulted in Banks Peninsula Ngāi Tahu ending up in a fragile state.

²⁷ H. Evison, (1993) *Te Wai Pounamu* p.54; P. Burns, (1990) *Te Rauparaha* pp.158-59; Clough's account states that Te Maiharanui was accompanied by his daughter, his son and his niece. See Dr. A.C. Barker's transcript recounting the words of James Robinson Clough in "The Ōnawe Festival", *Star*, 23 March 1891.

²⁸ H. Evison, (1993) *Te Wai Pounamu* p.54.

²⁹ *Akaroa and Banks Peninsula* p.40; P. Burns, (1990) *Te Rauparaha* p.159.

³⁰ Dr. A.C. Barker's transcript recounting the words of James Robinson Clough in "The Ōnawe Festival", *Star*, 23 March 1891.

³¹ Ibid.

³² A. Anderson, (1998) *The Welcome of Strangers* pp.82, 94; P. Burns, (1990) *Te Rauparaha* p.159; *Akaroa and Banks Peninsula* p.41.

³³ R. McNab, (1975) *The Old Whaling Days* pp.25-29.

³⁴ A. Anderson, (1998) *The Welcome of Strangers* p.82; Paora Taki ms, p.10.

³⁵ One account which states that Roimata drowned while trying to swim ashore after escaping is Shortland, Southern Districts, p.6. The eyewitness account quoted by Anderson, however, (*The Welcome of Strangers*, p. 82) states that Te Maiharanui hung Roimata while they were confined on board the Elizabeth. In the Paora Taki ms (p.11) it is stated simply that Roimata was put into the sea by her mother. James Robinson Clough stated that Te Maiharanui actually slayed a son rather than a daughter on board the Elizabeth as it approached Kāpiti (See Dr. A.C. Barker's transcript recounting the words of James Robinson Clough in "The Ōnawe Festival", *Star*, 23 March 1891.). Hansard's account states that Te Maiharanui killed a son who might divulge the whereabouts of greenstone treasure, (Natusch, S., (1978) *The cruise of the Acheron* p.90).

³⁶ *Akaroa and Banks Peninsula* p.41.

6.5 From Takapūneke to the Treaty of Waitangi

6.5.1 The aftermath in Sydney

The *Elizabeth* arrived back in Sydney, after the 'incident' at Takapūneke, on 14 January 1831. Word of what had happened at Takapūneke and Kāpiti reached the Governor of New South Wales, Ralph Darling, after a Ngāi Tahu survivor of the incident, Pere, who was on the *Elizabeth* reported the attack on Takapūneke and the killing of Te Maiharanui and Te Whe to a Sydney merchant, E.D. Browne. Browne in turn told the Governor.⁴¹

There was revulsion among some of the British population of Sydney that Stewart had allowed his ship to be used for an act of revenge in a tribal conflict. Darling believed that Stewart's active part in the incident made him an accessory to the fact of the murder of Te Maiharanui and took steps to bring Stewart and others to justice. He was also prompted to use "every possible exertion ... to bring the offenders to justice" from a concern about the standing of the British in the eyes of Māori. There were fears British trade interests would be jeopardised unless Māori were reassured that the British would protect them. Darling considered it a case "in which the character of the nation was implicated".⁴²

On 5, 6 and 7 February, three weeks after the *Elizabeth* had returned to Sydney, depositions were taken from members of the crew of the *Elizabeth*, from "Pery", described as "a native of Akaroa", and from British merchants who had been at Kāpiti and had witnessed events there after the return of the *Elizabeth* from Banks Peninsula. Pere told the police in Sydney he was "the son of Mara Nui's younger brother". He had been on board the *Elizabeth* when Te Maiharanui was first seized.⁴³

Darling also received, two months after the depositions had been taken in Sydney, information about the incident from a son of a principal chief whose father had sent him to Sydney to tell the Governor what had happened so that the white people might be punished.

This informant was accompanied when he spoke to the Governor by Pere.⁴⁴ This second informant was named as "Ahu" and identified as a younger brother of Te Maiharanui. He was accompanied by another Māori named 'Ware'.

The magistrate's report to Darling of 7 February had described the incident as "a transaction of a criminal character ... in which the Captain of the *Elizabeth* Brig, John Stewart, and some other persons in that vessel took a prominent part". A native chief had been received on board in a treacherous manner and given up to his enemies by whom he was put to death. It was concluded, the magistrate concluded, which would generally entail capital punishment on the parties implicated.⁴⁵

Darling described the incident to his superiors in London as "an act of premeditated atrocity on the part of the Master and Crew of a British Vessel". He charged that Stewart had been instrumental in a massacre "which could not have taken place but for his agency" to obtain a supply of flax.⁴⁶

Stewart and others implicated in the incident were not immediately brought to trial. Disagreement about the jurisdiction of the New South Wales Courts over British subjects who committed crimes in New Zealand hampered efforts to bring Stewart to account.⁴⁷

Stewart was finally brought to trial in Sydney on 16 May 1831 but after further delays Stewart was released from custody in the middle of June. He left Sydney and his subsequent fate is unknown. He was said to have perished at sea.⁴⁸

⁴¹ Paora Taki ms, pp. 10-11; H. Evison, (1993) *Te Wai Pounamu* p.54; A. Anderson, (1998) *The Welcome of Strangers* p.82.

⁴² H. Evison, (1993) *Te Wai Pounamu* p.54.

⁴³ Paora Taki ms, p.11; R. McNab, (1975) *The Old Whaling Days* pp.30-32.

⁴⁴ Tau and Anderson, *Migration History*, p.182; A. Anderson, (1998) *The Welcome of Strangers* pp.82-85.

⁴⁵ J.C. Andersen, (1976) *Place-Names* p.140.

⁴⁶ Akaroa and Banks Peninsula p.43.

⁴⁷ A. Anderson, (1998) *The Welcome of Strangers* p.85; Paora Taki ms, pp.19-20; H. Evison, (1993) *Te Wai Pounamu* pp.61-63.

⁴⁸ Akaroa and Banks Peninsula pp.42-46; *Tales of Banks Peninsula* pp.43-48.

⁴⁹ H. Evison, (1993) *Te Wai Pounamu* p.76, note 25; P. Burns, (1990) *Te Rauparaha* pp.159-60. Some sources suggest that crew members of the *Elizabeth* spoke to British officials in Sydney about the incident, but they would be unlikely to have done so from fear of being implicated in the event.

⁵⁰ R. McNab, (1975) *The Old Whaling Days* pp.33, 401. Darling used these words in a despatch to the Secretary of State for Colonies dated 13 April 1831.

⁵¹ R. McNab, (1975) *The Old Whaling Days* pp.386-87; H. Evison, (1993) *Te Wai Pounamu* pp.55-56.

⁵² R. McNab, (1975) *The Old Whaling Days* pp.399-400; H. Evison, (1993) *Te Wai Pounamu* pp.55-56.

⁵³ R. McNab, (1975) *The Old Whaling Days* pp.381-82.

⁵⁴ R. McNab, (1975) *The Old Whaling Days* pp.399-401; quoting Darling to Secretary of State, 13 April 1831.

⁵⁵ Ibid. p.394.

⁵⁶ H. Evison, (1993) *Te Wai Pounamu* pp.55-56, 58; R. McNab (1975) *The Old Whaling Days* p.35. McNab summarises events in Sydney concerning the brig *Elizabeth* incident between mid January and mid June on pp. 32-36. Charges were made at the time Stewart left Sydney of collusion among the police, the Crown Solicitor and Sydney merchants with an interest in the Kāpiti trade who did not want the matter pursued.

6.5.2 The response in London

Darling sent papers about the brig *Elizabeth* incident to the Secretary of State for the Colonies in London on 13 April 1831. Officials in London agreed that Stewart and Clementson were guilty as accomplices before the fact in the murder of Te Maiharanui and his wife.

On 31 January 1832 the Secretary of State wrote to Darling's successor, Burke, to express "shame and indignation" that Stewart had escaped justice in Sydney. He wrote of the sacred duty of using every possible method to rescue the natives of New Zealand from the further evils which impended over them and to deliver Britain from the disgrace and crime of having either occasioned or tolerated such enormities.⁴⁹

The incident also prompted comment in London about the need for measures "for the protection of the lives and properties of the British subjects residing in New Zealand as well as the very valuable Trade of those Islands".⁵⁰

That the brig *Elizabeth* incident elicited in London statements both of humanitarian concern for the Māori and of interest in safeguarding Britain's trade in New Zealand, underlines the importance of that incident in the lead up to the signing of the Treaty of Waitangi. Humanitarian impulses and commercial concerns both led in the 1830s to British decisions to intervene in New Zealand and eventually assume sovereignty over it.

In 1838, when a Select Committee of the House of Lords undertook an enquiry into "the present state of the Islands of New Zealand", evidence on the brig *Elizabeth* incident was presented as part of the case in favour of British intervention.

6.6 From Takapūneke to the Treaty

Although efforts to bring Stewart to trial failed, the incident had an immediate outcome which was an important step on the road to the proclamation by Britain of sovereignty over the country.

Darling proposed to the authorities in London early in 1831 that the British Government appoint an official resident, with an armed force at his command, to discourage such atrocities as the brig *Elizabeth* incident. When the British Government acted on Darling's suggestion in 1832, it appointed a civilian, James Busby, and declined to put any forces under his command. Busby reached the Bay of Islands in 1833.⁵¹

The first formal intervention by Britain in New Zealand was an immediate and direct outcome of the brig *Elizabeth* incident. That intervention led in turn, though a series of events between 1833 and 1840, to the despatch of Hobson to New Zealand, the signing of the Treaty of Waitangi and the assumption by Britain of sovereignty over New Zealand.

The connection between what happened at Takapūneke in November 1830 and what happened at Waitangi in February 1840 confers great significance on Takapūneke in the general history of New Zealand. What Stewart did, and his escaping from the legal consequences of his action, more than any other single event prompted the British Government to send Busby to the Bay of Islands. Right through the 1830s, the incident continued to influence British officials and colonial administrators as the British connection with New Zealand developed through that decade.

Keith Sinclair described the brig *Elizabeth* incident as "the decisive incident" in the development of New Zealand's legal relations with New South Wales. The incident brought into sharp focus two main impulses that resulted, in 1840, in New Zealand becoming British – a humanitarian concern for the welfare of the Māori and a commercial calculation that British trade with New Zealand would only flourish when proper authority was established in New Zealand.⁵²

After the Treaty of Waitangi had been signed at the Bay of Islands on 6 February 1840, Governor Hobson sent copies of the Treaty around the country for signing by chiefs of other iwi. The *Herald*, under Captain Bunbury, arrived in Akaroa Harbour on 28 May.

"I think it's a credit to all those who have assisted and most of all I think that it's very appropriate and very satisfying that this magnificent site is to be recognised as of national significance alongside the Waitangi Treaty Grounds."

(Interview with Harry Evison by Helen Brown, 21 October 2009).⁵³

Concern that it might, like the brig *Elizabeth* nearly 10 years before, have Te Rauparaha aboard led to several Akaroa chiefs keeping their distance.⁵⁴ When Bunbury went ashore on 28 May he made contact with two chiefs, Iwikau and Tikao. Both could afford to be sanguine about the possibility that Te Rauparaha was aboard the *Herald* for they had been among those captured by him in 1830 and subsequently released.⁵⁵

On 30 May, Iwikau and Tikao signed the Treaty of Waitangi at Ōnuku. Ōnuku was one of only three places where Ngāi Tahu chiefs signed the Treaty. The other two were Ruapuke Island and Ōtakou.⁵⁶ The copy of the Treaty signed at Ōnuku records Iwikau as "Rangatira o Ngātirangiamoa" (Ngāti Rangiamoa was the hapū of Te Maiharanui) and Tikao as "An intelligent native who calls himself Rangatira o Ngiti [sic] Kahukura".

⁴⁹ R. McNab, (1975) *The Old Whaling Days* pp.34-35, 403, 407.

⁵⁰ R. McNab, (1975) *The Old Whaling Days* p.404.

⁵¹ P. Burns, (1990) *Te Rauparaha* pp.159-60; R. McNab, (1975) *The Old Whaling Days* p.37; K. Sinclair, (1987) *Tasman Relations* p.26.

⁵² K. Sinclair, (1987) *Tasman Relations* p.26; C. Orange, (2004) *The Treaty* pp.12, 29.

⁵³ Evison, Harry. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Harry Evison's home, Redcliffs, Christchurch, 21 October 2009.

⁵⁴ H. Evison, (1993) *Te Wai Pounamu* p.145, note 15, p. 146, note 18; Harry Evison, personal communication, 4 March 2010.

⁵⁵ H. Evison, (1997) *The Long Dispute* p.98.

⁵⁶ H. Evison, (1993) *Te Wai Pounamu* pp.130-32.



The Kāik at Ōnuku in 1882 showing the recently constructed Whare Karakia and Native School at centre left. (Burton Brothers, original held by Alexander Turnbull Library)

6.7 Green's Point: British Sovereignty and the French

The concerns which were brought into sharp focus by the brig *Elizabeth* incident were only one of the influences impelling the British Government towards its decision to acquire sovereignty over New Zealand.

The other major concern which influenced this decision was French imperial ambitions in the South Pacific. Green's Point, the headland which marks the northern limit of the bay of Takapūneke, was the probable scene of an important event in the story of the British forestalling the French in claiming the South Island.

Before Hobson was sent to New Zealand to acquire British sovereignty, a French venture to colonise Banks Peninsula had been initiated by a French whaling captain, Jean Langlois. By the time the settlers sent out by the Nanto-Bordelaise Company arrived at Akaroa, New Zealand had been securely British for some months. But the impending arrival of the French prompted Hobson to despatch a British naval vessel, the *Britomart*, to Akaroa to demonstrate and exercise British sovereignty, to deny the French any grounds to claim sovereignty over the South Island.

After the signing of the Treaty, first at Waitangi then elsewhere in the country, Hobson proclaimed British sovereignty over New Zealand on 21 May 1840. He claimed sovereignty over the North Island by virtue of the Treaty of Waitangi and over the South Island by virtue of discovery, the *Herald* had not yet returned to the Bay of Islands after collecting signatures to the Treaty in the South Island.

About a month later, on 17 June 1840, Bunbury and Nias proclaimed British sovereignty over the South Island at Cloudy Bay, as the *Herald* was making its way north back to the Bay of Islands. Shortly afterwards, on 10 July, the French naval vessel *L'Aube*, under Captain Lavaud, despatched by the French Government to support the Nanto-Bordelaise Company's colony at Akaroa, put into the Bay of Islands on 10 July. Hobson was sufficiently concerned to instruct Stanley, the captain of the *Britomart*, to proceed to Akaroa and hold a court of law there as an "act of civil authority".⁵⁷

The *Britomart* reached Akaroa on 10 August and anchored a little above Green's Point. Stanley engaged James Clough (Robinson) to act as an interpreter and to explain the nature of the visit to local Ngāi Tahu.⁵⁸ A large number of Ngāi Tahu were present the following day, 11 August, when Stanley landed and the Union Jack was raised.



A re-enactment of the Green's Point flag raising at the Akaroa Recreation Ground during the Akaroa Centennial celebrations in 1940. (Photograph courtesy of Akaroa Museum, image number # 151).

The two magistrates who were with Stanley (C.B. Robinson and Michael Murphy) convened courts of law. Stanley's reports state that courts were held under the flag on 11 August at the two parts of the bay where British subjects were already residing.⁵⁹

According to Stanley's chart of Akaroa Harbour, William Green was then living at Takapūneke and James Clough (Robinson) at Paka Ariki, later French Bay, where the French settlers were shortly to land. Clough had been living at Akaroa with Puai, a cousin of Tikao and relative of Iwikau, since 1837.⁶⁰ Puai had had firsthand experience of the Ngāti Toa raids on Takapūneke and Ōnawe.⁶¹ Clough's later recollections of the raising of the Union Jack near his own residence describe the flagpole as having been erected on "the sandy beach between the townships". The townships in question were the French and English parts of Akaroa, which remained separate through the town's early years. Clough recalled the British standard being run up a flagpole and muskets being fired, along with a salute by the big guns aboard the *Britomart*.⁶² Clough also recalled that he had assisted the English to find a flagstaff and that a kākikatea was specifically felled for the purpose.⁶³

By contrast, C.B. Robinson, who held the position of Magistrate in Akaroa for several years after the 1840 flag raising, recalled that no ceremony whatever took place, aside from the hoisting of the flag. He also said that the post for the flagpole was an old tōtara tree which had been felled by Māori for a waka (canoe).

⁵⁷ *Akaroa and Banks Peninsula* pp 95-98. Also see Appendix One for Captain Stanley's map of Akaroa Harbour.

⁵⁸ Dr. A.C. Barker's transcript recounting the words of James Robinson Clough in "The Onawe Festival", *Star*, 23 March 1891.

⁵⁹ J.C. Andersen, (1976) *Place-Names* p.20; *Tales of Banks Peninsula* pp.97, 151-59; *Akaroa and Banks Peninsula* p.98.

⁶⁰ Maling, *Maps and Charts of Banks Peninsula*. Ogilvie (2007, p21) says that James Robinson Clough was 'living at Onuku', but Stanley's chart is a more reliable, primary, source for stating that he was living in Paka Ariki. See also *Tales of Banks Peninsula*, pp.153-55.

⁶¹ In later years Clough recounted Puai's version of these events to various parties including Dr. A.C. Barker. See Dr. A.C. Barker's transcript recounting the words of James Robinson Clough in "The Onawe Festival", *Star*, 23 March 1891.

⁶² *Akaroa and Banks Peninsula* p.146; *Tales of Banks Peninsula* pp.151-59.

⁶³ Mosely, M. (1885) *Illustrated guide to Christchurch and Neighbourhood*. J.T. Smith & Co. p2.

According to his account, Ngāi Tahu took the English to the log which was located in a bush gully at the back of the Red House - the *Britomart*'s carpenter squared the 8ft long log and a spare yard from the *Britomart* was lashed to it for a flagstaff.⁶⁴

Green's house in 1840 was not on Green's Point but in approximately the position of the present Red House. Although Green's Point has been generally accepted as the place where Stanley raised the flag on 11 August, it has been suggested that he may have raised the flag only at the residences of Clough and Green, and not on Green's Point itself.

The French were not far behind. The *L'Aube* reached Akaroa on 15 August and the *Comte de Paris*, which was bringing out the French settlers, on 17 August. Whether the British flag was flying on Green's Point itself when the *Comte de Paris* arrived on 17 August is uncertain. Evidence suggests that it was, on a pole that may have been erected by either Rhodes or Green, after they had landed cattle at Takapūneke in November 1839 (see below) or by the crew of the *Britomart*, after its arrival. The geographical prominence of the point reinforces the likelihood that a British flag was flying on Green's Point by 17 August, even if it had not been one of the two places at which Stanley raised the flag on 11 August. In 1900 Christchurch architect Samuel Farr recounted a visit he had made with C.B. Robinson (probably in the early 1850s) to the site where the flag was raised - they located the flag pole at 'the Point' but found that it had been "sadly cut about by relic hunters, and only about three feet of it remained out of the ground".⁶⁵

6.7.1 The Britomart Monument

The probable site of the raising of the British flag on 11 August was not marked until the very end of the 19th century. In 1897 the 60th anniversary of the commencement of Queen Victoria's reign was celebrated throughout the Empire. To mark that anniversary it was proposed locally that a monument be raised in Akaroa. The monument was unveiled the following year, 1898.

The monument was designed by architect, Samuel Farr, who arrived in Akaroa in March 1850 (as one of the 'Monarch settlers'). Farr lived in Akaroa for 12 years, working as a builder and architect. He moved to Christchurch in 1862. He was probably chosen to design the monument because of his early association with Akaroa.⁶⁶ Farr was also a contemporary and friend of many of the early European settlers (French, German and English) and a friend of Akaroa Ngāi Tahu, including Karaweko and Tikao.⁶⁷

The monument was unveiled on 14 June 1898 by the Governor, Lord Ranfurly, before a crowd reported to number 2000. Also present were the Premier, Richard Seddon, and Bishop Julius. The inscription on the monument records that the Union Jack was again run up under a salute from the guns of HMS *Tauranga* and the national anthem sung.⁶⁸



Photograph of an unidentified group at the Britomart Memorial W.A. Taylor, date unknown. (Photograph courtesy of the Canterbury Museum Collection).

"When you stand at the Britomart Memorial and you look at the landscape you can see that it's largely unmodified and it's been that way since 1830. There's a house and a waste treatment plant unfortunately plus a rubbish tip at the top but even at that you can still stand at the Britomart Memorial and view this landscape which is magnificent in its own way. It tells a very tragic story but it is the story of the founding of New Zealand and that is something that is worthy of preservation."

(Interview with Victoria Andrews by Helen Brown, 22 December 2009).⁶⁹



Detail of the inscription on the Britomart Monument, Green's Point. (Photo: John Wilson)

⁶⁴ Old Akaroa. Reminiscences of Mr S.C. Farr in *Star*, 15 December 1900, p10.

⁶⁵ Old Akaroa. Reminiscences of Mr S.C. Farr in *Star*, 15 December 1900, p10.

⁶⁶

⁶⁷ Old Akaroa. Reminiscences of Mr S.C. Farr in *Star*, 15 December 1900, p10.

⁶⁸ J.C. Andersen, (1976) *Place-Names* p.77; *Transactions of the New Zealand Institute*, vol. 40, 1908, p. 53. There is an account of the unveiling in the *Press*, 15 June 1898, pp. 5-6.

⁶⁹ Andrews, Victoria. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Victoria Andrews' home, Grehan Valley, Akaroa, 22 December 2009.

In the years immediately after it was erected, the monument was the scene of occasional events and celebrations. In 1906, F.A. Anson, who had attended the 1898 unveiling as the Chairman of the Akaroa County Council, donated a flagstaff and flag for the site.⁷⁰ For a year or two the anniversary of the original demonstration of British sovereignty was celebrated at Green's Point.⁷¹

Subsequently the practice of marking the 'memorial day' at Green's Point itself appears to have ceased. When Akaroa staged its New Zealand centennial celebrations in 1940, the 1840 flag-raising was re-enacted on the Akaroa Recreation Ground, not at Green's Point.⁷² It was already known in 1898 that British sovereignty had been demonstrated and not proclaimed at Green's Point in 1840, but the original inscription on the monument read that "On this spot Captain Stanley R.N. of HMS Britomart Hoisted the British flag and the Sovereignty of Great Britain was formally proclaimed August 11th 1840".⁷³ In the late 1920s the inscription was changed to read that Stanley had raised the Union Jack "to demonstrate British sovereignty to the people on Banks Peninsula and to the French corvette *L'Aube*".

When the point was surveyed in 1891 for the Akaroa and Wainui Road Board, it extended further out to sea than it does now. The point, which at that time was private land, was cut back before the monument was erected in 1898. The actual site on which the flagpole was probably erected in 1840 may have been destroyed in the early 1890s.⁷⁴

In 1910, the possibility of the Government's purchasing the private land on which the monument stood, was raised. The Commissioner of Crown Lands suggested that the Government might provide a £ for £ subsidy for the purchase. A local resident immediately offered £40 but the land did not pass into public ownership at that time.⁷⁵

In 1926 a small reserve was created around the monument itself. The reserve was vested periodically for set terms in the Akaroa Borough Council. Just before the reserve was surveyed and gazetted in 1926, a small area of land angling up to the monument from Beach Road was taken for road purposes. This land provided pedestrian access to the monument. Steps were built up to the monument, probably in 1939 when the existing concrete and iron pipe wall designed by Christchurch architect Paul Pascoe was erected around the monument, replacing an older wire-woven fence.⁷⁶

In 1956 the Borough Council was appointed to control and manage the reserve.⁷⁷ The reserve was classified as an historic reserve in 1979.⁷⁸

In 1990, a further bronze plaque was attached to the north face of the monument to record that the landing of a police magistrate at Akaroa in August 1840 marked the commencement of policing on the South Island.

⁷⁰ *Akaroa Mail*, 21 August 1906, p. 2, 21 September 1906, p. 2.

⁷¹ *Akaroa Mail*, 14 August 1908, p. 2.

⁷² *Akaroa Centennial Celebrations*, 20 April 1940.

⁷³ *The Press*, 18 June 1898, p. 5; Buick, p.343.

⁷⁴ Plan SO6836.

⁷⁵ *Akaroa Mail*, 10 June 1910, p. 2.

⁷⁶ Plan A6038; Beaumont and Wilson, 'Overview', p. 76; Certificates of Title 38/82 and 112/214.

⁷⁷ Plan SO6049; *Gazette* 1926, p. 2402.

⁷⁸ *Gazette*, 10 January 1980.

7. European Occupation of Takapūneke

7.1 The landing of cattle

In November 1839 cattle were landed at Takapūneke, thus beginning the South Island's history of pastoral farming. On 14 October 1839, in Sydney, William Green and his wife Mary Ann signed a contract for two years with Daniel Cooper, James Holt and William Barnard Rhodes. The contract required the Greens to travel to New Zealand with Rhodes and erect buildings and run cattle on the land which the partners claimed they owned after purchasing a Captain Leathart's deed.

The Greens arrived at Akaroa on 10 November 1839. Rhodes chose Takapūneke as the place to put the Greens and the cattle ashore because he needed to come close enough inshore for the cattle to swim to land without the barque running aground. (This was exactly the feature of Takapūneke that Te Maiharanui had taken advantage of when he established his flax-trading settlement there in the 1820s.)⁷⁹ Takapūneke was also chosen for the establishment of the cattle station because there was open grazing country on the heights above the bay. The cattle were hoisted overboard with slings and swam ashore. The number of cattle could have been as few as 18, but Rhodes recalled, in 1870, landing about 50 head. This was the first cattle station established on the South Island. Rhodes left the Greens at Takapūneke.⁸⁰

Green, his wife and child lived for their first weeks on Banks Peninsula in a tent on the Takapūneke side of the point that later bore his name.⁸¹ In January 1840, when the French doctor Louis Thiercelin visited Akaroa, Green, engaged in "regular farming operations", was living in a tent "at the bottom of the bay", which suggests close to the foreshore. Thiercelin walked from Ōnuku towards where the French settlers were to land later in the year. At the turn of a little promontory he spied a white canvas tent fenced in by a rope on posts in which Mr and Mrs Green and their servant, "newly arrived from Australia", were living. Thiercelin described the slope above their bay as covered with dense and impenetrable forest.⁸²

At another point in his account of his 1840 visit to Akaroa, Thiercelin recalled that the Greens were living "about half a mile from the shore", which would have put their tent well up slope from the foreshore. D'Urville, who visited Akaroa in the *Astrolabe* in April 1840, described the Greens' "moderately well-equipped farmhouse" as being "back up the valley" behind the bay.⁸³

But on Stanley's chart of Akaroa Harbour, drawn a few months later, Green's house is located close to the foreshore, about where the present 'red house' is. It is likely Green built his house, not long after Thiercelin's visit, close to where he had pitched his tent. Green's was the first 'red house' at Takapūneke. It almost certainly gained its name from the colour it was painted.

After his contract with Rhodes, Cooper and Holt expired, Green remained in Akaroa, establishing a hotel on the Akaroa side of Green's Point, but his connection with Takapūneke was severed. At the end of 1843, William Rhodes' brother, George, took over responsibility for the cattle station and moved into "a red-painted wooden house down by the shore". The interest of members of the Rhodes' family in Takapūneke ended in 1847, when George Rhodes moved to Purau.⁸⁴

7.2 Later farming at Takapūneke

From the 1850s until the 1970s Takapūneke was quietly farmed by successive families. Rural section 547, which included all the land of Takapūneke below the road reserve but also extended north of Green's Point to take in the area now known as The Glen, was originally granted to Joseph Palmer and Henry John Le Cren on 19 April 1859. Palmer and Le Cren also owned the rural section above the road to Ōnuku, no. 768. Neither Palmer nor Le Cren occupied the land, which they owned only until 1862.⁸⁵

In 1862, rural sections 547 and 768 were bought by Augustus White, an Akaroa businessman. White sold off three sections of land. Two of these sections were small areas on the foreshore at about the middle of the bay; one of these sections probably included the 'red house'. The largest of the three sections White sold was a five-acre block on the south side of the bay where Wilson and Barwick established their short-lived ship-building yard (see below). After White's bankruptcy in 1866, most of his land at Takapūneke was sold to George Scarbrough, the owner of the Bruce Hotel in Akaroa, and in 1876 the town's first mayor. The name 'Red House Bay' was used to describe Takapūneke in these land transactions of the mid 1860s, so it was clearly by that time the bay's established name, superseding Takapūneke.⁸⁶

By the mid 1860s, the landscape of Takapūneke had been transformed. When Louis Thiercelin returned to Akaroa in 1864, he found that the impenetrable forests that had stopped his 1840 walk short between Takapūneke and Paka Ariki had disappeared. There remained only patches of forest on the mountain slopes and clumps of trees in the valleys. The great trees had been replaced by wheatfields and pasture.⁸⁷

Scarbrough eventually re-incorporated into his Red House Bay block the three sections which White had sold in 1862. The larger area of five acres which Wilson and Barwick had sold in 1863 to Harry Haylock was bought by Scarbrough in 1870.⁸⁸

The part of rural section 547 which lay north of Green's Point (an area of 9 acres, 1 rood, 17 perches, was bought from Scarbrough's widow in 1879 by William B. Tossell. Tossell sold this land in 1890 to another prominent member of the Akaroa community, James D. Garwood. (This land includes the area known as The Glen and the Stanley Place subdivision.)⁸⁹

⁷⁹ *The Press*, 22 September 1926; Ogilvie, *Cradle*, pp. 149, 150.

⁸⁰ T.E. Green 'To Akaroa and Back', typescript held in the Akaroa Museum, pp. 2-12; *Akaroa Mail*, 4 January 1913, p. 2; G. Ogilvie, (2007) *Cradle of Canterbury* p.150; J.C. Andersen, (1976) *Place-Names* pp.187-88; letter Colin Amodeo to John Wilson, 3 October 2001. Johnny Jones had already established a farm at Matanaka, on the Otago coast, near Waikouaiti, but it was not until a few months after Green had been landed with the cattle at Takapūneke that Jones began to run cattle at Matanaka.

⁸¹ In the 1970s some of Green's descendants claimed that William Green's son Peter, the first white child born in Akaroa, had been gifted the land at Green's Point by a local Māori Chief but that the land later reverted to the Crown through non payment of rates. See Daphne Harrison to NZHPT, 8 November 1971, K.W. Thomson to Ormond Wilson 12 November 1971, AWH Alsop to J.R. Allison (NZHPT) and other correspondence in New Zealand Historic Places Trust Canterbury Branch Committee archives Box 6 F34 Item36 held at Canterbury Museum.

⁸² L. Thiercelin, (1995) *Travels in Oceania* pp.154-55, 161.

⁸³ G. Ogilvie, (2007) *Cradle of Canterbury* p.156.

⁸⁴ *Ibid.* p.157; *Akaroa and Banks Peninsula* p.140.

"I lived within 300 metres of that site for all my young life and I knew nothing. I was not told anything. Not by anybody here [at Ōnuku] or by anybody in my family at all... I am not sure when I realised the significance."

(Jeff Hamilton, personal communication, 22 August 2010)

After George Scarbrough's death, rural section 547 passed to his wife, Charlotte.⁹⁰ Charlotte died soon after George. Her trustees set about selling her property, which included the Red House Farm, in order that Charlotte's estate could be shared among her and George's brothers and sisters (who lived in Britain).⁹¹

The trustees had the land at Takapūneke resurveyed, creating a single block surrounding the bay. The block was that part of rural section 547 which lay south of Green's Point, an area of 35 acres 2 roods 24/10 perches (approximately 14.5 hectares). The outer boundaries of this block are almost exactly the outer boundaries of the present Takapūneke Reserve. When the block was surveyed in the first half of 1885, the Takapūneke land was occupied by Frederick Anning, an Akaroa butcher. Anning's occupation suggests he may have been using the land to run stock. It is possible that the building known as the 'killing shed' which stood on the foreshore of Takapūneke until the turn of the 21st century was built by Anning.

Charlotte Scarbrough's trustees sold this land in 1885 to John Glynn, a local farmer.⁹² Glynn was an Irishman who had come to New Zealand in the 1840s as a soldier. He eventually made his way to Canterbury in the 1850s and settled in Akaroa, where he worked as a bullock-driver. He accumulated enough savings to buy a home block at Ōnuku. He later bought more land at Ōnuku and then in 1885 the Takapūneke block (when it was known as Red House Bay). At the time he bought the Red House Bay land he already owned the adjoining section along the coast towards Ōnuku (rural section 4140) and also land above the road again towards Ōnuku (rural section 4963). After buying the Takapūneke land, Glynn continued to live at Ōnuku. He married in 1859 and had "a numerous family of fine stalwart young men and women".⁹³

Throughout the 1880s a series of much celebrated summer picnics for the children of Akaroa Borough School were held at Takapūneke on the Glynn property. The children travelled to the bay by steam launch where they enjoyed races and other amusements including pulling races on boats in the bay.⁹⁴ The picnics were big community events sometimes attended by the Mayor with prizes for the winners of the sports events donated by local businesses.

Three years after John Glynn bought the Takapūneke land, on the night of 20 December 1888 and one day after the annual school picnic, "the old Red House was totally destroyed by fire". (It is not certain whether this was Green's original house or a house George Rhodes had built after he took over responsibility for the Rhodes' cattle in 1843.) The *Akaroa Mail* reported that the house had been empty for a long time and surmised that the cause of the fire may have been due to the school picnickers leaving inflammable material behind.⁹⁵ Not surprisingly, the following year the annual school picnic was held elsewhere.

In 1889 the Akaroa Borough Council, on the recommendation of a special Sanitary Committee, passed a resolution that the night soil from the town be deposited "at a point on the south side of the reef at the Red House Bay". The scheme required the formation of a road (referred to in later correspondence as Sewage Road) around to the Red House Reef and the construction of a small causeway on the beach at the point of deposit.⁹⁶ The scheme was contentious and opposed by some councillors and members of the public including the Glynn family, largely out of concern that sewage from the night cart would contaminate the roads en route.⁹⁷

A plan to transport the nightsoil to Red House Bay via punt was briefly explored before being discredited.

Following a report by Messrs Wilkins and Bristow which stated that "no nuisance could possibly arise" from the scheme, it was implemented. The borough council completed their sewage scheme in 1893.⁹⁸ A ton per week of night soil was deposited in deep water⁹⁹ "in the harbour underneath and in front of a rocky bluff distant twenty-one chains from the old stock yard in Red House Bay and fronting the late Mr Glynn's property".¹⁰⁰ The nightsoil service discontinued in April 1907 with the development of a septic tank based sewage scheme in Akaroa.¹⁰¹

⁹⁰ Certificate of Title 38/82; Deeds Books 13D/347.

⁹¹ G. Ogilvie, (2007) *Cradle of Canterbury* p.157; Deeds Books 13D/348, 15D/125, 15D/129, 15D/410.

⁹² L. Thiercelin, (1995) *Travels in Oceania* p.161.

⁹³ Deeds Books 18D/130, 53D/288.

⁹⁴ Certificate of Title 38/82; G. Ogilvie, (2007) *Cradle of Canterbury* pp. 43, 151.

⁹⁵ Deeds Books, 1W2/154.

⁹⁶ Deeds Books, 1W2/760.

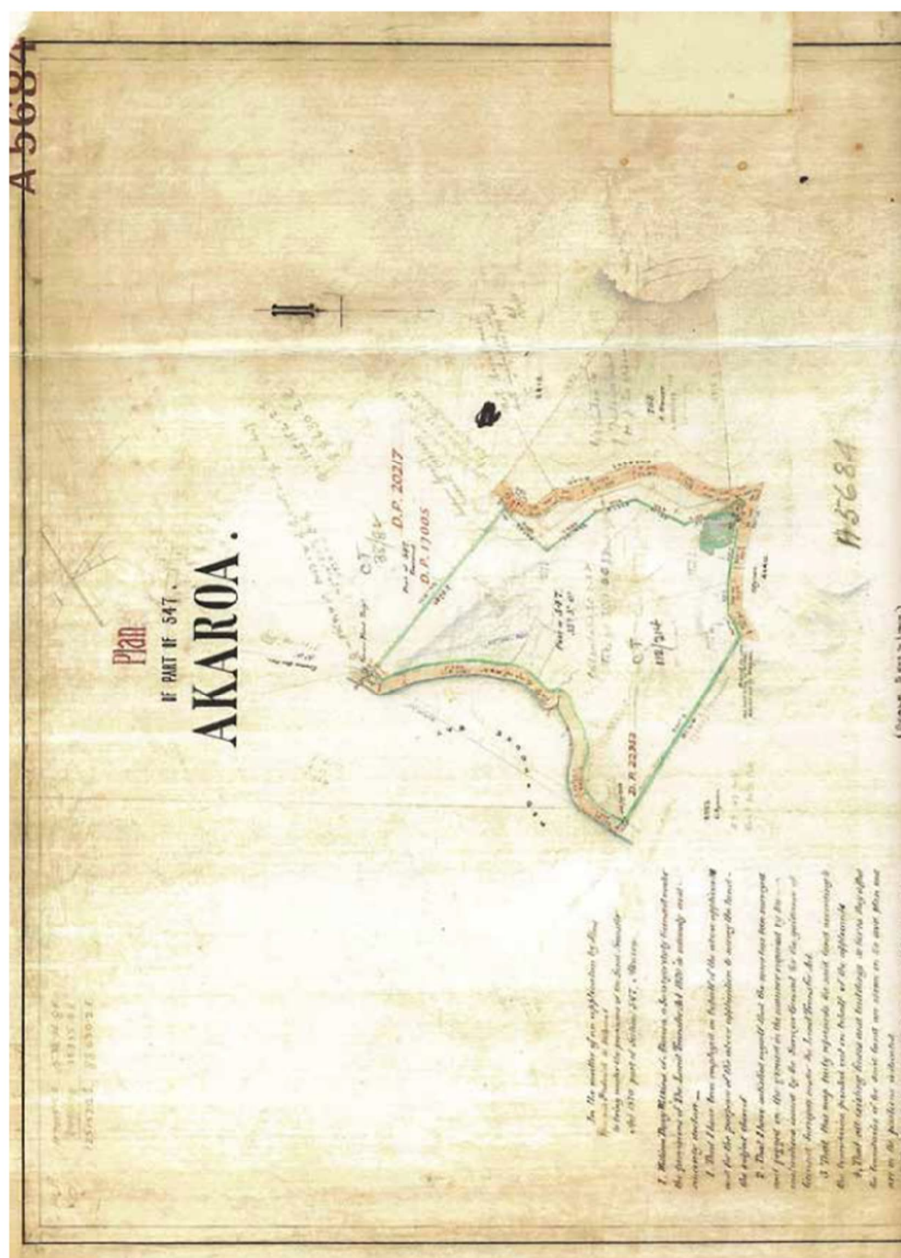
⁹⁷ Plan A5684; Certificate of Title 112/214.

⁹⁸ *Akaroa Mail*, 26 February 1892 p. 2, 1 March 1892 p. 2.

⁹⁹ *Akaroa Mail*, 23 December 1884, p.2.

¹⁰⁰ *Akaroa Mail*, 21 December 1888.

¹⁰¹ *Akaroa Mail*, 29 March 1889, p.2.



The 1885 survey of the land at Takapūneke (part of Rural Section 547) created boundaries which correspond more or less exactly with the boundaries of the present Takapūneke Reserve.

After John Glynan died in 1892, the land remained in his estate for some years. It was not until October 1904 that it passed to William Andrew Glynan and Peter Augustus Glynan, both farmers. William lived on Percy Street in Akaroa and Peter at German Bay (now Takamatua). It appears that no one actually lived at Red House Bay after 1885, or possibly earlier. After the Red House burned down in 1888 it was not replaced. The main Glynan dairy farm was at Ōnuku and the land at Takapūneke, when it was not leased, was probably used to run cows in association with the Ōnuku property.¹⁰² The land was held by members of the Glynan family, or as part of the Glynan estate, until July 1925, when it was sold to William Robinson. The bulk of the land remained in the hands of members of the Robinson family until it was bought by the Akaroa County Council in August 1978.

When William Robinson bought the land in 1925 “the only building left prior to the farm being established was a match-lined barracks”¹⁰³ and the abattoir beside the creek.¹⁰⁴ The present Red House was built by Robinson soon after he bought the land in 1925. The house was extended on the north side in 1957, when it was the home of Thomas Robinson and his family.¹⁰⁵ Soon after Robinson bought the property, the small area (just over 12 perches) around the Britomart monument was taken under the Public Works Act to become an historic reserve. William Robinson and then his son, Thomas, used the land at Takapūneke for most of the years they owned it as a dairy farm.

They separated cream on the property (their dairy was located in an extension constructed by William Robinson at the rear of the former Immigration Barracks¹⁰⁶ – see below) and also ran pigs. The area of the block, just 35 acres, was not sufficient for a viable dairy farm and Robinson owned or leased land elsewhere on Banks Peninsula.¹⁰⁷

In later years, the Robinsons also ran some sheep on their property, building a small shearing shed in the south end of the former Immigration Barracks. A separate shearing shed was built later further round the foreshore, towards where the sewage treatment works were built in the 1960s.¹⁰⁸



The present Red House, left, was built in the 1920s after the Robinson family had purchased the Takapūneke land. To the right is the former Immigration Barracks, which the Robinsons used as a farm building. (Photograph John Wilson)

In January 1930 William Robinson transferred ownership of the land to his wife, Emma May. The reason for this transfer is not known. In November 1955, the land was transferred from Emma Robinson to William and Emma's son, Thomas Alexander Robinson. He subsequently sold the small area on the southern edge of the bay on which Akaroa's sewage treatment works were built, then held the rest of the land until August 1978, when he sold it to the County Council. It was farmed right up to this time.¹⁰⁹

¹⁰² Akaroa Mail, 13 May 1892, p2.

¹⁰³ Akaroa Mail, 16 January 1894, p2.

¹⁰⁴ Akaroa Mail, 13 May 1892, p2.

¹⁰⁵ Akaroa Mail, 29 November 1892, p2.

¹⁰⁶ Akaroa Mail, 15 March 1907, p2.

¹⁰⁷ Akaroa Mail, 11 August 1908; Akaroa Mail, 27 February 1917 p. 2.

¹⁰⁸ This information comes from an undated clipping (probably around the mid 1980s) from the Akaroa Mail held in the Akaroa Museum.

¹⁰⁹ Personal communication Morris Robinson to Bridget Moseley 2010.

¹¹⁰ Christchurch City Council Property File. There were five children in Thomas Robinson's family.

¹¹¹ Personal communication Morris Robinson to Bridget Moseley 2010.

¹¹² Jeff Hamilton, personal communication, 11 June and 17 August 2010; Ogilvie, Cradle, p. 151.

¹¹³ Jeff Hamilton, personal communication, 11 June and 17 August 2010.

¹¹⁴ Plan A5684; Certificate of Title 112/214.

7.3 Shipbuilding

In the 1860s Takapūneke was, briefly, the location of an early ship building yard. In October 1862, Augustus White sold five acres of land on the southern side of the bay (where the sewage treatment works were built later) to James Wilson and John Barwick.¹¹⁰ A ship building yard was established on the foreshore. The Takapūneke site was described as "an excellent site for their industry, having a deep sea frontage, steep incline of beach, and sound foreshore... sheltered from southerly gales, with a large quantity of timber in the vicinity, possessing also a liberal supply of fresh water and other agreements".¹¹¹ In 1862-63 a 40-ton ketch the *Foam* was built in the yard. On completion of the *Foam* a large contingent of the Akaroa community and "numerous visitors from other portions of the province" attended a ceremony to honour the builders and celebrate their achievement.¹¹²

After completing the *Foam*, Wilson and Barwick moved their shipbuilding operation to Duvauchelle where timber was more readily available. Wilson and Barwick sold the five acres of land in July 1863 (after owning it for just eight months) to Harry Haylock, who sold it in 1870 to Scarbrough.

7.4 The former Immigration Barracks

The major surviving building on the foreshore at Takapūneke is a wooden building which began life as an Immigration Barracks built in Akaroa in 1874. Since the 1898 transfer of at least part of the original barracks to Takapūneke, the building has served different purposes.

In 1874, the immigration programme of the Vogel Government was expected to bring up to 12,000 new settlers to Canterbury. Government policy was to disperse the new labour being brought into the country for public works and farming from the ports of arrival to country districts.¹¹³ In early February 1874, the Immigration Officer of the Canterbury Provincial Government, J.E. March, visited Akaroa to enquire what work and accommodation would be available there for immigrants. He received several offers of work on farms and in sawmills. March decided to send six to eight families and 20 single men to Akaroa.¹¹⁴

On 19 February 1874, the Superintendent of Canterbury, William Rolleston, sent an urgent request to Vogel, the Minister for Immigration, asking that the Central Government authorise the construction of an immigration 'depôt' at Akaroa. Vogel immediately authorised the construction of a depot at Akaroa at a cost not exceeding £500.¹¹⁵

The contract to erect a building to house up to 50 immigrants was let by the Provincial Government to William Penlington for £425. The site chosen was at the corner of Bruce Terrace and Rue Jolie, near the Akaroa Hospital. The sites of both the hospital and the barracks are now occupied by the Akaroa School. The weatherboard building, with a shingle roof, was completed by 30 July. The interior was probably divided up into small rooms for families, larger rooms for single men and women and common areas for cooking and eating.¹¹⁶

Although Rolleston had told Vogel in his telegram of 19 February 1874 that an immigration depot was needed in Akaroa "in view of large numbers immediately to arrive",¹¹⁷ the barracks were little used for that purpose. A first group of new settlers was sent to Akaroa in August 1874. In July 1875 it was reported that the barracks were "never long occupied, as the absorption of newly imported labour proceeds faster than the supply can fill the building".¹¹⁸ After use of the building as an Immigration Barracks ceased, the building became dilapidated.

In January 1898, Graecen Black, an Akaroa businessman, submitted a successful tender for removal of the barracks from their original site. Black then sought tenders, on 25 January 1898, for "taking down the Immigration Barracks and re-erecting a portion of that building". The Akaroa site had been cleared by the end of March.¹¹⁹ At least part of the building was transported to Takapūneke and used by Black as a crayfish canning factory.¹²⁰ The small jetty which appears in photographs of Takapūneke taken in the early years of the 20th century was probably built at the time the barracks was rebuilt at Takapūneke and used to land crayfish. The jetty had disappeared by the years immediately after the end of World War II.¹²¹

The former Immigration Barracks were not used as a crayfish canning factory for long. In 1901 Black sold the business to Irvine and Stevenson who were operating another crayfish canning factory in Akaroa. Irvine and Stevenson closed down the Red House Bay factory immediately after buying it but in 1905 they re-opened it after a four year gap. The crayfish-canning factory remained working for only a short period.¹²²

In later years the building was used for a time as a jam factory. After William Robinson bought the Takapūneke property in 1925, the barracks was used for various farm-related purposes. In the years after the end of World War II, there was a workshop in the front part of the building and a dairy behind.¹²³ At an unknown date the southern lean-to of the building was converted for use as a small shearing shed, with yards between the building and the stream. The yards are no longer extant, but the ports in the side of the wall remain. Most recently, the building has been used to store miscellaneous household and other effects.

¹¹⁰ Deeds Books 15D/129.

¹¹¹ *Daily Southern Cross*, 3 February 1863, p2

¹¹² *Daily Southern Cross*, 3 February 1863, p2

¹¹³ Ronald A. Chapman, "Temporary Quarters: Immigration Accommodation in Canterbury 1840-1876, *Records of the Canterbury Museum*, vol. 13, December 1999, pp. 1, 20. More than 100 sites in Canterbury where accommodation for organised groups of immigrants was built or planned have been identified.

¹¹⁴ Chapman, "The Demise", *Akaroa Mail*, 28 December 2001, p. 17.

¹¹⁵ AJHR 1874 D5, p. 40.

¹¹⁶ Chapman, "The Demise", *Akaroa Mail*, 28 December 2001, p. 17.

¹¹⁷ AJHR 1874 D5, p. 40.

¹¹⁸ *Illustrated New Zealand Herald*, 2 July 1875, p. 7.

¹¹⁹ *Akaroa Mail*, 25 March 1898.

¹²⁰ *Akaroa Mail*, 22 April 1998, p. 2; 15 July 1898, p. 2; G. Ogilvie, (2007) *Cradle of Canterbury*, p. 43.

¹²¹ Jeff Hamilton, personal communication, 17 August 2010.

¹²² *Akaroa Mail*, 5 April 1899, p. 2; 5 September 1899, p. 2; 19 February 1901, p. 2; 20 October 1905, p. 2.

¹²³ Jeff Hamilton, personal communication, 17 August 2010.

8. Ngāi Tahu and Takapūneke after 1830

8.1 Takapūneke and Akaroa Ngāi Tahu in the late 19th Century

European farming at Takapūneke began before the land was 'purchased' by the Crown from the Akaroa Māori. The land had effectively passed from Māori ownership and use from November 1839, when cattle were landed at Takapūneke and William Green took up residence in the bay. After the 1830 massacre local Ngāi Tahu never lived again at Takapūneke and stayed away from the bay. The remains of the dead were left to lie on the land at Takapūneke and were later gathered and cremated by William Green. This reluctance to live on the site of a massacre or even visit Takapūneke persisted throughout the 20th century. The surviving Ngāi Tahu of Akaroa reoccupied an established settlement at Ōnuku, the next bay south of Takapūneke.

Throughout the 1840s Akaroa Ngāi Tahu staunchly refused to sell their lands to the Crown. Walter Mantell, the government official charged with negotiating land purchases from Akaroa Ngāi Tahu, was forced to abandon the attempt, reporting that the Akaroa chiefs had obstructed him "in the most insolent and turbulent manner".¹²⁴ However, in 1856 through complicated negotiations, Akaroa Ngāi Tahu were finally persuaded to sign a document that surrendered vast tracts of their land to the Crown for a "miserly" sum.¹²⁵

Tahunatorea (the reef off Green's Point) formed part of the boundary of the south western portion of the peninsula (including Takapūneke) that was requested by Akaroa Ngāi Tahu as reserve but refused.¹²⁶ Three meagre reserves were set aside for Akaroa Ngāi Tahu, including the reserve at Ōnuku.¹²⁷ The issue of the Crown land purchases at Akaroa remains unresolved and many Akaroa Ngāi Tahu still do not believe they have been duly compensated for the loss of their lands.¹²⁸ When land titles in the area of Banks Peninsula 'purchased' under the Akaroa Deed were re-organised (the Crown assuming it now had legal title), the land at Takapūneke became part of Rural Section 547.

In the middle years of the 19th century, Ōnuku was one of several Māori settlements in Akaroa Harbour. In January 1840, a doctor on a French whaling ship, Louis Thiercelin, described Ōnuku as a Māori village perched on a fold of the hillside, with about 30 huts of varying sizes and styles of construction unevenly distributed



A painting of The Kaik at Ōnuku in 1848 by R.A. Oliver (In Maling, P. (1981) Early sketches and charts of Banks Peninsula, 1770 – 1850. Wellington: A.H. and A.W. Reed).

up the slope. There was a larger hut, of the local chief, closer to the beach, and across the stream from it a "little cabin" in which two unidentified Englishmen were living. There were small cultivated fields around the huts. The population was living on potatoes, fish and fern-root.¹²⁹

When Thiercelin returned to Akaroa in 1864, the Māori settlement at Ōnuku was reduced in size. By that time, all the land, apart from the small reserve set aside after the Akaroa 'purchase' of 1856 had been taken up by European farmers. Thiercelin observed, sympathetically, of the small Māori population of Ōnuku in 1864 that "they surely feel nostalgia on the very soil of their lost fatherland".¹³⁰ By this time, the French settlement of the Akaroa area and the later claiming of the land by the English had had devastating consequences for local Māori. Confiscation of their lands removed their ability to cultivate food to both sustain their families and engage in trade. Local Ngāi Tahu had no option but to take jobs working for the newly arrived European settlers who were establishing farms on what had been Māori land.

¹²⁴ Evison, H. (2007) (Revised edition) The Ngāi Tahu Deeds: A window on New Zealand History. Canterbury University Press: Canterbury, N.Z. p190.

¹²⁵ Respected historian of Ngāi Tahu history, Harry Evison highlighted the highly dubious nature of these negotiations in his book The Ngāi Tahu Deeds: A window on New Zealand History.

¹²⁶ Evison, H. (2007) (Revised edition) The Ngāi Tahu Deeds: A window on New Zealand History. Canterbury University Press: Canterbury, N.Z. p197.

¹²⁷ P. Tremewan, (1999) French Akaroa p.14. There had almost certainly been a village of some sort at Ōnuku before 1830. The French naval commander Lavaud in 1841 recorded hearing from an old chief at 'Ōnoukou' that he had gone aboard an English schooner that had called at Ōnuku 50 years earlier.

¹²⁸ Personal communication George Waitai Tikao to Helen Brown 12 February 2008.

¹²⁹ L. Thiercelin, (1995) Travels in Oceania pp.135, 139, 155-56.

¹³⁰ Ibid. p.160.

8.2 Takapūneke and Akaroa Ngāi Tahu in the 20th century

At the start of the 20th century local Ngāi Tahu families were primarily living at Ōnuku and in Akaroa. Although the Native Reserve had been established at Ōnuku, not all local Ngāi Tahu families were allowed to live there because of local Council's zoning regulations. Instead some families had to live in Akaroa – a situation which was (and remains) very upsetting for local Ngāi Tahu.¹³¹

"We wanted to build a house out at Ōnuku and the Council would not allow us. We had to go to Akaroa and that's what we did. And Mum and Dad weren't allowed to build out here either. I hated not being allowed to live out here and it was the Council that told us."

(Bernice Tainui, personal communication, 31 August 2010).

Although the land at Takapūneke was no longer in Māori ownership, the significance of Takapūneke was quietly remembered and respected by local Ngāi Tahu. Kaumatua ensured that the younger Ngāi Tahu generations of Ōnuku and Akaroa treated Takapūneke with respect by telling them that Green's Point was a sacred place they should avoid.

Henare Keefe, commonly known as Pop Keefe, was from Mohaka and married Ani Hokianga, Amiria Puhirere's daughter. Pop Keefe was one of the leading kaumatua of Ōnuku who ensured that younger generations were aware of the special significance of Takapūneke. Other kaumatua who made sure that younger Ngāi Tahu generations treated Takapūneke with respect included Kate Ruru, Bill Tainui, Meri Tainui, Hilda Rhodes, Henare Robinson and elder of the Hokianga whānau. Kaumatua nearly always referred to the bay as Green's Point, instead of Takapūneke. The traditional name of Takapūneke was not commonly used amongst local Ngāi Tahu until the 1990s.

George Tikao, who lived his younger life at Rāpaki, regularly went to Ōnuku with his family in summer for grass seeding. George's parents, Bertha Bunker and George Mutu Tikao, told him and his siblings that they were not to go to Takapūneke.¹³² The only times local Ngāi Tahu children ignored the requests of kaumatua to stay away from the bay was when they travelled through Takapūneke as a shortcut on their journeys between Ōnuku and Akaroa. Pere Tainui remembers his pōua (grandfather), Bill Tainui, telling him not to go to Takapūneke. When Bill Tainui worked on the Akaroa Wharf tailing crayfish he always took the long route around



Photograph of Pop Keefe (Henare Keefe) (photograph courtesy of Bernice Tainui).

Takapūneke with a cup of tea wrapped up in newspaper but never walked through the bay.¹³³ Pere often told his pōua that it was the quickest route but his pōua still told him to avoid it. If Pere was running late he would jump the fence at the top of Kāik Road and run through the paddock at Takapūneke, and along Beach Road to Akaroa.¹³⁴ This shortcut saved about 15 minutes on the journey. George Tainui similarly recalls taking the shortcut through Takapūneke on the way to Akaroa to go to the movies on Saturday nights though he hardly ever travelled back through the bay at night on the return journey home.¹³⁵

¹³¹ Since the 19th century central government policies to promote the individuation of Māori land title and local government planning rules have constrained the options for building on Māori land. Māori land often has multiple owners and is zoned rural, so no matter how large the area of land, only one or two houses may be built on it.

¹³² George Tikao, personal communication, 29 September 2010.

¹³³ Ibid.

¹³⁴ Pere Tainui, personal communication, 25 August 2010.

¹³⁵ George Tainui, personal communication, 31 August 2010.

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Photograph of Ōnuku whānau taken at about the 1940s. George Waitai Tikao (15) is photographed as a small child sitting in the front of the photograph with his father George Mutu Tikao (3) and mother Bertha Bunker (6) standing at the back. Other people recorded in the photo are: (1) Jack Hokianga, (2) Ruru Tikao, (3) George Mutu Tikao, (4) Hilda Rhodes, (5) Meri Bunker, (6) Bertha Bunker, (7) John Tainui, (8) Toby Bunker, (9) Arthur Timothy, (10) Koni Hokianga, (11) Elena Tikao, (12) Tore Mary Tikao (Missy), (13) Pauline Hokianga, (14) Arthur Tikao, (15) George Waitai Tikao, (16) Gordon Rhodes, (17) Nancy Tainui, (18) Lois Hokianga, (19) Amiria Puhirere, (20) Kate Bunker, (21) Maureeu Ruru, (22) Bill Ruru, (23) Henare Keefe. (Photograph courtesy of the Ngāi Tahu Whakapapa Unit, Office of Te Rūnanga o Ngāi Tahu).

"It was just, don't go down there and immediately you realised that there was something there. They meant it when they certainly sternly told you 'not to go there'. You just didn't do it. In my childhood thinking it was things you obeyed, you didn't question it." (George Tikao, personal communication, 28 September 2010).

Although kaumātua told local Ngāi Tahu to stay away from Green's Point, they very rarely explained why in any detail. Bernice Tainui (nee Morgan) who married John Tainui and moved to Ōnuku in the late 1940s, recalls being told by Pop Keefe not to go to Green's Point but never being told why. She subsequently never went to Green's Point and always assumed that two factions must have had a war of some sort there.¹³⁶

Bernice's son, Pere (whose recollections are noted above) was also warned as a child but did not learn about the Ngāti Toa attack on Takapūneke until the 1970s when his Aunt Kate Ruru recounted the stories told to her by Granny (Amiria Puhirere). Amiria Puhirere's father was Karaweko (Big William) who was a child when Ngāti Toa attacked Takapūneke so Amiria would have heard firsthand accounts of the events from her father.¹³⁷

The exact reasons why local kaumātua never explained the events of Takapūneke to the younger generations is an interesting point. Respected historian of Ngāi Tahu history, Dr. Harry Evison has observed that by the time he began researching Ngāi Tahu history (in the latter half of the 20th century) few Ngāi Tahu people knew the history of Takapūneke in detail aside from the fact that a massacre had taken place there. However, local Ngāi Tahu maintained a strong sense that the place was tapu and should be left alone.¹³⁸

Ōnuku kaumātua Bruce Rhodes perhaps explains it best that "... it's like any story if there's no happy ending it was never brought up."¹³⁹

"We always knew something was there,"
(George Tainui, personal communication, 31 August 2010).

In the late 20th century the history and significance of Takapūneke became more widely known and acknowledged among Ngāi Tahu and the wider community. By the end of the 20th century kaumātua had instilled in the younger generations a sense of the special and sacred connection that local Ngāi Tahu had with Takapūneke that must be respected and protected. It was this sacred connection instilled in the younger generations that would drive the people of Ōnuku to engage in actions to protect Takapūneke, when those opportunities eventually arose in the late 1990s.



Amiria Puhirere, commonly known as "Granny" and Mrs. Peni Hokianga (Photograph courtesy of Bernice Tainui).

¹³⁶ Bernice Tainui, personal communication, 31 August 2010.

¹³⁷ Pere Tainui, personal communication, 25 August 2010.

¹³⁸ Evison, Harry. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Harry Evison's home, Redcliffs, Christchurch, 21 October 2009.

¹³⁹ Bruce Rhodes, personal communication, 22 August 2010.

9. Takapūneke as Council land

9.1 Akaroa's sewage treatment works

In the early 1960s, the Akaroa County Council faced the problem of providing Akaroa with a sewage treatment system. The town had, till then, relied on pit toilets and septic tanks and water quality in the town's streams and in the harbour had deteriorated.

"We didn't know a thing. It was all done under the table."
(Wi Tainui, personal communication, 24 July 2010).

In March 1964, the County Council bought a small area of land on the southern side of Red House Bay as a site for a sewage treatment works.¹⁴⁰ Though not referenced at the time, an historical precedent for sewage disposal in the bay had been established in the late 19th century when it was the deposit site for Akaroa's night soil. The works were built shortly after the site was purchased. The site was at least very close to and probably on part of Te Maiharanui's kāinga (settlement) that had been sacked in 1830. During construction middens on the small flat on that side of the bay were destroyed. The Akaroa County Council did not consult Ōnuku Ngāi Tahu about the establishment of the sewage treatment system at Takapūneke¹⁴¹ though it is possible that the Council did consult the Banks Peninsula Māori Committee which had been established to represent the interests of Māori from Wairewa (Little River) to Akaroa at that time.¹⁴²

"In those days Council thought they were Lord."
(Bruce Rhodes, personal communication, 24 July 2010).

9.2 Council purchase of the Takapūneke land

The balance of the Takapūneke property remained in the hands of the Robinson family. The Council eventually bought the property from Thomas Robinson on 4 August 1978.¹⁴³ To fund the purchase of the Takapūneke land, the Akaroa County Council sold endowment land it owned near Ashburton. In 1876, when the Provinces were abolished and county and borough councils established, land had been allocated to the new local bodies to ensure they had funds to discharge their responsibilities. The Akaroa County Council had held, and leased to local farmers, several blocks of land elsewhere in Canterbury since that time.

To sell endowment land, local bodies needed the permission of the Minister of Local Government. In April 1978 the Council sought



Notice at Takapūneke warning people of water pollution resulting from the discharge of treated sewage from Akaroa's sewage treatment works at Takapūneke into the harbour. (Photograph: John Wilson)

permission to sell land near Ashburton and buy an area of 14.2316 hectares at Takapūneke. The County Council stated that it wanted to acquire the Takapūneke land to extend the sewage treatment plant, establish a town works depot and rubbish dump, establish a public camping ground, build staff housing and possibly construct a marina. The Council also mentioned that some 10 acres (4 hectares) of gently sloping land were suitable for subdivision. The Minister of Local Government gave the Council permission to sell the Ashburton land and buy Takapūneke on 23 May 1978.¹⁴⁴

In 1979 the Council established the Akaroa rubbish dump off the Ōnuku Road and a works yard just north of the sewage treatment plant. The Council contacted the Canterbury Museum and the New Zealand Historic Places Trust to seek their views on the proposal. Many local residents were opposed to the plans. Among the objectors was Akaroa resident Mr A.F. Helps, who drew attention to the Ngāi Tahu values of the site stating that the works yard was in proximity to the site of the "flax trading post of the chief of Ngāi Tahu".¹⁴⁵ The Banks Peninsula Māori Committee was supported by the Historic Places Trust, in their objection to the establishment of a dump on the site. The Historic Places Trust later withdrew its objection after an archaeological report written by Michael Trotter and Beverley McCulloch found no physical evidence of any archaeological features on the land concerned. (The site of the proposed dump was distinct, and some distance, from the recorded archaeological site S94/29 which was believed to be the site of Te Maiharanui's kāinga).

Henare Robinson, from Ōnuku, met with Michael Trotter on site at Takapūneke and confirmed that he knew of no reason why the

¹⁴⁰ Certificates of Title 112/214 and 3D/238. The legal description of the sewage treatment works site is Lot 1 DP 22953.

¹⁴¹ Pere Tainui, personal communication, 25 August 2010; George Tikao, personal communication, 29 September 2010.

¹⁴² Personal communication John Panirau to Helen Brown 31 August 2010; Note that Māori Committees were established throughout New Zealand under the auspices of the Department of Māori Affairs and the Māori Social and Economic Advancement Act 1945.

¹⁴³ Certificate of Title 3D/806, DP 73274.

¹⁴⁴ City Council Property File.

¹⁴⁵ "Greens point plans altered" in *Akaroa Mail*, 4 May, 1979.

dump should not be established in the position proposed.¹⁴⁶ Joe Karetai, Chairman of the Banks Peninsula Māori Committee, also agreed that neither the dump nor the works yard would affect the historic site, noting that the Māori Committee would mark the “generally accepted site of the historic village with a plaque”.¹⁴⁷ Joe Karetai cautioned the Council against any extension of the rubbish dump beyond the area specified in the plans.¹⁴⁸ The dump was established immediately after the Historic Places Trust granted the County Council authority to modify the site on 14 June 1979.¹⁴⁹ With its purchase of the land at Takapūneke, the Council also acquired the Red House which had given the bay its European name. The Council’s engineer, Ken Paulin, took up residence in the house in 1980.¹⁵⁰

“Today is different, we are very fortunate today that we have a very strong tribe that would have gone in there boots and all ... but in those days they didn’t have that authority to stop people doing those sorts of thing. I am sure our people would have been very upset about it but they had no power to stop it anyway. Our people had no voice really to stop those things from happening,”
(George Tikao, personal communication, 29 September 2010).

9.3 The proposed subdivision

In the 1990s the Banks Peninsula District Council began planning the future of the land. Because it was endowment land from which the Council was required to generate returns, attention turned to the possibility of subdividing for housing the gently sloping land on the northern side of the bay leading round to Green’s Point.

The land seemed a natural extension of Akaroa to the south. Between the 1950s and 1980s the area known as The Glen, round as far as Green’s Point, had been subdivided and built on. Stanley Place was formed in the 1950s.¹⁵¹ In 1992–93 the Council commissioned archaeological surveys on the land. These surveys, undertaken by Chris Jacomb, who was then archaeologist at the Canterbury Museum, in effect gave a ‘green light’ for the subdivision. Jacomb identified archaeological features on the south west portion of Takapūneke but concluded that there was no archaeological reason why the land in the proposed subdivision area (the northern part of the bay) should not be subdivided. He did warn, presciently, that “...there may be matters of cultural sensitivity to be considered...” and that “...questions of traditional or spiritual importance will have to be the subject of further negotiations with local Māori.”¹⁵²



The land which was proposed for subdivision is the gently sloping paddock leading up from the Britomart Monument on Green’s Point to the road to Ōnuku. (Photograph: John Wilson)

“I’d like to salute my father [Henare Robinson] for bringing out Takapūneke, letting people know of what went on there in the early years. Dad was very passionate about Takapūneke ... I remember him speaking to one of my uncles of what went on in the bay.” (Interview with Meri Robinson by Helen Brown, 1 December 2009).¹⁵³

The Rūnanga was dismayed at the findings of the archaeological surveys particularly given that the history of the site had been discussed at length with the archaeologist. However, it is important to note that ‘archaeology’ deals solely with tangible physical remains, of which none were identified in the surveys. The Rūnanga did not believe that the lack of surface archaeological evidence within the proposed subdivision area equated to a lack of cultural significance. Ōnuku kaumātua Henare Robinson was devastated that no physical evidence of Māori occupation had been identified on the proposed subdivision area as he felt that this would have provided the Rūnanga with greater leverage in the form of tangible ‘evidence’ to oppose the development.¹⁵⁴ Ōnuku Rūnanga was later relieved when greater clarity and emphasis was provided by Chris Jacomb to Banks Peninsula District Council identifying that while no

¹⁴⁶ Trotter and McCulloch (1979) Report on Akaroa County Council development proposals for Red House Bay, site 594/29, 26 May 1979. NZHPT archives held at Canterbury Museum.

¹⁴⁷ “Yard not going on Māori site” in Press 20 June 1979.

¹⁴⁸ “Yard not going on Māori site” in Press 20 June 1979.

¹⁴⁹ City Council Property File.

¹⁵⁰ City Council Property File.

¹⁵¹ Certificate of Title 38/82; Deposited Plans 17005 and 20217.

¹⁵² Copies of Jacomb’s 1992–93 reports and letters dated 17 June 1992, 6 and 15 September 1993 are in the City Council’s property file.

¹⁵³ Robinson, Meri. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Mahia Tainui’s home, Akaroa, Banks Peninsula, 1 December 2009.

archaeological evidence had been recorded, subsurface evidence was likely in the area (see letter of 15 September 1993).

That these issues of cultural sensitivity and the traditional or spiritual importance of the land to local Māori might become matters of disagreement and debate was signalled in 1995 when historian, Harry Evison, published an article in the Christchurch Press under the title 'Akaroa bay outrage'. The article described the events of 1830-40 and questioned the uses made of the land since the 1960s.¹⁵⁵ No further heed was taken of the objections of local Māori and Harry Evison was later to describe the establishment of first the sewage treatment works and then the rubbish dump at Takapūneke as the ultimate in modern cultural oppression. "Imagine" he suggested "a Māori sewage treatment works being constructed on top of a European cemetery".¹⁵⁶

"There was a letter written by Harry Evison, which reinforced to us how important Takapūneke is. It reinforced to us - keep fighting to get it back."

(Ngaire Tainui, personal communication, 31 August 2010).

Although by the end of the 20th century most people from Ōnuku understood that Takapūneke was sacred, it was largely through Harry Evison's research that they learned the details of the tragic events that unfolded there.

In a subsidiary article, the Mayor of Banks Peninsula, Noeline Allan, emphasised that the Council did not have flexibility in dealing with endowment land and stated that the subdivision was in accord with the requirements of the terms under which it held the land. She did suggest that subdivision of the land could be avoided and the land set aside as a reserve if the Crown purchased the land from the Council. In the early years of the 21st century considerable effort was put into trying to persuade the Government to buy the land to relieve the local body of the requirements imposed on it by the land being endowment land.¹⁵⁷

In 1996 the Council applied for resource consent to subdivide 4.7 hectares of land for residential development then, the following year, split land that had been on a single title since 1885 into different lots for which different uses were proposed.

"We used to lease the Green Point land. Then the Council were going to cut it up for sections and we were against that. We knew that there was history, a burial ground there, and that [Ngāi Tahu] used to live there. We knew stories about that and we were against the Council even buying it. We were against them cutting it up for houses and I think that we thought it should have been made a reserve way back then."

(Interview with Peter Haylock by Helen Brown, 1 December 2009).¹⁵⁸

The largest lot of 9.6087 hectares, on the southern side of the bay, was to become a reserve (Takapūneke Reserve). The second largest lot, the gently sloping land on the northern side of the bay, was to be subdivided for housing. Between these two lots were two smaller lots. One, an area of 1741 square metres on the foreshore at the middle of the bay, was intended to become the 'Beach Road Park'. Behind this area was a further small lot, of 2864 square metres, on which stood the Red House. All these lots were put on separate titles in September 1997. On 24 October 1997, the block on which the Red House stands was sold to Kenneth Paulin, the Council's Engineer, and his wife who had been living in the house since 1980.

9.4 Subdivision: A reluctant compromise

Anger, sadness and disappointment are among the sentiments that the Ōnuku Māori community felt towards the Council for its ongoing treatment of Takapūneke. The proposed subdivision added to the feeling of resentment towards the Council, particularly given that throughout the 20th century, local bylaws had prohibited Ngāi Tahu from building houses on their own land at Ōnuku yet the Council was content to build a subdivision only a few kilometres up the road on land of such significance to Ngāi Tahu.¹⁵⁹

In the mid 1990s Ngāi Tahu completed their Treaty settlement with the Crown. The settlement provided Ngāi Tahu with resources that had never been available before. In 1996 Ngaire Tainui was employed by Te Rūnanga o Ōnuku as Administration Manager and Te Rūnanga o Ngāi Tahu established an environmental management unit, Kaupapa Taiao, which made assistance and expertise available to the Rūnanga for the first time in its dealings with the Council over the proposed subdivision.

¹⁵⁴ Personal communication. John Christensen to Helen Brown, 10 December 2009; Personal communication, George Tikao to Andrea Lobb, 25 May 2012.

¹⁵⁵ Harry Evison, 'Akaroa bay outrage', the Press, 6 January 1995, p. 13.

¹⁵⁶ Evison, 'Akaroa bay outrage', The Press, 6 January 1995, p. 13.

¹⁵⁷ Christopher Moore, 'Dilemma for council', the Press, 6 January 1995, p. 13.

¹⁵⁸ Haylock, Peter. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Peter Haylock's home, Akaroa, Banks Peninsula, 1 December 2009.

¹⁵⁹ Pere Tainui, personal communication, 25 August 2010.

After long and painful discussions the Rūnanga reluctantly agreed not to oppose the proposed subdivision in return for a number of conditions being met. The Rūnanga would sign a Heads of Agreement with the Council on condition that the Council close the dump, apologise for the past treatment of Takapūneke and dedicate the largest block (encompassing the probable site of Te Maiharanui's kāinga) as a reserve. The land destined to become a reserve was to be symbolically gifted to the Rūnanga which would immediately gift the land back to the Council. A reserve committee of which half the members were to be nominated by the Rūnanga was to manage the new reserve. The Rūnanga agreed to lift the tapu on the block proposed for subdivision.

"I've always known that there was something that needed to be looked after." (George Tikao, personal communication, 29th September 2010).

At this time the Rūnanga believed they could not stop the subdivision and that the conditions outlined in the Heads of Agreement were the best outcome they could achieve. There was a sense of disappointment and sadness that the Rūnanga had to compromise,¹⁶⁰ a position the Rūnanga made clear when it wrote to the Council on 13 May 1998 stating that "...the whole bay is of cultural significance..." and continuing:

It is abhorrent to Te Rūnanga o Ōnuku that this bay, which was the site of occupation and a massacre, has been defiled by both a rubbish dump and a sewage treatment plant. ... It would be Te Rūnanga o Ōnuku's preference that no further development take place in the bay. Ōnuku cannot state strongly enough our grief at the past treatment of the site by past Councillors and officers of the Banks Peninsula District Council and its forebears.¹⁶¹

The Rūnanga signed the Heads of Agreement on 14 September 1998. The tapu on the land was lifted and the apology delivered by the Council on 25 September 1998. At the same ceremony, the land at Takapūneke was gifted by the Council to Ōnuku, then immediately gifted back. The dump was closed soon afterwards. The Rūnanga felt that the Heads of Agreement was the best opportunity to protect at least part of Takapūneke - allowing partial subdivision provided the Rūnanga with the leverage to protect the Takapūneke Reserve block.

True to its word, when the Council advertised for submissions on its plan to subdivide the land in 2000, the Rūnanga was not among the 14 objectors, even though it regarded the 1998 agreement as a compromise. That the Te Rūnanga o Ōnuku felt pressured in 1998 to sign the Heads of Agreement was confirmed at a meeting in 2004 to discuss the future of the land proposed for the subdivision when George Tikao, Chairman of the Te Rūnanga o Ōnuku, said that he had felt compromised in 1998 and had made what he

thought was the best deal he could. He restated that in the eyes of the Te Rūnanga o Ōnuku all the land surrounding Takapūneke was tapu as an urupā, and that Ōnuku had never wanted houses built on any of the land.

The proposed subdivision was put on hold in 1999 while water supply questions were investigated, but the Banks Peninsula District Council continued to insist it was bound, by the terms of the endowment on which it held the land, to secure an economic return from it and continued to plan the subdivision.

9.5 The Takapūneke Reserve

The 1998 agreement between the Council and Te Rūnanga o Ōnuku provided for the land on the southern side of the bay to become a Local Purpose (Historic Site) reserve. The creation of the reserve signalled a shift in the recognition of the value of the land on the part of the Council (from economic value to heritage value).¹⁶² Although the new reserve was not formally gazetted until 28 March 2002, a reserve management committee was formed and began work early in 1999.¹⁶³

A landscape architecture firm, Lucas Associates, presented tentative plans for the development of the reserve in August 1999. Some re-vegetation was suggested, along with continued grazing of open pasture. Public use of the reserve was to be encouraged and plans made for a car park and picnic area on the foreshore. Lucas Associates suggested modifications to the subdivision plan to create better linkages between the Britomart monument and the Takapūneke Reserve. Discussions were initiated with the owner of the land immediately south of the reserve with a view to re-planting and protecting possible historic sites beyond the reserve's boundaries.

As part of the implementation of the reserve committee's plans, a number of buildings on the foreshore were removed. The clearance of these buildings (and of the small yards immediately south of the former Immigration Barracks and an early sheep dip) appears to have been done without any proper assessment of their heritage significance.

"It's a really beautiful bay and it holds so much history for the peninsula so I think it's really good that it's being reserved and kept that way and there hasn't been houses built because that would just ruin its history. So other generations can go and visit it and enjoy it as much as I did." (Interview with Rosie Brittenden by Helen Brown, 10 December 2009).¹⁶⁴

¹⁶⁰ George Tikao, personal communication, 29 September 2010.

¹⁶¹ City Council property file.

¹⁶² Huddleston, Chad. (2008) The negotiation of Takapūneke: A study of Māori-state relations and the investment of value in tapu lands. A thesis submitted in partial fulfillment of the requirements for the degree of doctor of philosophy in anthropology in the University of Canterbury. Unpublished thesis: University of Canterbury. P149.

¹⁶³ The members of the original reserve committee were Theo Bunker, Wi Tainui, Ngaire Tainui, Donna Tainui, Colin Pilbrow, Ken Paulin, Terence Brocherie and Eric Ryder.

¹⁶⁴ Brittenden, Rosie. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Akaroa Area School, Akaroa, 10 December 2009.

Some consideration was given in 1999 to using what was believed to have been a killing shed as an "interpretation structure" and pedestrian gateway into the reserve. But the committee decided that the building was not suitable for this purpose and in 2001 Colin Pilbrow, an Akaroa architect who was on the committee, prepared plans for a new interpretation structure in the vicinity of the former Immigration Barracks.

Consideration was also given to removal of the "old jam factory" but in June 2000 the decision was made that it should remain. The importance of the building as possibly the only surviving immigration barracks of the 1870s in the country was not recognised at the time. The other buildings on the foreshore, except for some within the perimeter of the sewage treatment works, were demolished in 2000-01.

In 2001 earth-moving work authorised by the committee disturbed archaeological sites of both Māori and European origin. The Historic Places Trust ordered the Council to cease all work on the reserve until an authority had been obtained. The Council was warned that a fine of up to \$100,000 could be imposed for damaging an archaeological site.

When the committee undertook further work after being instructed to stop, it was suggested that the Historic Places Trust might prosecute the District Council.¹⁶⁵ The archaeological disturbance proved to be a significant turning point. The person who dug up the archaeology was horrified and bitterly disappointed with the Council that he had not been informed of the cultural significance of the area prior to commencing work there. The Rūnanga was appalled.¹⁶⁶

On 8 September 2001 the Akaroa Civic Trust hosted Board members of the Historic Places Trust (including historian and later Chair of the NZHPT Board, Dame Anne Salmond) on a visit to Akaroa including site visits to Takapūneke and Onuku Marae. George Tikao (Chairman of Onuku Rūnanga) and Pere Tainui of Onuku Rūnanga attended the meeting at the invitation of Dr. Harry Evison and were introduced to members of the Akaroa Civic Trust - this meeting proved the beginning of a long partnership between the two groups based upon Harry's introduction. At Takapūneke Harry Evison gave a speech from the steps of the Britomart Memorial outlining the heritage significance of the site to Ngāi Tahu and wider Aotearoa New Zealand in terms of the Treaty of Waitangi and the national historical narrative.

This meeting was critical because it brought together the key interests who would work together for more than a decade to protect Takapūneke from inappropriate land use and possible sale for residential development. As Dr. Harry Evison has noted, Victoria Andrews and the Akaroa Civic Trust became "the driving force" behind the community advocacy for Takapūneke from the time of this 2001 meeting forward.¹⁶⁷



Harry Evison speaking to Onuku Rūnanga representatives Akaroa Civic Trust member and NZHPT representatives at the Britomart Memorial, Takapūneke on 8 September 2001. (Photograph: Kerry Walker).

At the meeting Dame Anne Salmond expressed her support for the protection of Takapūneke but cautioned that there would be anger and resentment and that this would be part of a very long process. The Historic Places Trust suggested that Takapūneke be registered as a wāhi tapu to acknowledge its tapu nature and elevate public awareness of its heritage significance. Subsequently, Melany Tainui from Te Rūnanga o Onuku worked with the Trust's Māori heritage staff to register Takapūneke (in its entirety) as a wāhi tapu area under the Historic Places Act 1993. On 24 November 2001, Melany shared the Ngāi Tahu history of Takapūneke with members of the public in an address to the Annual General Meeting of the Akaroa Civic Trust on behalf of her Rūnanga. Melany spoke with great eloquence and many local residents in attendance were shocked to learn details of this tragic history for the first time.

In 2002 Takapūneke became the first site in mainland Te Wai Pounamu (and the Ngāi Tahu takiwā) to be registered by the Historic Places Trust as a wāhi tapu area. The extent of the registration reflected the understanding of the Rūnanga that when William Green gathered and burned the bones still lying at Takapūneke in 1839, the ashes from the cremation had dispersed over the entire area (including the land proposed for subdivision) making it *all* tapu.¹⁶⁸

¹⁶⁵ Akaroa Mail, 19 April 2002.

¹⁶⁶ Ngāire Tainui, personal communication, 31 August 2010.

¹⁶⁷ Evison, Harry. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Harry Evison's home, Redcliffs, Christchurch, 21 October 2009.

¹⁶⁸ The wāhi tapu registration included both Lot 1 DP 73274, the Green's Point land which had been earmarked for subdivision, and Lot 1 DP 76825, the original Takapūneke Reserve.

"I remember I gave a speech and there were quite a crowd there. I was standing on the plinth of that monument [Britomart] and there was cloud down on Tuhiraki and I told them the story and the fact that it was high time that this whole area was a national site. And at that point, the cloud lifted on Tuhiraki. So I said to them, the cloud's lifted on Tuhiraki so we might get somewhere." (Interview with Harry Evison, by Helen Brown. 21 October 2009).¹⁶⁹

In August 2002 a rāhui was placed on Takapūneke to calm the tension that was developing around the site and believed to be harming its spiritual character. All work on the existing Takapūneke Reserve stopped.

9.6 Campaign to stop the subdivision

In 1999, the Council decided to wait before selling the Green's Point land until an adequate water supply for the subdivision was available. It nevertheless went ahead with the work to secure resource consent for the subdivision. There were 14 objectors when the Council called for public submissions on the proposal in 2000. As a result of the objections the Council altered the plan slightly to enlarge the Britomart Reserve and link it by walkways to the new Takapūneke Reserve. However, the Council insisted that because it was endowment land it had an obligation to its ratepayers to secure a market return for the land.

Among the objectors in 2000 was the Akaroa Civic Trust. The Trust raised concerns about the Britomart monument and the proximity of some of the sections to the Britomart Reserve. The Civic Trust also insisted that "cultural sensitivity towards Māori must be considered" and asked whether a housing development adjacent to a site that was tapu to local iwi was appropriate. The Civic Trust appreciated that the Te Rūnanga o Ōnuku, although it had signed the 1998 Heads of Agreement, remained deeply disturbed about houses being built on the land. Once the Civic Trust was fully informed about the history and significance of the site to Te Rūnanga o Ōnuku, it insisted that all of the Green's Point land should also become reserve.

There was occasionally tension between the Civic Trust and Te Rūnanga o Ōnuku as the effort to stop the subdivision progressed. While Te Rūnanga o Ōnuku was primarily focused on the tapu nature of Takapūneke, the Civic Trust (attempting at that stage to persuade the central government to purchase the land from the Council) tended to emphasise the wider, national and bi-cultural narrative. The Civic Trust's focus was strategic; informed by an awareness of the need to couch the significance of the site in national terms if it was to attain protection through central government intervention. Despite occasional differences, the



A meeting to discuss the Takapūneke Reserve proposal was hosted by local Minister of Parliament, Ruth Dyson at Ōnuku Marae on 2 July 2004. Among those attending were Bob Parker Mayor of Banks Peninsula and Peter Richardson on behalf of Helen Clark the Minister for Culture and Heritage. Representatives of Ōnuku Rūnanga, NZ Historic Places Trust, Akaroa Civic Trust, Banks Peninsula District Council, Akaroa Museum and others were among the attendees. Photograph: Akaroa Civic Trust.



Chris Carter, Minister of Conservation, along with Ruth Dyson, local Member of Parliament visited the Britomart Memorial on 28 November 2003 to learn the history of the site from Pere Tainui, Ōnuku Rūnanga Heritage Adviser and Akaroa Civic Trust board member. Also attending the session were representatives from Ōnuku Rūnanga, Historic Places Trust and the Banks Peninsula District Council. Pere Tainui is pictured at right speaking to (left to right) Paul Dingwall, Victoria Andrews and MP Chris Carter. Photograph: Ruth Dyson courtesy of Akaroa Civic Trust.

¹⁶⁹ Evison, Harry. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Harry Evison's home, Redcliffs, Christchurch, 21 October 2009.

Rūnanga and the Civic Trust became the main advocates of adding the Green's Point land to the Takapūneke Reserve. Both the Rūnanga and Civic Trust were guided by the historical research, expertise and support of Dr. Harry Evison. They also had a key ally in the Historic Places Trust. The Civic Trust continued, without success, to try to persuade the central government to buy the land from the Council.

In November 2002 representatives of the local community, the Historic Places Trust, the Akaroa Civic Trust and Te Rūnanga o Ōnuku met on Ōnuku Marae. All parties agreed to work towards the land being secured by the central government as a National Historic Reserve and that the Council should be paid a fair market value in compensation.

Over the next eight years the Civic Trust and Te Rūnanga o Ōnuku undertook extensive advocacy work for the protection of Takapūneke. Strong support came from within the Akaroa and wider Banks Peninsula communities and from the Historic Places Trust. The protection of Takapūneke gained the attention and support of several Members of Parliament throughout this period including Rod Donald, Ruth Dyson, Tariana Turia, Nanaia Mahuta and others. Even the Prime Minister Helen Clark (in her capacity as the Minister for Arts Culture and Heritage) offered her support in principle for the establishment of the entire area as reserve in 2005. However, through 2002-06 the Department of Conservation refused to support purchase of the land by the central government on the grounds that the land was already in public ownership.

9.7 Towards a larger reserve

The efforts made through the first years of the 21st century to persuade the central government to buy the land which the Council wished to subdivide failed. But when Banks Peninsula became part of Christchurch City in 2006, the imperative that a return be secured from the land disappeared.

In 2005 and again in 2007 the Rūnanga and Civic Trust ran seminars for City Council staff and others. Those arguing that the land at Green's Point should not be built on referred to the cultural and spiritual reasons the Rūnanga had for wanting the entire site protected from residential development and the significance of Takapūneke in terms of the national bicultural narrative. They argued that any building on the land would make it very difficult to convey a true sense of the history of the place.

"It was brought home to me particularly one day down at the Ōnuku Marae when we were talking about Takapūneke and the truth of the story and perhaps what needed to happen. I remember making a commitment because I felt very moved by the stories that I'd been told - making a commitment to the community at Ōnuku and saying we will work together and we will put this right and as a Council we will ensure that this land comes back to the people and it can be protected forever. That we've achieved that is one of the highlights of being involved in local government for almost two decades."

(Interview with Bob Parker by Helen Brown. 11 November 2009).¹⁷⁰

As Chad Huddleston has noted in his thesis on Takapūneke, throughout the period of the mid 1990s and 2000s Te Rūnanga o Ōnuku steadily accumulated 'cultural capital' regarding Takapūneke. The role of the Rūnanga as kaitiaki (guardian) of the site gained increasing recognition. This recognition, coupled with bureaucratic and civic support, empowered the Rūnanga to more effectively challenge the Council to protect Takapūneke.¹⁷¹ In February of its last year of existence, 2006, the Banks Peninsula District Council passed a resolution committing the Council to ensure that all the land, including the land that was to have been subdivided, become a historic reserve. The Christchurch City Council honoured this commitment.

The problem for the Council remained that the Minister of Local Government had to approve a change of endowment purposes before all the land could become historic reserve. Approval for the change was forthcoming in December 2007.

On 26 May 2008 the Council convened a hearings panel on the proposal to declare all the land an historic reserve. The panel comprised Cr Claudia Reid, Cr Yani Johanson and Chairperson Stewart Miller. Those presenting submissions to the panel unanimously supported the proposal. Several submitters urged the Council to pursue the case for the land to become a National Historic Reserve and, in due course, to move the Akaroa wastewater treatment works away from Takapūneke. The Akaroa/Wairere Community Board Minutes, of 21 August 2008 state that the hearing panel noted the immense significance of the issues raised by submitters and further reflected that "...the occasion of the hearing had been one of great dignity, backed by a highly committed community who brought forward the results of work by many people over many years." Among the panel's recommendations were that Takapūneke's new status be marked by a formal celebratory occasion and that the Council allocate resources for the development of a Conservation Plan and a Management Plan for the site. On 16 October 2008, the City Council passed a resolution creating a single Takapūneke Historic Reserve, incorporating both the previous reserve and the land that was to have been subdivided.¹⁷²

¹⁷⁰ Parker, Bob. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Civic offices, Christchurch City Council, Tuam Street, Christchurch, 11 November 2009.

¹⁷¹ Huddleston, Chad. (2008) The negotiation of Takapūneke: A study of Māori-state relations and the investment of value in tapu lands. A thesis submitted in partial fulfilment of the requirements for the degree of Doctor of Philosophy in anthropology in the University of Canterbury. Unpublished thesis: University of Canterbury. pp151, 182.

¹⁷² This summary of events between 2007 and 2009 is based primarily on the City Council's Property File.

"We've got to make it easy for the next generation to come along. We don't want to frighten our people. We've got to look after them. We want to make it easy for them. We don't want to frighten them off the land." (Bruce Rhodes, personal communication, 22 August 2010).

In 2008, the Council established a working party on the treatment of Akaroa's wastewater and in 2010 initiated a public submission process on the matter. The Council was prompted to take these steps in part because its consent to discharge water from the existing works was to expire on 1 July 2013, but also because it recognised that the existing plant was culturally offensive to Ngāi Tahu. By 2010 alternatives to the treatment works remaining at Takapūneke were under serious consideration by the Council, which was discussing the issue with the Te Rūnanga o Ōnuku and the local community.

Legal steps required to give effect to the Council resolution to create a single Takapūneke Historic Reserve were completed in time for a ceremony of blessing held at Takapūneke on 5 February 2010. The ceremony was part of three days of commemorations commencing with the formal opening of the *Ngā Roimata o Takapūneke* exhibition at the Akaroa Museum on 4 February. The exhibition was a collaborative project of NZHPT, Ōnuku Rūnanga, Akaroa Civic Trust and Akaroa Museum. Through images, text and sound, the exhibition placed the history of Takapūneke within the wider cultural landscape of Akaroa Harbour. Approximately 150 people participated in the exhibition opening. Ngāi Tahu kaumātua and local politicians were among the guests.

The following day a solemn procession of people made the short journey from the Takapūneke shoreline up the hill to the newly created Takapūneke Historic Reserve which was blessed in a ceremony led by Kaikarākia Richard Tankersley, supported by Ngāi Tahu whānui and involving the children of Akaroa Area School. A pōwhiri and speeches followed at Ōnuku Marae where the Ngāi Tahu Treaty Festival was hosted the following day.



The *Ngā Roimata o Takapūneke* exhibition was awarded the Heritage Interpretation Award at the inaugural Christchurch Heritage Awards 2010. Overall, Takapūneke was the focus of three of the six heritage awards in 2010: the Heritage Landscape Award went to the Akaroa Civic Trust for its work on Takapūneke and Green's Point, and the Heritage Advocacy Award went to Victoria Andrews for insuring land destined for subdivision became part of an enlarged Takapūneke Reserve.

Back left to right Steve Lowndes (Akaroa Civic Trust), Lynda Wallace (Akaroa Museum, Akaroa Civic Trust) and Victoria Andrews (Akaroa Civic Trust); Front left to right Meri Robinson (Ōnuku Rūnanga) and Helen Brown (NZHPT). (Photograph: Christchurch Heritage Awards).



Guests gathered for the formal blessing ceremony at Takapūneke Historic Reserve, 5 February 2010. (Photograph courtesy of the New Zealand Historic Places Trust).

10. Takapūneke landscape history

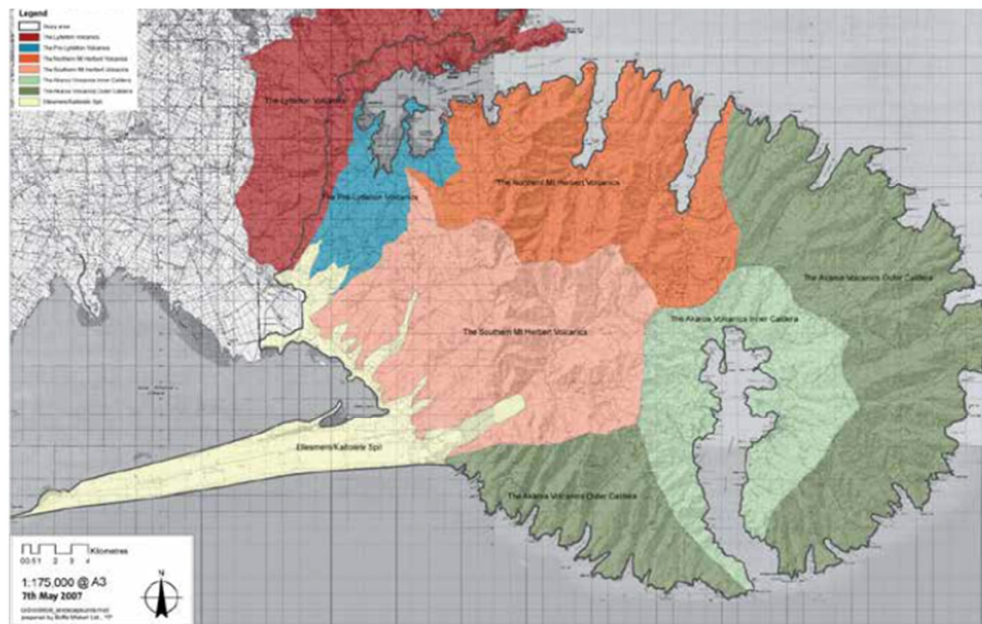


Takapūneke, 2009. Photograph: Malcolm Duff, NZHPT.

The scenery here is as splendid as one could desire – a basin surrounded by mountains three thousand feet high, descending at the entrance to cliffs of three hundred feet perpendicular, thickly wooded – and plenty of birds so tame that they almost perch on the gun barrel. (Owen Stanley Letter to his parents 1840)¹⁷³

The following pages illustrate the biophysical and cultural setting within which Takapūneke sits and the changes in the native forest cover of the Akaroa Harbour setting within Banks Peninsula over time. The landscape setting of Takapūneke has been defined using the 'Broad Landscape Areas' of the *Banks Peninsula Landscape Study (2007)*. These areas are based largely on the formation of the landscape (Akaroa Volcanic Inner Caldera) in which Takapūneke sits. This setting is described in the above study as follows:

*Around Akaroa Harbour the land is undulating with extensive smooth colluvial slopes. Only the upper slopes below the caldera rim are steep and rocky. The skyline is impressive and provides a very clear definition to the harbour landscape.*¹⁷⁴



Banks Peninsula – Broad Landscape Areas¹⁷⁵ Inner Volcanic and Inner Caldera

¹⁷³ Maling (2001) pg. 26. Owen Stanley in a letter to his parents dated 24 August, 1840.

¹⁷⁴ Banks Peninsula Landscape Study (2007) p. 38.

¹⁷⁵ Ibid, p. 39.

10.1 Takapūneke –landscape setting within Akaroa Harbour¹⁷⁶



Fig 1: Prior to human settlement of Banks Peninsula, native forest cover is likely to have extended from ridge to coastline.



Fig 2: Probable extent of native forest cover around Akaroa Harbour c.1830, during Maori occupation and just before the beginning of European settlement.



Fig 3: Approximate extent of native forest cover c.1860.

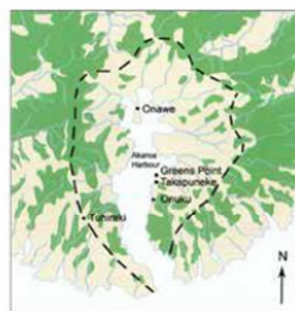


Fig 4: Approximate extent of native forest cover c.1880.

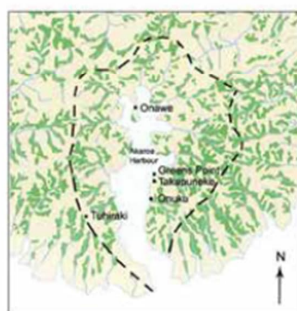


Fig 5: Extent of native forest cover c.2000.

¹⁷⁶ M. Winterbourn, G. Knox, C. Burrows, I. Marsden, (2009) The Natural History of Canterbury, p. 256-257. Portion of maps overlaid with place names and the landscape setting of Takapūneke within Akaroa Harbour.

10.2 Changes to the Takapūneke landscape over time

For the purposes of this section of the Conservation Report, the following definitions of landscape have been adopted:

Biophysical landscape

The biophysical landscape is defined here as an area that has a unique combination of natural and physical elements as well as any cultural modifications made to the place.

Cultural landscape

According to the UNESCO World Heritage Convention cultural landscapes are cultural properties and represent the "combined works of nature and of man" as designated in Article 1 of the Convention. They are illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal. The term "cultural landscape" embraces a diversity of manifestations of the interaction between humankind and its natural environment.

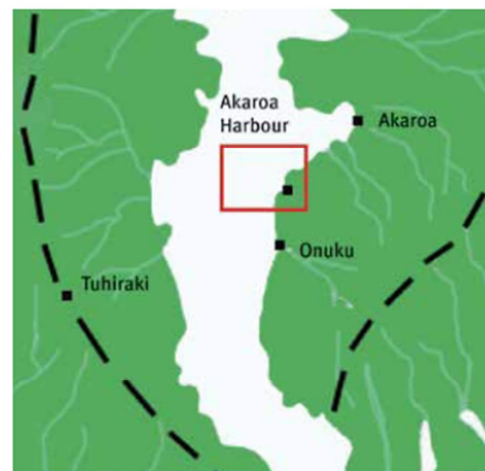
The Operational Guidelines for the implementation of the World Heritage Convention define three different types of cultural landscape:

- Designed and created intentionally by man (e.g. gardens, parklands)
- Organically evolved landscape - a continuing landscape is one which retains an active social role in contemporary society closely associated with the traditional way of life, and in which the evolutionary process is still in progress. At the same time it exhibits significant material evidence of its evolution over time.
- Associative cultural landscape - religious, artistic or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent.

Takapūneke could be seen as a mix of the last two types, primarily in terms of its Māori heritage and values, however, all three would be relevant with the inclusion of the European and Māori history and values, which takes into account:

- Britomart Memorial
- the Green's Point landscape including the 1939 designed enclosure and planting
- any remnant plantings associated with Rhodes home

10.3 Takapūneke – Before human occupation



Likely extent of native forest cover at Takapūneke before human occupation

10.3.1 Biophysical landscape

The landform of the gently undulating volcanic slopes and deep gullies that are obvious at Takapūneke today would have at one time been covered in native forest and have extended from the ridgeline to the upper edge of the beach. The following summary from Hugh Wilson provides some idea of the botanical nature of Takapūneke prior to either Māori occupation or European settlement.

Given Takapūneke's relatively sheltered coastal position, vegetation would have been podocarp/hardwood forest dominated by three species of large podocarps (lowland tōtara *Podocarpus totara*, matai *Prumnopitys taxifolia* and kahikatea *Dacrydium dacrydioides*). Beneath these emergent conifers would have been a subcanopy of diverse hardwoods such as māhoe *Melicope ramiflora*, fivefinger *Pseudopanax arboreus*, sevenfinger *Schefflera digitata*, kaikōmako *Penhnanthia corymbosa*, putaputawētā *Carpodetus serratus*, broadleaf *Griselinia littoralis*, pigeonwood *Hedycarya arborea*, lacebark *Hoheria angustifolia*, ribbonwood *Plagianthus regius*, kōtukutuku *Fuchsia excorticata*, and lemonwood *Pittosporum eugenioides*. The middle layer would have been dominated by kawakawa *Macropiper excelsum* and tree ferns *Dicksonia squarrosa*, especially silver tree fern *Cyathea dealbata* but also *Dicksonia squarrosa* and *Cyathea smithii*. The forest floor had a diversity of ground ferns. Prominent vines included supplejack *Ripogonum scandens*, native jasmine *Parsonsia heterophylla* and bush lawyer *Rubus cissoides*. The coastal fringe (e.g. the rocky banks and the interface of bush edge and coastal boulders) would have provided a very narrow extent of habitat

for open-ground (light-demanding) coastal species such as *Hebe strictissima*, *Coprosma propinqua*, shore celery *Apium prostratum*, native ice plant *Disphyma australe*, harakeke *Phormium tenax* and silver tussock *Poa cita* to name a few.¹⁷⁷

The original native forest cover at Takapūneke would also have supported a diversity of birdlife. Prior to Māori occupation this would have included bush moa, giant eagle, New Zealand wren, owl-nightjar, adzebill, kiwi and kākāpō. Those birds that survived Māori but not European settlement would have included kākā, kākāriki, kōkako, saddleback, piopio, laughing owl, mōhua, etc.; those that still remain today include tūi, bellbird, kererū, grey warbler, pipipi, fantail, etc.¹⁷⁸

10.3.2 Takapūneke during Māori occupation and Te Maiharanui's trading settlement (up to 1832)



Takapūneke showing extent of native forest cover pre European settlement during Te Maiharanui's trading settlement

10.4 Biophysical landscape

It is not clear exactly when and where the podocarp forest disappeared from Takapūneke. However Hugh Wilson has surmised that it is likely that the forest close to the sea was cleared early during Māori occupation. He suggests that

...some old growth forest could have survived through Māori times, but it is more likely periodic burning and clearing removed the old growth forest to several hundred metres inland, resulting in a mosaic of silver tussock, bracken, flax, kānuka, coprosma and regenerating mixed hardwoods, especially down the gully bottom itself. The podocarps would have been regenerating over those centuries, some surviving subsequent fires, some not – lowland tōtara especially would have done well.¹⁷⁹

The stream flowing through the most prominent gully at Takapūneke would have been present during Te Maiharanui's occupation and is likely to have been a contributing factor for establishing his kāinga there. Evidence of the kāinga on the southern part of the headland is understandable as this northern aspect would have provided the most sheltered part of Takapūneke, as well as receiving the most sun.

10.5 Cultural landscape

1820s: With British traders seeking flax fibre for their ship's cordage, Te Maiharanui established an undefended trading village at Takapūneke to supply visiting ships.¹⁸⁰ It is likely the bay would have been selected for its steeply shelved beach and sheltered aspect which suited sailing vessels.

In 1830 Te Rauparaha sacked Te Maiharanui's trading settlement, slaughtering or taking prisoner most of its people. This tragic event permanently changed the meaning of this landscape for Ngāi Tahu. Takapūneke became a place of great sadness and sacredness, altering the associations Ngāi Tahu had with this landscape.

1832: After the fall of Ōnawe, surviving Ngāi Tahu in the Akaroa basin established their main settlement at Ōnuku, meaning 'at a distance'. It was at Ōnuku that the memory of events at Takapūneke were kept alive, creating a strong connection between the land at Takapūneke and Ōnuku. Takapūneke became tapu, a place to keep away from.¹⁸¹

A strong visual connection exists between Takapūneke and Ōnawe. The connection of these two landscapes, visually and through their shared tragedies, is part of an evolving story between land and people within Akaroa Harbour.

The site of Takapūneke is likely to have been selected by Ngāi Tahu for its suitability for trading as well as a location of fresh water. Interactions between Ngāi Tahu and European settlers during this period saw associations with the landscape change for Ngāi Tahu. From a place of habitation and commercial activity, it became tapu on account of the deaths that had occurred there. After 1839 Māori ceased to influence directly how the landscape changed or was used. The land was effectively owned and used by Europeans from this time forward.¹⁸² That same year, William Green cleansed the land by gathering the scattered bones of the Ngāi Tahu people, and burning them on the foreshore.

¹⁷⁷ Summary from communication with Hugh Wilson, July 2010.

¹⁷⁸ Ibid.

¹⁷⁹ Hugh Wilson pers. comm. 22 July 2010.

¹⁸⁰ Wilson, J. (2010).

¹⁸¹ Ibid.

10.6 Takapūneke 1832-1856



Portion of 1894 map showing Māori place names around Akaroa Harbour



Takapūneke and Flea Bay within Akaroa Harbour, part of map surveyed by Captain J.L. Stokes etc. HMS Acheron 1849-1850¹⁸³.

10.6.1 Biophysical landscape

When William Green arrived at Takapūneke in 1839, a belt of open country is likely to have extended from Takapūneke, across the top of the ridgeline, down to Flea Bay on the south-east coast. This open country made Takapūneke a good place for grazing and for Green to establish a cattle station.

Hugh Wilson has suggested that cattle could have roamed across this landscape as far round as Ōtānerito Bay:

It wouldn't have been only grass and it certainly wouldn't have been short pasture. There would have been a lot of close-canopied silver tussock and probably silver tussock shrubland, extensive areas of bracken and strips of regenerating mixed hardwood, kānuka and kōwhai along the gullies where regeneration happens fastest and more often escapes burning...There would still have been some bush to go through and some terrain challenges to overcome.

¹⁸² Wilson, J. (2010).

¹⁸³ <http://ndhadeliver.natlib.govt.nz/content-aggregator/getIEs?system=ilsd&id=1255670>, accessed 6 July 2010.

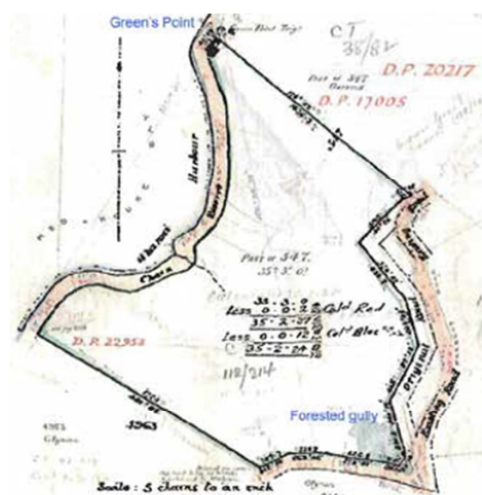
10.6.2 Cultural landscape history

The landing of cattle in the bay marked the beginning of European pastoral farming in the South Island and was indicative of the increasing dominance of European landscape values in New Zealand. The land was seen as an object to be tamed, where the settlers' "cattle and flocks might roam at pleasure, and to which they had a better right than those whose ancestors had lived there, fished there and hunted there".¹⁸⁴

In 1840 Captain Stanley of the *Britomart* raised the British flag most likely at the residence of William Green (where the first 'Red House' was built) and announced a magistrate's court session to demonstrate British sovereignty. As one of only two European houses in the bay, the land at Green's House would have been a significant location from which to assert British values in the landscape (Captain Stanley's map Appendix 3 shows the location of Green's house). Although land had not been purchased from Ngāi Tahu, it was sold and leased amongst whalers, traders and the Canterbury Association. Farming at Takapūneke was proceeding long before the land passed formally from Māori to European hands¹⁸⁵ which resulted in the establishment of the pastoral farming patterns of the English countryside and the economic values of the land as a source of production.

Māori ceased to influence directly how the landscape changed or was used. The land was effectively owned and used by Europeans from this time forward. European values were displayed in the physical landscape through their pastoral farming practices which was further modified to accommodate these values.

10.7 Takapūneke 1856 – 1964



Overlay of Takapūneke Certificate of Title (1885 – 1964) and 1885 survey plan showing Green's Point Reserve (gazetted in 1926) and land taken to the west and east of the site for road purposes.¹⁸⁶



Greens Point, c.1850, by Samuel Farr, Akaroa Museum Collection AK1981.437.

10.7.1 Biophysical landscape

Early Māori clearances of native forest at Takapūneke had paved the way for further clearing of vegetation and the practices of European farming. Takapūneke continued to be grazed throughout the 19th century. During this time, patches of native bush would have existed in the steepest gullies (due to difficulty accessing these areas) and these areas would have likely been fenced to stop stock falling into them. The 1885 survey plan (overlaid with the 1885 title in image above) shows a patch of native vegetation at the top of the south eastern gully, which could possibly have been part of the original native forest cover.

¹⁸⁴ Wilson, H. (2009) *Natural History of Banks Peninsula*, p. 25

¹⁸⁵ Wilson, J. (2010).

¹⁸⁶ Survey plan held by Land Information New Zealand (Original reference number A5684).

10.7.2 Cultural landscape

Takapūneke land formally passed to the NZ Government in 1856. This purchase cemented the future of the physical landscape, embedding European landscape values and land management practices including the clearing of vegetation and the establishment of exotic grasses and fencing. Land titles in Banks Peninsula purchased under the Akaroa Deed were re-organised and Takapūneke became part of Rural Section 547. The land was then sold to a succession of settlers who continued grazing the area, until 1979.¹⁸⁷

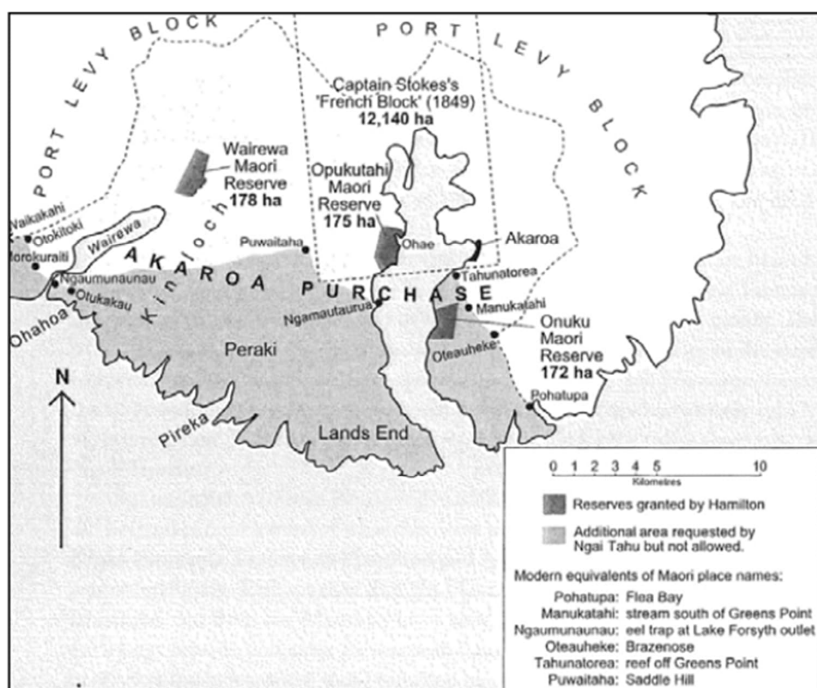
In 1860 an early ship building yard was established at Takapūneke taking advantage of the steeply shelved beach from which to launch sailing vessels. The bay was also well protected from winds which had attracted ships from earlier times. The use of the site for the repair of ships may have continued after 1863.¹⁸⁹

In 1885 Takapūneke was surveyed in order to bring part of the rural section 547 under the Land Transfer Act.¹⁹⁰ In 1891 a survey

was undertaken at Green's Point and land removed from the end of the headland. Presumably these modifications were made to create easier road access into Takapūneke itself.

In 1898 a monument and plaque were erected at Green's Point to celebrate 60 years of Queen Victoria's reign. This monument served to remind European settlers of their connection to their British homeland and reinforce their sovereignty over this landscape. The plaque was replaced with an updated version in the 1920s stating that Captain Stanley had demonstrated British sovereignty in anticipation of the arrival of the French settlers.

In 1898 part of the Akaroa Immigration Barracks was moved from Akaroa to Takapūneke in 1898 which, after the loss of the original Red House in 1888, was the only building in the bay until 1925. Used as a crayfish canning factory, the building exemplified the numerous buildings located around the harbour supporting local industries of the European settlers of the time.



Southern Banks Peninsula showing the Akaroa Purchase.¹⁸⁸ Takapūneke was part of the additional area that was requested by Ngāi Tahu but not allowed.

¹⁸⁷ Wilson, J. (2010).

¹⁸⁸ The Ngāi Tahu Deeds: a window on New Zealand History. Harry Evison (2007, p. 197).

¹⁸⁹ Wilson, J. (2010).

¹⁹⁰ Ibid.

1925 – 1955: Takapūneke was grazed as a dairy farm, one of many on the Peninsula that were contributing to one of the most important industries in the country at the time. Between 1910 and 1930, dairying was the main farming activity on the Peninsula.¹⁹² Relatively small farm holdings and the convoluted terrain of the peninsula, generated an abundance of work for fencers.¹⁹³ Local tōtara was milled for many of the fenceposts, some of which remain at Takapūneke.

1926 A small area around the Green's Point monument was gazetted 'land of historic interest', celebrating the significance of British sovereignty having been demonstrated in 1840.

In 1960 an archaeological report recorded several terraces on the south side of Red House Bay (15 to 30 metres up the hillside). These areas were identified as being naturally flat and likely to have been used as the site of Te Maiharanui's kāinga. The report also identified sheep yards on the bay flat which were assessed as being part of previous farming practices in the landscape. They were assumed to have destroyed some of the archaeological remains of the kāinga.¹⁹⁴

As with many of the bays around Akaroa Harbour, the physical landscape within Takapūneke was dominated by a small pastoral farming pattern and buildings to support local industry.



Takapūneke in the 1930s, showing the crayfish factory (formerly the Akaroa Immigration Barracks). This view also shows the southern headland on which evidence of Te Maiharanui's kāinga was found.¹⁹¹ Image sourced from pg 17 of the booklet Toitū Te Whenua The Land

¹⁹¹ Ogilvie G. (2007) Banks Peninsula Cradle of Canterbury p. 157. Image held at the Canterbury Museum.

¹⁹² G. Ogilvie (1992). p. 73.

¹⁹³ Ibid G. Ogilvie (1992).

¹⁹⁴ Bridget Moseley, pers. comm. (July 2010).

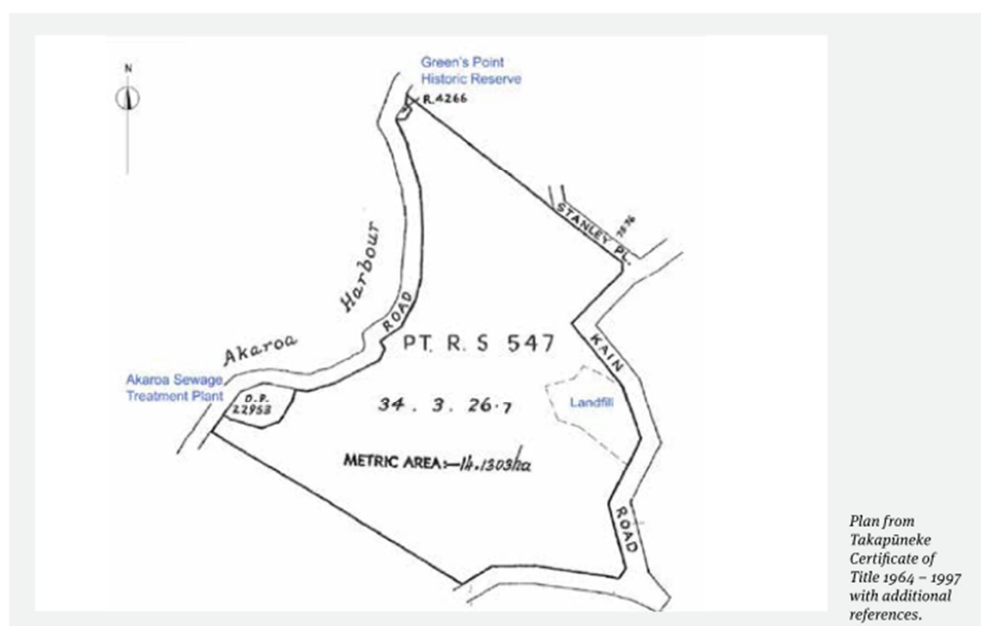
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Takapūneke | Conservation Report



Britomart monument
at Green's Point,
soon after it had
been erected in 1898.
Courtesy of Akroa
museum #3466

10.8 Takapūneke 1964 – 1997



10.8.1 Biophysical landscape

During the 1980s, poplars and willows were planted within gullies and other areas of farmland to stabilise land which had become subject to erosion with the loss of native forest cover.¹⁹⁵ The deeper gullies continued to regenerate naturally, with fencing that deterred stock from wandering into them. The landscape at Takapūneke continued to be grazed.

10.8.2 Cultural landscape

In 1964, the Council purchased a small area of the southern headland (as illustrated in the Plan from Takapūneke Certificate of Title 1964 – 1997 above) and built a sewage treatment plant on the land. Subsequent excavation for the treatment plant uncovered evidence of Te Maiharanui's kāinga on the southern part of the site, confirming the inappropriateness of locating such an activity on a significant site. Local Māori still regarded the land as tapu however no formal recognition of their association with the landscape existed. The memory of the events in the bay continued to be kept alive at Ōnuku.

1978: The Council purchased the remaining Takapūneke land from Thomas Robinson which enabled the Council to proceed with future planning of the area including the creation of a landfill off Ōnuku Road (opened and operating in 1979).

In 1979: the significance of Green's Point was officially recognised as the land was designated an historic reserve (R.4266).

During this period, the Council took two areas out of grazing and developed them as areas to treat the waste for the community of Akaroa (sewage treatment plant and landfill). The associated structures and activities located on these sites modified the landscape physically and visually and are intrusive in terms of the significance of the site for Ngāi Tahu.

1992: Banks Peninsula District Council determined the future use of land at Takapūneke. The Council divided up the land (inherited in 1989 from the Akaroa County Council) and proposed to provide a reserve around the archaeological site on the south side of the bay, recognising the significance of Takapūneke as Te Maiharanui's kāinga. The 'Red House' property was sold to a Council employee and land between the proposed reserve and the small reserve at Green's Point was earmarked for residential development.

¹⁹⁵ See Land cover in next section - Physical Landscape Character.

10.9 Takapūneke 1997 – 2002



10.9.1 Biophysical and cultural landscape

In 1997 the Council subdivided the land into four separate lots, with each parcel set aside for a different purpose. In addition to the "Red House" property and Takapūneke Reserve on the south side of the bay, the northern lot with the gently sloping land was set aside for subdivision. A smaller lot along the foreshore was proposed to become Beach Road Park.

1998 saw the values of tāngata whenua partially recognised as the Council agreed to close the landfill, to apologise to tāngata whenua and to dedicate the southern block which included the probable site of Te Maiharanui's kāinga, as a reserve. In return the Rūnanga reluctantly agreed to allow the proposed subdivision on the northern part of the bay to proceed.

In 1999 Lucas Associates were engaged to present a concept proposal to the Takapūneke Reserve Committee for the development of Takapūneke Reserve (Appendix 2). The plan included re-vegetation within gullies and continued grazing of open pasture along the ridges. The intention was for the Reserve to integrate with the proposed subdivision. A staged process was initiated with planting around the sewage treatment station completed as 'Area One' of the landscape plan.

In 2001, as part of 'Area Two' of the Landscape Plan, construction plans and interpretation structure drawings were prepared for a parking area along the foreshore of the proposed reserve. Historic buildings were removed in 2002 as part of the implementation stage. However, the earthmoving work also disturbed archaeological sites, prompting objections and order to halt work from the Historic Places Trust. A site damage report for Te Rūnanga o Ōnuku noted that the archaeological remains were likely to have extended well beyond that area identified as an "area of historical village and massacre"¹⁹⁷ and no further work has been undertaken on the site since. It is yet to be determined when the planting in Gully G was undertaken, but based on the size of the trees, it is likely to be within this period.

This period illustrates attempts by the Council to formally recognise both Māori and European values in the landscape. Council subdivides the land. The implementation of a staged landscape plan stalls as correct legislative procedures are not followed during the implementation of work.

¹⁹⁶ Source of aerial Google Earth (2002).

¹⁹⁷ Bridget Mosely, pers comm. July 2010.

10.10 Takapūneke 2002 – 2010



Takapūneke in 2010 - Wāhi Tapu Registration Area and Takapūneke Reserve Boundary¹⁹⁸

10.10.1 Biophysical landscape

Regeneration and spread of nursery species has occurred as grazing is reduced in the southern section of the bay. Grazing continues in the northern section of Takapūneke. It is yet to be determined when the planting to the south of the Red House was undertaken the size of the plants suggest it is likely to have been within this period.

¹⁹⁸ Source of aerial Google Earth (2002).

¹⁹⁹ Toitū Te Whenua The Land Remains (2010), p. 21.

²⁰⁰ Banks Peninsula Landscape Study (2007), p. 255.

²⁰¹ Dyanna Jolly Consulting (2009).

²⁰² Helen Brown, pers. comm (30 Aug, 2010).

10.10.2 Cultural landscape

Takapūneke was registered as wāhi tapu in 2002. The registration recognised the values of the site to Ngāi Tahu and provided tāngata whenua with a platform from which to advocate for the protection and conservation of these values. The Takapūneke Reserve and Green's Point Reserve were registered as a wāhi tapu area based on the understanding that the ashes from the cremation of Ngāi Tahu ancestors in 1839 had dispersed over the entire area, making it all tapu.

2002 (March): The reserve on the south side of Takapūneke was formally gazetted and vested in the District Council, recognising the significance of the kāinga of Te Maiharanui to Ngāi Tahu.

2006: Banks Peninsula District Council resolved that the land on the northern side of the bay that was to be subdivided should be combined with the existing Britomart and Takapūneke Reserves to become a single historic reserve for which national reserve status would be sought.¹⁹⁹

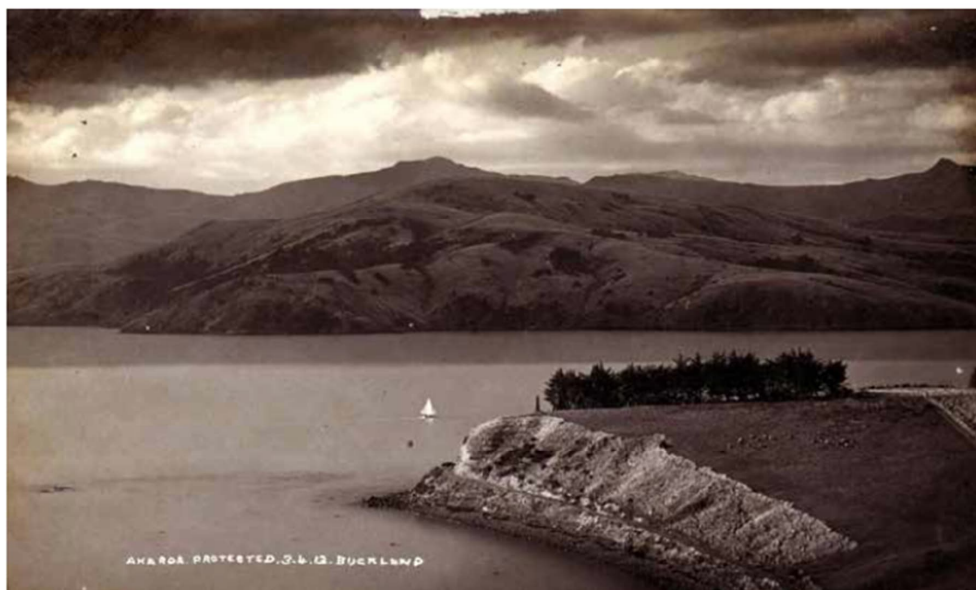
2007: The Banks Peninsula Landscape Study classified Takapūneke as a cultural heritage landscape²⁰⁰ for the significant historic events that took place between Māori and Pākehā. The classification was given to recognise the status of a place which would be given the highest rating according to ICOMOS standards. Takapūneke is recognised as a geographical area that includes a series of related and connected cultural, heritage and natural resources associated with the culture, identity and history of Ngāi Tahu.²⁰¹

2009: The Council carried through the designation of the Green's Point land as a historic reserve and the re-classification of the original Takapūneke Historic Reserve from a local purpose (historic) reserve to a single historic reserve (see plan above 10.1.).

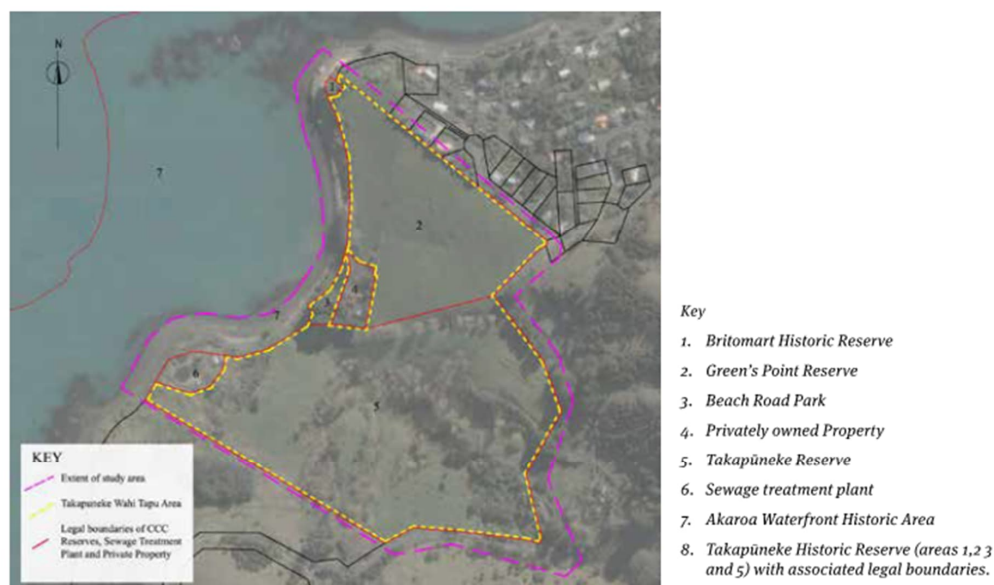
2010: A formal commemoration was held to celebrate the merging of all four reserves into one Takapūneke Historic Reserve. The site of the commemoration was chosen for ease of access and proximity to the area where the formalities of the commemoration took place.²⁰² Five trees were planted along an internal fence line on the Green's Point land.

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1913 Green's Point indicating changes on the headland. Image courtesy Jan Shuttleworth.



10.11 Takapūneke existing physical landscape character

The following series of maps outline the physical landscape character of Takapūneke as it exists today. Landscape character has been defined as "a distinctive combination of landscape attributes that give an area its identity".²⁰³ All maps have been compiled from Google Earth (2002) and overlaid with a Christchurch City Council survey carried out in April 2010.

10.11.1 Legal boundaries and definitions

Takapūneke is identified in the Banks Peninsula Landscape Study²⁰⁴ as one of a group of outstanding cultural heritage landscapes on Te Pātaka o Rākaihautū/Banks Peninsula with the highest rating using ICOMOS standards. The area currently referred to by Christchurch City Council as Takapūneke Historic Reserve consists of four different land parcels. The above map outlines these land parcels as well as the extent of the wāhi tapu registration and the Takapūneke section of the registered Akaroa Waterfront Historic Area which extends around the foreshore of French Bay (from Rue Brittain) and is inclusive of Red House Bay, Akaroa. 8.11.2. Landform

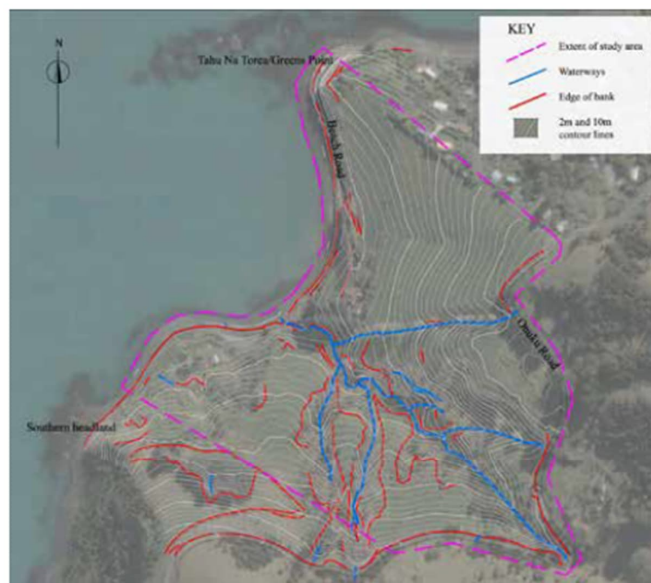
²⁰³ Definition from NZILA Education Foundation, Best Practice Note – Landscape Assessment and Sustainable Management, March 2010.

²⁰⁴ Banks Peninsula Landscape Study (2007) p. 155.

²⁰⁵ Banks Peninsula Landscape Study (2007), p. 39.

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Takapūneke geology, topography and natural processes

Takapūneke extends between two headlands on the eastern side of Akaroa Harbour - Green's Point in the north and to the point that currently houses the Akaroa Sewage Treatment plant in the south.

The landform or catchment of this area provides a natural definition to the boundary of the site. Set within the Akaroa volcanic inner caldera²⁰⁵, a narrow, rocky foreshore extends along the coastline; the hills then rise towards the crater rim. Below Ōnuku Road, the northern part of the site slopes gently from the headland down the northernmost gully of the catchment. At the bottom of this gully, six gullies from the southernmost part of the bay, converge as part of a stream. This stream has its outlet to Akaroa Harbour adjacent and south of the Red House which occupies private land at the bottom of the catchment. At the bottom of this gully, six gullies from the southernmost part of the bay, converge as part of a stream. This stream has its outlet to Akaroa Harbour adjacent and south of the Red House which occupies private land at the bottom of the catchment.

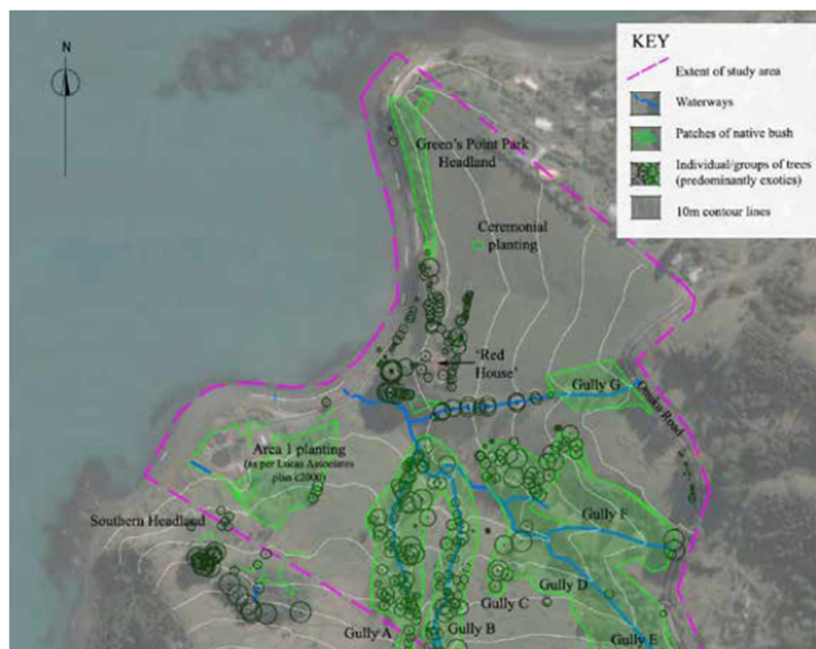
Takapūneke has a coastal 'harbour' character, being sheltered and tidal.²⁰⁶ The landform has been modified over time with the remaining evidence of terraces from Māori occupation, and the practices of farming which has assumed to have destroyed some of the archaeological remains of the kāinga.

Although modified from its original native forest cover, Takapūneke expresses a high degree of natural character due to the natural features and processes obvious in the landscape. The landforms - hills, headlands, gullies, with vegetation and waterways all contribute to this character. While the natural elements have remained evident, they have been overlaid with the patterns and processes of human activity which has created a strong pastoral character to the landscape.



View towards the Southern headland of Takapūneke showing the volcanic landform overlaid with the patterns and processes of human activity.

10.11.3 Landcover



Existing vegetation and waterways of Takapūneke Historic Reserve

10.11.4 Vegetation

Takapūneke is part of the Akaroa Ecological District. Its land cover consists predominantly of pasture and patches of native bush concentrated in gullies. Other vegetation within Takapūneke is composed of a variety of mature exotic trees with some regenerating native vegetation appearing since grazing has been limited within the area.

The following summary of existing vegetation at Takapūneke has been taken from a report prepared by Trevor Partridge, Botanist for the Christchurch City Council. This report focused mainly on the southern part of the Reserve and its remnants of natural vegetation. Two fenced areas of native plantings have not been covered in detail. One of these is the area surrounding the Akaroa Sewage Treatment Plant, where the native plantings function as a screen to the activities of the Treatment Plant. The other area is the dense and very successful restoration planting at the head of the gully immediately north of the former landfill site. A site visit was undertaken by Trevor Partridge, John Wilson and Wendy Hoddinott on 11 June 2010 and the following site description of vegetation relates to this visit.

Takapūneke has seven gullies, which have been indicated alphabetically in the Botanist's report; Gully A being the southernmost and Gully G the northernmost. Gully E is the largest and main gully and it passes beneath Ōnuku Road as a major culvert at a sharp bend. At higher elevations it is progressively joined by Gullies F, D and C, before being joined at lower elevation by Gullies B, A and finally G. Three gullies (A, E and G) are marked as waterways on the 'Water Course' layer of the Christchurch City Council Utilities maps.

10.11.5 Green's Point Park Headland

This area is open pasture of typical good quality pasture grasses with associated herbs including areas of thistles. The pasture has been used for growing hay. There are no native plants present other than some that have been planted around the existing fenceline and in a small plot where a ceremonial planting was made in 2010. The exception is the row of trees above the house which seems to have been Lombardy poplar (*Populus nigra* cv. 'Italica') that have been felled but have resprouted. Amongst these are mature trees of Ngāio (*Myoporum laetum*) and establishing poroporo (*Solanum laciniatum*) beneath the dominant canopy of the planted exotic Lawson's cypress (*Cupressus lawsoniana*). A relatively recent area of native planting has been undertaken to the south of the Red House. It is unknown at this stage when this planting occurred however it looks to be less than five years old.

²⁰⁶ Ibid, p. 58.

10.11.6 Southern Headland

This headland has been used for grazing sheep and comprises a medium quality pasture with clumps of rushes of mostly the native wīwi (*Juncus edgariae*) and lesser amounts of *Juncus sarophorus*. There is a large kānuka (*Kunzea ericoides*) just inside the fence and this has numerous seedlings surrounding it.

10.11.7 Gully A

This is a large wide gully with extensive plantings of poplars with some large Tasmanian gum trees (*Eucalyptus globulus*). Beneath these there are patches of both kānuka and the exotic Tasmanian blackwood (*Acacia melanoxylon*), both of which are spreading into the surrounding pasture. Pasture occurs where there is sufficient light, but much of the area is covered with leaf litter.

10.11.8 Gully B

This is a long and fairly straight gully dominated by poplars. At lower altitudes there is kānuka beneath the poplars, while at higher altitudes there are patches of small-leaved native shrubs of which *Coprosma rhamnoides* is the most common.

10.11.9 Gullies C and D

These gullies are close to each other and short, barely extending to the top of the reserve. They comprise plantings of poplars with kānuka and other native shrubs beneath. The gap between Gullies D and E however has been totally invaded by blackberry (*Rubus fruticosus* agg.) and the native climber pohuehue (*Muehlenbeckia australis*), effectively joining these to the larger gully E. Above the gullies there are seep zones with native rushes.

10.11.10 Gully E

This is the largest and the main gully at Takapūneke. The highest altitude part comprises a remnant of native forest in a deeply incised gully. In some parts of the incised gully the sides are unstable and a recent slip has undermined the surrounding fence. This fence is clearly there to keep stock out as the forest has such an entanglement of vines that any animals that might venture in are likely to become trapped.

The native forest within Gully E was not entered, but was observed from its margins and from Onuku Road above. It is predominantly secondary growth, the only tree large enough to be considered 'original' being a large tūrepo (*Streblus heterophyllus*) just to the northern side of the fence.



Tūrepo (*Streblus heterophyllus*) may be the only pre-European tree remaining at Takapūneke (along the edge of Gully E).



Green mistletoe (*Illeostylus micranthus*) perched on a willow in gully G.

Also noted was a large tōtara (*Podocarpus totara*) and some large Ngāio (*Myoporum laetum*) and kowhai (*Sophora microphylla*) as emergents above a canopy of kānuka, mahoe (*Melicetyus ramiflorus*) and kohuhu (*Pittosporum tenuifolium*). Much of the canopy has been overwhelmed by the native climber pohuehue and there are still many open areas that have been invaded by weeds such as gorse (*Ulex europaeus*), broom (*Cytisus scoparius*), blackberry and boneseed (*Chrysanthemoides monilifera*). With time the taller native woody vegetation should displace these weeds, but the pohuehue may inhibit or slow this process. Old man's beard (*Clematis vitalba*) has also been seen in the area and this is a potential problem to the forest. Also noticed were some areas of periwinkle (*Vinca major*) covering the forest floor. This exotic ground cover inhibits seedling establishment and thus slows regeneration. Grazing is still occurring on the spurs between the gullies.

Of special note along the road margin was the discovery of both locally occurring species of large native mistletoe. Green mistletoe (*Ileostylus micranthus*) is relatively common, but the rarer white mistletoe (*Tupeia antarctica*) is a threatened species (category – Declining²⁹⁷) (de Lange et al 2009). Only one plant of the latter was seen but it is likely to be elsewhere within this gully.

In the valley floor, where the stream meets the other gullies, there are small patches of wetland. Some are under the poplar canopy but the lowermost is in the open. These are dominated by the native rush wīwi along with some pūkiō (*Carex virgata*) along the stream margins. There are also patches of the native sedge purei (*Carex geminata*) and the occasional clump of water edge ferns swamp kiōkiō (*Blechnum minus*) and kiwakiwa (*Blechnum fluviatile*).

There are plantings of poplars in the valley floor and the adjacent Gully F. Most of these are of a cultivar that strongly suckers, so that it now covers extensive areas as ever-expanding patches. Some are located within the native forest area while others are on the steep north side of the gully, downstream from the confluence of Gullies E and F, where a spreading front of poplar has invaded pasture. On the ridge adjacent to the landfill there are vast numbers of suckers appearing, these being kept in check only through grazing by stock.

10.11.10 Gully F

This is a short side gully to Gully E, marked at Ōnuku Road by some tall macrocarpa (*Cupressus macrocarpa*). It is part of the native forest area but has flax (*Phormium tenax*) on the north side. One of the willows on the valley floor carries a native green mistletoe.

10.11.12 Gully G

This very separate gully has been planted in mostly willows that are not a weedy form so there is no sign of spread. The uppermost part of the gully has been planted with native forest species, which have established well and have formed a closed canopy within a very short time.



Suckering poplars on the southern headland of Takapūneke.

10.11.13 The ridges between the gullies

The gullies contain vegetation of botanical value. The ridges between have pasture with varying amounts of rushes and the occasional native shrub. Some are being slowly invaded by kānuka from the gullies while others have blackberry. The ridge between Gullies F and G is very different. The top was the former landfill site which has been capped and oversown with pasture. The composition and health of the pasture suggests that no toxic effects are visible from the tip material. Outside of that however, the pasture has vast numbers of suckers of poplar that are being kept in check by grazing. The small ridge between Gullies E and F is inside a fence line and is not grazed, comprising rank grass growth and gradual invasion by native forest species. The fence along Ōnuku Road has been covered by native pohuehue to form a 'hedge'. At one end the climbing pohuehue has covered it, while at the other end the creeping pohuehue (*Muehlenbeckia complexa*) has done the same.

10.11.14 Poplars and willows at Takapūneke

During the site visit, a local landowner explained that the poplars and willows were all planted to stabilise the hillslopes following Cyclone Bola in 1988. The trees are therefore less than 22 years old, which can be considered remarkable considering their size. Due to the timing of the visit in winter, it was not possible to identify the species used. However it is likely that the cultivars came from the Ministry of Agriculture and Fisheries in Palmerston North. It appears that there have been three poplars and one willow used. One of these has suckered extensively, much in the way that white poplar *Salix alba* does. Where stock are grazing on the crest between gullies F and G, young suckers are currently kept under control. However on the adjacent slopes the suckers have escaped to become a thick advancing mass, continuing to reduce the agricultural value of the land. The role of the suckering poplar in the fenced area of gully E is more difficult to assess. The outcome will depend on whether the native trees can rise above the poplar suckers. At this stage, there is nothing to suggest that they will, and the gully may become a poplar and native forest mix.

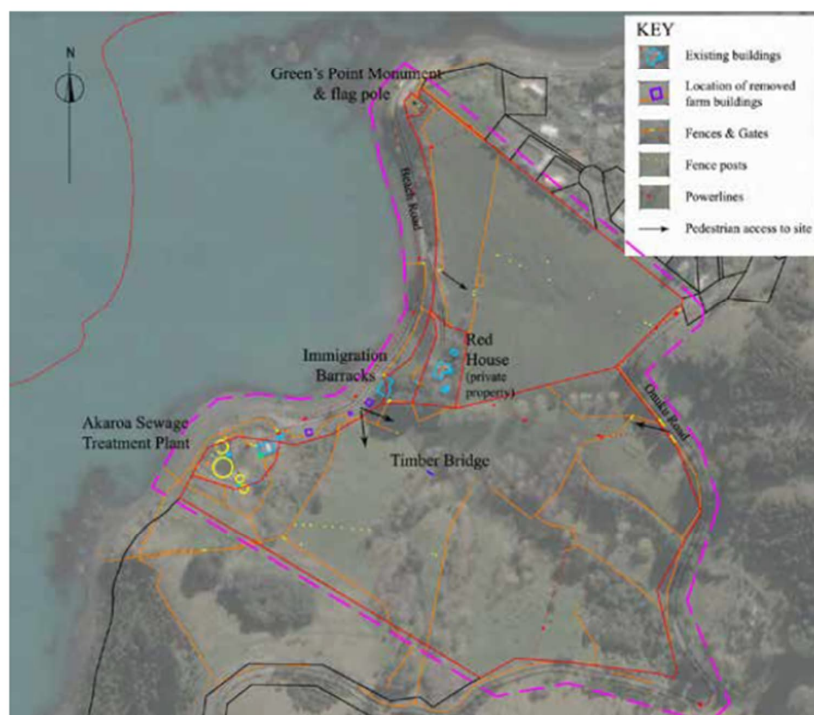
²⁹⁷ de Lange et al (2009)

10.12 Effect of power lines

The power line that crosses the top part of Takapūneke Reserve affects Gullies E to G. Trees have been topped in Gullies E and F and vegetation has been removed to ensure no interference with the overhead wires. In particular, an area of suckering poplar has been cut and the branches left lying on the ground. This corridor has been invaded by flax and toetoe (*Cortaderia richardii*).

Of greater concern for the future however, is the planting at the top of Gully G which is rapidly growing towards these lines. It is surprising that such a planting was allowed to be undertaken in this location as within a few years it will be necessary to top these trees, which will severely compromise the functioning of the planting.

10.13 Land use



Existing land use
including cultural,
social, spiritual
and historical
associations

Takapūneke is currently managed as grazed farmland, with a number of fences and old tōtara posts crossing the site. Ōnuku Road dissects the valley along the eastern boundary of the site and there is access to Takapūneke from this road through the disused landfill entrance gate to a grazed paddock. Beach Road skirts around the bottom of the Reserve along the foreshore, the asphalt seal ending at the driveway to the 'Red House' property. From the end of the asphalt, a dirt road extends to the Akaroa Sewage Treatment Plant which is at the end of the road. Pedestrian access to the site can be gained through four farm gates; one along Ōnuku Road along the northeast boundary, from the end of the driveway alongside The Red House property on Beach Road and from two gates to the south of the Immigration Barracks, one along the valley floor, through small patches of wetland and the other along a fence line running across the lower contours of the southern headland.

The majority of native forest cover is most likely to have been cleared during early Māori occupation. Since the attack on Te Maiharanui's kāinga and with the arrival of European settlers, the land has been grazed with few of the landholders living in the bay. Where grazing has been limited in recent times, parts of the site are reverting to native forest and weed species.

The timber buildings with historic value (the Red House and old Immigration Barracks) are nestled within existing macrocapa trees and vegetation. Positioned at the base of the headland at the

southern most part of the bay, the Akaroa Sewage Treatment Plant is also screened by native planting. This planting is Area One of the Lucas Associates landscape plans which was implemented in 2001.

A walkway runs along the top of the northernmost headland linking Akaroa Township with the Green's Point Reserve. A concrete monument and flagpole are located in this very small area which is also surrounded by a concrete fence.

Power lines cross through the higher elevations of the Reserve with a smaller line leading to the Red House from the top of Gully G. Other elements dotted around the site include tōtara fence posts, a stock water trough, fences and a timber bridge at the bottom of the valley floor in the southern most part of the Reserve.

Natural elements such as trees and waterways have been overlaid by the patterns and processes of human activity. Evidence of this includes the early kāinga of Te Maiharanui, farm buildings (removed as part of the implementation of the car park area in 2001), fences of early European settlement and the plantings of willows and poplars during the 1980s to stabilise the land. A timber bridge, built as part of the proposed reserve approaches plan is located within the southern part of the Reserve. The ceremonial planting undertaken earlier this year, celebrating the creation of a single historic reserve, emphasises a change in direction for how this land will be used in the future.

10.14 Visual and sensory landscape qualities



Visual and sensory
qualities of
Takapūneke

The southernmost part of Takapūneke has been assessed as a Visual Amenity Landscape.²⁰⁸ In other words, this landscape contains “those natural or physical qualities and characteristics... that contribute to people’s appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes”.²⁰⁹ While the northernmost part of Takapūneke was excluded from the Landscape Study, the map above illustrates the combination of special qualities within the catchment that make this landscape stand out for its visual and sensory experiences.

Visual connections exist between Takapūneke and Ōnawe from Green’s Point, the likely site of Te Maiharanui’s kāinga and other locations at Takapūneke. For tāngata whenua, these views strengthen the historical connection of occupation, communication and use of the site as the kāinga of Te Maiharanui. Views to Tuhiraki/Mt Bossu from Takapūneke also contain spiritual associations for Ngāi Tahu. The tall crag of Tuhiraki is a form from the past where Rākaihautū the ancestor of Ngāi Tahu planted his kō after digging the lakes of the South Island, establishing this area as his final home.²¹⁰ The view to Tuhiraki from Takapūneke is one of a number of “collective qualities”²¹¹ that gives Takapūneke its sense of place.

As with much of the harbour, Takapūneke has a sense of rural amenity that reflects the rural patterns and processes

evident within the landscape over time. The landscape has been “predominately a working landscape – a product of past and present land use”. Historic and present land use allows uninterrupted views across the harbour which evoke a feeling of spaciousness while the two headlands, in relatively close proximity, provide a degree of enclosure. The landscape within the reserve now contains few structures apart from fence lines and tōtara posts. The natural appearance of vegetation within the seven gullies contributes to the overall mosaic of forest cover within Akaroa Harbour.

“For the past century at least, the landscape of Banks Peninsula has been dominated by farming. This has been largely responsible for the open landscapes with their impressive coastal prospects, enchanting internal valley views and the visual dominance of their signature skylines.”²¹²

Although screened from view, the siting of the Akaroa Sewage Treatment Plant on the southern headland of the bay detracts from the spiritual importance and character of the landscape. Its location at Takapūneke has been identified as inappropriate and should be reviewed. Also detracting from the visual amenity of the bay are those residences situated on the northern-most headland overlooking Takapūneke.



Visual connections to Tuhiraki, Ōnawe and Green’s Point

²⁰⁸ Banks Peninsula Landscape Study (2007). The Study suggests that “all of the land between the summit and the shore, that is not identified as outstanding landscape, heritage landscape or natural character coastal landscape should be identified as visual amenity landscape.”

²⁰⁹ Ibid (2007) p. 63.

²¹⁰ Wilson, J. (2010).

²¹¹ J. Stephenson, (2010) *Patina: People and Place in Akaroa*, p. 152. Meaning those qualities shared by groups, community members, hapū and iwi.

²¹² Banks Peninsula Landscape Study, p. 30.




10.15 Degrees of significance


The following table outlines the degree of significance individual items within the landscape and context of Akaroa Harbour. The degrees of significance have been based on the criterion below and evaluated against the research outlined in the preceding sections of the landscape discussion.

Criteria for evaluation:

- **Exceptional significance:** those features/elements which make an essential contribution to the overall significance of Takapūneke.

- **Considerable significance:** those features/elements which comprise original fabric and are considered to make a particular contribution to the overall significance of Takapūneke, but they may be in poor condition or have undergone a degree of modification.
- **Some significance:** those features/elements that have been extensively modified, in poor condition or are later additions.
- **Neutral/intrusive:** those features/elements that are of limited significance detract from the overall significance or may be obscuring fabric of greater value.

| Heritage item | Degree of significance in the context of Akaroa Harbour | Image |
|-------------------|---|--|
| Landscape setting | Exceptional/considerable |  <p>Setting of Takapūneke</p> |
| Landform | Exceptional/considerable |  |
| Context/views | Exceptional/considerable |  |





| Heritage item | Degree of significance in the context of Akaroa Harbour | Image |
|-------------------------------|---|---|
| Original vegetation – Gully E | Exceptional (Tūrepo - <i>Streblus heterophyllus</i>) |  |




Recent exotic planting:

| | | |
|--------------------|------|--|
| Willows in Gully G | Some |  |
|--------------------|------|--|

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| Heritage item | Degree of significance in the context of Akaroa Harbour | Image |
|-----------------------------|---|--|
| Poplars and gums in Gully A | Some |  |
| Poplars in Gully B | Some |  |
| Poplars in Gullies C and D | Intrusive |  |
| Recent native planting | Some |  |

| Heritage item | Degree of significance in the context of Akaroa Harbour | Image |
|------------------------|---|--|
| Green's Point monument | Exceptional |  |
| Layout | Exceptional/considerable |  |
| Tōtara fence posts | Considerable |  |

11. Archaeology

11.1 Introduction

The village of Takapūneke was located historically in an area known as Red House Bay. What has been more often a point of discussion is the potential extent of any archaeological remains relating to the occupation. In the following sections the history of archaeological investigation on the site is summarised, the potential for archaeological remains is assessed and the results of survey are discussed.

An archaeological 'site' is any place where the material remains of the past are present. In the following discussion reference is made to 'historic' archaeological material as opposed to the archaeological remains of pre-colonial Māori occupation. Historic archaeological material comprises manufactured materials – glass, ceramic, metal etc. – not present in New Zealand until the arrival of Europeans. However, historic archaeological material (or historic midden) does not necessarily equate with European occupation, as these material were available to Māori from the earliest days of the contact period.

For the purposes of this chapter, archaeological significance is defined as the scientific information which may be drawn from the analysis of archaeological remains and their spatial context. Beyond scientific information, archaeological remains have cultural significance, as the material remains of people's past – in this case, the cultural values of Ngāi Tahu.

While heritage legislation now requires local authorities to take intangible values into account in planning decisions, there has been limited recognition of these values previously. The presence of archaeological remains has therefore sometimes been utilised as a means to achieving recognition of the wider cultural values of a place. In such circumstances, being able to demonstrate the presence or absence and the extent of cultural/archaeological material becomes critical and this is apparent in the history of archaeological involvement in the Takapūneke Historic Reserve.

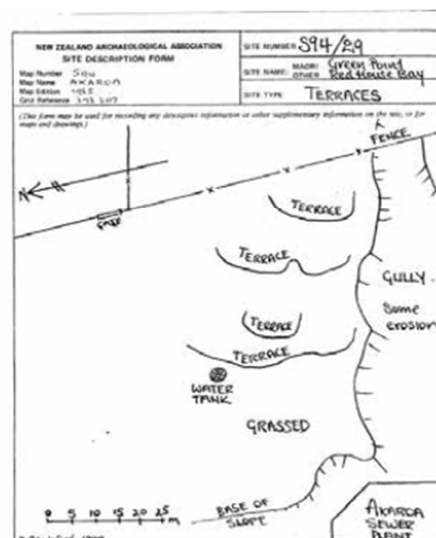
11.2 History of archaeological investigation to date

The first archaeological documentation of Takapūneke was the New Zealand Archaeological Association (NZAA) site record form of 1960, which recorded several terraces on the south side of Red House Bay between approximately 50 to 100 feet (15 to 30 metres) up the hillside and shellfish midden (mainly pāua and mussel) exposed on the foreshore.²¹⁴ Two larger areas were identified as being naturally flat and potentially having been utilised as areas of occupation historically. Sheep yards and the later remains of other farming and building activities were recorded on the bay flat, and those activities were assumed to have destroyed some of the archaeological remains of the Māori village.

An update to the site record form in January 1978 noted the destruction of the surface midden by the construction of the sewage treatment plant and ponds in 1965 (see historic photograph, Akaroa Civic Trust 2010: 19). Mention is made of a small pounamu (nephrite) adze being located during excavation for the sewage treatment plant. A map, drawn by Barry Brailsford in 1978 and included with the update, shows a series of terraces above the treatment plant, all within the boundary of the land parcel and now covered by the plantings screening the sewage treatment plant.

In 1979, plans to build retaining walls to stabilise the hillside above the sewage treatment plant and open a rubbish dump on the land above to the east prompted the involvement of the Historic Places Trust, as the Historic Places Amendment Act of 1975 meant that consent was now required for the modification of any archaeological sites.

In a letter of 5 June 1979, Jim McKinlay, then Senior Archaeologist at the NZ Historic Places Trust, wrote to Ken A. Paulin, the Akaroa County Council Engineer, enclosing a report of archaeological survey carried out by Michael Trotter and Beverley McCulloch on 25 May 1979.²¹⁵ A map was appended to Trotter and McCulloch's (1979) report.



Map drawn by Brailsford (1978) after the construction of sewage treatment plant and attached to NZ Archaeological Association site record form N37/11

²¹⁴ See Appendices, NZ Archaeological Association site record form; S94/29 [now N37/11]; recorded 2 April 1960; filed 10 August 1961 (Tony Fomison). The first page on file is not Fomison's original hand-written site record form but a copy typed when Canterbury Museum updated the files in the 1980s.

²¹⁵ J.R. McKinlay (1979). Letter to K.A. Paulin, County Engineer, Akaroa County Council, from J.R. McKinlay, NZ Historic Places Trust, 5 June 1979. NZ Historic Places Trust reference HP 12/2/013.

M.M. Trotter and B. McCulloch (1979). Report [with map attached] on Akaroa County Council development proposals for Redhouse Bay, Site S94/29. Unpublished report, 26 May 1979.



Map of Site N37/11 [previously S94/29], Redhouse Bay, Akaroa (Trotter 1979); originally appended to Trotter and McCulloch (1979).

Trotter and McCulloch (1979) observed:

The one recorded, and at present only, archaeological site in the area is number S94/29.²¹⁶ This record refers to terraces on a hillside and midden on the raised beach at the base of it, on the south side of the Bay, which together are said to be the site of a traditional village called Takapūneke

Since this site record was made in 1961 the raised beach has been levelled and no evidence of midden is now visible. The terraces on the hill slope above it are part of an extensive series of rotational terraces which cover the whole hillside and which have been caused by natural soil movements. In the area referred to on the site record these terraces are more pronounced due to greater water seepage. One of them has been artificially modified by levelling and the construction of a four metre square, five centimetre high "platform" – whether this is of Māori or European construction is not clear. Other modifications to terraces may have been made

here, but the degree of the continued soil movement, some of it quite recent, makes it impossible to be sure. Although we examined the surrounding hillside and nearby spur, we could not find evidence of any other archaeological features in the area.

Trotter and McCulloch noted that extensive modification of the beach flat had taken place, with the construction of the sewage treatment plant and buildings, farm buildings (including a pig sty) and other structures.

It seems probable that the major part of the Māori village would have been situated on the raised beach flat, rather than the damp hillside, and that this will have already been disturbed by roading, levelling, farm buildings, sheep yards, the sewer treatment plant and other activities associated with ... European occupation

They concluded that the proposed retaining walls would have no detrimental effect on the terracing which had been identified as potential archaeological features, but would act to protect it by stabilising the hillside. It was agreed that no plantings would be made on the terrace identified as having been artificially modified by human activity. No archaeological evidence was identified in the area of the proposed rubbish dump.

McKinlay (1979) advised Akaroa County Council that an archaeological authority (consent under what was then the Historic Places Amendment Act 1975) would be required for any work which might modify the archaeological sites – presumably this advice was related to the construction of the retaining walls. Akaroa County Council subsequently applied for an authority, as Authority to modify an archaeological site was granted by the NZ Historic Places Trust as of 14 June 1979.²¹⁷ There were no conditions for archaeological monitoring or reporting on the authority, except that the NZHPT be notified when the work was completed.

It was not for another decade that further consideration was given to the extent of the archaeological remains of occupation at Takapūneke, when subdivision of Green's Point was proposed by the Banks Peninsula District Council. In reference to this proposal, Chris Jacomb noted: "There is likely to be more occupational evidence than has previously been recorded and, in addition to the archaeological implication, there may be matters of cultural sensitivity to be considered."²¹⁸

In 1992, Jacomb surveyed the area of the proposed subdivision and saw no surface indications of archaeology.²¹⁹ He noted specifically, however, that this survey was did not include the entire area of the bay and excluded the Red House property. Jacomb's letter was also apparently the first time that the likely presence of historic archaeological remains related to European occupation of the bay was raised.

At the request of the Banks Peninsula District Council, Jacomb further surveyed the Red House property, the banks of the stream and the land extending down to the beach. He observed:

No surface evidence of Māori occupation was seen [on the Red

²¹⁶ This is the imperial site reference number for the NZ Archaeological Association site record form; the metric number is N37/11.

²¹⁷ J.R.S. Daniels (1979). Authority to modify an archaeological site. Letter to K.A. Paulin, Akaroa County Council, 14 June 1979. NZHPT reference 12/9/85.

²¹⁸ C. Jacomb (1992). Letter to John Youngsen, Banks Peninsula District Council, from Chris Jacomb, Canterbury Museum, 17 June 1992.

²¹⁹ C. Jacomb (1993a). Letter to John Christiansen, Banks Peninsula District Council, from Chris Jacomb, Canterbury Museum, 6 September 1993.

House property), however a small area of clay bank with bricks, bottle glass and blocks of basalt was recorded immediately north of the old shed [the former Immigration Barracks]

All areas of exposed stratigraphy including the stream bank, road cuttings, stockyard cuttings etc were examined and no evidence of occupation was seen ... although faint traces of possible terracing (for houses or work areas etc) were recorded [above the confluence of the two streams]

Exposed areas of road cutting and beach section were examined for any occupation deposit. Only a short section of beach cutting either side of the stream mouth had any archaeological deposit. This was in the form of charcoal-stained soil, crockery, some shells and rusty pieces of metal.

... it is important to note that, while few traces of either [Māori or European] occupation are now visible, archaeological evidence is bound to be present below the ground surface in places, even though it cannot be seen from above.²²⁰



Earthworks at Takapūneke in September 2001 which damaged archaeological remains



Map attached to letter (15 September 1993) from Chris Jacomb, Canterbury Museum, to John Christiansen, Banks Peninsula District Council.

This last observation was supported in 2001 when the removal of some of the remaining farm buildings, ground clearance and track widening on the south side of the stream caused damage to archaeological remains. This exposed fire-cracked rock, charcoal-stained soil and weathered bone near the gate just over the stream and historic material, including fragments of ceramic and brick, in the vicinity of the former Immigration Barracks building.²²¹

It is likely that some confusion had been caused by the site update filed as part of the NZ Archaeological Association Upgrade Project in 2000, when all site record forms in the Canterbury area were updated. This page – the update of 15 September 2000 – in the site record file (see Appendices) noted that the site was “not visited ... as site destroyed”. It appears that the update on file noting that the shell midden previously visible on the surface had been destroyed by the construction of the sewage treatment plant had incorrectly been extended to the entire site.²²²

In response to the damage, Brian Allingham carried out a site survey and drafted a report for Te Rūnanga o Ōnuku, in which he reported at least two umu (earth ovens) and some midden had been disturbed by the earthworks, and identified scattered oven debris suggesting more umu had been destroyed. The midden exposed was reportedly more varied than that previously recorded on the NZAA site record form, with four varieties of shell, fish bone and a few stone artefacts noted. Allingham also identified another umu exposed in the road section to the north.²²³

The NZAA site record form of 1960 and updates of January 1978 and 15 September 2000 have made reference to archaeological remains being destroyed within the area of Takapūneke. While specific surface features of the site, such as the middens on the foreshore, may have been destroyed and other features have definitely been damaged by later land use there is potential for archaeological features and material are still at least partially intact sub-surface. This is evident from the several instances of site damage, as with each more archaeological remains are exposed.

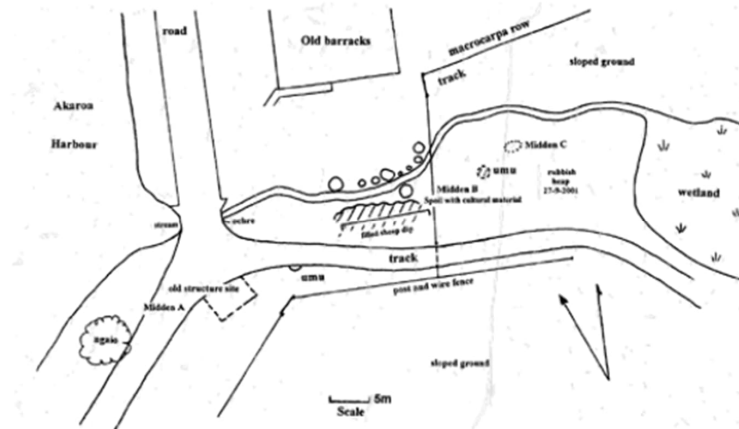
It is necessary to note specifically that archaeological remains extend well beyond that area identified as “Area of historical village and massacre” in a map (Banks Peninsula District Council 2002) produced for the (former) local authority.

²²⁰ C. Jacomb (1993b). Letter [with map attached] to John Christiansen, Banks Peninsula District Council, from Chris Jacomb, Canterbury Museum, 15 September 1993.

²²¹ C. Jacomb. (2001). Letter to Chris Hopman, Works and Services Manager, Banks Peninsula District Council, from Chris Jacomb, NZ Historic Places Trust, 17 September 2001.

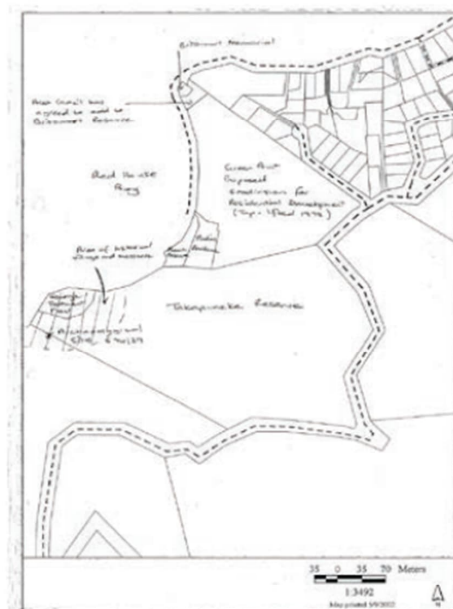
²²² Any basis for this confusion has since been corrected by a site record form update of 9 July 2007.

²²³ B.J. Allingham (2001). Takapūneke, 2001. Draft report to Ōnuku Rūnanga, November 2001.



Plan of Takapūneke site N37/11 at stream outlet, as at 27-9-2001

Map attached to (draft) report (November 2001) – Takapūneke, 2001 – from Brian Allingham to Te Rūnanga o Ōnuku



Map (printed 5 September 2002) attached to report – Takapūneke – Green Point – to the Banks Peninsula District Council briefing on background to the proposed sub-division (S. Davidson 2002).

11.3 The history of occupation at Takapūneke

Allingham's (2001) report notes Takapūneke "...has been described as the largest Māori settlement on the eastern side of Akaroa harbour...." but the extent of any occupation prior to the trading village of Te Maiharanui has not been established. Although the settlement is described historically as "...the site of an old Māori pā...."²²⁴ it is possible that this description refers to the village of Takapūneke itself, rather than any earlier settlement. The description "pā" was frequently used on early survey maps to indicate villages which might otherwise be referred to as "kāinga". Given the sheltered location, the site may well have been occupied previously but differentiating between any archaeological remains or features of occupation prior to that of the early 1800s would be difficult.

Takapūneke is known from historic records to have been established by the 1820s but a more accurate date has not been estimated. Ships were calling in to Banks Peninsula harbours for supplies in the mid - to late 1810s. Ian Smith notes for example in *The New Zealand sealing industry: history, archaeology and heritage management*, referenced evidence from an early sealing ship which anchored in a harbour of Banks Peninsula, "McDonald reported that while serving on Governor Bligh, probably in 1815 - 16, two weeks were spent in a harbour on 'Banks Island' trading for potatoes and mats"²²⁵

Takapūneke was specifically a place of trade under Te Maiharanui and trade between Māori and Europeans would have brought 'historic' materials into Takapūneke. As a trading settlement, Takapūneke would have had all the features of a Māori kāinga and, in addition, potentially items of metal, glass, ceramic and other historic material traded from European and American ships in the 1820s.

The same difficulty presents itself therefore in differentiating between the archaeological remains of Takapūneke and the subsequent European occupation, as similar food resources and material culture would presumably have been available to both. While some archaeological material can be identified as definitely pre-dating 1900, historic midden may date from the early 1800s contact period through to the later European occupation of the bay.

While the kāinga of Takapūneke has been the focus of most archaeological attention to date, as Jacomb noted in 1993, the

subsequent period of European occupation and land use will also have generated archaeological remains. Historic material from later occupation and land use is potentially present sub-surface and is likewise of archaeological heritage value. The standing buildings and structures are also considered archaeological features as they can be investigated through the specialist field of buildings archaeology.

The first cattle station in the South Island was established at Takapūneke in 1839, when William Green and cattle were landed from a barque by William Rhodes. As Green and his family lived in a tent at first, the occupation would have left few archaeological remains (and those likely to be indistinguishable from Māori occupation), until the construction of their house in 1840. The site of this house has yet to be positively identified on the ground but is highly likely to be within the area of the reserve.

From 1830, given the subsequent avoidance of the area by Ōnuku Māori, archaeological remains post this date can be assumed to be primarily European.

The range of economic activities carried out on the shore post-1830 - ranging from dairy produce sold to whaling ships; the brief period of ship building in 1862, when the *Foam* was built on the Takapūneke foreshore; and potentially the crayfish processing and canning and jam bottling - may all have contributed to historic midden on the foreshore and in the vicinity of the former Immigration Barracks.

The later period of occupation and land use is marked by the building of structures. Some of these, for example the first Red House and associated outbuildings, may no longer be present but could potentially be represented by foundations, piles, wells, other features and artefacts below surface. Other structures, for example, the Britomart Monument, constructed in 1897/98, are still standing and easily identifiable in the landscape. In these structures, built heritage and archaeological values intersect.

The area of potential for archaeological remains must be extended out into the bay, where the steeply shelving beach gave ease of access for ships at anchor and later, as illustrated in historic photographs, a jetty was constructed. The land forms of the bay, offering both shelter and access, were one of the main reasons for settlement at Takapūneke from the earliest occupation. There is therefore potential for archaeological remains, features, material and artefacts, to extend below the water and out into the bay.



Detail of historic photograph of Red House Bay c. 1900, showing jetty (reproduced with the permission of Jan Shuttleworth)

²²⁴ Andersen, J Place-names of Banks Peninsula 1927 p.183

²²⁵ Smith I 2002. The New Zealand sealing industry: history, archaeology and heritage management p.51



Foreshore at Takapūneke in 1957, showing buildings extending to the south (detail from Donald J. McKay photograph of the 1957 Sanders Cup race, courtesy of Jan Shuttleworth)

11.3.1 Changes in the built landscape

Over the years, various changes have occurred in the built landscape of Takapūneke along the foreshore of the bay. While the land at Red House Bay was in the ownership of the Robinson family, the retaining walls were dug out by hand in order to get a flat place to build and the house which stands there now was built, with much of the work carried out by George Walsh.²²⁶

The sketch maps below, drawn by Morris Robinson, show the various buildings which stood in the vicinity of the former Immigration Barracks and along the foreshore to the south, where the sewage treatment plant has since been constructed.

- The extension to the back of the former Immigration Barracks building was constructed by William Robinson and 40 – 50 cows were milked from the 'dairy'.
- A small shearing shed was built on the south of the former Immigration Barracks and used until the new shearing shed was built by Thomas Robinson along the foreshore towards the south where the sewage treatment plant is now.
- Fencing to provide yards for the shearing shed.
- Beside the creek stood the first abattoir on the peninsula. It was there when the Robinson family bought the property and was then used by them to store wood. The building was only demolished in the early 2000s.
- Sheep dip and yards. The "filled sheep dip" noted on Allingham's (2001) map has been identified as the killing house by Morris Robinson – see 7 below.
- A copper stood here, set in concrete with a brick surround approximately two foot high and four foot square. The copper was used to boil water for scalding pig carcasses and also for cooking pāua and mussels collected from the bay.

- The concrete slab still present across the creek from the former Immigration Barracks was a killing house built by grandfather Robinson. Cattle beasts, sheep and pigs were killed there and dog tucker cut up.
- Two concrete pillars, aligned approximately east – west, were the bases for the poles marking the two mile line for the rowing regatta. Constructed by George Walsh, flags were placed in these bases when they were in use during the regatta.
- Morris Robinson remembers piles from the jetty (shown in historic photographs) extending on a line to the left of the double doorway of the former Immigration Barracks. The piles had rotted off to about a foot high when he was a child.
- Before the present culvert was constructed, a bridge set on beams used to cross the creek. It stood there until Lionel Radford from Little River was trucking sheep and went through the bridge with a truck load of sheep. After that the bridge was pulled down and the family went down on to the beach to go around. When Morris Robinson was a child, the creek ran with a good amount of water and the Robinsons used to catch whitebait in it.

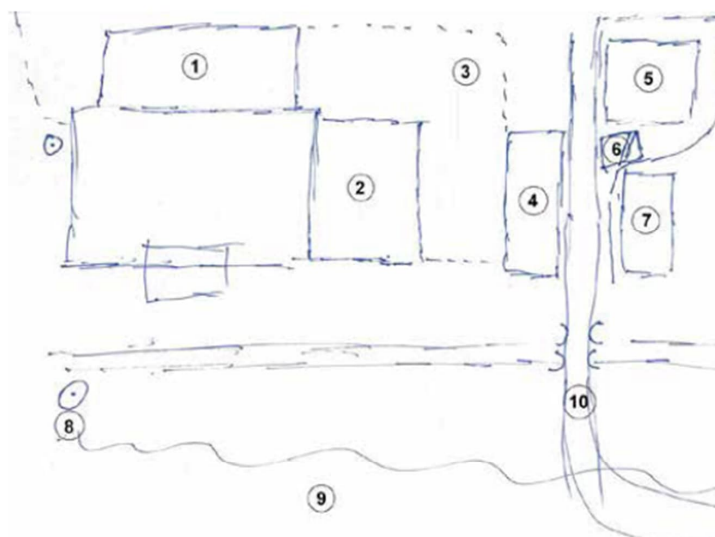
Further round the foreshore, extending towards where the sewage treatment plant now stands, Thomas Robinson (Morris Robinson's father) built a hay barn, pig sty, fowl house, woolshed and sheep yards to replace those attached to the former Immigration Barracks (2).

Rock oysters, mussels and pāua could be collected to the south of the bay at this time and Morris Robinson recalls collecting pāua for pocket money and selling them to the fishermen for cray bait at 2 shillings and sixpence a dozen.

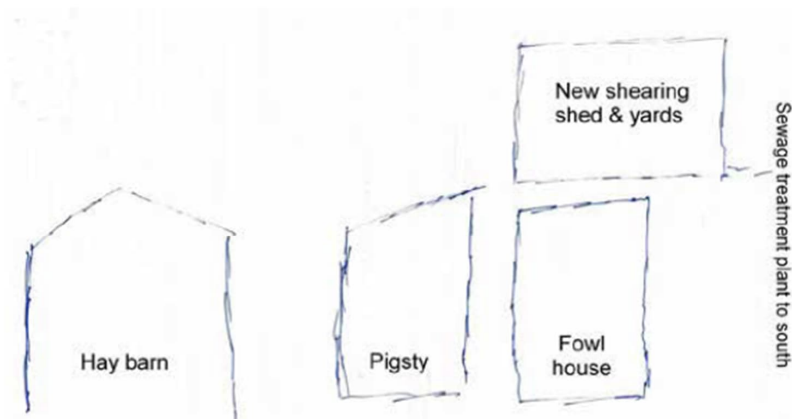
²²⁶ All information in this section came from an interview with Morris Robinson (pers. comm. 2010), grandson of William Robinson.

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Sketch map of buildings by the former Immigration Barracks, dated to when the Robinson family farmed at Takapūneke (Morris Robinson 2010). Not to scale.



Sketch map of buildings on the foreshore to the south, dated to when the Robinson family farmed at Takapūneke (Morris Robinson 2010). Not to scale.

11.4 Archaeological remains at Takapūneke

A field survey was carried out in 2010 as part of the process of writing this report and archaeological features were mapped at that time.

Although there is no directly comparable site, archaeological features and material at Takapūneke are common throughout the country. Comparison with similar archaeological sites is therefore the best way in which to estimate the archaeological potential of Takapūneke and the early whaling stations of Banks Peninsula, especially those where there was Māori occupation prior to the arrival of Europeans, provide the nearest analogues.²²⁷

Because of this overlap of occupation, as noted above, it can be difficult to differentiate between Māori and European occupation and to determine the chronology of the various archaeological features. As Prickett notes about an area of pits and terraces at Whakaki (Island Bay): "...all [of these archaeological features] may be Māori rather than whalers' work, and whether they pre-date or are contemporary with the whaling station is not clear".²²⁸

As described above and in more detail elsewhere in this conservation report, Takapūneke has a long history of occupation, all of which has in turn modified the land, leaving built structures, surface features and potentially sub-surface deposits of archaeological remains. Surface visibility is limited due to vegetation, ground cover and later modification of the ground surface. However, the potential for archaeological remains is likely to be far greater than is apparent from surface survey.

The village of Takapūneke would therefore likely have comprised living, food processing/cooking and raw material processing/working areas, as well as wider areas of gardening and mahinga kai (areas of food collecting). In addition to whare or houses and takuahi (hearths), structures may have included whata or pātaka (raised storage platforms or store houses), storage pits and fencing.

Compared to what has been recovered from excavation of other kāinga and/or sites of occupation, sub-surface features and material remains may include concentrations of stained soil, charcoal and fire-cracked rocks (the remains of umu); faunal remains of animals, birds, fish and shellfish processed and/or eaten at the site; detritus from stone working; and artefacts of metal, glass and china from the early contact period. Less durable materials, such as textiles, plant material, skin, feathers and other animal remains, are unlikely to survive except in water-logged cultural deposits where decay may be arrested by anaerobic conditions.

Features dug into the earth, such as hearths, umu or storage pits, may be identifiable below the ground should the first few centimetres of vegetation and topsoil be stripped and, where structures were built, the outlines of post holes may remain.

Brian Allingham in his 2001 report to the Te Rūnanga o Ōnuku, additionally raised the practice of caching taonga in wetlands for safety and, although no such artefacts have been located to date, this may possibly have taken place at Takapūneke in the wetland below the confluence of the streams.

It should also be stressed that the area is wāhi pakanga or a field of battle. The statement contributed by Te Rūnanga o Ōnuku to the Takapūneke/Green's Point Historic Reserve Proposal recalled that the bones of the slain had been burnt at Takapūneke; a reference to William Green both burning and burying kōiwi.²²⁹ Cremated or partly cremated human remains may therefore be present within the reserve.

11.4.1

Other kōiwi (human remains) may relate to the historic village of Takapūneke or potentially earlier occupation of the bay. Jeff Hamilton, who is cited earlier in this document (see Section 5.2), lived near the bay and recalled friends seeing kōiwi eroding from a bank above the beach, including a skull which "was lying in the soil where it came out of the bank" in the south of the bay. It is assumed that the person buried there was Māori.

²²⁷ Prickett, Nigel. 2002. The Archaeology of New Zealand Shore Whaling. Department of Conservation, Wellington.

²²⁸ Prickett 2002, p.45

²²⁹ Ōnuku Rūnanga. (No date). Takapūneke: Ngāi Tahu Wāhi Tapu burial Site, in Takapūneke – Green's Point Historic Reserve Proposal. See also Ogilvie, G, 1990 Banks Peninsula: Cradle of Canterbury p. 156

11.5 Terraces and pits

There is some variability in the extent of terracing identified in previous reports, with Brailsford's map of 1978 illustrating terraces only above the sewage treatment plant, while Jacomb's plan of 1993 illustrated other terraces on the hillside to the south of the former Immigration Barracks. In 1979 Trotter and McCulloch identified only one "...artificially modified..." terrace, but noted that "...the degree of the continued soil movement, some of it quite recent..." made it impossible to be sure which terraces were naturally occurring features of slumping and which might have been occupied historically. Brian Allingham further noted that it was "...likely that old slump scars were modified for housing terraces, and some cultural terraces covered or otherwise obscured through ground movement and slope dynamics".²³⁰

In addition to the terraces recorded on the hillside above the sewage treatment plant and to the south of the former Immigration Barracks, Jacomb in his 1993 report noted "...faint traces of possible terracing (for houses or work areas etc)..." above the confluence of the two streams.

11.5.1 Results of field survey

The terraces on the hillside in the south of bay, which were recorded in 1978/79 are now covered in decade-old plantings. These were able to be relocated, although no GPS reading could be taken under the vegetation. In the more open grassed areas, on the hillside to the south above the former Immigration Barracks and the stream, the terraces and pit recorded and mapped by Jacomb in 1993 are still visible. As noted on the map, the lowest feature is a pit with a raised rim located on a knoll extending from the hillside, which can be seen (obscured by grass), in the centre of the photograph below. The edges of the pit have eroded and slumped and it is apparent as a depression or shallow hollow.

Several natural springs are present on the hillside and it is likely the dampness contributes to slumping, making the difference between naturally occurring and modified terraces difficult to ascertain.



'Pit' on knoll on hillside to the south of the former Immigration Barracks (Mosley, May 2010)

No terraces which could be identified as potentially modified were located on the property further to the east and north.



Terraces and raised rim pit on hillside to the south of the former Immigration Barracks

11.5.2 Archaeological potential

Terraces are a common feature of archaeological sites in New Zealand, often occurring in association with pits, and are generally assumed to relate to either occupation or gardening activities. It has been assumed that those at Takapūneke are occupational terraces, which may be naturally occurring and/or cut back into the hillside. Through excavation it is sometimes possible to locate a structural 'cut' on the inner edge of terracing into which the slope has later eroded.

Terracing and pits are recorded in many sites around Banks Peninsula. At Ikoraki, for example, Prickett described the terracing:

... along the bottom of the hill slope above the beach are as many as 15 terraces for houses and other buildings, all or most of which will relate to the whaling era [and] ... eroding from banks are fragmentary ceramics and bottle glass, whale bone and rusting iron.²³¹

In contrast, at Takapūneke no archaeological material that might confirm the use of the terraces is visible on the surface.

²³⁰ Allingham, B, 2001 report to the Ōnuku Rūnanga

²³¹ Prickett, 2002, p.41

The detritus of occupation, shell midden deposits, faunal material and flaked stone artefacts and sometimes post holes indicating structures, are commonly located during excavation of terraces, but culturally utilised and/or modified terraces, are difficult to distinguish from natural terracing.²³² Excavation would be required to confirm whether the terraces recorded at Takapūneke are definitely archaeological features.

The raised rim pit is a distinctive shape and a similar example was documented, in association with terracing, at Whakaki or Island Bay.²³³ Pits were utilised for food storage and faunal remains or pollen samples can sometimes be analysed to ascertain a specific vegetable. The presence of the pit supports the likelihood of the terracing above being the result of human activity.

11.6 Umu / earth ovens

In the area between the wetland and the culvert, archaeological material was present where earthworks in 2001 uncovered umu and midden deposits. Shell, fish bone, mammal bone, flaked stone and kōkōwai were identified.²³⁴ This area is now overgrown with vegetation and there is no bare ground where any archaeological material might be seen. In addition to the umu destroyed or disturbed by the site damage in 2001, Brian Allingham²³⁵ recorded an umu exposed in the road cutting to the east of the road in the north of the bay. This feature is still visible and, while some eroding is apparent, remains in good condition.

11.6.1 Archaeological potential

No faunal material is visible in the exposed face of the umu, but charcoal is present and this could be analysed. Radiocarbon determinations may be of limited information value, given the date of the trading village is known, but with limited impact to the archaeological feature it could be possibly be determined whether this specific umu was associated with Takapūneke or earlier occupation.

The presence of the umu indicates that the area of occupation historically extended at least this far and suggests there is reasonable potential for intact archaeological remains in the less modified area of Beach Road Park. There is potential for a non-invasive geophysical survey in this area of the site, which would provide data for a more accurate assessment of any sub-surface archaeological remains. Umu and hearths, in particular, register clearly through geo-magnetic survey.



Umu exposed in section along road cutting (May 2010)



Location of the umu (red dot) exposed in section along the road cutting - and remnant of boat slipway (see Section 9.11.1.) in red circle".

²³² Phillips C, 2000 and 2004 Unpublished reports to the Historic Places Trust

²³³ Jacomb 1998 and Prickett 2002 pp. 44 - 45

²³⁴ Allingham B, 2001 and Jacomb C, 2001

²³⁵ Allingham B, 2001: Figure 2

11.7 Shell midden

Shell midden on the foreshore was the most visible archaeological feature at Takapūneke prior to the construction of the sewage treatment plant. The New Zealand Archaeological Association record form identified the midden as mainly pāua and mussel, which species differ from those recorded by Allingham as a result of the site damage in 2001. As a feature of early sites of occupation, it is possible that the shell midden may have pre-dated the establishment of Takapūneke.

11.7.1 Results of field survey

No shell midden or other archaeological remains are visible in the vicinity of the sewage treatment plant but it is possible that archaeological features and/or material may remain sub-surface on the periphery of the plant. A photograph taken during the construction of the sewage treatment plant²³⁶ indicates that a large amount of earthworks took place and this will have destroyed any archaeological features in the near vicinity of the tanks.

Shell and various small pieces of metal and glass are visible on the beach front between the treatment plant and the stream. It is unlikely that this is archaeological midden relating to previous occupation on the site. From its composition, rather than being archaeological, this material appears to be an area where fill from a natural shell deposit, perhaps from a neighbouring beach, has been brought in and dumped on the foreshore.

Minimal midden comprising a few pieces of shell was located above the confluence of the stream/wetland. No area from which this might have eroded could be located.

11.7.2 Archaeological potential

There is limited archaeological potential in the small amount of midden documented by Allingham (2001), as there is not a sufficient sample to do more than identify mollusc species. If any remnant shell midden from the vicinity of the sewage treatment plant could be located, radiocarbon analysis might determine if the archaeological feature pre-dated the village of Takapūneke.

11.8 Historic midden

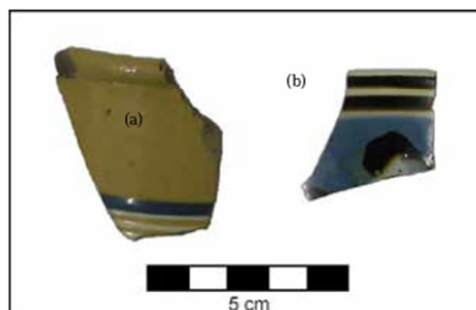
Historic midden is exposed in a thin layer eroding along the beach front for approximately 20 metres north from the former Immigration Barracks. Jacomb (2001) noted additional historic midden – including pieces of brick and ceramics – exposed between the former Immigration Barracks and the stream when site clearance took place in 2001.

11.8.1 Results of field survey

The midden comprises a thin layer of darker soil in the profile, where pieces of metal (including a small piece of copper sheet), glass, ceramic, bone, shell and the stems of clay pipe are sparsely scattered. The ground level has been built up above since the midden was deposited on the surface, and it is not possible to tell whether the material is *in situ* or a secondary deposit moved and deposited at a later stage during road construction or other earthworks.

A single piece of historic ceramic (labelled 'b' below) was also located in exposed earth in the Beach Road Park property in front of the 'Red House' property.

The two pieces of historic ceramic pictured below are banded slipware patterns. These patterns have some form of horizontal bands or stripes of coloured slip, often in conjunction with a base colour and different methods of banding may produce a slight relief from the vessel.²³⁷



Historic ceramics: (a) banded slipware with relief (blue and white stripes), eroded from beach front midden; (b) banded slipware with additional decorative motive, on surface in Beach Rd reserve

²³⁶ See Akaroa Civic Trust, 2010, Toitu te whenua: the land remains p.19

²³⁷ Plowman M, 2000 unpublished MA Thesis, p. 53

Slip-glazing was generally applied to utilitarian ceramics such as bowls, mugs, jugs, teapots and chamber pots but came in a variety of decorative techniques. Slipware came to the colonies from the Staffordshire potteries in England as an inexpensive ware for export markets from 1790 onwards. Majewski and O'Brien and Lynne Sussman²³⁸ note that marked pieces of banded slipware date from the 1700s to the early 1800s and documentary references to banding occur from 1797 to 1890.



Extent of historic midden (in red) exposed in section along beach front

11.8.2 Archaeological potential

The historic midden that is visible is extremely sparse and a larger sample would be required for any analysis beyond identification of artefacts.

11.9 Miscellaneous archaeological artefacts and features

Various remains of both Māori and later historic occupation have been located at and around Takapūneke by local residents.

As noted on the NZ Archaeological Association site record form, a piece of pounamu was found on the site, in the vicinity of the midden since destroyed by the construction of the sewage treatment plant. Nigel Harrison, who found the greenstone when he was a child, does not recall it being an adze as recorded on the site record form but instead a piece of greenstone about 10cm by 7cm by 2.5cm, which was possibly a broken part of a larger piece. Although he no longer possesses any of the artefacts, he remembers finding the pounamu in association with the pieces of a clay pipes – "a friend and I were walking along the beach and found pieces of a clay pipe sticking in the bank and pulled out a piece ... [there was] a little layer with clay pipes, a couple of bowls and some pieces of stem and the greenstone."

²³⁸ Majewski and O'Brien, 1987, p.162 and Sussman L, 1007, p.49.

Local anecdotal accounts also mention a piece of carved bone – long and thin, like a bone pendant – found eroding from the site, but no further details have been confirmed.

A 'pin' in the form of a Maltese Cross with the entwined initials "CH" was found in the early 1940s by another local resident, Pam Cannon, in area known locally as 'The Glen' where the steps to the Britomart Monument begin. No provenance for the 'pin' has yet been identified and Mrs Cannon has since donated it to the Akaroa Museum.



Obverse and reverse of Maltese Cross (reproduced with the permission of Jan Shuttleworth)

Further around the point to the south, in the area of the platform from which the night soil was dumped from the cart which passed through Takapūneke each day, some historic graffiti is located. Although this location is well outside the area of Takapūneke, it is mentioned here as it relates to the captain of the Britomart, Stanley, and therefore is potentially associated with the historic significance of the site. The photograph below, taken in the mid-1950s, shows the name "Owen Stanley" with a Maltese Cross above and what appears to be a fouled anchor below.



Photograph taken mid-1950s of historic graffiti (reproduced with the permission of Jan Shuttleworth)

11.10 Buildings and structures

The visible remains of post-1830 occupation are primarily buildings and structures, which may also be considered archaeological features, as they comprise the material remains of the past which can be investigated by archaeological methods.

The site of William Green's original house, which burnt down in 1888, has not yet been definitively identified but architectural analysis identifies some of the present day outbuildings as being of an earlier date than the existing house.²³⁹ As the Red House property was in use prior to the construction of the existing house it raises the probability that the later house was built in the same location as the original and that archaeological remains of occupation from as early as 1839 may therefore be present.

The Britomart Memorial was constructed in the late 1890s, although many of the surrounding structures were later additions, and the former Immigration Barracks was built c1874 and moved to its present site in 1898. Both of these structures may therefore be considered 'archaeological sites' under the archaeological provisions of the HPA, and should removal or demolition be considered, consent from the New Zealand Historic Places Trust would be required.

Another structural remnant that appears to date earlier in the 1800s is the remains of a 'platform' to the north of the former Immigration Barracks. It is constructed from shaped stone (basalt) blocks and bricks, with pieces of 19th century black (dark green) bottle glass visible in the eroding face. The intended function or prior use of the 'platform' has not been established.



Platform of stone and brick located north of the former Immigration Barracks (Mosley, May 2010)



Concrete foundation (centre right) to south of stream (Mosley, May 2010)

11.10.1 Miscellaneous structures post-dating 1900

Historic photographs indicate that several buildings (both pre- and post-1900), have been removed from the foreshore at Takapūneke, and sheds and other outbuildings, sheep yards, a sheep dip, tanks, a pig pen and a slaughter house are mentioned in various descriptions of the bay. A concrete foundation to the south of the stream remains *in situ* but whether it was associated with any of these buildings has not been established.

Further along the beach front to the north of the bay, two other, later structures were located. The first is approximately six metres of track, the remnants of a boat slipway, which is either butted into the bank or continued further to the east before the present road was formed and now extends underneath the road. The second structure, a concrete foundation for a culvert running under the road, was most likely constructed when the road was formed.



Track remnant of boat slipway (Mosley, May 2010)



Concrete foundation for culvert (Mosley, May 2010)

²³⁹ Pers. com. with D. Pearson 2010

11.11 Archaeological features identified during field survey

A list of features identified during field survey is presented in the following table, with NZTM co-ordinates from hand-held GPS (Garmin GPSMAP 62s).

| Archaeological feature | Easting | Northing | Error | Description |
|------------------------|---------|----------|----------|---|
| Terrace | 1595815 | 5148259 | 4 metres | Approx. 6 by 4 metres |
| Terrace | 1595822 | 5148206 | 3 metres | Approx. 7 by 5 metres |
| Terrace | 1595822 | 5148233 | 3 metres | Approx. 5 by 4 metres |
| Terrace | 1595815 | 5148236 | 3 metres | Approx. 8 by 5 metres |
| Pit | 1595836 | 5148289 | 3 metres | Approx. 2 by 1.5 metres |
| Umu | 1595891 | 5148391 | 6 metres | Approx. 2.4 by 1 metre |
| Historic midden | 1595866 | 5148362 | 6 metres | Approx. 20 metres exposed in stratigraphy |
| | 1595848 | 5148346 | | |
| Stone/brick foundation | | | | Approx. 2.5 by 1 metre |
| Concrete foundation | 1595853 | 5148304 | 6 metres | Approx. 10 by 2 metres |
| Slipway remains | 1595887 | 5148410 | 6 metres | Approx. 6 metres long |
| | 1595881 | 5148412 | | |
| Concrete culvert | 1595892 | 5148479 | 4 metres | Approx. 1.8 high by 1.6 metres at base |

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Section two



Built pākehā history



Takapūneke foreshore taken from harbour, 1999. Barracks at left of photo montage, with building believed to be slaughter house in centre (from Lucas Associates 1999 Existing Foreshore Situation at Takapūneke Reserve)

12. Introduction

This section of the Conservation Report concentrates solely on the built history of the site and includes the assessment of the fabric of the buildings. An overall assessment of the significance of the buildings will not be included in this section but within the assessment of significance of the wider site, in Section 11 of the Conservation Report.

It is also noted that, as with other sections of this plan, some historical information is repeated. However, the necessity for this is to ensure that each individual section is placed historically within its own context.

All contemporary images within this section unless otherwise noted are by Dave Pearson Architects Limited.

12.1 The Red House: historical account

The historical account of the Red House begins with the arrival 10 November 1839 of William Green at Takapūneke. Green had signed a two year contract with Sydney-based whaler and trader Captain William Barnard Rhodes, Daniel Cooper and James Holt which required him to travel to New Zealand and erect buildings and run cattle. With Green was a herd of 50 shorthorn cattle which had been bought across from Sydney on board the *Eleanor*.¹ Takapūneke was the chosen landing place as there was sufficient water to allow the barque to get close enough to the shore for the cattle to be able to swim to land.

Although a few sheep, cows and pigs had previously been run and potatoes and other crops grown by whalers, the landing of Rhodes cattle marked the beginning of European pastoral farming in the south island. William Green was born in Surrey at the turn of the century and had previously worked as a seaman labourer, ginger-beer maker, farmer and sawyer. With Green was his wife, Mary Ann, and their two year old son, William Thomas.

One of the first tasks Green carried out after arriving at Takapūneke was to gather the bones of Māori who had been killed on the site. He then burnt them on the foreshore. Until early in 1840, Green and his family lived in a tent. However, by April 1840 when the *Astrolabe* arrived in Akaroa, Green was engaged in "regular farming operations" and had constructed, in the words of d'Urville, a "moderately well equipped farmhouse" up the valley "about half a mile from the shore".²

Green sold butter, cheese, milk and produce to visiting whaling ships. He also purchased any grog he could from whaling ships and resold it to settlers and sailors.

After his contract with Rhodes ended in October 1841, Green continued to reside at Takapūneke. In 1842, he helped to set up a whaling station and had a hotel, known as the Victoria Inn, built on the Akaroa side of Green's Point. Green then built another hotel in Akaroa which was burnt down in 1854. In 1856 Green left for Australia where he worked as a gold miner, builder and farmer.

By the end of 1843 George Rhodes, brother of Captain Rhodes, had arrived at Takapūneke to manage his brother's holding. He moved into a 'red painted house' down by the shore³. Although the location of this house is not known, it may have been the same site as the present house as it would have been logical to construct a new house on a site that had already been prepared. The fact that Green's house was described as being "about half a mile from the shore" might suggest that the house occupied by Rhodes was not the same house as that constructed by Green⁴.

The outbuilding behind the house which is currently used as a wash house and some of the retaining walls may predate the present house, given their method of concrete construction.

George Rhodes cleared some land and planted crops such as potatoes. He also opened a store in Akaroa. By 1847 George Rhodes had left Takapūneke for another run owned by the Rhodes at Purau on Lyttelton Harbour.

By the 1850s Takapūneke had passed legally out of Māori hands and, by the end of the decade, it had been sold to two Lyttelton businessmen, Joseph Palmer and Henry Le Chen. In 1862, the land was purchased by Augustus White, a storekeeper from Akaroa. He proceeded to subdivide the land with various purchasers, including Wilson, Barwick and Co. which established a ship-building enterprise on the foreshore.

By 1866 White had become bankrupt and the greater part of Red House Bay was purchased by George Scarborough, a hotel publican, and later Akaroa's first mayor. The first certificate of title was issued to John Glynn, described as a farmer of Akaroa, on 13 August 1885. Glynn was an Irishman who served in the 58th Regiment. He settled in Akaroa and purchased land at Ōnuku and also Takapūneke, then known as Red House Bay. It appears that none of the Glynn family ever lived at Red House Bay as shortly after its purchase by John Glynn the Red House was destroyed by fire in 1888.

The farm passed to two of Glynn's sons, William Andrew and Peter Augustus Glynn, both of whom were farmers. The land passed to the Public Trustee in 1916, shortly before William's death. In July 1925, it was sold to William Robinson, a farmer. At the time of Robinson's purchase, there was no mention of the house with "...the only building left prior to the farm being established being a match-lined barracks".⁵

The house was almost certainly constructed by Robinson in the 1920s. It was then painted red to continue the Red House Bay tradition. In November 1955 the land was transferred to Thomas Alexander Robinson and in March 1964, the Akaroa County Council purchased land at southern end of the bay for use as a sewage treatment works. The remainder of the Robinson property was purchased by the council on 4 August 1978. The block on which the Red House stands was sold in October 1997 to Kenneth Alexander Paulin, the County Engineer and Fiona Marion Paulin, his wife. The house is still occupied by the Paulins.

¹ Ogilvie: Banks Peninsula, Cradle of Canterbury p156.

² Ogilvie, Banks Peninsula, Cradle of Canterbury p156.

³ Banks Peninsula, Cradle of Canterbury p156.

⁴ Toitu Te Whenua The Land Remains Takapūneke and Green's Point 1830-2010, A Place of Memory.

⁵ This information comes from an undated clipping (probably around the mid 1980s) from the Akaroa Mail held in the Akaroa Museum.

12.2 Physical evidence

12.2.1 Site layout

The Red House is approached by a concrete drive which extends up the hill from the end of the road that continues from Akaroa around the shoreline of the harbour. At the top of the drive is a plateau on which the house was constructed. The house itself is orientated essentially in a north/south direction.

The driveway ends at a concrete garage partly built into the hillside. Extending from the garage along the eastern side of the house is a concrete retaining wall. This leads to a small outbuilding which currently contains a wash house and an outside toilet. The structures were all built of concrete made from beach shingle and appear to have been constructed at different times, although their construction dates are unknown.

Off the south-eastern corner of the house is an "L" shaped building with a lean-to roof. Although currently used as a shed, it may originally have functioned as a hen house. It has a door and a window in the west elevation, further windows at the southeast corner and a second door in the return facing north. Two of the walls are sheathed with tongue and groove boarding and the remainder are lined with corrugated steel. The roof is also corrugated steel.

The only other building of note on the property is a small structure some distance away from the house's south west corner. It has a gable roof and has a rectangular plan with a door in one end and a window in the other. The two side walls have a band of wire netting immediately below the roof. The building was fitted with shelves along the walls and Ken Paulin understands it was used as an apple shed. The wire netting provided ventilation.

The building is of interest as it appears to be older than the house. In particular, the window in the gable end matches those found on the former Immigration Barracks. The weatherboards are also similar, suggesting that the building may have been constructed at the same time as the barracks was reconstructed at Takapūneke.

Other structures on the property include a second retaining wall with steps and a gate to the west of the house. At the top of part of the wall is a row of concrete posts with a pipe rail extending between them. Elsewhere on the property is a hen house of recent construction and an abandoned caravan.



Wash house located behind the main dwelling, possibly part of an older complex



Outbuilding located behind the Red House



Outbuilding, possibly used originally as a dairy. It appears to have been built with material "left over" when the barracks was reconstructed.



Steps and retaining wall below the house

12.3 Description of the Red House: architectural form

The Red House has a roof mainly comprising a series of gables. The main gable runs north/south and has a brick chimney on the western side of the main ridge. Also on this side of the ridge, is a pair of secondary gables. On the other side of the main gable is another secondary gable over a wing which extends towards the east. The house has been extended on the northern side and flat roofs have been provided over this section and over a terrace at the north-west corner.

Viewed from the west, the western face of the main gable can be seen, along with the pair of gable ends that face in this direction. The gable ends are sheathed with timber shingles which splay or jetty outwards at the base. A bay window with angled ends and a hood is located below one gable end and below the other is a square bay window also with a hood. Each of the bay windows comprises a series of sashes with leadlights above.

Between the two gables on the west elevation is a flat section of wall where the front entrance to the house was formerly located. The entry door has since been removed and replaced with a set of bifolding windows. At the northwest corner of the house is a sun porch which has a series of fixed sashes. Also at this corner of the house is a glazed screen which shelters a terrace on the north face of the house from the westerly wind.

The north elevation includes the northern end of the main gable. The upper section of the gable end is sheathed with timber shingles while the section below has board and batten sheathing. Below the gable end, the wall of the house has been extended outwards and a flat roof has been constructed over this and the terrace at the corner. French doors with sidelights have been provided to the sun room and the extension. To the east of the extension is a recessed porch with a single opening door with a window alongside. At the north east corner, the building has also been extended outwards. A concrete deck with a pergola continues along the north face of the house from the covered terrace to the north-east corner.

Viewed from the east, the eastern face of the main gable is prominent. A wing with its own gable roof extends towards the east. Below this gable is a later sash window. On the southern side of this wing is a further extension with a lean-to roof. The remainder of the east wall includes a small square bay window with a hood and a window comprising three sashes with leadlights above.

On the south elevation the end of the main gable is prominent. Like the northern gable the southern gable also has timber shingles at high level with board and batten below. The end wall features a pair of small square bay windows, each with a single leadlight sash.



Red House viewed from the west. The area of wall between the two gables was formerly an entry. The steps are still in place



The house as viewed from the north. Various additions and alterations have been carried out.

12.3.1 Architectural influences

The form of the Red House is based on the Californian bungalow, a style that was particularly popular in New Zealand during the 1920s and 1930s.

The word "bungalow" is a derivation of the Hindustani word "bangla" which was the name given to the bamboo and thatch houses of eastern India, near Bangladesh. When the English colonial settlers arrived in India, they looked to the local dwellings for inspiration. At the same time they wanted to maintain a social and physical distance between themselves and the local culture and, accordingly, proceeded to adapt the bangla to their own requirements.⁶ These early dwellings were built of mud bricks and surrounded by a verandah to keep the inhabitants cool.

The bungalow was re-interpreted in England as a coastal holiday home from about 1870. It was then exported to the West Coast of America about 1900 where, after various transformations it evolved into what became known as the Californian bungalow.⁷ Bungalows also commonly incorporated design elements and details adapted from the English Arts and Crafts movement which had an emphasis on hand-crafted methods of construction and used local and natural materials such as stone and timber. Treadwell contends, however, that it was the American version that was most influential in New Zealand.⁸

At the height of its popularity, the New Zealand bungalow had a well-defined architectural vocabulary. Roofs were generally of about 22 degrees and the rafters were exposed at the eaves. Gable ends often featured slatted or trellised ventilators. Chimneys were commonly corbelled with either a rough cast or a smooth plaster finish. The walls were usually weather boarded, although timber shingles could be fixed in gable ends or as verandah balustrading and below bow windows. Joinery generally consisted of side-hung casement sashes, although during the transition period between villas and bungalows, a house might have casement windows on the face that was seen by the public and double-hung joinery to the rear. Projecting bay windows that were either square or bowed in plan were common.

The entry porch was a feature of the bungalow and was generously proportioned, being conceived as an outdoor room. The roof over the porch would either be supported on masonry piers or more often on timber posts. The posts were commonly arranged in pairs and supported a corbel which would in turn provide support for the verandah beam. It was here that there was some suggestion of a Japanese influence.

With respect to planning, the 'classic' New Zealand bungalow of the 1920s had two main plan types. The first was derived from, and was practically identical to, that of the villa, being nearly symmetrical with a front entry and central hallway. The second type was asymmetrical and often entered from the side.

In general, bungalows promoted a less formal lifestyle than that to which middle-class New Zealanders had been accustomed.⁹ Space was used efficiently and the central hallway of the Victorian villa was often dispensed with. Boundaries between rooms became less defined and rooms regularly opened off one another, rather than being accessed from a hallway.

Sun and natural light were also seen as being important to the well being of the inhabitants of bungalows and the verandah became an extension of the living area. Houses were orientated to face a view or to allow sun and light into as many rooms as possible, instead of facing the road as villas inevitably did.

The Red House incorporates many of the architectural details commonly found in bungalows. The roofs are gabled and the roof pitches shallow with rafter ends exposed at the eaves. The bay windows with casement sashes are such as is commonly found in bungalows. The timber shingles in the gable ends with weatherboarding as the main wall sheathing are also common bungalow details.

The original entry porch on the west elevation has since been infilled. In its original form, it may also have displayed typical bungalow vocabulary.

12.3.2 The bungalow in Akaroa

Relatively few houses were constructed in Akaroa during the bungalow period in the years between the two world wars. The population was relatively static and holiday-makers stayed in accommodation and boarding houses and hotels rather than in holiday homes (which only began to proliferate in the 1950s). The subdivisions of the years between the wars were mostly small.

Beaumont and Wilson¹⁰ state that Akaroa's houses of the years between the wars have not been properly studied and that the best examples of houses in the different styles of those years, including bungalows, have not yet been located.

Among houses of comparable vintage to the Red House are the Anglican vicarage on Julius Place, 47 Rue Balguerie, and 83 Rue Lavaud, a larger house which is nevertheless in the bungalow/Arts and Crafts idiom.¹¹

⁶ Treadwell, J.L. Rangitoto Island Baches 1998 p.5, discussing work of A.D. King 1995: The Bungalow: The Production of a Global Culture. Oxford University Press.

⁷ Treadwell, J.L. p.5

⁸ ibid p.5

⁹ Ashford, Jeremy The Bungalow in New Zealand, 1994

¹⁰ Beaumont and Wilson, p.86

¹¹ See Beaumont and Wilson, p. 125.

12.3.4 Summary of changes to the building

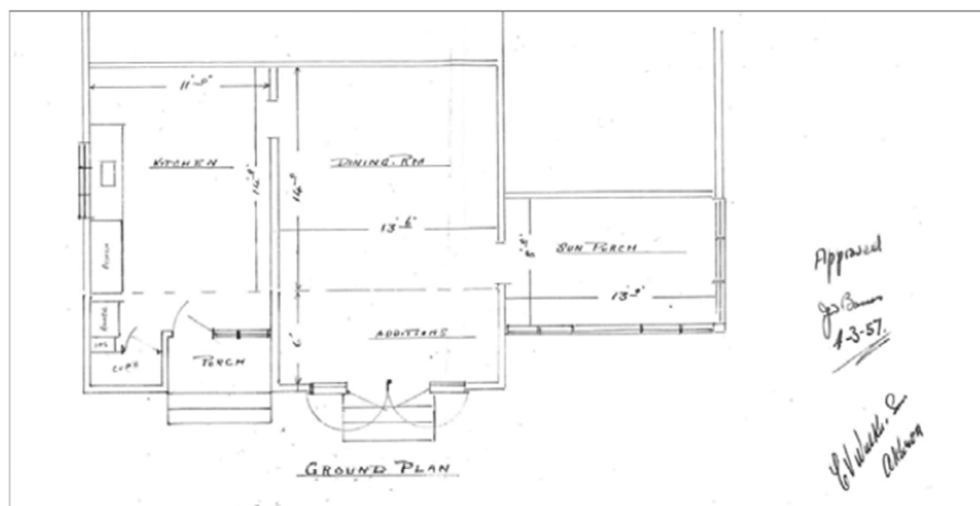
The exterior of the house has undergone some changes since it was constructed but has essentially maintained its original bungalow character. Evident changes are summarised as follows.

The north elevation has undergone the greatest change. The wall has been extended outwards in two places and a flat roof provided over the additions. The sun porch at the north-west corner has been infilled and new French doors with sidelights provided. The remainder of the joinery on this elevation including another set of French doors with sidelights and a single entry door is also not original.

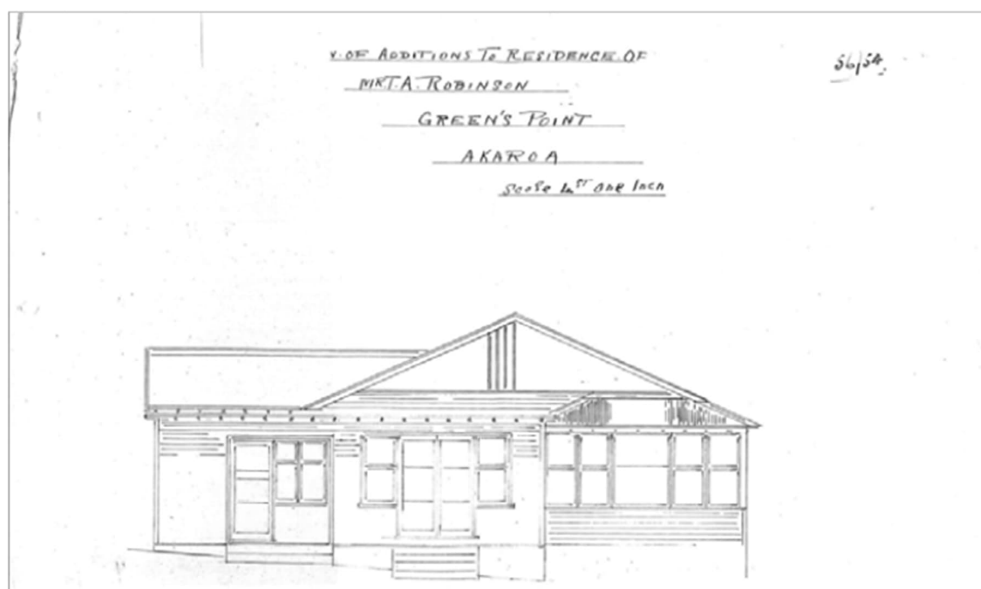
A concrete terrace has been constructed the full length of this elevation. Seating that cantilevers out from the edge of the terrace has been provided at the northwest corner. A pergola has been constructed extending from the roof over the terrace at the northwest end to the northeast corner.

The east elevation has undergone a few minor changes these include an addition with a lean-to roof to the south side of the east wing and changes to window joinery. Viewed from the south, the lean-to addition can be seen to the east wing. This area has a recessed entry porch. The south gable end has remained unchanged.

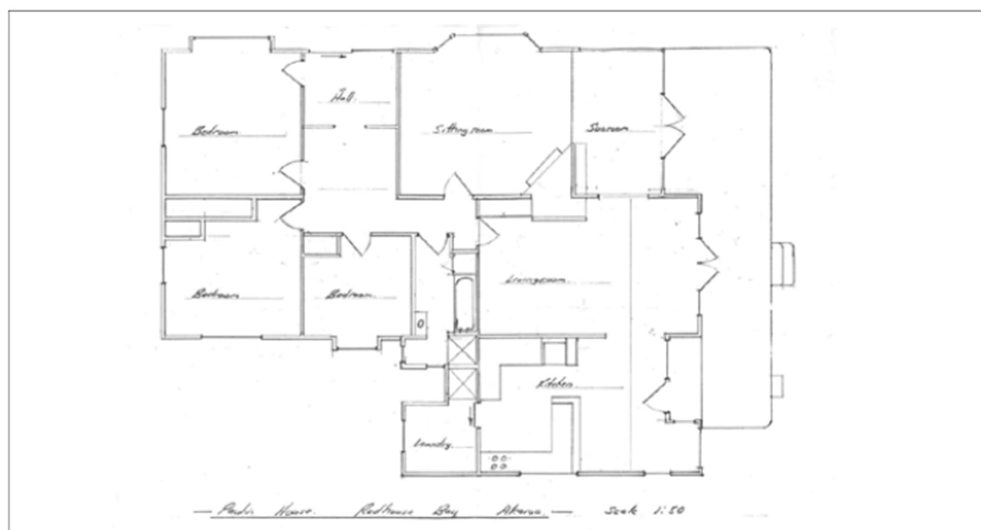
The west elevation is essentially as constructed. The main change has involved the infilling of the original entry porch and the provision of new bifolding windows. The windows to the sun porch at the northwest corner may also not be original. The concrete terrace at northwest corner with its flat roof is visible on this elevation. A glazed screen has been added to the terrace.



Plan showing extensions to Red House dated 4.3.57 while it was owned by Thomas Robinson (Council files).



North elevation showing changes (Council files).



Floor plan undated but during Paulin era showing laundry extension adjacent to kitchen. The hall adjacent to the sitting room has since been converted into an ensuite (Council files).

12.4 Heritage significance assessment

The sections below that establish the assessment criteria are common to the assessment in this conservation report for all Pākehā built heritage and will not be repeated throughout the document.

12.4.1 Heritage assessment criteria

The various elements or fabric comprising a heritage building have their own intrinsic value as does its environs. The contribution they make to the overall cultural significance of the place can be assessed. In addition, the significance of the building or structure as a whole including its setting can be assessed and given an overall rating of significance. It should be noted that a building's original fabric may have heritage significance as can fabric that was added at a later time.

In the following section the significance of the site elements and the fabric that makes up the Red House is assessed. The overall significance of the place is then assessed and expressed as a "Statement of Significance".

12.4.2 Degree of significance

An assessment of the significance of various elements that make up the building can be found in the following schedule. The degree of significance of each element is assessed in accordance with the following scale which is based on those used by James Kerr in his guide to the preparation of Conservation Reports¹² and is also the scale used by Christchurch City Council. Refer to section 5 – "Conservation Policies" for conservation processes relevant to the degree of significance.

| | |
|-------------------------|--|
| High | <i>Fabric having high significance is considered to make an essential and fundamental contribution to the overall significance of the place and should be retained. It takes into account factors such as its age and origin, material condition and associational and aesthetic values.</i> |
| Moderate | <i>This fabric is considered to make an important contribution to the overall significance of the place and should be retained where possible and practicable. This fabric makes an important contribution to the understanding of the heritage values of the place.</i> |
| Some | <i>Fabric having some significance makes a minor contribution to the overall significance and understanding of the heritage values of the place.</i> |
| Non-contributory | <i>Fabric in this category may not have any particular heritage significance, however, it allows the building or structure to function.</i> |
| Intrusive | <i>Intrusive fabric consists of accretions that detract from the overall heritage significance of the place or which obscures fabric of greater heritage value.</i> |

12.4.3 Origin of elements

In the assessment of significance an indication is given of the assumed period from which each element originates.

Historic Fabric

Original fabric (OF) *Original fabric is that which may predate the present dwelling.*

Later fabric (LF) *This is fabric that dates from the time the present Red House was constructed in the 1920s.*

Non-historic fabric

Recent fabric (RF) *This is fabric which may have been added in the last 40 years.*

¹² Kerr JS, *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance* (6th Edition revised), National Trust of Australia.

12.4.4 Significance of elements

In the following table, the significance of the various elements and fabric that make up the Red House and its setting is assessed.

Setting

Setting:

The site of the Red House has changed since the building was constructed. It is now well-established as trees have grown and gardens have been planted. The setting is considered to have high significance.

Moderate significance: Concrete retaining walls behind house, concrete wash house building (OF).

Outbuilding (possible dairy) (OF).

Some significance: Concrete wall, steps and gate to west of house, concrete paths and driveway (LF).

Concrete garage set into bank (LF).

Garden shed (possible hen house) (LF?).

Non contributory: Later hen house (RF).



Building Exterior

Roof area

The roof comprises a series of gables with corrugated steel cladding which may date from the time the house was constructed. The roof is considered to have moderate heritage values.

Moderate significance: Original gabled roof forms, corrugated steel sheathing, brick chimney (LF).

Some significance: Coverboards (since overlaid with metal flashings) (LF).

Quadrant spoutings (LF?).

Non contributory: Header tank on roof (LF).

Flat roofs over extensions (RF).

Intrusive: Television aerials (RF).



North elevation

The north elevation includes the original gable end but has also been modified. It has moderate heritage values.

Moderate significance: Original weatherboarding, barge boards, timber shingles and board and batten sheathing to gable end (LF).

Intrusive: Weatherboard and joinery infill to former entry (RF).

Glazed screen to terrace (RF).

Non contributory: Later extensions including weatherboards, window joinery and French doors (RF). Concrete terrace, pipe supports and pergola.

Intrusive: Cantilevered seats and screen to terrace (RF).



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East elevation

The east elevation is generally original but has had some modifications. It has moderate heritage values.

Moderate significance: Original weatherboarding, original bay and window, exposed rafter ends (LF).

Plastered foundation wall (LF).

Non Contributory: Later lean-to extension including weatherboards and window joinery (RF).



South elevation

The south elevation includes the original gable end and the later lean-to to the east wing. It has moderate heritage values.

Moderate significance: Original weatherboarding, barge boards, timber shingles and board and batten sheathing to gable end (LF).

Original bay windows including leadlight sashes (LF).

Plastered foundation wall (LF).

Non contributory: Later lean-to extension including weatherboards and window joinery (RF).



West elevation

The west elevation is the most intact. Modifications including infilling of the original entry and glazing to the sun porch. It has moderate heritage values.

Moderate significance: Original weatherboarding, exposed rafter ends, timber shingles to gable ends (LF).

Original bay windows including leadlight sashes (LF).

Plastered foundation wall, original plastered steps, brick walls and pedestals (LF).

Intrusive: Weatherboard and joinery infill to former entry (RF).

Glazed screen to terrace (RF).



12.5 Retention of significance

As much significant fabric as possible should be retained, particularly that assessed as having moderate significance. Fabric having some significance should also be retained unless particular reasons exist for its removal.

This applies not only to the fabric of the house the house, such as weatherboarding and joinery, but also to the site elements such as retaining walls, paths and steps. The outbuildings are also an important aspect of the site's cultural values and these should be retained and preserved along with the house.

The "dairy" and wash house in particular should be preserved as these are believed to predate the present house. As relics from an earlier period, they can provide information regarding previous uses of the site.

12.5.1 Recovery of significance

The building has had some additions over the years, particularly when the front wall was extended outwards in 1957. At this time the joinery was altered and the sun porch may have been infilled. Other changes have included the addition of the pergola to the north elevation and the construction of the seats in the north-west corner. The former main entry was infilled and the laundry adjacent to the kitchen was added.

These changes can be considered as "layers of history" and represent the way the house has evolved and been adapted over the years to suit the needs of its owners. With the exception of the infilling of the former entry, these changes are considered to have either some significance or they are considered to be "non-contributory". For these reasons the house should remain in its present form, at least in the short term.

If the use of the house does change in the future, consideration could be given to returning it to an earlier form. This may involve removing some of the accretions. While the additions to the north elevation are generally rated as being "non-contributory" in as much as they do not detract from the building, items such as the seats and screens to the terrace are rated as "intrusive" and consideration could be given to their removal at some future date. The original entry door and hall could also be reinstated at this time.

12.6 Condition of the buildings

Since it was constructed, the house has been well maintained and is generally in good condition. Some defects were noted and these should be remedied to ensure its continuing survival. The "dairy" has some obvious defects. The other outbuildings are in reasonable condition although, again some defects are evident. Note that the exterior only of the buildings was surveyed.

Observed defects are as follows:



Cracks in foundation wall and spalling of plasterwork

Red House

- Minor spalling of plasterwork to foundation on south wall. More extensive cracking and spalling of plaster work to foundation on west elevation.
- Decay in corner box at southwest corner.
- Loss of mortar pointing to brick walls and pedestals to original entry steps on west elevation.
- Wall surfaces generally in good condition but some bubbling and blistering of paintwork on north elevation.
- Some previous repointing to brick chimney. Further work may be required.
- Vent pipe on east elevation rusting.

Wash house

- Some evidence of moisture in walls and roof.
- Some decay at bottom of doors and in door frame.
- Decay in window from to south wall. Bottom rail to sash previously replaced.

Shed (formerly hen house)

- Some decay evident in weatherboards and corner box.

"Dairy"

- Paintwork generally flaking.
- Possible decay at base of walls.
- Some rust evident in roofing and sheets lifting.
- Window in fair condition with glass missing.

12.6.1 Remedial work

Remedial work should be carried out to the house and the outbuildings as required. Particular attention should be paid to the “dairy” as it could deteriorate more rapidly than the other structures.

Remedial work should include the following:

Red House

- Repair foundation walls. Fill cracks and replaster where existing plaster has spalled.
- Replace decayed timberwork such as corner box at southwest corner.
- Sand back and repaint wall areas where paint has blistered.
- Repoint brickwork to pedestals and walls to former entry. Repoint chimney as required.
- Treat vent pipe on east elevation for rust.

Shed (hen house)

- Replace decayed areas of weatherboarding and trim.

“Dairy”

- Treat rusting sheets of roofing and refix. Replace extensively rusted sheets with new galvanised corrugated steel.
- Replace decayed areas of weatherboarding and trim. Only that fabric that has decayed should be replaced as a way of maintaining the building's heritage values. Sand and repaint weatherboarding and trim.
- Repair window as required and reglaze. Sand and repaint window and door.

Wash house

- Provide waterproof coating to walls and roof to reduce moisture ingress.
- Repair door where decayed. Replace decayed section of door and window frame. Provide new bottom rail to window sash.

12.7 Further investigations

- Further investigation and research should be carried out in any effort to determine the age of the wash house behind the Red House. If it does predate the present dwelling, that would provide conclusive evidence that there was a previous house on the site.
- The “dairy” should be subject to further investigation to determine if, in fact, it was constructed from surplus material from the time when the barracks was re-erected on its present site. Subjecting the timber to a process of dendrochronology would determine if this is the case.
- Further investigations should be carried out at the house site in an effort to determine whether this was also the location of the earlier house occupied by George Rhodes. Efforts should also be made to determine whether the house constructed by William Green, and Rhodes' house were the same dwelling.

13. The Immigration Barracks

13.1 Historical account

The major surviving building on the foreshore at Takapūneke is a wooden building of considerable historic interest. It began life as an immigration barracks built in Akaroa in 1874. Since the 1898 transfer of at least part of the original barracks to Takapūneke, the building has served a number of different purposes associated with the range of European economic activities in the bay.

In 1874 the immigration programme of the Vogel Government was expected to bring up to 12,000 new settlers to Canterbury. In early February 1874, the Immigration Officer of the Canterbury Provincial Government, J.E. March, visited Akaroa to enquire what work and accommodation would be available there for immigrants. He received several offers to lease existing buildings to the Government for temporary accommodation of newly arrived immigrants and also offers of work on farms and in sawmills. March decided that it would be appropriate to send six to eight families and 20 single men to Akaroa.¹³

On receiving March's report, the Superintendent of Canterbury, William Rolleston, sent an urgent request to Vogel, as Minister for Immigration, on 19 February 1874 asking that the Central Government authorise the construction of an immigration 'depôt' at Akaroa. Rolleston advised Vogel that the Provincial Government thought it 'absolutely necessary that [a] dépôt for immigrants at Akaroa should be established'. Vogel, in response, immediately authorised the construction of an immigration dépôt at Akaroa at a cost not exceeding £500. The Government also authorised the temporary renting of a building pending the erection of the dépôt.¹⁴

As soon as Government approval to erect the barracks had been received, the Provincial Government called tenders and the contract to erect a building to house up to 50 immigrants was let to William Penlington for £425, the price reflecting the permission given to use totara rather than stone piles. The site chosen was on Reserve 97, at the corner of Bruce Terrace and Rue Jolie, near the Akaroa Hospital. The site of both the hospital and the barracks is now part of the land occupied by the Akaroa School.

The weatherboard building, with a shingle roof, was completed by 30 July 1874. The interior was probably divided up into small rooms for families, larger rooms for single men and women and common areas for cooking and eating. Some sources say the interior was unlined, but the lining of the building as it stands today at Takapūneke suggests it was lined at the time it was first constructed.¹⁵

Although Rolleston had told Vogel in his telegram of 19 February 1874 that an immigration dépôt was needed in Akaroa 'in view of large numbers immediately to arrive',¹⁶ the barracks were little used for that purpose.



Akaroa barracks prior to dismantling and relocation to Red House bay. Image from the Illustrated New Zealand Herald, p.9, 2 July 1875 col. Alexander Turnbull Library.

A first group of new settlers was sent to Akaroa in August 1874, but thereafter the barracks were used only intermittently and apparently not at all after immigration subsided in the late 1870s. The neglected building became dilapidated.

In January 1898, tenders were called for removal of the barracks from their original site. The tender of Graecen Black, an Akaroa draper and businessman, was accepted and he in turn advertised, on 25 January 1898, for "...taking down the Immigration Barracks and re-erecting a portion of that building". The Akaroa site had been cleared by the end of March, when the Akaroa Mail expressed the hope that the site, so long an eyesore, would be planted out as an 'agreeable adjunct' to the hospital.¹⁷

A portion of the building was transported to Takapūneke and re-erected, apparently with the word "Immigration" still painted on it. Black set the building up as a crayfish canning factory, in opposition to a crayfish canning factory already operating in Akaroa (established in 1895). Factories operated later at Onuku, Wainui and then back in Akaroa at least into the 1930s.¹⁸

¹³ Chapman, 'The Demise', Akaroa Mail, 28 December 2001, p. 17

¹⁴ AJHR 1874 D5, p. 40

¹⁵ Chapman, 'The Demise'

¹⁶ AJHR 1874 D5, p. 40

¹⁷ Akaroa Mail, 25 March 1898

¹⁸ Ogilvie, p. 43

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However, the former Immigration Barracks was not used as a crayfish canning factory for long. Although Black had advertised for two boys to work the factory in 1899, he sold the business in 1901 to Irvine and Stevenson who were operating a similar business in Akaroa. It is thought that Irvine and Stevenson then closed the factory down but reopened it in 1905.

In later years, the building was used as a jam factory. In July 1925, the farm including the barracks building, was sold to William Robinson, a farmer who almost certainly constructed the current Red House. In November 1955, the land was transferred to Thomas Alexander Robinson. Ken Paulin, the current owner of the Red House believes that the Robinsons established a milking shed and a dairy on the eastern side of the building.²

In 1998 an agreement was reached between the Council and Ōnuku Rūnanga for the southern end of the bay to become a reserve. A reserve committee was established in 1999 and concepts were prepared showing how the reserve might be developed with a car park and picnic area in front of the Red House. A local architect drew up plans for an interpretation centre in the vicinity of the Immigration Barracks. As part of a move to implement the plans it appears that various buildings were removed from the foreshore, along with the sheep yards.

The New Zealand Historic Places Trust objected to the possible disturbance of archaeological sites and also questioned the location of the proposed interpretive centre. Work on the site ceased and the committee stopped meeting. The building today continues to be used on an informal basis to store household goods and other effects.



Red House Bay c1900. The barracks is visible in the centre of the photograph. (Photograph by Jan Shuttleworth, from Takapūneke and Green's Point, Akaroa Civic Trust, 2010).

² Letter Ken Paulin to Philippa Upton, Christchurch City Council 18, 31, 32

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Attachment B



Red House Bay 1900s. The barracks can be seen to the left of the photograph. The other building may be a slaughter house. (Canterbury Museum, from Takapūneke and Green's Point) Akaroa Civic Trust, 2010).



Panorama taken from harbour, 1999. Barracks left of centre and Red House at extreme left. (Lucas Associates 1999)

13.2 Physical evidence

13.2.1 Setting and context

The former Immigration Barracks is located at Takapūneke on the edge of Akaroa harbour approximately 1.8 kilometres to the south-west of the township of Akaroa. Immediately behind the barracks is a group of mature macrocarpa trees beyond which is a hill that rises to the east. A metalled vehicle track runs between the building and the water's edge.

13.2.2 Site layout

At the rear of the building is a concrete wall that retains the base of the hill. A concrete slab has been poured in the area between the wall and the building and a second concrete slab is found at the southern end of the structure.

At the northern end of the building assorted bricks and stones in the ground may indicate the location of an earlier rudimentary wall. A stand of large macrocarpa trees is found to the rear of the building.

13.2.3 Description of the barracks

Planning and layout

As originally constructed, the 1875 illustration shows the Immigration Barracks as being essentially a rectangular building with a smaller bay at the front. Smaller wings were provided at both ends. Although the original layout of the building is not known, in its role as an Immigration Barracks it was probably divided up into a series of spaces which possibly included smaller rooms for families, larger rooms for single men and women and common spaces for cooking and eating.

At the time the building was relocated to Red House Bay (Takapūneke) it may have been essentially dismantled for transport before being re-erected in its present form. The main space was retained but the front bay and the two side wings were not reconstructed. On its new site two lean-tos were built, one at the southern end and the other on the eastern side. The lack of joints in the weatherboard sheathing suggest the lean-tos may have been constructed at the time the building was relocated, although they could also have been constructed at a later date, possibly at the time the building was used as a shearing shed.

Internally, the building comprises one large undivided main area with various ancillary spaces. The main space measures approximately 13.5 x 7.4 metres and is probably the main area where the crayfish canning took place. To the south of the main space is a smaller area with plan dimensions of 7.4 x 2.9 metres. This space was used as some stage in the building's life as an area to shear sheep with the main space being used as a holding area. The south wall of the building has a pair of chutes through which the shorn sheep exited.



The barracks in context. Note macrocarpa trees behind building

At the back of the building are two further spaces. One of these measures 2.56 x 2.96 metres while the other measures 7.185 x 2.96 metres. Connecting doors link these spaces with the main area and the area used for shearing. It is not known what these spaces were previously used for, although the larger space is now used to store firewood and the smaller as general storage.

Architectural description

As originally constructed, the barracks was a simple structure typical of many erected during the colonial period. At this time the building had a rectangular form with a gable roof, the ridge of which ran lengthwise. A secondary gable with the ridge at right angles to the main roof extended over the front bay. The smaller wings at each end of the building were roofed with a smaller gable.

The 1875 sketch shows a series of what appear to be pivoting windows along the main elevation, with a pair of windows in the bay and another pair of windows in the wall to the left of the bay. A further pair of windows may have been provided to the right of the bay although only one can be seen in the drawing.

The wing at the left hand end of the building shows two smaller windows in the front wall and a single entry door in the gable end. The right hand wing may have had a similar configuration of windows and doors, although only one window in the front wall can be seen in the sketch.

The historical account notes that a tender was called to take the building down and re-erect a portion of it on a new site. When it was re-erected its form was changed. Although the simple rectangular form with its longitudinal gable roof remained, the central bay with its secondary gable and the two end wings were not rebuilt. In their place two lean-to forms were provided at the southern end and eastern side of the building. As noted, the lean-tos may have been constructed at the time of the building's relocation or subsequently.

The western elevation of the building has two pairs of windows at each end of the main part of the structure. These are similar in shape to the original windows as seen in the sketch, although the sketch suggests that the original sashes were divided up into smaller panes with horizontal and vertical glazing bars. The western elevation also has a large opening with a pair of doors with board and batten sheathing. It is not known when these doors were installed.

What is now the southern end of the building originally had a small wing attached to the main part of the structure. In its current form, however, it consists of the lean-to structures with the gabled roof form of the main section of the building visible beyond. The lean-to has a single door near the south-west corner. This may have been recycled from another structure. Also in this wall is a single window which has similar proportions to the smaller windows seen in the end wings in the sketch. Two further windows are located in this elevation. Below are chutes that date from the days when the building was used as a shearing shed.

At the northern end is the rear wall of the main section of the building. The lean-to has an opening with a smaller hood above to provide shelter at its northern end. Adjacent to this is a section of wall constructed of concrete up to a height of 1.2 metres with vertical tongue and groove sheathing above. A small window is let in to the tongue and groove sheathing. Next to this section of the wall is a single hollow core door. The remainder of this wall is sheathed with corrugated steel and plywood.

What is now the northern end of the building originally had a smaller wing with its own gable roof. It is now a blank wall without windows or doors but sheathed with weatherboards that extend up into the gable end. For some reason, when the building was reconstructed, the front (west) wall was built higher than the rear (east) wall, resulting in an uneven gable which can be seen on this elevation.

The elevation that now faces east cannot be seen in the 1875 sketch and its original form may never be determined. It possibly had a series of windows similar to those shown on the front face of the building. In its present form, it comprises a lean-to along two thirds of its length.



Barracks, west elevation



Barracks, south elevation



Barracks, east elevation

13.3 Comparable buildings

The earliest settlers arriving at Auckland and Wellington in 1840 did not find ready accommodation waiting for them. It was necessary to erect temporary shelter, such as tents, V-huts or slab whare, until more permanent arrangements could be made.

Immigrants to other ports during the years immediately following this were somewhat more fortunate. At New Plymouth, barracks were built on the beach at Ngāmotu in March 1841 by trader "Dicky" Barrett and local Māori to house the first settlers to the area.

From 1874, immigrants to New Plymouth were housed in the old army barracks on Marsland Hill, which had been built in 1855. In 1891 the barracks were dismantled, although a section of the building was taken by sled to North Egmont Road on the slopes of Mt Taranaki, where it still provides accommodation to climbers today.¹⁹

In Nelson, Captain Arthur Wakefield ensured adequate accommodation was available by bringing prefabricated barracks with the preliminary expedition party in November 1841. The buildings were ready to house the free passengers of the first immigrant ship, the *Fifeshire*, which arrived on 1 February 1842. Later that year tenders were called for the building of new barracks in Hardy Street, specifying 24 mud houses 12 ft by 12 ft, a baggage warehouse and a cooking house, to be built around a square.²⁰ Additions and repairs were made in 1855 to the barracks, which now housed all Government offices as well as providing temporary accommodation to immigrants, the destitute and the insane.²¹ In 1860 new immigrant housing was built in Waimea Road, comprising four buildings containing ten to twelve bedrooms and a common sitting room, a fifth building containing a kitchen, dining hall and wash-house, while the sixth housed a temporary hospital.

In Lyttelton, four large Immigration Barracks were built in before the arrival of the First Four Ships in December 1850. The barracks were designed to house 300 people, who were expected to stay for a maximum of one week and food rations were supplied for this period only. However, nearly 800 immigrants arrived in the first month, many staying on board ship or setting up basic shelters on the beach due to the basic and crowded nature of the barracks.²²

The barracks at Lyttelton continued to provide shelter for immigrants until replacement buildings were built in Market Place in Christchurch in 1858. The Lyttelton site was sold in 1867 and the barracks demolished. New barracks were built in Addington in 1864 and the Market Place building was taken over the Volunteer Fire Brigade before being demolished after 1876.



New Plymouth Barracks (<http://www.teara.govt.nz>)



Surviving section of the old New Plymouth army barracks on Mt Taranaki, following restoration (<http://www.doc.govt.nz>)



Lyttelton Barracks by William Fox sourced from *The Summer Ships* by Colin Amodeo 2001

¹⁹ <http://www.doc.govt.nz/conservation/historic/by-region/wanganui/north-egmont-camphouse/>

²⁰ Shelter: Emergency Housing in 19th Century Nelson, Dawn Smith, Nelson Historical Society Journal, Vol 6, Issue 5, 2002

²¹ Ibid.

²² <http://www.heritagecanterbury.org/our-new-land/home-sweet-home>

Huge increases in immigration under the Vogel Scheme led to the building of new barracks across New Zealand, including at Stewart Island, Oamaru and Blenheim. In 1873 substantial barracks were built at Caversham, Dunedin, replacing various buildings of a more temporary nature that had served immigrants to the town since 1848. The new barracks were 177ft long, built of broadleaf, rimu and totara, and capable of housing several hundred immigrants in separate quarters for single women, single men and families²³. The barracks were demolished in the early twentieth century, having served as a fever hospital and match factory in later years.

Other nineteenth century barracks survive in various locations around New Zealand. The majority of these were used for military and other uses such as quarantine accommodation. The 1886 barracks on North Head in Auckland is a typical military barracks and is a long and narrow structure with a single gable roof.

The Immigration Barracks constructed at Akaroa was, in its original form, more residential in appearance with its multiple gables and various wings and this may have been a conscious decision to make immigrants feel more comfortable in their surroundings. Although some of this domestic appearance was lost when the building was relocated to Takapūneke, its original form can still be observed. The building at Takapūneke is now believed to be the only remnant of a purpose-built immigration barracks to have survived in New Zealand.

13.4 Construction

As originally constructed in 1875, the barracks was a timber framed building that used construction techniques that were typical of the period. Timber was used both for the structural framing and the external sheathing.

Roof

The historic account notes that the building originally had a shingle roof and this is confirmed by the 1875 sketch which shows what appear to be shingles on the roof. The roof is presently sheathed with corrugated steel sheets in short lengths. The present roofing material may date from the time the building was re-erected at Red House Bay. Some of the shingles may survive beneath the corrugated steel but this is unlikely as the ends of the shingles would probably be visible if they were in place.

A roof vent, also sheathed with corrugated steel, is located on the main ridge line. The lean-to roofs have rolled barge flashings. The building currently has plastic spoutings and downpipes which have been recently installed.

The roof structure of the main area cannot be determined, due to the ceiling being lined on the inside. It is, however, likely to comprise timber rafters overlaid with purlins. A series of steel tie rods spanning the width of the space and visible from within prevent the walls from spreading. Within the lean-tos, the roof structure comprises 100 x 50mm rafters with 150 x 25mm purlins.

External walls

As originally constructed, the building was sheathed with overlapping timber weatherboards. At least some of the present weatherboards to the west and north walls are likely to have been recovered from the original building and reused when it was re-erected. The weatherboards show a depth of approximately 167mm. The timber was not identified, but is likely to be a native species.

At the rear of the building short sections of walls to the north and east elevations are made of concrete. This work was carried out either at the time the building was relocated or sometime after. Other sections of the rear wall are sheathed with a variety of materials including vertical tongue and groove boarding and corrugated steel sheets. The corrugated steel sheets may have been fixed in place after the original weatherboards decayed. The east wall of the main area is currently sheathed with fibre cement board fixed to new timber framing. This probably replaced an earlier weatherboarded wall which may have decayed.

Joinery

The 1875 sketch shows a series of single vertical windows which appear to pivot about the centre. Those to the main part of the building are larger than those in the end wings. Some of the sashes show what appear to be horizontal and vertical glazing bars which divide glass into smaller panes.

The window immediately to the south of the double entry doors may be an original window as seen by the profiled rails, stiles and glazing bars. All the remaining windows have plain profile sections and appear to have been installed relatively recently, probably as the earlier sashes decayed.

Other joinery in the building includes the double entry doors to the western elevation. These doors have board and batten sheathing and may date from the time the building was relocated. Over the years, some of the original battens have been replaced or have been lost altogether. At the southern end of the building is a single door sheathed with tongue and groove boarding. It appears to be of recent origin.



Original
window,
barracks

²³ Otago Witness, 16 August 1905, p. 30

Other external joinery includes a hollow core flush door and a further tongue and groove door to the east elevation. Internally, a tongue and groove door is provided between the main space and the rear lean-to.

External trim

External trim on the building includes the timber corner stops at the external corners and the timber barge boards and cover boards to the main gable. These are of various sizes and some have been replaced.

The windows in the west wall are without facings with the weatherboards abutting the frames. The windows to the south elevation have 90mm facings of recent origin. The double entry door to western elevation has wider facings of varying ages.

Floor

When first constructed, the barracks almost certainly had a floor comprising tongue and groove timber boards laid over timber joists and bearers supported on piles. This is confirmed by the historic account which notes that the tender price was reduced from £500 to £425 by using totara instead of stone piles. The 1875 sketch shows what appear to be piles around the perimeter of the building.

When it was relocated, the building was reconstructed on a rough concrete floor. A central dished drain in the floor collected water from within the building. The floors in the rear lean-to are also concrete. Within the area of the building once used for shearing sheep, part of the floor comprises 200mm wide tongue and groove boards and the remainder timber slats.

Internal walls and finishes

At the time the barracks were constructed, some sources refer to the building has being unlined, although this is considered to be unlikely as an unlined space would have provided difficult living conditions, particularly in winter.

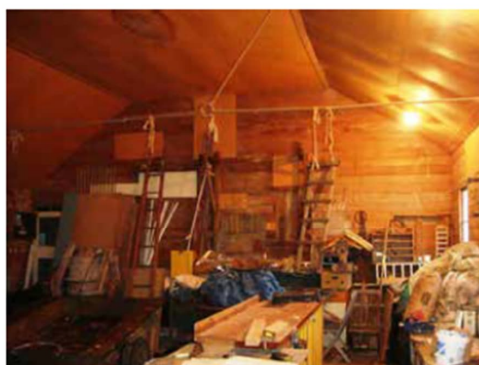
The main part of the building is now lined with horizontal tongue, grooved and reeded boards 150mm in width. These may have been salvaged from the original structure as it is unlikely that the building would have been lined for its use as a canning factory unless the boards were already available. One board has a brand name stamped on it which suggests the boards may have originally been used for other purposes.

The walls within the other areas of the building are generally unlined. The rear lean-to has concrete walls up to a height of 1.2 metres.

Dates painted on wall as in the images on the previous page read Nov 20, 1901 – Jan 23, 1902. Elsewhere, above the doors, the names "R Brown A Jo..... (possibly Johannsen?) are painted. The origin of the dates are not known. Photographs show the building being in place at Red House Bay by 1900 and the dates may relate to its use as a crayfish canning factory.

Ceilings

The main space of the building has a flat ceiling along the centre portion and coved outer sections. The ceiling is currently lined with proprietary fibre board; however, the earlier original tongue and groove boarded ceiling may survive above this later lining.



Barracks interior. Note tongue and groove wall linings and metal tie rod spanning the width of the building



Above right: Stamp on wall reading –C-HARD THOMAS and Co Limited. The origin of the stamp is unknown

13.5 Summary of changes to the building

Planning and layout

As originally constructed, the building had a rectangular plan with a bay to the front and smaller wings to both ends. At the time it was relocated, the bay to the front was omitted, as were the two end wings, and it may be that only the main space was built. The lean-tos at the southern end and the eastern side may have been added at a later date.

A few changes appear to have occurred subsequently. These may have included the main double entry doors on the western elevation and the provision of a pair of chutes at the south end from the time the building was used as a shearing shed.

External changes

The exterior of the building was substantially changed after it was relocated. The original shingle roof was replaced with corrugated steel and a roof vent was added to the ridge.

As previously noted, the form of the building changed with neither the central bay or the outer wings being rebuilt. Also as noted, the lean-tos at the south end and east side of the building were constructed either at the time the building was relocated or subsequently.

The double entry doors to the west elevation may have been installed at the time the building was relocated or subsequently. Other external changes included the windows, entry door and chutes for sheep to the south elevation. The eastern elevation has had various changes, including later corrugated steel and plywood wall linings.

Interior

The ceiling of the main section of the building has been overlaid with fibre board, possibly as the earlier linings deteriorated. Also within this space, a series of blocked off openings in the east wall are likely to indicate the previous location of windows. This gives credence to the theory that the eastern lean-to was added later.

Within the southern wall there is evidence of later openings which are also now blocked off. It may have been that the sheep were taken through these openings to be shorn.

13.6 Statement of significance

In the following section the significance of the site elements and the fabric that makes up the Immigration Barracks is assessed. The overall significance of the place is then assessed and expressed as a "statement of significance".

The degree of significance statement and criteria for assessing significance is outlined in this Conservation Report in 10.4 and its subsequent sections.

13.7 Origin of Elements

In the assessment of significance, an indication is given of the assumed period from which each element originates.

Historic Fabric

Original fabric (OF) This fabric is believed to date from the time the building was first constructed in 1875.

Later fabric (LF) This is fabric which was probably added at the time the building was relocated to Takapūneke.

Non-historic fabric

Recent fabric (RF) This is fabric which may have been added in the last 40 years.

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13.8 Significance of elements

In the following table, the significance of the various elements and fabric that make up the building and its setting is assessed.

Setting

Setting:

The site has probably changed little since the barracks was reconstructed in its present location. The trees have grown substantially since earlier photographs were taken. The retaining wall behind the building may have been added subsequently. The setting is considered to have high significance.

Moderate significance: Stand of macrocarpa trees (LF).

Some significance: Concrete retaining wall behind the building, concrete ground slabs (LF).

Non contributory: Metalled track along foreshore (RF).



Building Exterior

Roof area

The roof form was altered at the time the building was relocated. It is likely that the roofing material was changed at this time from timber shingles to corrugated steel. The original roof form can be partly discerned and the roof is considered to have moderate heritage values.

High significance: Original gabled roof form (OF).

Some significance: Later lean-to roof forms, roof vent (LF).

Intrusive: Plastic roofing to lean-to, plastic spouting and downpipes (RF).



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North elevation

The north elevation includes the original gable end. It has moderate heritage values.

High significance: Original weatherboarding, barge board (OF).

Non-contributory: Later barge boards (LF).



East elevation

The east elevation has no original fabric. It has some heritage value as an early lean-to.

Some significance: Concrete walls, T and G area of wall, support post at SE corner, T and G door (LF).

Non-contributory: Corrugated steel sheathing (LF).

Intrusive: Hollow core door and hood over, fibre-cement sheathing (RF).



South elevation

The south elevation includes the original gable end and the later lean-to. It has moderate heritage values.

High significance: Weatherboards to gable end, original barge boards (OF).

Some significance: Weatherboards, windows, chutes and facings to lean-to (LF).

Non-contributory: Single entry door and frame (RF).



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West elevation

The west elevation is the most intact and can still provide considerable evidence as to the form of the original building. Much of the fabric dates from the time the building was first constructed. The west elevation has high heritage values.

High significance: Original weatherboarding, original sash window, corner stop (OF).

Some significance: Later weatherboarding, double entry doors, later sashes (LF).



Building Interior

Main space

This area was probably used as the canning factory. Some of the fabric, however, is likely to date from the time the building was used as the Immigration Barracks. This space has high heritage values.

High significance: Tongue and groove wall linings (OF?)

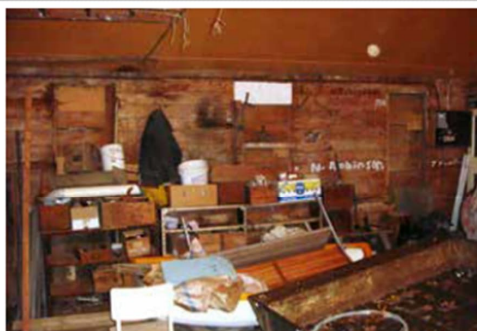
Steel tie rods (OF).

Moderate significance: Window openings, now blocked off (OF).

Some significance: Later door openings (LF).

Concrete floor (LF).

Intrusive: Later ceiling linings (RF).



Shearing room

This area added either when the building was relocated or at a later date. It has some heritage value.

Some significance: Tongue and groove flooring, slated floor (LF).

Exposed wall and roof framing (LF).

Window to adjacent space (LF).

Non-contributory: Glazed door to main space (LF).



Woodshed area

This area added either when the building was relocated or at a later date. It has some heritage value.

Some significance: Tongue and groove flooring, slat flooring, timber wall, roof framing (LF).

Rear entry: This area added either when the building was relocated or at a later date. It has some heritage value.

Some significance: Wall and ceiling framing, timber posts, concrete partition walls (LF).



13.8 External constraints

Condition of the building

The building has generally not been well maintained during its life. It was originally constructed as an Immigration Barracks but was only used intermittently for this purpose after the first batch of immigrants arrived. It ceased to be used for that purpose after the late 1870s and apparently became dilapidated.

It was moved to its present site in 1898 and was used as a crayfish canning factory and other purposes, including possibly a slaughter house and then a jam factory and a shearing shed. None of these uses are likely to have required the building to be maintained in good condition. In spite of general neglect it remains in surprisingly good condition, although various defects are apparent. Some of these defects should be remedied as a matter of urgency to prevent further deterioration.

The condition of the building is summarised as follows. Further detail is provided on the accompanying schedule.

Roof

The roof comprises short lengths of corrugated steel. It appears to have been painted sometime in the last few years, although the rust is beginning to show through the paint. Within the building, the ceiling has water stains, suggesting that roof may leak in some areas. At the rear of the building, some of the roofing sheets have been damaged, presumably as a result of individuals walking across the roof. A plastic corrugated sheet from the rear lean-to is loose and there is evidence of water ingress where the lean-to meets the main roof.

The plastic spouting is in fair condition but has sagged in some places. Some of the plastic downpipes have become dislodged or are missing.

Walls

The wall sheathing is in fair condition only with neglect being apparent. The ground around the building has also built up over the years and this has caused decay in lower weatherboards. A section of wall on the east face of the building has been reframed and resheathed with fibre cement sheets.

Defects elsewhere include bowed and cupping weatherboards, missing boards, further areas of decay and worn and flaking paintwork. In some locations, weatherboards have been replaced with strips of plywood.

Barge boards have been replaced in some areas as decay has occurred. A replacement barge board at the northeast corner has extensive borer. Roof cover-boards have twisted and bowed and have lichen growth and possible decay. Other trim, such as corner stops, has decayed.



West wall. Note flaking paint and other defects



Loose weatherboards on eastern lean-to. Note fibre-cement sheathing on adjacent wall.

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Joinery

With one exception, the windows are not original, having been either replaced or provided as part of subsequent building operations. The replacement sashes are in fair condition, although putty has cracked or is missing. Window frames and sills also contain decay and some of the window glass is broken. The one presumed original window to the right of the double entry doors is in poor condition with extensive decay apparent.

The double entry doors are sheathed with board and batten and are in fair condition with battens either missing or having been replaced. Borer is also evident and boards have split.

Interior surfaces

The interior of the main space is lined with tongue, groove and reeded boarding fixed horizontally. Many of the boards are infested with borer. Patches can be seen in various places, possibly indicating areas where the lining is damaged.

The present ceiling lining is fibre board which has bowed and is stained as a result of water ingress. It is not known if original tongue and groove boarding survives beneath the fibre board or its condition if it has survived.



Barracks interior. Note patches on wall over earlier linings

Entry doors (top) and surviving original window (below). Note deteriorated condition

13.9 Further investigations

A reasonable amount of information is known about the building in its original form as a result of a sketch that was made of the building in its original location. Information is also known about its subsequent history, particularly of the various uses to which it was put after it was relocated to Takapūneke.

Less clear is the sequence of construction of the various sections of the building and the uses to which some of the ancillary spaces were put. The purpose of the concrete walls in the rear lean-to remains a mystery.

The origin of the internal linings within the main space is also unknown. It is not known whether the building was lined internally in its original location or whether the lining took place after it was relocated. Some of the boards have markings on them which may indicate an earlier use. Subjecting the boards to a process of dendrochronology would determine the age of the internal linings and it is recommended that this be carried out.

Some later linings should be removed to determine if earlier linings have survived. In particular, the ceiling should be investigated to determine if it was lined with the same tongue and groove linings as the walls.

13.10 Future use

The building was originally constructed as an immigration barracks in Akaroa but was only used for this purpose for a brief period before becoming disused after the late 1870s. It was relocated to Red House Bay where it was used for various purposes, including a crayfish canning factory, possibly a slaughter house, a jam factory and a shearing shed. It is currently used to store goods and farm implements.

None of these uses are appropriate or conducive to the building being maintained in a good condition and it is clear that a new and appropriate use will be required if it is to survive.

In any consideration of future use, retaining its heritage significance is paramount. The building is significant as being derived from a former Immigration Barracks and is the only purpose-built building of its type believed to have survived in the country. As much as possible of the building and the fabric of which it is comprised should be retained. This should include all fabric listed in the assessment of significance as having high or moderate significance. Fabric in this category includes external weatherboard sheathing and trim such as bargeboards and corner stops and what is believed to be an original sash. Internal fabric that should be retained includes tongue and groove boarding and the steel tie rods.

Much of the fabric assessed as having high heritage value is in poor condition and particular care will need to be taken if it is to survive.

13.11 Recovery of significance

The building remained on its original site and in its original form for a brief period of 23 years before it was dismantled and reconstructed as a canning factory. It has remained largely in its reconstructed form for over 100 years, being the majority of its life. Various options are available for the building as follows:

Reconstruction

The barracks could theoretically be reconstructed in its original form, using the 1875 sketch as a guide, along with physical evidence afforded by the building. The reconstruction should be reasonably accurate as the sketch provides considerable detail although some areas would still be subject to conjecture, for example, the rear of the building which is not visible in the sketch. The building itself does, however, provide some evidence of the original form of this area with blocked off window openings being visible from within the main space.

If, however, the building is to remain on its present site then reconstruction to its original form would be meaningless as the building has been removed from its original site and its original contextual values have been lost. This loss of context is probably the single most compelling reason why the building should be conserved in its present form if it remains in its present location.

Conservation of the building in its present form would enable the various additions and other changes that have occurred to be retained.

An alternative may be to relocate the building back to a site that is as close as possible to its original site in Akaroa. If this were to occur, returning the building to its original form should be considered. The advantages of relocating the building would include recovering what is likely to be New Zealand's only surviving purpose-built Immigration Barracks. The building would have considerable historic, social, cultural and educational value and this may outweigh any disadvantages of relocation.

Disadvantages of relocating the building back to Akaroa include the loss of its present contextual values that arise from its having been located at Takapūneke for over 100 years. All evidence of the building's later history and its later uses would also be lost. Reconstruction in its original form is likely to require the removal of fabric having high significance and the introduction of a considerable amount of new material. The resulting structure may, for the most part, be a replica with little original fabric remaining. For example, the building is currently on a concrete floor and an entire new timber floor would have to be constructed.

In summary, if the building remains on its present site, it should be conserved in its present form with interpretation being provided describing its former use. The alternative may be to relocate it back to Akaroa where reconstruction to its original form could be considered.

13.12 Remedial work

The decision as to whether the building is relocated and reconstructed in its original form or whether it remains in its present form will influence other decisions that have to be made including the amount of remedial work that may be required. Whether the building remains on its present site or whether it is relocated, remedial work is urgently required if it is to survive.

If the building is retained on its present site and largely in its present form, remedial work that will be required includes the following:

Site works

The area around the building has built up over the years and particularly around the back of the building. The ground surface around the building should be lowered to its original level.

Concrete slabs behind the building at and the southern end should be cleaned of debris and water blasted.

External surfaces

Roof

Some areas of the roof, notably the western side, appear to be in reasonable condition, although some rust is apparent. Water stains in the building would indicate the roof may be leaking.

A further more detailed inspection of the roof is warranted. Existing sheets in sound condition should be retained. Where sheets have rusted or are otherwise damaged, they should be replaced with new galvanised steel corrugated sheets. The plastic sheets at the rear of the building should be replaced with corrugated steel.

The present plastic spouting and downpipes should be replaced with galvanised ogee profile spouting and galvanised downpipes.

External walls

New sections of weatherboards should be provided where existing boards have decayed, are borer infested or are missing. The cement board sheets to the rear wall should be removed and replaced with weatherboards.

New weatherboards should have a profile that matches the original. Decayed trim such as corner stops should also be replaced.

Where required, new barge boards should be provided in the original profile. New roof cover boards should also be provided. If the timber is to be painted, the timber species could either be recycled native timber or an exotic species.

All wall surfaces and trim should be sanded back and repainted. The building should be repainted in its original or an earlier colour scheme as determined by paint scrapings.

Window joinery

Every attempt should be made to repair and conserve what appears to be the remaining original window in the western wall of the building. As the sash contains extensive decay, affected sections may need to be replaced or repaired by splicing in new sections. The profile of new sections should match the original.

Elsewhere, decayed sills and frames should be repaired by replacing members or splicing in new sections. Again, the profile of new sections should match the original. The species of timber used for repairs should generally match the original as different species can have different expansion coefficients.

Broken glass should be replaced and all glass re-putted in place. The windows should then be sanded and repainted in their original colour.

Doors

The double entry doors should be repaired by replacing decayed and borer infested areas of timber. Where battens are missing, new battens should be provided in the original profile.

The south entry door is clearly a recent intervention and is a poor fit. The hollow core door to the east elevation is similarly recent in origin. Consideration should be given to replacing these doors with more appropriate doors that fit the openings.

Internal surfaces:

Wall surfaces

The tongue and groove boarding to the walls in the main space has generally been attacked by borer, to the point where it has lost all integrity. Some holes are apparent and patches have been provided, possibly covering further holes.

The patches should be removed to determine the full extent of deterioration. New sections of tongue and groove boarding should be provided to replace damaged or borer infested boards. The entire building should be treated for borer.

Ceilings

The ceiling in the main space is covered with fibreboard which has water stains. The fibreboard should be removed to ascertain whether an earlier tongue and groove ceiling survives. The original ceiling should be repaired if possible by providing new tongue and groove boarding.

13.13 Former Immigration Barracks: Schedule of defects and proposed work

(refer to drawings for below for locations of defects)

| No. | Defect/alteration | Recommend action |
|-----|---|---|
| 1 | Weatherboards loose. Borer evident. Paint flaking. | Refix weatherboards. Treat borer. Sand and paint. |
| 2 | Ground built up. Decay likely in weatherboards. | Lower ground level. Cut out areas of decay and provide new sections or replace weatherboards as required. |
| 3 | Section of bargeboard has borer and extreme decay. | Replace deteriorated section of bargeboard. |
| 4 | Bargeboard cracked, decayed. | Repair bargeboard or replace as necessary. |
| 5 | Bargeboard not original. Boards don't meet at apex. | Provide new bargeboards to match original profile. Ensure bargeboards meet at apex. |
| 6 | Weatherboards cracked, bowed. | Repair and fill cracks. Refix bowed boards or replace weatherboards as required. |

East elevation

| No. | Defect/alteration | Recommend action |
|-----|--|--|
| 1 | Decay evident at base of post. | Cut out decayed area and splice in new section. |
| 2 | Plastic spouting. | Remove plastic spouting and replace with Ogee profile galvanised spouting. |
| 3 | Possible decay in coverboard. Mould and lichen growth. | Cut out areas of decay and provide new sections. Treat mould and lichen growth with biocide. |
| 4 | Short lengths of corrugated steel. Some sheets buckled. | Replace sheets of buckled corrugated steel and any other deteriorated roofing sheets. |
| 5 | Corrugated steel in reasonable condition. | Treat any areas for rust. |
| 6 | Corrugated plastic sheeting. | Remove plastic sheeting and replace with galvanised. |
| 7 | Borer in boards. | Treat boards for borer. |
| 8 | Hollow core door not original. Moisture at bottom. | Replace door with appropriate door with T and G sheathing. |
| 9 | Window broken. | Replace window glass. |
| 10 | T and G door. Decay at base of door and frame. Borer in boards | Cut out areas of decay and treat for borer. |
| 11 | Lichen growth. | Treat lichen with biocide. |
| 12 | Wall rebuilt with fibre cement sheathing. | Reconstruct wall with weatherboard sheathing to match original profile. |

South elevation

| No. | Defect/alteration | Recommend action |
|-----|--|---|
| 1 | Barge flashing rusting. | Treat flashing for rust or replace as necessary. |
| 2 | Paint flaking, weathering. | Sand and repaint. |
| 3 | Downpipe missing. | Provide new galvanised downpipe. |
| 4 | Door not original and a poor fit. | Provide new door to fit existing opening. |
| 5 | Weatherboards not original. Decay evident, particularly around knot holes. | Provide new sections of weatherboards where decay apparent. |
| 6 | Short lengths of corrugated steel. Some buckled. | Replace sheets of buckled corrugated steel and any other deteriorated roofing sheets. |
| 7 | Window and facings not original. Glass missing. | Provide new window glass. |
| 8 | Decay in frame, facing, sill. Sash coming apart. Putty cracked. | Cut out areas of decay or replace members as required. Refix sash. Reglaze window. |
| 9 | Crack in bargeboard. | Repair and fill crack. Sand and paint. |
| 10 | Spouting bowed. | Remove spouting and replace with new Ogee profile galvanised spouting. |
| 11 | Roof bent over to form barge flashing. | Noted. |
| 12 | Barge flashing added. | Remove later barge flashing and replicate original detail. |
| 13 | Cracked weatherboards. | Repair and fill cracks or replace if required. |
| 14 | Decay in weatherboards. | Cut out areas of decay and let in new sections. |

West elevation

| No. | Defect/alteration | Recommend action |
|-----|--|--|
| 1 | Coverboard loose. | Refix coverboard. |
| 2 | Plastic spouting. | Replace spouting with new galvanised Ogee profile spouting. |
| 3 | Sash not original. | Noted. |
| 4 | Weatherboard replaced with ply. | Remove ply and replace with section of weatherboard. Sand and paint. |
| 5 | Sash members separating. Putty missing. | Refix sash members. Reputty. |
| 6 | Extensive decay in corner stop. | Replace corner stop. Sand and paint. |
| 7 | Decay in sill. | Cut out sill and provide new sill to original profile. Sand and paint. |
| 8 | Ground built up. Decay in bottom weatherboard. | Lower ground level. Cut out areas of decay or provide new weatherboards as required. Sand and paint. |
| 9 | Extensive decay in weatherboards. | Cut out areas of decay or provide new weatherboards as required. Sand and paint. |
| 10 | Weatherboards generally cracked, loss of paint. | Fill cracks or provide new weatherboards as required. Sand and paint. |
| 11 | Decay in weatherboards. Some replacements. | Cut out areas of decay or provide new weatherboards as required. Sand and paint. |
| 12 | Some rusting evident in sheets, particularly at laps. Lichen growth. | Replace rusting sheets as required. Treat for lichen growth. |
| 13 | Roof vent added. | Noted. |
| 14 | Decay in sill and window frame. | Cut out areas of decay and let in new sections. |
| 15 | Sash weathered. Putty missing. | Sand and repaint sash. Reputty. |

| No. | Defect/alteration | Recommend action |
|-----|---|---|
| 16 | Weatherboards cracked. | Fill cracks, sand and paint. |
| 17 | Doors added. Boards cracked. Borer evident. Battens missing and some replaced. | Replace boards as required. Provide new battens where missing or replaced with non-original profile. Treat for borer. |
| 18 | Facing loose, bowed. | Refix facing. |
| 19 | Facing cracked. | Fill crack, sand and paint. |
| 20 | Decay in weatherboards. | Cut out areas of decay and let in new sections. |
| 21 | Sash possibly original but extensive decay in stiles and bottom rail. Glass broken. | Cut out areas of decay and let in new sections. Provide new glass. |
| 22 | Weatherboard decayed. | Cut out areas of decay and let in new sections. |
| 23 | Weatherboard replaced with ply. | Remove ply and replace with section of weatherboard. Sand and paint. |
| 24 | Sill decayed and weathered. | Cut out areas of decay and let in new sections. Sand and paint. |
| 25 | Decay in weatherboards. | Cut out areas of decay and let in new sections. |
| 26 | Frame cracked. | Repair frame. Fill cracks. Sand and paint. |
| 27 | Sill cracked. | Repair sill. Fill cracks. Sand and paint. |
| 28 | Sash members separating. Putty missing. | Refix sash members. Reputty. |
| 29 | Ground built up. Decay likely in weatherboards. | Lower ground level. Cut out areas of decay or replace weatherboards as required. |
| 30 | Decay likely in coverboard. Lichen growth. | Cut out areas of decay or replace coverboard if necessary. Treat lichen. |
| 31 | Bargeboard and soffit broken, probably to accommodate rainwater head. | Repair bargeboard and soffit by letting in new sections. |
| 32 | Decay in bargeboard. | Cut out areas of decay and let in new sections. |
| 33 | Downpipe dislodged. | Provide new galvanised downpipe. |
| 34 | Weatherboards cracked. | Repair and fill crack. Sand and paint. |

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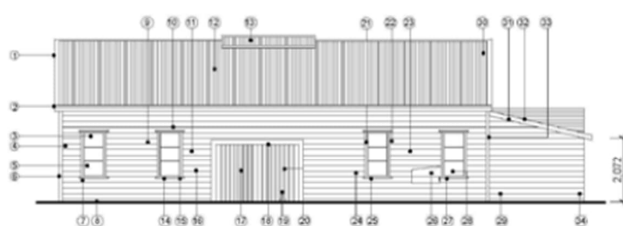


FLOOR PLAN

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| <p>Dave Pearson Architects Ltd</p> <p>91 Victoria Road P.O. Box 12 318, Darvill Ph (09) 445 8344 www.justrightchristchurch.co.nz dave@justrightchristchurch.co.nz</p> | <p>For Former Immigration Barracks Christchurch City Council</p> | <p>Ground Floor Plan</p> <p>Scale: 1:100</p> <p>842</p> |
|--|---|---|



EAST ELEVATION



WEST ELEVATION

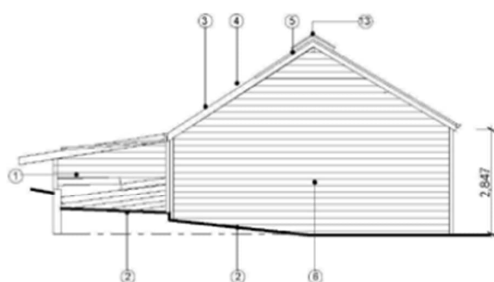
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SOUTH ELEVATION



NORTH ELEVATION

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14. Britomart Monument

14.1 Historical summary

The memorial marks the spot, or is close to, where the Union Jack was raised on 11 August 1840 by Captain Owen Stanley of HMS Britomart as a demonstration of British sovereignty to the people of Banks Peninsula and to the French Corvette *L'Aube* which arrived on 17 August²⁴. A bronze plaque on the northern face of the monument marks this event. It also appears that William Rhodes knew the French were on their way to Akaroa when William Green arrived and that he instructed Green to erect a flagpole on the point from where the British flag could be flown.

The monument that would commemorate the event was not erected until the end of the 19th century when it was decided that such a monument would be a fitting way to mark the Diamond Jubilee of Queen Victoria, 60 years after she came to the throne. The monument was designed by Christchurch architect, Samuel Farr, and erected by J. Tait, monumental mason, also of Christchurch.

It was unveiled on 14 June 1898 by the Earl of Ranfurly in the presence of a number of dignitaries including Bishop Julius and the Premier of New Zealand, Richard Seddon. The Union Jack was again raised, a gun salute was fired from HMS *Tauranga* and the national anthem was sung. An inscription on the eastern side of the monument records this event.

The original inscription on the obelisk indicated that British Sovereignty was "proclaimed" in 1840, whereas, in reality, British Sovereignty had only been "demonstrated". After this was established in the late 1920s, a new plaque was placed on the monument to put the record straight.

At the time the monument was erected, it was located on land privately owned by John Glynn who also owned the rest of Takapūneke. At the time of the 1891 survey, the point extended out beyond its present location and it may have been cut back prior to the monument being erected.

Various events and celebrations occurred at the site in subsequent years. F. A. Anson who had attended the unveiling in his capacity as chairman of the Akaroa County Council, donated a flagstaff and flag for the site in 1906. On 14 August 1908, the Union Jack was again hoisted. The following year, a further raising of the flag occurred on Greens Point, this time to commemorate the original demonstration of British sovereignty on the correct date of 11 August.



The raising of the Union Jack at Green's Point as depicted on centennial postage stamp (Takapūneke and Green's Point)

In 1910 the possibility of the government purchasing an acre of land, including the land occupied by the monument was raised. It was not until 1926, however, that the land on which the monument stands was taken under the Public Works Act and gazetted as a Reserve.

The earliest photographs of the monument show it without fencing of any kind. However, by the 1920s, the monument was surrounded by a wrought iron fence with timber posts.

This was replaced by the present concrete and galvanised pipe rail fence just prior to centennial celebrations which took place in 1940. The new fence was designed by Paul Pascoe and emulated the style of the earlier surround to the French cemetery.²⁵

The site was gazetted as the Britomart Historic Reserve in 1979. On 11 August 1990 a further bronze plaque was placed on the monument. It commemorates the landing of Chief Police Magistrate Michael Murphy and New South Wales police on 11 August 1840, and the commencement of formal policing in the South Island.

²⁴ The flag may, in fact, have been raised close to Green's Point at the residence of William Green or James Robinson.

²⁵ Beaumont and Wilson, p113.

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Britomart Monument
1898. Note lack of
fencing (Takapūneke
and Green's Point).
Image from Toitu Te
Whenua The Lands
Remains Takapūneke
and Green's Point
1830-2010, pg 15.



The monument with
a fence constructed
of woven wire and
railings
Britomart Memorial,
Green's Point,
Buckland 1931
Courtesy of the
Akaroa Museum
Collection #1325

Architect: Samuel Farr

The monument was designed by architect Samuel Charles Farr (1827-1918). Farr was born in Baldock, Hertfordshire, England and left in 1849, initially for Auckland. However, he arrived in Canterbury in April 1850 by accident when the ship in which he was a passenger, the *Monarch*, was blown off course. Farr settled in Canterbury on the Peninsula at Akaroa seven months before the first four Canterbury Association ships brought the first wave of organised British settlement to Canterbury.

He worked at Akaroa as a builder, essentially involved in the erection of saw mills but also turning his mind to solutions for various construction problems faced by the settlers in the area. He soon proved his worth as an adaptable and versatile colonist.

In 1863 he moved to Christchurch, advertising his services as an architect. Whether he had ever trained formally for this profession has not been established, but it seems likely that he was one of the several 19th century settlers who operated successfully in this field after some practical experience and diligent self-education. Farr had a considerable flair for design and ability to give his clients what they considered value for money, and had the good fortune to launch his career by winning a number of prestigious competitions in Christchurch, putting his name firmly in the public eye.²⁶

Farr's list of commissions indicates that he was favoured by the Presbyterian Church hierarchy, designing churches for them in Akaroa (1863), Lyttelton (1863), Kaiapoi (1875), Leeston (1879), as well as three he designed in Christchurch. He is credited with designing the first cast iron verandahs in New Zealand, won a gold medal for a bas relief of Banks Peninsula and oversaw the construction of the Methodist Church in Durham Street. He also designed a number of commercial buildings, including hotels such as the Grosvenor on Moorhouse Avenue.²⁷

Farr was a versatile designer, equally at home with classically influenced styles or Gothic Revival. He used the classical style to good effect in his design of the former St Paul's Presbyterian Church (1876-77), at the corner of Cashel and Madras Streets. He continued to be closely associated with the congregation as a deacon and later an elder and was a loyal member of the congregation. When he died in 1918 his funeral service was held there.

He frequently employed the Gothic Revival style in his designs for other churches and also for schools, with the former Normal School in Christchurch (1873-76) being perhaps his most scholarly Gothic Revival design.

While his designs followed current conventions of style and decoration, he was innovative in his early use of concrete, most notably for the construction of a complex of buildings for wealthy runholder, George Moore, at Glenmark between 1875-1881.



Above right: Samuel Farr
– Architectural History of
Christchurch no.1, CCC

14.1.1 J Tait, stonemason

James Tait was a Scotsman who came to New Zealand in the 1860s and established a business as a builder, contractor and monumental mason in Christchurch. Tait's later advertisements for his business as a monumental sculptor state that the business was established in 1863.

Tait owned a large section of land on the corner of Cashel and Montreal Streets from which he ran his business. He worked on several prominent Christchurch buildings including the Museum, part of the Cathedral, the New Zealand Loan and Mercantile Building and Fisher's Building. Tait was the second mayor of Sumner, a city councillor and a leading member of St Paul's Presbyterian Church. He died at Sumner in 1898 aged 65.

John Anderson Tait took over management of his father's business in 1895, working with his son John Edward Tait. In 1905, J. Tait ran a full page advertisement which clearly showed the wide variety of monumental masonry the firm had available. The advertisement noted that the firm supplied "Kerbings, iron railings, and every cemetery requisite. A large stock always on hand to select from – designs submitted and estimates tendered on application".²⁸

The business continues today in the Tait family and now operates from Sydenham.

²⁶ NZHPT on-line Register – entry by Melanie Lovell-Smith 16 October 2001

²⁷ *The Architectural History of Christchurch, No 1 The Normal School*, Christchurch City Council, 1982, p3

²⁸ *Cyclopaedia*, 1903; McDonald Biography card, Canterbury Museum

14.2 Physical evidence

Setting and context

The Britomart Monument is located on Green's Point approximately 1.6 kilometres to the south-west of the Akaroa township and overlooking Takapūneke. The site is accessed via a metalled pathway and a flight of steps which leads from a small car park off Beach Road.

Site layout

The monument itself is located within an enclosure on the point defined by a fence comprising a concrete wall with concrete pillars. Pipe railing extends between the pillars. Also located within the enclosure is a flagpole from which the Union Jack flies.

Description of the monument

The monument itself comprises a vertical stone pillar in the form of an obelisk. The obelisk is mounted on a stone plinth which, in turn rests on a concrete base consisting of two tiers or steps.

On the east face of the monument is an inscription which reads as follows:

THIS
QUEEN VICTORIA
DIAMOND JUBILEE
MEMORIAL
SUBSCRIBED FOR BY
BRITISH, FRENCH AND MĀORI
PENINSULA RESIDENTS
WAS UNVEILED BY
H. E. EARL OF RANFURLY
THE UNION JACK BEING AGAIN RUN UP
UNDER A SALUTE FROM THE GUNS OF
H. M. S. TAURANGĀ
AND THE NATIONAL ANTHEM SUNG
JUNE 14, 1898



Path and steps leading to monument



General view of monument and surrounds as viewed from pathway

Below the inscription is a list of personnel present on that day.
The bronze plaques on the western face of the monument
commemorates the raising of the Union Jack. It reads as follows:

HERE ON 11 AUGUST 1840
CAPTAIN OWEN STANLEY
H.M.S BRITOMART RAISED
THE UNION JACK TO DEMONSTRATE
BRITISH SOVEREIGNTY TO THE
PEOPLE ON BANKS PENINSULA AND TO
THE FRENCH CORVETTE L'AUBE
WHICH ARRIVED ON 17 AUGUST

It is believed that the plaque was placed over an earlier
inscription which referred to Stanley as having "proclaimed"
British Sovereignty whereas in reality, sovereignty was merely
demonstrated. The accuracy of the earlier inscription was
challenged in 1926 and it is likely that the present plaque was
placed on the monument soon after.

The bronze plaque on the northern face has recently been erected
and reads as follows:

TO MARK 150 YEARS SINCE THE LANDING OF
CHIEF POLICE MAGISTRATE MICHAEL MURPHY
AND NEW SOUTH WALES POLICE
ON 11 AUGUST 1840
TO COMMEMORATE FORMAL POLICING IN THE SOUTH ISLAND
UNVEILED ON
11 AUGUST 1990
HON MARGARET AUSTIN
MINISTER OF INTERNAL AFFAIRS
B T MITTEN
ASSISTANT COMMISSIONER OF POLICE
REGIONAL COMMANDER



Plaque recording raising of the flag in demonstration of British
Sovereignty



Unveiling the Britomart Monument 1898 Akaroa Museum Collection
#346a

14.2 Origin of the obelisk

An obelisk (from Greek obeliskos) is defined as a tall tapering, four sided monument which culminates at the top in the shape of a pyramid.

Obelisks were used by the ancient Egyptians as a symbol of the sun god Ra and were free-standing elements placed in pairs at the entrances to temples. The Romans also adopted the obelisk and placed them at many locations in Rome. The most prominent stands 25.5 metres high and is found in St Peter's Square where it has remained since AD 37 after it was transported from Egypt. Other Egyptian obelisks can be found in London, New York City and in Paris at the Place de la Concorde.

Other civilisations also erected obelisks including Assyria, Ethiopia and Byzantine. Because of its association with Egyptian mortuary arts, the obelisk has become associated with timelessness. It has continued to be used in cemeteries and for memorials from the 17th century through to the present day.

Modern obelisks can be found in London, Liverpool, Rome, Massachusetts, USA; Edinburgh, Scotland; Newcastle, New South Wales; St Petersburg, Dublin, Ireland; Washington DC; Singapore; Buenos Aires; Israel; One Tree Hill, Auckland; Russia, Brazil; Indonesia, Stockholm, Sweden; and the Philippines.

14.3.2 Construction

Obelisk

The stone from which the Britomart monument is constructed is Port Chalmers breccia, a rock formed from the fragmental products of volcanic action. It is described by Bruce Hayward as a 'relatively soft stone with a pleasant blotchy appearance'. The stone was quarried during the 1860s and 1870s at various quarries around Dunedin and was used in the construction of many buildings in that city.

The stone was broken out in large blocks and was generally easy to work, being relatively soft. The ease of working was, at times, hindered by harder rock fragments contained in the stone. Large cavities were also occasionally found within the stone. The stone was also susceptible to disintegration when in contact with the ground and scaling could also occur where water was able to soak into the stone.

Monument base

The base on which the monument sits is probably made from concrete with a plastered finish. The fence around the monument is also concrete, nominally reinforced with steel bars. A plaster finish has also been applied to the concrete fence.

14.5 Summary of changes to the site and monument

It is likely that the access to the monument has always been up the western side of the bluff. The concrete steps are likely to have been added subsequently, probably at the time the present concrete wall surrounding the monument was constructed. It appears that concrete posts with a pipe rail between were provided up the western side of the steps. The posts have been lost over time, probably as the reinforcing in them rusted, causing them to spall. The present galvanised handrail has probably been erected within the last 20 years.

The area immediately surrounding the monument has also undergone considerable change since the area was first developed. Originally, there was no fence around the monument, however, by the 1920s, a wrought iron fence with timber posts had been erected. This was subsequently replaced, evidently in 1940, by the present concrete fence with pipe rails.

The western plaque on the monument records that the Union Jack was raised on the site in 1840²⁹ and a flagpole was obviously provided for the event. The first recorded occasion of a flagpole being on Green's Point was in 1906 when a flagpole was donated for the purpose. It is not known how long this flagpole survived. The present flagpole is a more recent installation.

Early photographs show the landscape as being barren and wind-blown. Since then vegetation around the site has grown offering some shelter from the wind. Some of the vegetation surrounding the enclosure appears to have been planted, while that on the sides of the bluff below the monument has probably grown naturally.

Monument

Although it remains generally as constructed, some changes to the monument have occurred over the years. The first is believed to have occurred in the 1920s when a bronze plaque was erected over an earlier inscription. This was to correct an error which referred to British Sovereignty as having been "proclaimed" rather than having been "demonstrated". A second bronze plaque was fixed to the monument in 1990 to mark 150 years since formal policing began in the South Island.

²⁹ The actual place where the flag was raised may not have been on the point, but a short distance away, possibly at Green's residence.

14.6 Statement of significance

In the following section the significance of the site elements and the fabric that makes up the Britomart Monument is assessed. The overall significance of the place is then assessed and expressed as a "statement of significance".

The degree of significance statement and criteria for assessing significance is outlined in this Conservation Plan in 10.4 and its subsequent sections.

In the following section the significance of the site elements and the fabric that makes up the Britomart monument is assessed. The overall significance of the place is then assessed and expressed as a "statement of significance".

14.6.1 Origin of elements

In the assessment of significance, an indication is given of the assumed period from which each element originates.

Historic Fabric

Original fabric (OF) This fabric is believed to date from the time the monument was first erected in 1898.

Later fabric (LF) This is fabric which was added after the original construction date.

Non-historic fabric

Recent fabric (RF) This is fabric which has been added within the last 40 years.

In the following table, the significance of the various elements and fabric that make up the Britomart monument and its setting is assessed.

Site and setting

Site

The site has high heritage values as the place where British sovereignty was demonstrated on Banks Peninsula.

Setting

The setting has been modified since the monument was erected, the major change being the construction of a fence in the 1920s and its subsequent replacement in 1940. The setting has high heritage values.

Moderate significance: Concrete and pipe rail fence (LF).

Non-contributory: Steps and path to monument (LF).

Steel flagpole (RF).



14.7 Condition of structure³⁰

Ian Bowman undertook a detailed inspection of the monument and surrounds in 2002 and this is described in his report Britomart Memorial, Akaroa – Condition and Remedial Action Report.

The report noted various defects in the monument and also considerable cracking in the concrete wall enclosing the monument. Probably as a result of that report, tell-tales were mounted on the wall over the cracks to monitor any movement. It is not known if readings have been taken on a regular basis. Other than the installation of the tell-tales, the condition of the monument and surrounds appears largely as reported by Ian Bowman in 2002.



| Area | Condition as in 2002 | Condition as in 2010 |
|----------------------------------|--|--|
| Steps to monument | <ul style="list-style-type: none"> Handrails missing, remaining sections rusting. Steps chipped and fractured, foundations undercut. Posts missing from nib wall and reinforcing rusting. Mud cascading down steps, debris and leaves over steps. | Situation generally unchanged. Entry to site was formerly by way of concrete steps up and over wall. Ground beside steps now extensively eroded. The bank above the pathway is also eroding resulting in mud and clay being deposited on the pathway. |
| Concrete wall enclosing monument | <ul style="list-style-type: none"> Fractures at 5 metre centres approximately. Deformation to western fence and parting from walls at right angles. Staining from rusting pipes. Spalling of concrete from rusting reinforcing steel. Spalling of plaster render. Biological growth. Paint peeling from timber sections of fence (presumably timber post at entry to enclosure). | Situation generally unchanged. Tops of various concrete posts missing due to rusting of reinforcing steel. Cracks in wall detract from appearance of area. |
| Monument | <ul style="list-style-type: none"> Fractures in east and west sides. Pitting and skin damage on face due to nature of stone and presence of salts. Micro-biological growth. Efflorescence and staining below bronze plaques. Plastic repairs and holes filled with cement based mortar. Concrete and cement rendered areas have fractures, crazing and extensive biological growth. | Situation generally unchanged. At least one cement patch appears to have eroded further. The mortar used for other patches and the join at base of obelisk are possibly epoxy based. The plastered base has extensive crazing and drummy areas of plaster. |

³⁰ Information for this section was taken from Britomart Memorial, Akaroa – Condition and Remedial Action Report. Ian Bowman 2002.

The Bowman report noted that deterioration of the monument was due, in essence to the variable nature of the stone and also probably due to the presence of soluble salts. Given the location of the monument and its close proximity to the sea, it is likely that chloride salts have been deposited. Salts deposited on stone can either crystallise on the external faces in the form of efflorescence or within the stone where it can damage the cementing matrix within the material.

In the case of the Britomart Monument, with the exception of an area below one of the bronze plaques, there is no particular evidence of efflorescence. This is probably due to the monument's exposed location whereby any salts that are deposited on the surface are likely to be washed away. Salts may still be present within the material.

The fractures within the obelisk were noted by Ian Bowman. The fractures, particularly that on the eastern face, is clearly evident and a cause of some concern. The Bowman report contains a recommendation that the cracks be monitored by tell-tales for a period of a year. Although tell-tales have been placed on the concrete wall enclosing the site, there is no evidence of tell-tales having been placed on the monument.

Ian Bowman also noted that hard cement mortar had been used for patching and pointing on the monument. Cement mortar becomes excessively hard when it dries and cracks can form. Moisture can enter the cracks, carrying soluble salts which can result in the deposits of salt in the form of efflorescence or cause spalling of the stone.

At present, it is not known how the monument was fixed to the base. If steel pins were used, these could be attacked by chlorides conveyed by water, causing them to rust. As steel expands as it rusts, it can exert pressure on stonework, resulting in the formation of fractures or spalling of the stone.

The plasterwork to the base has extensive cracking, probably caused by shrinkage of the plaster and water then entering through the cracks.

The concrete to the surrounding fence is also deteriorating and the Bowman report identified a number of possible causes. These include the following:

- Location. The monument is located near the sea where there will be a high level of salts. The salts can cause rusting of reinforcing steel and subsequent spalling of concrete.
- Chloride ions. Galvanic cells can operate in concrete where moisture and oxygen are present. Chlorides can originate from moist salt air and can attack the protective film on steel, resulting in corrosion.
- Carbonation. Concrete is naturally alkaline as calcium based cements react with water to produce an alkaline environment. This affords good protection to reinforcing steel. Carbon dioxide and acid in rain can reduce the alkalinity in concrete and result in reduced levels of protection to the steel. Although the process is slow, cracks in the concrete can allow moisture to penetrate further and hasten the deterioration.

There is also evidence of ground movement causing walls to separate. This is particularly evident towards the edge of the cliff.

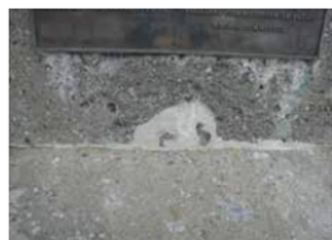
Biological growth was observed on the monument and concrete base. Plants and other organisms can damage masonry and concrete work as their roots penetrate the material. Chemical damage can arise from acids produced by biological organisms. In particular, carbon dioxide which is produced by plant respiration forms carbonic acid. Plants can also soluble salts into masonry, while their ability to retain moisture can also lead to deterioration.



Pitting of stone. A substantive crack is also visible towards the right of the stone



Mortar patch to monument stone



Patch to base of monument



Base of monument showing cracking



Cracks in concrete surrounding wall. Note "telltales"

14.8 Future considerations

Site

The access way to Green's Point and the area surrounding the monument have been formed over the years without, seemingly, the benefit of an overall design concept. The area is now generally run down, and poorly maintained and unfitting of a site with such significant heritage values. It is strongly recommended that a comprehensive development plan be commissioned for the site.

The development plan should address the following aspects:

Access

At present, the only area of car parking available for visitors is a small area off Beach Road at the lower end of the pathway. This is clearly inadequate and will come under increased pressure as the profile of Takapūneke increases. Unless additional parking can be provided, those wishing to visit the site will be forced to leave their vehicles in Akaroa and walk around the road. Some are likely to be deterred from visiting the site.

Faced with a longer walk, it is recommended that the possibility of providing an additional area for car parking be investigated. This may need to be provided closer to Takapūneke and may be part of a wider project to upgrade visitor facilities at the site.

Pedestrian access to the monument appears always to have been from Beach Road and then up the western face of the bluff. Originally, this may have taken the form of a shingled pathway extending the full distance from the car park up to the point. The present steps were probably constructed at a later date to ease access up the steeper part of slope.

From the car park, the pathway to the monument is not readily visible, being partly obscured by overhanging vegetation. The vegetation should be trimmed back to improve visibility. It is recommended that consideration be given to erect a gateway structure to emphasise the entrance to the pathway.



Evidence of ground movement as seen by walls separating



Damage caused by rusting reinforcing.



Spalling plasterwork and missing top section of post

It is recommended that the present pedestrian access be maintained and upgraded. Upgrading work may include repairs and remedial work to the steps and the provision of the new handrail. The pathway should also be re-laid with a concrete or asphalt surface. Part of the bank above the pathway may need to be retained to prevent mud and clay from falling onto the path.

It is noted, however, that the steps and the pathway are not presently accessible to the wheelchair-bound. An alternative route may need to be formed from a new car parking area to enable disabled people to visit the site.

Vegetation

Over the years the vegetation beside the pathway track has continued to grow, to the point where the entrance to the pathway is essentially concealed. The vegetation on the seaward side of the pathway has also grown, obscuring the view of the harbour.

A comprehensive programme of vegetation management should be instigated as part of the site development plan. Trees should be trimmed or removed as required and new trees and shrubs should be planted to enhance the area.

Fences

The fence enclosing the monument was designed by Paul Pascoe and is believed to date from 1940. It comprises a concrete wall, concrete posts and pipe rails between the posts. Although it has some heritage value, it is utilitarian in its design and in poor condition. The deterioration in the fence is likely to be a combination of rusting steel and ground movement.

Various options are available. The first is to repair the fence at some considerable cost. Work may include exposing and cutting out of rusting reinforcing steel, reconstruction of areas where concrete has failed, filling of cracks and replacement of drummy or cracked plaster. A coating may need to be applied to exclude moisture from the concrete.

The ground beneath the fence, however, will probably continue to move. Further cracks may form and water and salts may enter and cause the reinforcing steel to rust. Maintaining the fence is, therefore, likely to be on-going cost.

Another option is to remove the fence entirely and return the site to its form when the monument was first erected. This is, however, unlikely to be acceptable due to health and safety concerns. A fence may also be required to exclude stock from the monument enclosure.

The third option is to consider replicating the earlier 1920s fence if evidence exists to determine to its form. It is recommended that option 3 be considered and further research be undertaken to determine more accurately the form of the earlier fence.

14.8.1 Remedial work

Monument

The monument is in reasonable condition although the Bowman report recommended that remedial work be undertaken. Any work to the monument should be under the direction of a heritage architect with experience in stone conservation. The advice of a materials conservator could also be sought. Work to the monument should include the following:

- **Poulticing:** Although there is relatively little outward evidence of salt deposits on the monument, other than an area below one of bronze plaques, it is likely that salts remain within the stone and are contributing to its deterioration, given the proximity of the monument to the sea.

The recommendation in the Bowman report that the monument be poulticed is endorsed. This should be undertaken on a regular basis and under the direction of a conservation architect. The poulticing should also aim to remove the staining below one of the bronze plaques. A paste comprising ammonium chloride/aluminium chloride and powdered talc may be effective in this instance.

- **Mortar repairs:** The present hard cement or epoxy mortar patches and cement pointing should be removed, taking particular care not to damage the stone in the process. The monument should be patched and pointed using a softer lime based mortar. The joints between the obelisk and its plinth and the concrete base should also be pointed with a lime mortar to reduce the possibility of chloride salts attacking steel fixings and causing them to rust.
- **Cracks in monument:** Further investigation of the cracks in the monument is warranted. It is recommended that a monitoring regime be put in place to determine whether the cracks are extending or progressing. Consideration may need to be given to repairing the cracks under the direction of a conservation architect.
- **Bronze plaques:** Although it is desirable that the plaques should retain some patina, consideration should be given to cleaning them to remove potentially damaging chlorides. Any work to the bronze plaques should be carried out by a materials conservator with experience in work of this nature.
- **Biological growth:** Any biological growth on the monument and base should be treated with biocide. Excessive levels of growth may need to be removed by hand.

Monument base

The base of the monument has drummy plasterwork, crazing and fractures. At this stage it is not known if these defects are superficial and confined to the plaster coating. The other possibility is that the defects in the plaster may be the result of rusting reinforcing within the concrete. While it is probably unlikely that the concrete has been extensively reinforced, this requires further investigation.

The defects should be remedied once their cause has been determined. Repairs to concrete will be as described above in relation to the fences with rusting steel having to be treated or cut out and replaced and the concrete made good.

Repairs to the plaster work may involve removal and replacement of drummy otherwise deteriorated plaster. It should be noted that plaster that is drummy but still generally sound may not require replacement.

Section three



Takapūneke Chronology
Heritage significance assessment
Conservation principles and policies:
introduction
Principles
Policies
Glossary
Bibliography - Rāraki pukapuka
Appendices

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Conservation Report | Takapūneke



Takapūneke, 2009. Photograph: Malcolm Duff, NZHPT.

15. Takapūneke Chronology

| Year | Event | Reference <i>Note: Full references are provided in the footnotes of the historical introduction to this plan.</i> |
|------------------------------|---|---|
| Prior to human settlement | Landform covered in native forest, extending from the ridgeline to the upper edge of the beach | Wilson, H. (2010). |
| | The Waitaha ancestor Rakaihautū settles on Banks Peninsula after exploring the length of the South Island. He plants the kō (digging stick) with which he carved out the great lakes of the interior on the high point above Akaroa Harbour which became Tuhiraki. | Tau and Anderson, <i>Migration History</i> , pp. 43-49 Evison, <i>Te Wai Pounamu</i> , p. 257 |
| Late 17th/early 18th century | Tutakakahikura takes possession of the area of South-east Banks Peninsula which includes Takapūneke. | Andersen, <i>Place-names</i> , p. 91 |
| During Māori occupation | Likely that podocarp forest disappeared from Takapūneke. | Wilson, H. (2010). |
| From c1815 | European whalers and other traders start visiting Akaroa Harbour to take on fresh supplies. | Entwistle, <i>Behold the Moon</i> , |
| 1820s | Te Maiharanui, Upoko Ariki of Ngāi Tahu, (a noble of high ranking birth) based at Kaiapoi establishes a trading village at Takapūneke to supply dressed flax fibre to British traders. | Evison, <i>Deeds</i> , pp. 20-21 Evison, <i>Te Wai Pounamu</i> , p. 35 Andersen, <i>Place-names</i> , p. 183 |
| 1820s | Te Maiharanui involved in the Kai Huangā (Eat Relations) feud which sees different parts of Ngāi Tahu fighting against each other | Tau and Anderson, <i>Migration History</i> , pp. 162-70 <i>Akaroa and Banks Peninsula</i> , p. 48 Tales, p. 51 Evison, <i>Deeds</i> , pp. 18-19 Anderson, <i>Welcome</i> , pp. 78-80 Andersen, <i>Place-names</i> , pp. 215-19 |
| 1828-29 | First Ngāti Toa raids into Ngāi Tahu territory –Kaikōura and Omihi - led by Te Rauparaha. Ngāti Toa chiefs are killed by Ngāi Tahu while on a visit to the Kaiapoi Pā. | Evison, <i>Te Wai Pounamu</i> , pp. 49-53 Anderson, <i>Welcome</i> , pp. 80-85 Paora Taki ms, pp. 1-5 |
| 1820s | British traders are seeking high quality, dressed flax fibre for ships cordage. Te Maiharanui of Kaiapoi organises the production of dressed flax fibre in the district, and establishes an undefended trading village at Takapūneke to supply visiting ships. | Akaroa Civic Trust (2010) <i>Toitu Te Whenua The Land remains: Takapūneke and Green's Point 1830-2010</i> , Spectrum Print: Christchurch. |
| 6 November 1830 | Brig <i>Elizabeth</i> Incident. Te Rauparaha captures Te Maiharanui and sacks Te Maiharanui's trading settlement at Takapūneke, slaughtering or taking prisoner most of its inhabitants. Te Maiharanui and his wife Te Whe are killed after they have been taken back to Kāpiti on the <i>Elizabeth</i> . | Tau and Anderson, <i>Migration History</i> , p. 183 Anderson, <i>Welcome</i> , pp. 81-82 Paora Taki ms, pp. 9-11 |
| February 1831 | Depositions taken in Sydney after the Elizabeth returns from Kāpiti Island. Efforts begun to bring Captain Stewart of the <i>Elizabeth</i> to justice. | Evison, <i>Te Wai Pounamu</i> , pp. 55-56 McNab, pp. 32-36 |
| 16 May 1831 | Abortive trial of Stewart in Sydney. The case against him and his crew was denied for lack of evidence. The Māori witnesses as non-Christians were held legally incompetent to give evidence on oath. | Evison, <i>Te Wai Pounamu</i> , pp. 55-56, 58 |
| 1831-32 | Te Rauparaha returns to the South Island and sacks the Ngāi Tahu pā at Kaiapoi and Ōnawe. | Paora Taki ms, pp. 11-21 <i>Akaroa and Banks Peninsula</i> , pp. 42-46 Tau and Anderson, <i>Migration History</i> , p. 182 Anderson, <i>Welcome</i> , pp. 82-85 |

| Year | Event | Reference <i>Note: Full references are provided in the footnotes of the historical introduction to this plan.</i> |
|-----------------------|--|--|
| 1832-33 | Authorities in Sydney and London decide to appoint James Busby British Resident in New Zealand, as a response to the Brig Elizabeth incident. He takes up the post in the Bay of Islands the following year. | McNab, p. 37 Sinclair, <i>Tasman Relations</i> , p. 26 |
| 1833 | The Oraumoa-iti campaign. Ngāi Tahu fight back against Ngāti Toa in the northern South Island. | Anderson, <i>Welcome</i> , pp. 85-87 Paora Taki ms, pp. 25-30 Evison, <i>Te Wai Pounamu</i> , pp. 63-70 |
| 1834 | Oraumoa-nui campaign continues Ngāi Tahu's fighting back against Ngāti Toa in the northern South Island. Te Maiharanui's son Tutehounuku drowns when his canoe capsizes off Te Karaka (Cape Campbell). | Anderson, <i>Welcome</i> , pp. 85-87 Paora Taki ms, pp. 30-32 Evison, <i>Te Wai Pounamu</i> , pp. 63-70 |
| | After the destruction of Takapūneke, its site remained tapu and survivors lived at the next bay south – O-Nuku ('at a distance'). | Wilson, J. |
| 1838 | John Langlois signs a deed of purchase at Lyttelton for a tract of land on Banks Peninsula, including Akaroa and Takapūneke. | Deed of sale of Banks Peninsula to Captain J Langlois, 2 August 1838, BPP/CNZ (IUP) vol 2 pp 438-439 in Ngāi Tahu Land Report, Appendix 06 Record of Documents, Waitangi Tribunal. |
| 1838 | In London the Brig <i>Elizabeth</i> Incident is referred to in the Select Committee of the House of Lords enquiry into 'the present state of the Islands of New Zealand'. | Andersen, <i>Place-names</i> , pp. 186-87 |
| 10 November 1839 | Cattle owned by Sydney traders, who included William Barnard Rhodes, are landed at Takapūneke in charge of William Green. (This marks the beginning of European pastoral farming in the South Island.) Green burns the remaining bones of people killed at Takapūneke in 1830 in the Brig Elizabeth Incident and builds the first European dwelling at Takapūneke. | Ogilvie, <i>Cradle</i> , pp. 149-50 Press, 28 September 1926 Thiercelin, pp. 154-55 T.E. Green typescript |
| 21 May 1840 | Proclamation of sovereignty over New Zealand by Governor Hobson. | <i>Akaroa and Banks Peninsula</i> , pp. 95-98 |
| 1840 (April) | William Green has a farmhouse a short distance up the valley at Takapūneke. He remained on Banks Peninsula for several years and his name is perpetuated at Green's Point. | Wilson, J. (2010). |
| 30 May 1840 | Treaty of Waitangi signed at Ōnuku by two Ngāi Tahu chiefs, Iwikau and Tikao. | Evison, <i>Te Wai Pounamu</i> , pp. 127-30, 145 Evison, <i>Long Dispute</i> , p. 98 |
| 17 June 1840 | British sovereignty over the South Island proclaimed at Cloudy Bay. | Evison, <i>Te Wai Pounamu</i> , pp. 127-30, 145 Evison, <i>Long Dispute</i> , p. 98 |
| 11 August 1840 | The British flag raised and courts of law convened at Akaroa by Captain Stanley of the Britomart to demonstrate British sovereignty. The original 'Red House' was one of only two European houses in the bay. It was probably built by Green in mid 1840. | Andersen, <i>Place-names</i> , p. 20 <i>Akaroa and Banks Peninsula</i> , pp. 98, 146 Ogilvie, <i>Cradle</i> , p. 21 <i>Tales</i> , pp. 151-59 |
| 15 and 17 August 1840 | The <i>L'Aube</i> and then the <i>Comte de Paris</i> arrive at Akaroa bringing the French settlers of the Nanto-Bordelaise Company. | Tremewan, REF TO COME |
| 1843-47 | George Rhodes takes over the management of the cattle run established at Takapūneke in 1839. He lives in the first of the red-painted houses at Takapūneke which gave the bay its European name – Red House Bay. | Ogilvie, <i>Cradle</i> , p. 157 <i>Akaroa and Banks Peninsula</i> , p. 140 |
| August 1843 | Godfrey Commission looks into European land claims on Banks Peninsula. | Evison, <i>Te Wai Pounamu</i> , pp. 166-67 |
| 10-14 June 1848 | Kemp's Purchase signed by Ngāi Tahu chiefs at Akaroa, but Banks Peninsula is not part of the purchase. | Evison, <i>Deeds</i> , pp. 81-84, 86, 94 Evison, <i>Te Wai Pounamu</i> , p. 257 |

| Year | Event | Reference <i>Note: Full references are provided in the footnotes of the historical introduction to this plan.</i> |
|---------------------------|---|--|
| 10 December 1856 | Akaroa Deed signed by Ngāi Tahu chiefs from Ōnuku, Wainui and Wairewa. It becomes the basis for the Government to believe the purchase of Banks Peninsula from Ngāi Tahu has been properly concluded. Ngāi Tahu request reserve lands including Takapūneke, but are refused. Three reserves are set aside including reserves at Ōnuku and at Ōpukutahi on the opposite side of the harbour. | Evison, <i>Deeds</i> , pp. 190-209 Evison, <i>Te Wai Pounamu</i> , pp. 374-75 |
| 19 April 1859 | Rural Section 547 (which includes Takapūneke) is granted by the Crown to Joseph Palmer and Henry Le Cren sold to two Lyttelton businessmen. | CoT 38/82 Deeds Books, 13D/347 |
| 1862 | Rural Section 547 purchased by Augustus White, an Akaroa storekeeper. | Deeds Books, 13D/348, 15D/125, 15D/129, 15D/410 |
| October 1862 to July 1863 | Ship-building yard operates on the southern side of Takapūneke. | Ogilvie, <i>Cradle</i> , p. 174 Deeds Books, 18D/130, 53D/288 |
| 1874 | Immigration Barracks built in Akaroa. (The barracks are later rebuilt at Takapūneke – see 1898.) | Chapman, <i>Records</i> 13, pp. 1, 20 <i>Akaroa Mail</i> , 28 December 2001 AJHR 1874, D5, p. 40 |
| 1878 | Church (Whare Karakia) opened at Ōnuku. The official was attended by many people including iwi Māori from all over New Zealand. The church was intended for use by both Māori and Pākehā, | Ogilvie, <i>Cradle</i> , Tainui, Ernest. "Te Whare Karakia o Ōnuku." (Framed historical information mounted on the wall inside Te Whare Karakia o Ōnuku, Ōnuku, Banks Peninsula). |
| 1885 | Takapūneke land resurveyed and sold to John Glynn, an Ōnuku farmer. The new certificate of title is issued on 13 August 1885. | Plan A5684 CoT 112/214 |
| 20 December 1888 | The original 'red house' at Takapūneke burns down. | <i>Akaroa Mail</i> , 21 December 1888 |
| March 1891 | 'Picnic' at Ōnawe raises, for the first time publicly in Akaroa, issues of appropriate behaviour on Māori cultural sites. | <i>Akaroa Mail</i> , 6 February 1891; 13, 17 and 21 March 1891 <i>Lyttelton Times</i> , 10 and 18 March 1891 |
| 1891 | Survey undertaken at Green's Point and land removed from the headland. | |
| January-March 1898 | Akaroa Immigration Barracks dismantled and partly rebuilt on the Takapūneke foreshore by Graecen Black who sets it up as a crayfish canning factory. | <i>Akaroa Mail</i> , 25 March 1898; 22 April 1898; 15 July 1898 Ogilvie, <i>Cradle</i> , p. 43 |
| 14 June 1898 | Monument on Green's Point (believed to be the site of the flagpole from which the Union Jack had been flown on 11 August 1840) unveiled. The monument commemorates the diamond jubilee of Queen Victoria's reign. | Andersen, <i>Place-names</i> , p. 77 <i>Press</i> , 15 June 1898, pp. 5-6 |
| Late 19th Century | By this time more than 100 people, Māori and Pākehā, are living at Ōnuku which becomes the most important Māori kainga (village) on the Akaroa side of the harbour. | |
| 1901 | Black sells the crayfish canning operation to Irvine and Stevenson, a rival crayfish operation. The factory is closed but reopens in 1905. The former Immigration Barracks is used in later years as a jam factory and farm building. | Ogilvie, <i>Cradle</i> , p. 43 |
| 1920 | A new plaque is erected on the Green's Point monument. The plaque states that Stanley had demonstrated British sovereignty in anticipation of the arrival of the French settlers. | Akaroa Civic Trust (2010) <i>Toitu Te Whenua The Land remains: Takapūneke and Green's Point 1830-2010</i> , Spectrum Print: Christchurch. |
| July 1925 | William Robinson buys the Takapūneke land (as defined by the certificate of title issued in 1885). | CoT 112/214 Ogilvie, <i>Cradle</i> , p. 157 |

| Year | Event | Reference <i>Note: Full references are provided in the footnotes of the historical introduction to this plan.</i> |
|----------------|---|---|
| 1925-26 | Present 'red house' built at Takapūneke by William Robinson. | CCC Property File |
| 17 August 1926 | Land taken by proclamation for a small reserve (12.8 perches) around the Green's Point monument. | Proclamation 930, 17 August 1926 |
| Late 1920s | Inscription on the Green's Point monument altered to state that Stanley had <i>demonstrated</i> and not <i>proclaimed</i> British sovereignty in August 1840 in anticipation of the arrival of the French settlers. | Press, 28 September 1926 |
| c1920s - 1970s | Takapūneke remains a dairy farm, the closest to Akaroa, until after World War 2 and is farmed until 1978. | Pers. comm. Jeff Hamilton Ogilvie, <i>Cradle</i> , p. 151 |
| 1940 | The present fence around the Britomart monument is designed by Paul Pascoe and erected just prior to the centennial celebrations. | <i>Akaroa Mail</i> , 2 February 1940 |
| 1961 | Archaeological site noting several terraces on the south side of Takapūneke (probably covering part of Te Maiharanui's village) is recorded. | NZAA Site Register N37/11 (formerly S94/29) |
| 1964 and 1965 | Akaroa County Council purchases a small area on the southern side of the bay. In the months following the purchase, the Council builds the Akaroa sewage treatment works on the site. During construction, middens on the southern side of the bay thought to have been at least 150 years old were destroyed. | CoT 112/214; 3D/238 CCC Property File |
| 4 August 1978 | The Akaroa County Council buys the remaining land at Takapūneke as 'an endowment in aid of Council funds' with the intention of extending the sewage treatment works, disposing of Akaroa's rubbish and providing residential land for Akaroa's expansion. | CoT 3D/806 DP 73274 CCC Property File |
| 1978-79 | Archaeological reports are commissioned by the Council in anticipation of the establishment of the town's rubbish dump on part of the land. | CCC Property File |
| 1979 | Previous owner Alexander Robinson, local community members, the Banks Peninsula Māori Committee, local Ōnuku representatives and NZHPT oppose Council's plans to establish a dump. | <i>Akaroa Mail</i> , 4 May 1979. Press, 20 June 1979. |
| 1979 | Archaeologist Michael Trotter concludes that there is no archaeological evidence present in the area of the proposed rubbish dump. In light of this information Henare Robinson and Joe Karetai (Banks Peninsula Māori Committee) confirm that they do not object to the establishment of the dump on the proposed site. NZHPT also withdraws its opposition. | Trotter and McCulloch (1979) Report on Akaroa County Council development proposals for Red House Bay... Press, 20 June 1979. |
| 8 June 1979 | Archaeological authority issued by NZHPT | NZHPT |
| 1979 | The Akaroa rubbish dump is established off the Ōnuku Road, above the site of Te Maiharanui's kainga. | CCC Property File |
| 1980 | Green's Point becomes an historic reserve | Akaroa Civic Trust (2010) <i>Toitu Te Whenua The Land remains: Takapūneke and Green's Point 1830-2010</i> , Spectrum Print: Christchurch. |
| 1986 | Rakiihia Tau, on behalf of the Ngāi Tahu Maori Trust Board, filed the Ngāi Tahu claim 'Te Kerēme' with the Waitangi Tribunal. | |

| Year | Event | Reference <i>Note: Full references are provided in the footnotes of the historical introduction to this plan.</i> |
|-------------------|--|--|
| 1992 | Banks Peninsula District Council proposes to subdivide the area in to five parts known as: <ul style="list-style-type: none"> Green's Point residential Takapūneke Reserve Sewage Treatment Landscaping the development site along Beach Road Residential site sold to Ken Paulin Subdivision went ahead in 1992. Red House was sold to Ken Paulin. Ōnuku Rūnanga agreed (reluctantly) to the subdivision subject to ten conditions including the creation of Takapūneke Reserve. | |
| 6 January 1995 | Article by Harry Evison, 'Akaroa bay outrage' appears in <i>The Press</i> . | <i>Press</i> , 6 January 1995, p. 13 |
| 6 September 1996 | Akaroa Waterfront Historic area registration by NZHPT (Register Number: 7330). Extent of registration includes the foreshore area of Takapūneke (Red House Bay). | NZHPT Register |
| September 1997 | The Banks Peninsula District Council finally divides up the land at Takapūneke. One large area which includes the recorded archaeological site is to become a reserve; the sewage treatment works are put on a separate title; the 'red house' property is sold to a Council employee; and land between the proposed reserve and the small reserve at Green's Point is earmarked for residential development. | CCC Property File |
| 14 September 1998 | Heads of Agreement signed by the Council and the Ōnuku Rūnanga after negotiations. The Council agrees to close the dump, apologise for placing the sewage treatment works and rubbish dump at Takapūneke and set up the proposed reserve. The Rūnanga reluctantly agrees to allow houses to be built on the land between the proposed reserve. | CCC Property File |
| 25 September 1998 | The Council apologises to the Rūnanga for the uses made of the Takapūneke land and the tapu is lifted from the land earmarked for residential development. | CCC Property File |
| 1999 | The Takapūneke Reserve Committee is set up and begins to make plans for the development of the reserve. | CCC Property File |
| 1999 | Di Lucas and Associates develop landscape and interpretation plan for Britomart Memorial (Green's Point) through to Takapūneke Reserve. The subdivision is reduced from 61 to 47 sections | NZHPT file: Takapūneke |
| 2000-2001 | Akaroa Civic Trust works with Akaroa Wairere Community Board on a project to conserve the Britomart Memorial (Green's Point Reserve). Growing awareness of the significance of the site leads to a partnership between Civic Trust, Ōnuku Rūnanga and NZHPT. They begin to work together to raise awareness of the site significance to stave off inappropriate development and in the hope that it will become a reserve. | NZHPT file: Takapūneke |
| 29 December 2000 | Council approves the classification of Takapūneke Reserve as a local purpose (Historical) Reserve | NZHPT file: Takapūneke |
| 2000 | The Council advertises its plan for subdivision of the land between the reserve and Green's Point and seeks submissions on the plan. | CCC Property File |
| 2000-01 | In accordance with the landscape plan the Reserve Committee clears buildings from the foreshore between the Red House and the sewage treatment works. | CCC Property File |

| Year | Event | Reference <i>Note: Full references are provided in the footnotes of the historical introduction to this plan.</i> |
|------------------|--|--|
| September 2001 | The Historic Places Trust writes to the Banks Peninsula District Council about damage to archaeological sites resulting from work undertaken by the Reserve Committee. | Akaroa Mail, 19 April 2002 |
| February 2002 | Council opposes the NZHPT proposal for wahi tapu registration of the Green's Point land and requests that it be limited to the reserve area. | NZHPT file: Takapūneke |
| 28 March 2002 | The Takapūneke Reserve is formally gazetted as Local Purpose (Historic Site) Reserve. | CCC Property File |
| May 2002 | The Historic Places Trust registers the entire area, including the area to be subdivided, as wahi tapu on the application of the Onuku Rūnanga. | NZHPT Register |
| 2002 | Conservation plan for Britomart Memorial by conservation architect Ian Bowman. | |
| August 2002 | A rahui (restriction that sets aside an area) is placed on Takapūneke because of mounting disagreement and division about the future of the land. The Reserve Committee ceases to function soon afterwards. | CCC Property File |
| November 2002 | Meeting at Onuku Marae chaired by M.P. Ruth Dyson to discuss the future of the land proposed for subdivision. In November 2002 representatives of the local community, the Historic Places Trust, the Akaroa Civic Trust and the Te Rūnanga o Ōnuku met on Ōnuku Marae. All parties agreed to work towards the land being secured by the central government as a National Historic Reserve and that the Council should be paid a fair market value in compensation. | NZHPT file: Takapūneke |
| 28 November 2003 | Chris Carter, Minister of Conservation and Ruth Dyson visit the Britomart Memorial with Onuku Runanga, Akaroa Civic Trust, and NZHPT representatives. | NZHPT file: Takapūneke |
| 2003 | Prime Minister Helen Clark writes to the Minister for Conservation to support acquisition of the Green's Point Land as Historic Reserve. | NZHPT file: Takapūneke |
| July 2004 | Ruth Dyson hosts a meeting to discuss the future of the land and including representation from the Ministry of Arts Culture and Heritage. | NZHPT file: Takapūneke |
| February 2006 | The Banks Peninsula District Council resolves that the existing Britomart and Takapūneke Reserves should be combined with the land that was to have been subdivided to become a single historic reserve, for which national reserve status would be sought. | CCC Property File |
| December 2007 | The Minister of Local Government grants the Christchurch City Council approval to change the endowment purposes for which the land could be used. This clears the way for all the land to become an historic reserve. | CCC Property File |
| 26 May 2008 | A Christchurch City Council Hearings Panel holds hearings in Akaroa on the proposal to create a single large historic reserve at Takapūneke. All submitters including Onuku Runanga, Akaroa Civic Trust, NZHPT, Department of Conservation and Te Runanga o Ngai Tahu, are in favour of the proposal | NZHPT file: Takapūneke |
| 16 October 2008 | The Christchurch City Council passes a resolution confirming the creation of a single large reserve. | CCC Property File |
| 5 February 2010 | Blessing of the land which was to have been subdivided and planting of commemorative trees | Akaroa Mail, |

16. Heritage significance assessment

16.1

The assessment of the heritage significance of Takapūneke has been undertaken through examination of:

- documentary evidence in archives
- oral Histories and interviews
- site examination of the physical landscape and built and natural heritage
- historical photographic evidence
- secondary sources as noted

The statements under each criterion consider the site as a whole including statements about the built Pākehā heritage.

16.2

The methodology and criteria used to undertake the assessment of significance has relied solely on that outlined in the Christchurch City Council's draft heritage assessment criteria:

- Historical and social significance
- Cultural and spiritual significance
- Architectural and aesthetic significance
- Technological and craftsmanship significance
- Contextual significance
- Archaeological significance

16.2.1 Historical and Social Significance

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

There is a range of significant Māori and Pākehā values and histories associated with Takapūneke, which make it a site of immense local and national importance.

Takapūneke was the site of a substantial Ngāi Tahu trading settlement of a supreme Rangatira (chief). There too, interactions between a British sea captain, Ngāti Toa and Ngāi Tahu had devastating and far reaching consequences, and contributed significantly to the signing of the Treaty of Waitangi. It is also the site of the demonstration of British sovereignty over the South Island which occurred just before the French were able to fulfil their plans for colonisation.

Takapūneke became an important centre for trade between Ngāi Tahu and Pākehā in the early 19th century. Whalers and other traders visited Akaroa to replenish necessary supplies, especially food. Much of the land was cultivated in farmland and there was trade in timber, food and flax. The kāika at Takapūneke was under the care of the Ngāi Tahu Upoko Ariki, Te Maiharanui, hereditary spiritual leader of Ngāi Tahu, was regarded with the greatest

respect. By 1830 Takapūneke had become the site of a bustling cosmopolitan trading kāika, an important centre for trade in flax, much in demand by British shipping. In 1830 a tragedy unfolded at Takapūneke that devastated the Ngāi Tahu people of Akaroa Harbour and rendered the once thriving trading centre of Te Maiharanui a wāhi tapu.

As a result of the *Brig Elizabeth* incident and subsequent events leading to the devastation of the people who lived there in 1830 Takapūneke became one of Aotearoa's most sacred sites, in particular because of the tūpuna who once lived there. Following the 1830 massacre and fall of Ōnawe in 1832, local Ngāi Tahu never lived at Takapūneke again. They regarded the bay of Takapūneke as tapu because of the deaths that occurred there.¹ Ngāi Tahu of Akaroa established a settlement at Ōnuku, the next bay south of Takapūneke.

Because of the events that occurred at Takapūneke, the 1830s represent a significant point in New Zealand history, providing the impetus for British intervention in New Zealand that ultimately led to the Treaty of Waitangi. As a result of the *Elizabeth* incident, James Busby was appointed in 1832 to the position of British Resident of New Zealand and arrived in the Bay of Islands in 1833. This set in motion the series of events that culminated in the signing of The Treaty of Waitangi in 1840. In 1840 the northern point of the bay of Takapūneke (Green's Point) was the site of another significant incident in New Zealand's history: the first effective demonstration of British sovereignty with the raising of the flag and holding of a court of law. The event is commemorated by the Britomart Monument.

The Britomart monument and site are associated with Captain Owen Stanley of HMS Britomart who raised the Union Jack on or near the site in 1840, an action that was intended to demonstrate British sovereignty in New Zealand was also a demonstration aimed at the French and intended to thwart any ambitions they may have had to colonise Banks Peninsula. The monument itself was created to celebrate Queen Victoria's diamond jubilee and was unveiled in the presence of a company of dignitaries on 14 June 1898.

In November 1839 cattle were landed at Takapūneke, marking the beginning of the South Island's history of pastoral farming. William Green and his wife Mary Ann signed a contract for two years with Cooper, Holt and Rhodes of Sydney to travel to New Zealand with Rhodes and erect buildings and run cattle on the land which the partners claimed they owned after purchasing a Captain Leathart's deed.

A number of landscape features at Takapūneke were likely to have been instrumental in William Rhodes choosing Takapūneke as a place to establish his cattle station. A band of more or less open country which extended from Takapūneke to Flea Bay would have provided good pasture for cattle, having been cleared of native forest cover by early Māori. Takapūneke was also known to provide good holding for the anchors of sailing ships and the depth of water would have allowed them to come close into land.

As a dairy farm, Takapūneke contributed to one of the most important industries in New Zealand during the late 19th and early 20th centuries and was certainly the main farming activity

¹ Conservation Report Brief 2010 p.12.

on Banks Peninsula between 1910 and 1930. George Rhodes took over from Green in 1843 and built a house there. The locality was known as Red House Bay. Use of Takapūneke as a small farm holding, typical of many others within Akaroa Harbour, would continue for over 150 years. Other activities such as the later quarantine station for Akaroa, a meat works, rubbish dump and a sewage plant took place over that time.

The Red House and its site are also associated with William Green. According to research to date it is thought that Green's original house was constructed in 1840 though its exact location is not clear. The current house is associated with William Robinson for whom it was constructed in the 1920s. Robinson and his descendants would own the property until 1978 when it was purchased by the Akaroa County Council.

Also on the site adjacent to the Red House are the former Immigration Barracks. William Rolleston, then Superintendent of Canterbury, had lobbied the Vogel government for funds for its construction. Vogel, who was also Minister of Immigration, immediately authorised its construction for the families and individuals who arrived as immigrants in Akaroa in the 1870s. Graecen Black later relocated it to its present site in 1898 and used it as a crayfish canning factory. Black sold it to Irvine and Stevenson who briefly also operated it as a crayfish factory. The building is associated with later families including the Glynans and Robinsons who farmed the land.

Akaroa County Council purchased land at Takapūneke in the 1960s and established a rubbish dump and sewage treatment plant there. In the 1990s the Council was prompted to revise its long term plans for residential development in the bay when the cultural significance of the site was brought to public attention. Significant advocacy work by Ōnuku Rūnanga, the Akaroa Civic Trust, New Zealand Historic Places Trust and numerous other agencies and individuals followed. In 2002 Takapūneke became the first site in the South Island to be registered as a wāhi tapu area, and in 2008 was formally protected as an historic reserve by Christchurch City Council.

16.2.2 Cultural and spiritual significance

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tāngata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Takapūneke is a unique cultural and spiritual landscape of local and national significance and has layers of Māori and Pākehā history within its cultural and spiritual heritage values. It is one of the most revered and sacred sites, because of the tūpuna who once lived and died there, and in particular because of the *Brig Elizabeth* incident and subsequent events that witnessed the devastation of the people who lived there in 1830. Since 1830 Ngāi Tahu people have considered the bay of Takapūneke tapu on account of the deaths that occurred there.

"What we were told was that we were not to go round there. It was not a place for us because something bad had happened there. I never did go round. None of us did in my era," (Bernice Tainui, personal communication, 31 August 2010).

The first formal intervention by Britain in New Zealand, an act that had enormous cultural and spiritual implications for generations to come, was an immediate and direct outcome of the *Brig Elizabeth* incident. That intervention led in turn, though a series of events between 1833 and 1840, to the despatch of Hobson to New Zealand and the signing of the Treaty of Waitangi.

"I think it's a credit to all those who have assisted and most of all I think that it's very appropriate and very satisfying that this magnificent site is to be recognised as of national significance alongside the Waitangi Treaty Grounds," (Interview with Harry Evison by Helen Brown, 21 October 2009).

Today, Takapūneke is acknowledged by Ngāi Tahu with great sorrow for this past devastation, and the protection of the land has been of paramount importance for the local people at Ōnuku and Wairewa Rūnanga for many years.

Within the Takapūneke site, the built structures reflect the later cultural values of European settlement. For many early settlers in Canterbury, farming was their way of life and they bought with them animals and crops to pursue their chosen occupation. Banks Peninsula was a well-established farming area located close to Christchurch. Although the Red House was constructed in the 1920s, it, along with its surrounds, represents the way farming families lived on Banks Peninsula during the first half of the twentieth century. The outbuildings, including the Immigration Barracks, are an important aspect of the site and also contribute to an understanding as to how people lived on the property.

The former Immigration Barracks building has cultural values in that it demonstrates a former way of life. New immigrants and their families arrived at a port of entry in New Zealand, often without accommodation arranged. The first few months of their life in the country would be spent in the barracks while they arranged for more permanent accommodation or until they relocated away from the port. The former barracks also demonstrates a common cultural occurrence in New Zealand whereby a building that was no longer required for its original purpose would be relocated and adapted for a new use.

While it is unclear where exactly at Takapūneke that Captain Stanley raised the British flag in 1840, this act to demonstrate British sovereignty in New Zealand is a significant part of the cultural heritage of New Zealand. The monument erected at Green's Point in 1898 to acknowledge this act and to commemorate 60 years of Queen Victoria's reign, served to remind European settlers of their connection to Britain. The gazetting of the land around the monument in 1926 as an historic reserve further illustrated the civic pride and recognition which was held by Akaroa County's residents for this site.

The siting of the monument on the northern headland has ensured that the monument is a powerful visual feature in the landscape. It now acts as a repository of cultural memory for the ancestors of European settlers.

16.2.3 Architectural and aesthetic significance

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

The dominant landscape feature is the underlying volcanic landform, made obvious as the original land cover has been modified since Māori and European settlement. The clearing of original native forest cover has exposed the volcanic nature of the local landform, revealing ridgelines and headlands. The headlands north and south of Takapūneke between the ridge and the coast define the catchment of Takapūneke and provide a natural boundary to its landscape.

Aesthetically, the sense of enclosure within these headlands is accentuated by the views into Akaroa Harbour. The Banks Peninsula Landscape Study (2007) has identified Takapūneke as a Visual Amenity Landscape, noting natural science and expressiveness values such as the visibility of the "distinctive outcrops of the Akaroa volcanics [which] clearly punctuate the ridgeline".² These outcrops have been identified as important local features. Transient visual effects such as the fleeting clouds that come and go around Tuhiraki are also significant, as are those intangible qualities that affect people's senses such as the sound of waves lapping on the beach and wind in the trees.

Views extend from Takapūneke across the harbour to small rural holdings and their associated dwellings. These dwellings are nestled among vegetated areas and as with the Immigration Barracks at Takapūneke, are part of the character of the harbour basin. They accentuate the pastoral associations that descendants of European settlers have had with this landscape since their arrival in Akaroa Harbour.

Relatively few houses were constructed in Akaroa between the wars and hence few examples can be found of the popular Californian bungalow style. The Red House is a good example of this architectural style in Akaroa. Although some modifications have taken place, the Red House remains readily recognisable as a bungalow. Typical Californian bungalow details include the shallow pitched gable roofs, exposed rafters at the eaves, timber shingles in the gable ends and bay windows with leadlight sashes.

The Red House has high aesthetic values deriving from its physical appearance. The entire house including walls, roofs and joinery is painted red, making it distinctive and unique.

Adjacent to the Red House is the Immigration Barracks building considered the most intact example remaining in New Zealand. In its original form, the barracks was a simple vernacular building from the colonial era. It featured gable roofs and small windows and was an economical way of providing the required space. Although it has similarities of form with other nineteenth century barracks with its gable roofs, small windows and weather-boarded walls, in its original form, at least, it also had important differences. In particular, the building had a more residential

appearance, achieved by the provision of multiple gables and secondary wings.

Although its original form was partly lost when it was relocated and it was converted into an industrial building, evidence of its original form can still be seen.

Situated at the northern end of the Takapūneke site is the Britomart Monument. It was designed by noted architect Samuel Farr and executed by stonemason, James Tait in an obelisk form. The obelisk form originated in ancient Egypt where free-standing obelisks were found at the entrance to temples. It is a form that has become associated with notions of timelessness and was subsequently adapted and used throughout the world for monuments commemorating significant events thus the obelisk at Green's Point is an appropriate architectural form for a monument commemorating an act of British sovereignty and commemorating Queen Victoria's Jubilee.

16.2.4 Technological and craftsmanship significance

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Local tōtara was used for fence posts due to its durability. "...If milled in winter when the sap is low, [tōtara] lasts a century or more in the ground."³ A line of tōtara fence posts remain within the northern headland and scattered around the boundary of the Takapūneke site. The longevity of tōtara as a material for fence posts is evident at Takapūneke as posts installed during the early farming period can still be seen within the existing boundary fences and also as individual posts within grazed paddocks. It is unknown when the stock water trough was added to the site, however the timber bridge is a relatively recent construction, located as part of the proposed reserve approaches implementation which began in 2001, but was halted due to concerns of the New Zealand Historic Places Trust.

The Red House provides the opportunity to observe construction techniques and materials in use during the bungalow period during the first half of the twentieth century. Construction techniques of interest include its timber framing, wall cladding and window joinery. Materials of interest include the timber shingles used as cladding in the gable ends, the leadlight glazing and brick walls to the original entry steps. In contrast the adjacent Immigration Barracks is able to demonstrate construction techniques that were in use during the nineteenth century.

Of particular interest in the barracks is the one surviving original window, the steel tie rod and other original fabric such as weatherboards. The internal tongue and groove lining is also of interest, particularly the stamped inscription, the origin of which is currently unknown.

The Britomart Monument is a good example of the use of Port

² Banks Peninsula Landscape Study (2007) p. 144.

³ Ogilvie, G. (1992).

Chalmers breccia being used to construct a memorial. It also demonstrates the stonemason's craft as seen in the working of the stone to form the monument and the inscription describing its unveiling. The weight of the stone would have created challenges first to get it to the site from the quarry, and then to erect it on its base. The monument provides information about construction techniques of the period with respect to erecting a large memorial such as this on a plastered concrete base.

16.2.5 Contextual significance

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

Numerous significant events are associated with sites and landmarks within Akaroa Harbour. Takapūneke is one such site, related to other places within the harbour that are within sight of one another and where associated historic events occurred. As Janet Stephenson notes: "The landscape comprising Takapūneke, Ōnawe, Green's Point and Ōnuku is unique in that within these places, linked by Akaroa Harbour, we are able to see the story of the evolving relationship between Māori and European, culminating in the signing of the Treaty and the declaration of British sovereignty."⁴ These sites have significance as part of a story that has "a collective importance...greater than their sum."⁵

The cultural significance of Takapūneke is accentuated within its wider physical context, as part of a heritage landscape and so the visual connections between these sites should be maintained. The vegetation pattern within Takapūneke is typical of other bays and valleys within Akaroa Harbour. These characteristics include patches of bush which extend down the gullies and contrast with the grazed spurs.

The built elements within the context of the landscape are a physical or visible landmark that through the passage of time have become a contribution to the character of the environment. The Britomart Monument is closely associated with its environment and contributes to the character of the area. The setting of the monument, including the surrounding fence, makes an important contribution to its heritage values.

"When you stand at the Britomart Memorial and you look at the landscape you can see that it's largely unmodified and it's been that way since 1830. There's a house and a waste treatment plant unfortunately plus a rubbish tip at the top but even at that you can still stand at the Britomart Memorial and view this landscape which is magnificent in its own way. It tells a very tragic

story but it is the story of the founding of New Zealand and that is something that is worthy of preservation,"

(Interview with Victoria Andrews by Helen Brown, 22 December 2009).

The Red House was constructed in the 1920s and remains on its original site. The house also relates well to its site and the wider landscape through the use of natural materials such as timber weatherboards and joinery. The outbuildings and site elements, such as retaining walls and steps, are an important aspect of the setting. The former Immigration Barracks forms part of the group of European structures readily seen from Akaroa harbour and it has been visible on the foreshore at Takapūneke since it was relocated there around the turn of the twentieth century. The barracks and the macrocarpa trees behind provide a backdrop to the building. Together they form a composition that is a well-known landmark in the area. With the Red House it is a notable element within an important cultural landscape and makes a significant contribution to the historic character of its setting.

16.2.6 Archaeological significance

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

The archaeological features and remains documented at Takapūneke are similar to many other sites of occupation throughout the country. However, one of the main features of the site, the shell midden, has been destroyed and only minor amounts of other archaeological material have been identified to date. While that material could be analysed to a limited extent to provide some information about the historic occupation of Takapūneke, it would not provide the comparative data that advances national or regional research questions. As there has been little archaeological research carried out in the wider Akaroa area, this lack of information increases the comparative value of any archaeological information from Takapūneke.

However, the potential for archaeological remains extends well beyond what is known to be present on the site. The presence of even limited features and remains, in combination with historic documentation of occupation, indicates far more material is present sub-surface. That potential should not be realised, as the cultural values far outweigh the archaeological. The buildings and structures on the site at Takapūneke can be considered archaeological features as there is potential through archaeological techniques, specifically 'buildings archaeology', to provide information regarding past uses and activities at Takapūneke.

The Britomart Memorial, the former Immigration Barracks and possibly some of the outbuildings surrounding the Red

⁴ Janet Stephenson (2004).

⁵ Stephenson, J. (2010) p. 165.

House date prior to 1900 and therefore meet the definition of an 'archaeological site' as defined by the Historic Places Act. The former Immigration Barracks in particular has had many changes in use, many of which can be identified through physical changes to the building, and therefore has the most potential to provide information about activities, people and phases of occupation at Takapūneke.

16.2.7 Overall summary of significance

"I remember I gave a speech and there were quite a crowd there. I was standing on the plinth of that monument [Britomart] and there was cloud down on Tuhiraki and I told them the story and the fact that it was high time that this whole area was a national site. And at that point, the cloud lifted on Tuhiraki. So I said to them, the cloud's lifted on Tuhiraki so we might get somewhere," (Interview with Harry Evison by Helen Brown. 21 October 2009).

Ngāi Tahu and their tūpuna from earlier tribes – Kāti Māmoe and Waitaha – have settled, travelled and held traditional authority over an area that encompasses most of the South Island (Te Waipounamu). The area of Akaroa, the harbour, surrounding hills and the outer bays, were also strongholds for Ngāi Tahu and earlier iwi. There remains today a strongly held connection between the Ngāi Tahu whānau and hapū with the land, harbour, waters and taonga of the area.

Takapūneke became an important centre for trade between Ngāi Tahu and Pākehā in the early 19th century. Whalers and other traders visited Akaroa to replenish necessary supplies, especially food. Much of the land was cultivated in farmland and there was trade in timber, food and flax. The kāika at Takapūneke was under the care of the Ngāi Tahu Upoko Ariki, Te Maiharanui. Te Maiharanui was the hereditary spiritual leader of Ngāi Tahu, and was regarded with the greatest respect.

After the 1830 massacre local Ngāi Tahu never lived again at Takapūneke and stayed away from the bay. This reluctance to live on the site of a massacre or even visit the bay persisted throughout the 20th century. After the sacking of Takapūneke in 1830 and the fall of Ōnawe in 1832, the surviving Ngāi Tahu of Akaroa reoccupied an established settlement at Ōnuku, the next bay south of Takapūneke.

This set in motion the series of events that culminated in the signing of The Treaty of Waitangi in 1840. The northern point of the bay of Takapūneke (Green's Point) in 1840 was the site of another significant incident in New Zealand's history: the first effective demonstration of British sovereignty with the raising of the flag and holding of a court of law. The event is commemorated by the Britomart Memorial.

There had almost certainly been a village of some sort at Ōnuku before 1830.⁴ Under the Akaroa Deed of Purchase of 1856 three

native reserves were established, including one at Ōnuku. At the start of the 20th century local Ngāi Tahu families were primarily living at Ōnuku and in Akaroa. Although the Native Reserve was established at Ōnuku, not all local Ngāi Tahu families were allowed to live at Ōnuku because of the local Council's zoning regulations. Instead some local Ngāi Tahu families had to live in Akaroa, which is still very upsetting for local Ngāi Tahu.

"We wanted to build a house out at Ōnuku and the Council would not allow us. We had to go to Akaroa and that's what we did. And Mum and Dad weren't allowed to build out here either. I hated not being allowed to live out here and it was the Council that told us," (Bernice Tainui, personal communication, 31 August 2010).

Over time European settlement has brought changes to the landscape. From 1839 the area was farmed and with that came associated buildings. Today the Red House and its outbuildings, which stand on the site of earlier buildings, has since the 1920s been associated with farming activities since the 1920s and as such are the tangible reminder of a previous way of life, on Banks Peninsula, particularly in the early years of the twentieth century. Equally the former Immigration Barracks has cultural values in that it demonstrates a former way of life. New immigrants and their families arrived at a port of entry in New Zealand, often without accommodation arranged and often the first few months of their life in the country would be spent in the barracks until they were able to relocate.

Although the land at Takapūneke moved from Māori ownership, the significance of Takapūneke was remembered and respected by the local Ngāi Tahu people. Local kaumatua ensured that the younger Ngāi Tahu generations of Ōnuku and Akaroa treated Takapūneke with respect. Takapūneke is a unique cultural and spiritual landscape of national significance and has layers of Māori and Pākehā history within its cultural and spiritual heritage values. It is one of Aotearoa's most revered and sacred sites.

The cultural heritage significance of Takapūneke is accentuated within its wider physical context, as part of a special and significant cultural and spiritual heritage landscape, thus, kaitiakitanga by the tāngata whenua is of particular importance for Takapūneke. As noted earlier the specific landscape features are unique in that within these places, linked by Akaroa Harbour, are held the tangible and intangible histories, objects and places through which we are able to gather together the threads of history, past and present, that tell of the evolving relationship between Māori and European.

This landscape and its associated tangible and intangible cultural heritage values are unequivocally of national and international significance.

⁴ P. Tremewan, (1999) *French Akaroa* p.14. The French naval commander Lavaud in 1841 recorded hearing from an old chief at 'Onoukou' that he had gone aboard an English schooner that had called at Ōnuku 50 years earlier.

17. Conservation principles and policies: introduction

The purpose of this Conservation Report is to establish a guide with principles and policies which take account of all relevant constraints and requirements, including legislation and regulatory matters, which affect the site as outlined in Section 3. This Conservation Report will inform and guide the heritage considerations of the Reserve Management Plan for Takapūneke.

Following on from the assessment and statements of significance, and taking into account statutory requirements, these general principles and policies have been developed from an understanding of the site's cultural and social history, its cultural and spiritual significance, and its architectural, contextual and technological significance. In saying this, it has been well documented throughout this Conservation Report that through its layers of Māori and Pākehā history and cultural heritage values, Takapūneke is a unique cultural landscape of national and international significance.

These general principles and the policy statements have taken careful regard of this and the principles and policies have been developed in consultation with Ōnuku Rūnanga, Mahaanui Kurataiao Ltd and the project steering group. The principles and policies in this section should guide the conservation of the site, its future use and any proposed change.

17. Principles:

17.1. Key principle: As a general principle do as much as necessary, and as little as possible in order to maintain the site without diminishing the tangible and intangible heritage fabric and values.

17.2. To take into account the principles of Te Tiriti o Waitangi, including to work in partnership with Ngāi Tahu through Ōnuku Rūnanga, in achieving the sustainable management of natural and physical resources.

17.3. That a copy of this building Conservation Report be placed with Ngāi Tahu, through Te Rūnanga o Ōnuku, the New Zealand Historic Places Trust and appropriate units of the Christchurch City Council to assist any decision making for Takapūneke. The Conservation Report should also be available for public inspection and scrutiny.

17.4. That this Conservation Report be reviewed approximately every five years to ensure that its principles and policies effectively guide the conservation management of Takapūneke.

No Conservation Report should ever be considered to be a final or completed document. The Conservation Report for Takapūneke and, in particular, the conservation policies, should be reviewed from time to time, for example, every five years. It should also be able to be revised and amended to incorporate new information.

17.5. That all decisions affecting Takapūneke are informed by sound conservation practice and principles including those outlined in the ICOMOS NZ Charter (2010). (Appendix three).

Any work on all elements of the site should be undertaken with care. In particular all elements identified in this plan as having heritage significance should be carried out using only conservation professionals or trades people experienced in working in that particular area. With respect to the built heritage, any replacement of fabric should only be undertaken where it has ceased to function properly or is considered structurally unsound and should be replaced on a like for like basis. Any landscape work and planting should not diminish heritage values. Any new planting should be clearly identified as being new work and not detract from existing heritage features.

17.6. That any unnecessary ground disturbance is avoided in areas where archaeological remains are recorded or suspected.

Where ground disturbance cannot be avoided the legal requirements of the Historic Places Act 1993 apply. The Act states that it is not lawful for any person to destroy, damage, or modify, or cause to be destroyed, damaged, or modified, the whole or any part of any archaeological site (any place in New Zealand that was associated with human activity that occurred before 1900 and is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand) without an archaeological authority from the Trust. (see Legislation 3.4.3.)

17.7. That any future change or development must have regard to the heritage matters within the District Plan and the matters for heritage protection under the RMA

18. Policies

18.1 Kaitiakitanga

Recognition of the special relationship, responsibilities and guardianship role of the tangata whenua with regard to Takapūneke.

Explanation

Kaitiakitanga is the exercise of guardianship by tangata whenua of an area in accordance with tikanga Māori (Māori customary values and practices) in relation to natural and physical resources. The Treaty of Waitangi recognises and guarantees the protection of tino rangatiratanga (sovereignty) and empowers kaitiakitanga as a customary practice exercised by tangata whenua over their taonga, such as sacred and traditional places, built heritage, traditional practices and cultural heritage resources. Kaitiakitanga is in some ways similar to the concept of stewardship where people are the guardians and protectors of places, objects and ideas of value to them.

Recommendations

All matters relating to Takapūneke must

- give effect to the principles of the Treaty of Waitangi
- Ensure the mana of Ngāi Tahu is upheld through acknowledgement of Ngāi Tahu as manawhenua and kaitiaki through a formal agreement between Christchurch City Council and Te Rūnanga o Ōnuku for the ongoing management and use of Takapūneke.
- Ensure that Te Rūnanga o Ōnuku is appropriately involved in the preparation of any further management plans for Takapūneke (i.e. Reserve Management Plan, Interpretation Plan, Archaeological Management Plan, Planting Plan) through an appointed iwi representative on Committee or otherwise.

18.2 Cultural and spiritual significance

Recognition and protection of the cultural and spiritual significance of Takapūneke to Ngāi Tahu through partnership with Te Rūnanga o Ōnuku and to the wider community through ongoing engagement and consultation.

Explanation

Takapūneke is acknowledged by Ngāi Tahu today with great sorrow for past devastation and loss. Protection of the land is of paramount importance. It is crucial there is recognition and protection of wāhi tapu, and the other Ngāi Tahu cultural and spiritual values of Takapūneke, as the primary values of the site. The site has considerable historical significance to the wider community through its tangible and intangible European heritage. It is important that the Council works in partnership with Te Rūnanga o Ōnuku and liaises with key stakeholders and the wider community to ensure the cultural heritage values of Takapūneke are safeguarded.

Recommendations

1. Enable active participation of Te Rūnanga o Ōnuku and community representatives in reserve management and public use decisions.
2. Recognise and support Ngāi Tahu tikanga and kawa for events and ceremonies.
3. Work with Te Rūnanga o Ōnuku and the wider community to recognise, respect and research tangible and intangible heritage fabric and values.

18.3 Heritage documentation and interpretation

Develop a heritage documentation and interpretation plan for off-site and on-site interpretation of the Māori and Pākehā history of Takapūneke.

Explanation

Interpretation for this reserve should include both the Māori and Pākehā history. Development of an interpretation plan is recommended to provide for better understanding of the area's significance and connection to features in the surrounding cultural heritage landscape.

Recommendations

4. That an interpretation plan is developed for the reserve in conjunction with Te Rūnanga o Ōnuku. Interpretation should be developed in a manner that strongly reflects the cultural and spiritual significance to Ngāi Tahu and the local Ōnuku people and describes the history of the site and promotes an appreciation of its wāhi tapu and wider historical significance.
5. Ensure installations, for example information panels, structures and signage reflect the significant tāngata whenua and European heritage of Takapūneke and do not conflict with the cultural and spiritual values identified by Ngāi Tahu and the wider community. Te Rūnanga o Ōnuku will be the primary leader for, and decision-maker on matters regarding Ngāi Tahu cultural heritage.
6. All interpretation should seek to support an inter-generational understanding within Ngāi Tahu of the history and importance of Takapūneke.
7. Interpretation should use bilingual signage and appropriate Māori names for signage.

18.4 Education, surveys and research

Foster public and community understanding of Takapūneke and the cultural and spiritual values held by Ngāi Tahu for Takapūneke through education, surveys and research.

Explanation

Developing a culturally appropriate public education programme for Takapūneke is vitally important to ensure public and community understanding of the area. Education strategies should address matters such as cultural significance, history and values, and include a programme for events to foster education and information sharing.

A wealth of information and records reflect the history and significance of Takapūneke. It is recommended that a comprehensive study is undertaken to gather and record the oral history and traditions held by Ngāi Tahu and members of the local community. This will ensure that the significance and values ascribed to the area by the local community is retained for posterity.

Recommendations

8. Prepare culturally appropriate on-site and off-site public information, programmes and events, e.g. on-site interpretations and installations, brochures and web content on the history and values of Takapūneke.
9. Offsite documentation and interpretation should include consideration of the development of educational resources; archives development (oral histories, film, photographs, publications), and an inventory of taonga with provenance to Takapūneke;
10. Ensure support for Te Rūnanga o Ōnuku to enable a tāngata whenua role in information sharing on Takapūneke and appropriate Te Rūnanga o Ōnuku involvement in information and education programmes.

18.5 Visitor management and site access

Policy

Develop and implement a visitor management plan and implement a site access plan to ensure appropriate activities take place on site.

Explanation

Takapūneke will become accessible to the public. Visitor access at Takapūneke should be controlled by restricting access to certain areas and establishing a series of guided walking tracks that will lead visitors through the Historic Reserve in appropriate areas. This action will safeguard specific cultural and spiritual values to Ngāi Tahu and the wider community and help protect archaeological sites.

However, in keeping with the Christchurch City Council draft Public Open Space Strategy,⁷ and as part of the wider context within the harbour basin and of walkways within the area, it is

⁷ (2010) p. 43

also appropriate to allow public access into the site, respecting the meaning the site has for tāngata whenua and their aspirations for its future. The Christchurch City Council has developed a policy initiative in the Akaroa section of the draft Public Open Space Strategy which includes "...develop[ing] access onto appropriate parts of Takapūneke in consultation with Te Rūnanga o Ōnuku and New Zealand Historic Places Trust and in keeping with the conservation and reserve management plans."

Recommendations

11. Activities and access, events and ceremonies planned for Takapūneke should be managed to avoid the potential for conflict with Ngāi Tahu tikanga, kawa and values.
12. Activities and access to the reserve should be managed through the provision of adequate signage.

Develop well-defined, simple and robust pathways to safeguard visitors from accessing areas of specific cultural and archaeological sensitivity and where the landform may be unstable or pose health and safety issues.

18.6 Setting

Recognise the significant broader cultural landscape that Takapūneke sits within.

Explanation

It is important that the Takapūneke Reserve area is not considered in isolation but that all proposed change is considered within the wider context of Akaroa basin. View shafts to identified cultural sites of significance must be protected. Takapūneke is linked to many other culturally significant sites in the Akaroa Harbour, such as Tuhiraki (Mount Bossu), Ōpukutahi, Wainui and Ōnawe Peninsula. The visual links between Takapūneke and other culturally significant features within Akaroa harbour provide a greater appreciation of the significance of Takapūneke in a wider context of Akaroa.

Recommendations

13. Future use of Takapūneke would be enhanced by the preparation of a landscape master plan that considers both Māori and Pākehā values within the wider context of Akaroa Harbour.
14. Ensure protection of view shafts to places of cultural significance within Akaroa and taking account of the impact of land use changes and structures on this cultural landscape and Takapūneke.
15. Provide appropriate buffers from existing activities and future development around Takapūneke, with appropriate conditions to be agreed with Te Rūnanga o Ōnuku e.g. land use and land use changes on neighbouring properties, roadways and walkways.
16. Views and interpretation from pathways and access points connecting reserve features to the wider landscape should be provided for.
17. Zoning or District Plan changes, applications for resource consents/concessions should include an adequate assessment of visual impacts.

18.7 Landscape and ecology

Protect, conserve and/or restore the natural heritage and ecology of Takapūneke.

Explanation

It is appropriate to retain significant elements of past use and practices that have occurred at Takapūneke to allow the associations people have with the landscape to continue. This may include the removal or appropriate management of intrusive vegetation, restoration of indigenous plant species balanced with the retention of grazed areas. However, the future management of the Takapūneke landscape should enable the introduction of new landscape elements in a form that does not detract from its spiritual and cultural heritage values.

All new plantings should be part of re-vegetation initiatives as outlined in the Banks Peninsula Biodiversity Concept Plan.

*"The concept recognises the existence of strategically located clusters of remnant or second growth vegetation that provide core habitat for indigenous invertebrates, birds and lizards and the potential to create greater habitat links between these remnants, especially for organisms that are unable to move across large expanses of highly modified landscape."*⁸

Recommendations

1. Develop a vegetation plan within the overarching landscape master plan to protect and manage existing vegetation and to restore native vegetation in appropriate areas, while protecting spiritual and cultural heritage values. This plan should include guidance on the management or removal of existing vegetation/weeds, management of grassed areas, and use of endemic native species and species that are recognised for their mahinga kai values where appropriate.
2. All seeds and plants should be ecologically sourced from within the Akaroa Ecological District and links established with native forest cover in adjacent properties.
3. Develop culturally appropriate plans to protect and manage the stream and wetland areas of Takapūneke Reserve and any existing memorial trees or new plantings at Takapūneke.
4. Advocate for the protection and appropriate management of the wider area, including the foreshore and coastal waters, and in the planning context for buffer zones, protection and management of upper catchment and the foreshore of the broader Takapūneke area.

⁸ Christchurch City Council Biodiversity Strategy 2008-2035, p. 25.

Places Act 1993) and an iwi advisor from Te Rūnanga o Ōnuku should monitor all earthworks. As a matter of principle, the Christchurch City Council supports the engagement at Takapūneke of qualified archaeologists who are approved by Te Rūnanga o Ōnuku. Monitoring will ensure as much information as possible is gained should archaeological remains be disturbed and that appropriate responses to cultural materials are implemented.

3. Commission an archaeologist to prepare an archaeological assessment to a standard that fulfils the requirements of the Historic Places Act. This assessment will inform all archaeological authority applications at Takapūneke and will provide detailed information about where an authority is required and where an accidental discovery protocol may suffice.
4. Develop an accidental discovery protocol in consultation with NZHPT and Te Rūnanga o Ōnuku for use at Takapūneke only in cases where NZHPT has determined that an authority is not required.
5. Develop a strategy as part of the Takapūneke Management Plan to ensure that appropriate methods of livestock grazing, planting, vegetation maintenance and control are used within the reserve in order to protect archaeological values – known or unknown.
6. Develop a monitoring programme within the Takapūneke Management Plan to monitor the archaeological sites at Takapūneke in terms of the impacts of land use, erosion, and public access.

19. Conservation Policies: Takapūneke European built and associated landscape heritage

19.1 Uses for the buildings and landscape

Policy

Any new use or change proposed for the buildings and associated landscape of European heritage value at Takapūneke should not detract from the heritage values.

Explanation

Wherever possible, a heritage building should continue to be used for the purpose for which it was built as a way of maintaining its heritage values. However, this is not always possible when a new role needs to be found for it. This is recognised by the ICOMOS Charter which states, "...the conservation of a place is usually facilitated by it serving a socially, culturally or economically viable purpose".

The barracks building at Takapūneke was relocated and substantially altered at the time. Since it was relocated, it has been used for a variety of purposes. It is now used as storage space and to house vehicles and is in a neglected condition. Any proposed new use should contribute to its long term survival.

The land was farmed and cultivated in the European tradition of farming from 1839 until the 1960s. While the Council ownership has brought other (albeit non sympathetic), uses, the land has continued to be grazed since this time and there is considerable evidence such as fencing related to European farming practice.

Recommendations

1. The Red House has always been used as a residence and it is appropriate that this use continues, at least in the short to medium term. Other uses may be appropriate in the longer term. The Red House may, for example, be used for activities associated with the reserve.
2. Within the recommendation to prepare a landscape master plan, the overall layout of the built European heritage and its associated landscape values must be considered.

19.2 Maintenance of heritage values

Policy

Fabric, including remnants of pastoral activity such as fencing, and identified as having heritage value, should be retained as a way of conserving the cultural significance of European historic buildings and landscape.

Explanation

Takapūneke is considered one of a 'network of sites' located within

Akaroa Harbour and as such its significance is accentuated within its wider physical context, as part of a heritage landscape. "For the past century at least, the landscape of the Banks Peninsula has been dominated by farming. This has been largely responsible for the open landscapes with their impressive coastal prospects, enchanting internal valley views and the visual dominance of their signature skylines."⁹

The combination of the setting, volcanic landform, regenerating native forest cover, patterns and processes of pastoral farming (including buildings), and views make a significant contribution to the heritage values of Takapūneke.

Within this landscape the surviving original fabric in the barracks building and the stone obelisk is considered to have high heritage value. Much of the fabric of the Red House and outbuildings is considered to have moderate heritage values. Significant fabric should be subject to the following processes as outlined in the recommendations below.

Recommendations

1. **High significance:** Fabric rated as having high significance should be retained in its present form. This includes original external fabric such as weatherboards and trim on the barracks and the stone obelisk of the Britomart Monument.
2. **Moderate significance:** Fabric having moderate significance should be retained unless extraordinary circumstances require its removal. This includes the majority of the external fabric on the Red House and its outbuildings. It also includes the base of the monument.
3. **Some significance:** Fabric having some significance should generally be retained where possible, although a greater degree of change may be permitted. Fabric having some significance includes the later fabric on the barracks and the concrete and pipe rail surround to the monument.
4. **Non-contributory:** Fabric assessed as having non-contributory significance may enable the structures to function although it has little heritage value. This fabric may be retained, providing fabric of greater significance is not obscured.
5. It is recommended that consideration be given to Article 7 of the Florence Charter (1982) (Appendix 3) which states that "...the historic garden cannot be isolated from its own particular environment, whether urban or rural, artificial or natural.
6. In any proposed changes it is critical to ensure visual connections are maintained between Takapūneke and its physical setting of Akaroa Harbour, including the cultural links with Onawe, Green's Point and Tuhiraki.

⁹ Banks Peninsula Landscape Study (2007) p. 30.

19.3 Respect for different periods of built history

The contribution that fabric from different periods makes on the overall significance of the place should be considered.

Explanation

The ICOMOS Charter states "the evidence of time and the contributions of all periods should be respected".

Takapūneke is a place where layering has occurred over time from its Māori history through to the later Pākehā farming history. The landscape of Takapūneke shows evidence of change, from the original native forest cover through to the modifications that both Māori and European settlers have made to the site over time. These 'layers' in the landscape show what the landscape was like before people arrived, the way people lived and their interactions with it. For European settlers, the significance of Takapūneke was essentially as a pastoral landscape, one that had been cleared of its native forest cover and was considered of value as a working landscape, for its productive value in the grazing of cattle.

The buildings have also been altered and extended and now contain fabric from different periods. The barracks building was modified when it was relocated and adapted for new purposes. Further additions have subsequently been constructed. The Red House also appears to have been extended on at least two occasions since it was first constructed.

Changes can be considered in two ways. Additions to a building generally arise from a particular need such as a requirement for additional space and providing they do not detract from the building's overall heritage values, they can be regarded as 'layers of history'. As such, they make a contribution to the overall significance of the place and consideration should be given to their retention.

The changes to the Barracks and the Red House constitute 'layers of history' and provide evidence of how the building was adapted to meet the changing needs of its occupants and farming and business practices. However change can also detract from the overall heritage values of a place. In this situation consideration may be given to their removal.

Recommendations

1. That in any decision making consideration be given to Article 10 from the Florence Charter (1982) which states that "...in any work of maintenance, conservation, restoration or reconstruction of an historic garden¹⁰, or of any part of it, all its constituent features must be dealt with simultaneously. To isolate the various operations would damage the unity of the whole."
2. Remnant and regenerating native vegetation and the pastoral landscape are of significance to Takapūneke and a landscape master plan should be prepared to guide establishing a balance between the two.
3. As noted, the changes to the Immigration Barracks and Red House can be considered to have some value as 'layers of history' so the value of these additions should be considered before further changes are made.

¹⁰ "The term, "historic garden", is equally applicable to small gardens and to large parks, whether formal or "landscape". Article 6, Florence Charter.

19.4 Recovering built heritage values

The European buildings should be returned to a known earlier form where such work would enhance their heritage values.

Explanation

Work to recover significance remains one of the fundamental aims of building conservation. Such work may involve processes of restoration, reconstruction and the removal of accretions as defined above. It should always be based on physical evidence, as well as documented evidence such as historic photographs.

The barracks is the only immigration barracks known to have survived in New Zealand and as such it has national significance. The building was later relocated and adapted for other uses and modified accordingly. Fabric from this later period is considered to have some significance. Nevertheless, the building's primary values arise from its original use and consideration should be given to recovering these values at some future date.

Recovery of significance may involve the following processes:

Recommendations

1. **Relocation:** The barracks was originally constructed at Akaroa and relocated to Takapūneke in 1898. Should the building no longer be required at Takapūneke at some future date, consideration should be given to relocating it back to a suitable site in Akaroa.
2. **Restoration:** Restoration of a heritage building of significance may involve reassembly or reinstatement of items, meaning putting components back in position. It may also involve the removal of accretions, particularly intrusive items that detract from heritage values. Within the barracks, a number of items are considered to be intrusive including recent linings and doors. These could be removed as a way of recovering the building's heritage values.
3. **Reconstruction:** Reconstruction involves the use of new material to rebuild an item in its original form. Sufficient physical or documentary evidence should exist to enable the reconstruction to be accurate. New material should generally match the original and date stamping may be a way of indicating to future generations that reconstructive work has taken place.
4. In the case of the barracks, its form changed when it was relocated to Takapūneke and this form is now part of its history. However, if it was ever to be returned to Akaroa, consideration should be given to reconstructing it in its original form as seen in the sketch made prior to its relocation.

19.5 Built conservation process

Work to the European buildings at Takapūneke should seek to preserve significant fabric or elements that make up the building.

Explanation

Any work that is undertaken on the Pākehā buildings at Takapūneke or the Britomart Monument should reflect the significance of the item being worked on. Its significance may be compromised if it is subjected to inappropriate activities.

Recommendations

- 1. Stabilisation:** Stabilisation involves protecting fabric from decay or slowing down processes of decay. Within the barracks, in particular, much of the historic fabric is in poor condition with timber decaying where affected by water. Borer is also widespread within the tongue and groove linings. Conservation work should seek to stabilise as much of the fabric as possible as a way of ensuring the building's heritage values are preserved. The Britomart Monument is showing signs of deterioration, due to its exposed environment and attack by salts. The stonework should be stabilised by techniques of poulticing to remove the salts.
- 2. Repairs and remedial work:** Repair work should also aim to conserve as much original or significant fabric as possible. Material should only be replaced where it has ceased to function adequately or where, due to deterioration, it is placing other fabric at risk. Material that has weathered but is still in sound condition should be respected as evidence of the building's history.
 - Repair and remedial work should be of a similar quality to the original building. It should also generally match the original in terms of materials used, detailing and profile.
 - Little repair and remedial work has been carried out at on the barracks building over the years. As a consequence, the building is now at a point where remedial work is urgently required if it is to survive for the future.
 - The Britomart Monument has been subject to inappropriate repairs over the years to its detriment. Appropriate remedial work should now be carried out.
- 3. Maintenance:** Once remedial work to the barracks has been completed, a planned regime of regular maintenance should be implemented and maintenance carried out as required. This applies particularly to fabric having high or moderate significance as a way of preventing decay and ensuring the building's heritage values are preserved. A programme of regular maintenance should be undertaken on the Britomart Monument. In particular, it should be regularly poulticed to remove harmful salts. Joints should be repointed as required to prevent water from entering the structure.

19.6 New work

New work should respect the integrity and cultural heritage values of the site and buildings and be should be discernible as such. All conservation work to the site as a whole should be undertaken to ensure minimum intervention.

Explanation

The use of the former barracks may change as the profile of Takapūneke is raised. Any new services such as lighting and other work may be required to enable it to fulfil a new role. Work may also be required to enable it to comply with current building codes. This may include toilet facilities, facilities for persons with disabilities, fire egress and compliance with earthquake codes.

Recommendations

1. Any new work, including landscape work and planting, should not diminish heritage values and should be clearly identified as being new work and not detract from existing heritage features. New work should also respect and be sympathetic to the architectural qualities of the original buildings and associated setting and be as unobtrusive as possible and confined to areas having lesser significance.
2. Where possible, areas subject to intervention should be able to be returned to their present or an earlier form at a future date. Significant material that needs to be removed should be stored for possible future reinstatement.
3. Tōtara fence posts are of considerable significance to the site and there is merit in their retention within any proposed new work.
4. The Britomart Monument and its surrounds are regarded as an important cultural site and object and all conservation work to it should be undertaken to ensure the minimum intervention and only be undertaken on an as much as is needed to ensure its future retention basis.
5. All work should be thoroughly documented. Copies of documentation should be held by the Christchurch City Council.

19.7 Conservation standards

Appropriate standards should be maintained whenever work is carried out on the European built heritage at Takapūneke.

Explanation

Ill-advised work can have a detrimental effect on historic fabric and can compromise the heritage values of a heritage building. In order to preserve the heritage values of the European built heritage at Takapūneke, all work should conform to principles set out in the ICOMOS (NZ) Charter and in accordance with international standards for the conservation of places having cultural significance.

Recommendations

Any proposals for work involving either the buildings or the site should be discussed at an early stage with the heritage advisors at Christchurch City Council and the New Zealand Historic Places Trust. This will ensure that the work is generally in accordance with the principles as set down in the conservation report and with recognised conservation practices.

19.8 Recording of conservation processes

Conservation processes and other activities involving intervention should be recorded.

Explanation

Recording is particularly important in areas where changes are occurring or where fabric is being removed or modified. Any additional information that is uncovered during the course of work to the buildings also should be recorded as it may add to an understanding of the cultural significance of the place.

Recommendations

A record should be made by plan, photograph or other means of the activities to which the European buildings at Takapūneke are subjected and placed in an appropriate archive. This will ensure that a comprehensive account of the place is maintained for future reference.

20. Glossary

archaeological feature – a 'feature' resulting from human activity, which may include earthworks, such as terraces or pits, or sub-surface features, such as post holes, pits or hearths. Unlike archaeological artefacts, archaeological features are not portable and are therefore destroyed by excavation.

archaeological artefacts – any artefacts found that can provide data from its analysis, which typically includes bone, stone, shell, glass, metal, ceramic and clay pipe.

archaeological site – any place where archaeological features and/or archaeological artefacts are located or found. The Historic Places Act provides a legal definition of an 'archaeological site' (see Appendices) which sets a limit of pre-1900 but this definition only applies to the legal requirements of the archaeological provisions of the Historic Places Act.

Archaeological Authority – consent document (similar to building/resource consent) under the archaeological provisions of the Historic Places WAct giving permission to damage, modify or destroy an 'archaeological site'.

barque – a type of ship, specifically one with three or more masts, square-rigged on all but the last mast, which is fore-and-aft-rigged.

buildings archaeology – a subset of archaeological investigation which reconstructs the history of existing buildings and/or structures, using the building itself as an 'archaeological site'. It includes identification of changes over time (additions or removals) and analysis of materials and construction techniques.

caldera – a large basin-shaped volcanic depression created by an eruption of great force, collapse of the volcanic cone inwards or a gradual reduction of an extinct or dormant volcano by erosion. The diameter of the caldera should be many times that of the original volcanic vent.

colluvial – a heterogeneous mixture of weathered materials transported down slope by gravitational forces and deposited at the foot of a slope.

cultural heritage value – see Heritage value

expressiveness – the degree to which the natural processes (geomorphologic, hydrologic, wind, coastal and cultural) are actively displayed in the landscape.

hapū – sub-tribe

harakeke – flax

heritage value (used interchangeably with cultural heritage value) – Values of a heritage item which relate to its historical, social, cultural, spiritual, architectural, artistic, landmark, archaeological, technological, craftsmanship, building group or setting significance. (Christchurch City Plan Definition).

historic heritage – The natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: Archaeological; architectural; cultural; historic; scientific; technological; and includes historic sites, structures, places and areas; and archaeological sites; and sites of significance to Māori, including wāhi tapu; and surroundings associated with the natural and physical resources. (Resource Management Act).

Horomaka – Banks Peninsula

HPA – the Historic Places Act 1993

ICOMOS – the International Council on Monuments and Sites, an international non-governmental organisation of heritage professionals.

ICOMOS NZ Charter – "Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki i Ngā Taonga Whenua Heke Iho o Nehe is a set of guidelines on cultural heritage conservation, produced by ICOMOS New Zealand. The NZ Charter is widely used in the New Zealand heritage sector and forms a recognised benchmark for conservation standards and practice. It is used by central government ministries and departments, by local bodies in district plans and heritage management, and by practitioners as guiding principles."

iwi – tribe

Kaiapoi – Ngāi Tūāhuriri pā located north of Christchurch.

kāika – See kāinga

kāinga – Māori village, habitation, place of occupation or home.

kaitiaki – Māori guardian or steward, or natural feature/creature within an environment for protection.

Kai Hūnga – "Eat Relations"

Kāpiti – Kāpiti Island

Karaweko – Ngāi Tahu Rangatira of Ōnuku

kaumātua – elders

Kawa – marae protocol - customs of the marae and wharehau, particularly those related to formal activities such as pōhiri, speeches and mihimihi.

kōkōwai – red ochre

landscape character – 'refers to the combination of traits that distinguish any particular area of land. It is determined by the inter-relationship of three components:

- **Landform** – reflects the geology, topography and attendant natural processes such as erosion, hydrology and weathering
- **Land cover** – includes vegetation and water bodies, and reflects the biological processes such as plant succession and soil formation
- **Land use** – reflects cultural and social processes such as farming, tourism, and transport ends and can also include spiritual and historical associations that give added meaning to places.

mahinga kai – process of gathering food and the area from which it is gathered

manawhenua – tribal authority over ancestral lands and waters; power associated with possession and occupation of tribal land; associated with tino Rangatiratanga

midden – kitchen rubbish or refuse. This term is used to describe archaeological features comprising both Māori and European rubbish, which typically is piled in a heap (such as shell middens on the foreshore) or buried in a rubbish pit

Ngā Roimata – the daughter of Te Maiharanui

Ngāi Tahu – Iwi who has ownership and control for the majority of Te Waipounamu

Ngāi Te Ruahikihiki – Hapū of Ngāi Tahu based at Taumutu on the southern shores of Te Waihora

Ngāi Tūāhuriri – Ngāi Tahu hapū based at Kaiapoi

Ngāti Irakehu – Ngāi Tahu hapū based on Horomaka

Ngāti Toa – Iwi based at Kāpiti

NZAA – the New Zealand Archaeological Association

NZHPT – the New Zealand Historic Places Trust Pouhere Taonga

Ōnawe – Ngāi Tahu pā at Ōnawe Peninsula in Akaroa Harbour

Ōnuku – Ngāi Tahu settlement at Ōnuku in Akaroa Harbour

outstanding landscape – is a landscape that is particularly notable at a local, district, regional or national scale. An outstanding natural landscape is a landscape that is notable due to the expression of natural elements, patterns and processes

pā – Settlement

pātaka – storehouse raised on posts

pōua – Grandfather

pounamu – greenstone, nephrite, jade

rangatira – Chief

restoration – returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions (ICOMOS New Zealand Charter, 1993)

RMA – Resource Management Act 1991

rūnanga – Tribal or sub-tribal council. A Māori equivalent of local government formed to protect and defend the Rangatiratanga, the tūnanga waewae and the cultural and social values of their members

rural amenity – commonly understood as a sense of spaciousness, privacy, quietness and the absence of traffic, an environment relatively uncluttered by structure and artificial features, a clean environment characterised by fresh air, clean water, etc

shell midden – an archaeological feature consisting mainly of discarded mollusc shells

site record form – document within the NZ Archaeological Association site recording scheme containing information collected about a particular archaeological site in New Zealand

site recording scheme – project begun by the NZ Archaeological Association in 1956 to collect data about archaeological sites in New Zealand – see <http://www.archsite.org.nz/about.aspx>

slipware or banded slipware – a type of historic ceramic, identified by glazing using a particular technique

Taiaroa – Ngāi Tahu Rangatira from Ōtakou (Otago Peninsula)

Takiwā – ancestral area of Te Rūnanga o Ōnuku, centres on Ōnuku and the hills and coasts of Akaroa to the adjoining takiwā of Te Rūnanga o Kōkourārata and Wairewa Rūnanga

takuahi – hearth, stones let into the floor of a house for the fire

Tāngata whenua – The local people or people of the land – people born of the whenua i.e. of the placenta and of the land where the people's ancestors have lived and where their placenta are buried

Tangatahara – Ngāi Tahu Rangatira from Wairewa and an uncle of Te Maiharanui

taonga – prized possessions, including both tangible and intangible treasures

Taumutu – Ngāi Te Ruahikihiki settlement at the southern end of Te Waihora

Te Maiharanui – Ngāi Tūāhuriri ariki who established the trading outpost at Takapūneke

Te Pēhi Kupe – Ngāti Toa Rangatira and an uncle of Te Rauparaha

Te Rauparaha – Ngāti Toa Rangatira

Te Rūnanga o Ngāi Tahu – the body corporate established by legislation as the representative of Ngāi Tahu Whānui (all Ngāi Tahu whānau)

Te Rūnanga o Ōnuku or Ōnuku Rūnanga – the Papatipu Rūnanga (one of eighteen within Ngāi Tahu) that represents the members of Ōnuku i.e., those with ancestral links to the takiwā of Ōnuku

Te Waipounamu – The South Island

Te Waihora – Lake Ellesmere

Te Whakataupuka – Ngāi Tahu Rangatira from southern Te Waipounamu

Te Whe – Te Maiharanui's wife

tikangā Māori – Māori traditions, customs, lore or law; the correct Māori way

Tūhawaiki – Ngāi Tahu Rangatira from southern Te Waipounamu

Tūtehounuku – Te Maiharanui's son

tūpuna/tipuna – Ancestors

umu – earth oven

upoko ariki – Paramount chief

visual amenity landscape – Those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes (RMA 1991).

wāhi ingoa – place name

wāhi pakanga – battle field, battle ground

Wairewa – Little River

Waikākahi – Pā on the north-eastern shore of Te Waihora

Whakaepa – Pā near Coalgate

Whakaraupō – Lyttelton Harbour

whare – house, dwelling, hut

whata – elevated storage platform

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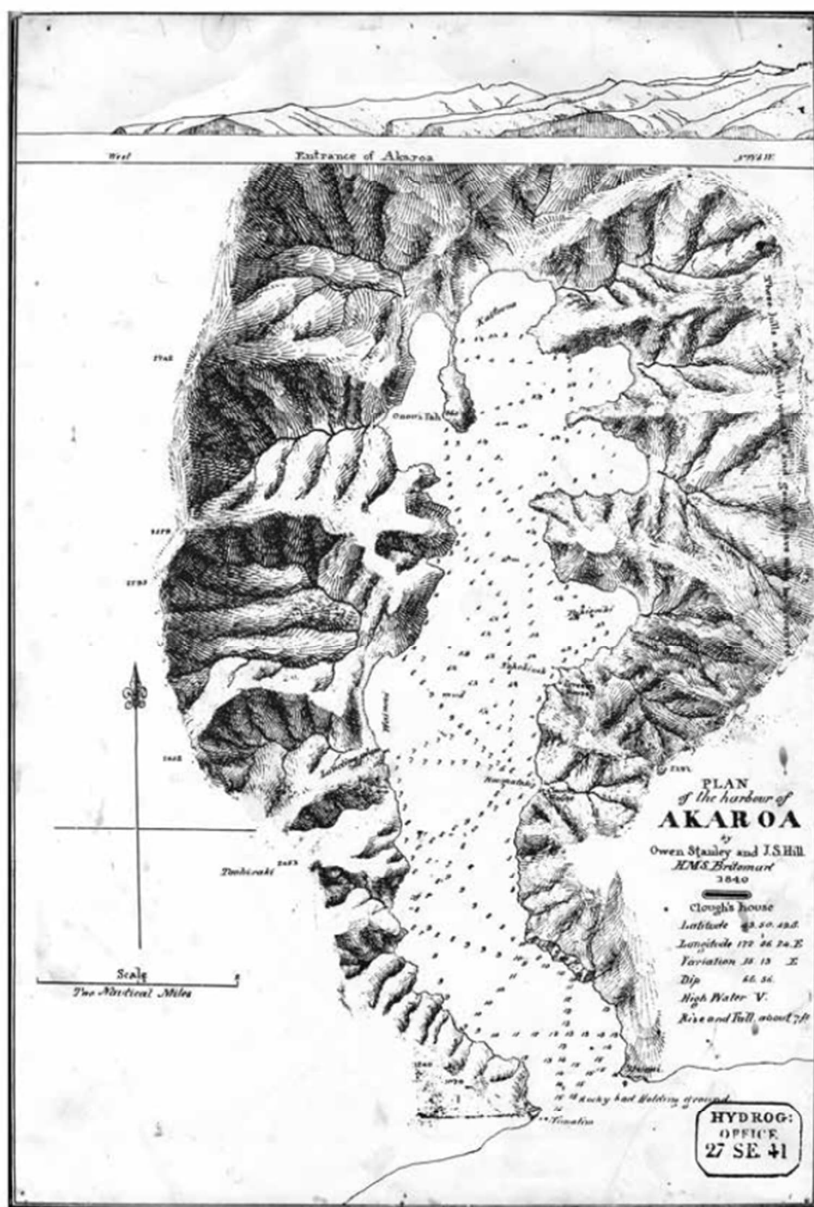
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Appendix one:

Captain Stanley's map of Akaroa Harbour



Collection Akaroa Museum

Owen Stanley's survey 1840

"There being no plan of the harbour, I set to work and in four days made a good one."

Owen Stanley, aged 29 when he captained the Britomart into Akaroa Harbour, completed his survey of Akaroa harbour between 11 and 15th August 1840, while he awaited the arrival of the French settlers on the Comte de Paris.

Stanley had received his training in the highest tradition of naval surveying. He was also a capable draftsman and water-colourist. Notice the useful annotation across the ridges to the east of the harbour:

"These hills are thickly wooded and good spars may be procured."

"My time has been so entirely taken up with star-gazing and chart making including of course, drawings, that I have not had time to go much inland, but I have collected a good deal of information . . .

The scenery here is as splendid as one could desire – a basin surrounded by mountains three thousand feet high, descending at the entrance to cliffs three hundred feet perpendicular, thickly wooded – and plenty of birds so tame that they almost perch on the gun barrel."

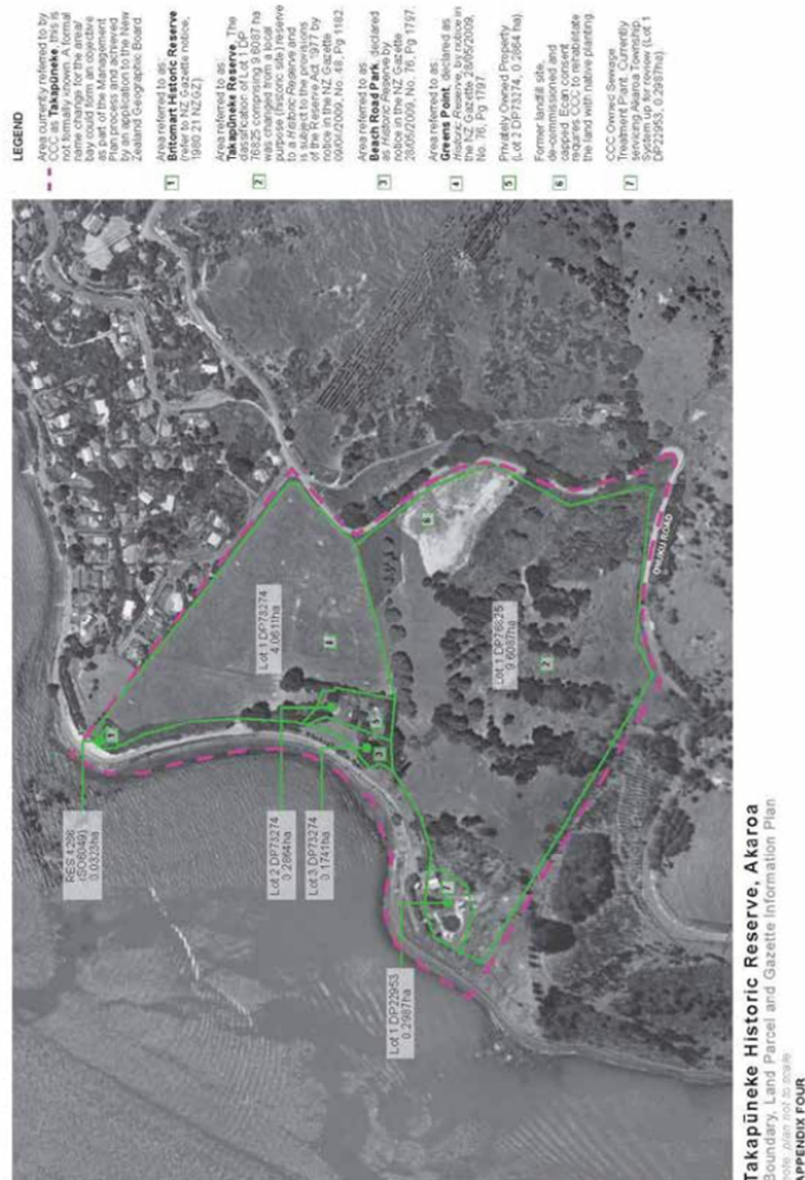
(Quotes from a letter from Owen Stanley to his family, August 24th, 1840)

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Appendix two:

Land parcel and Gazette Notice information plan



Certificates of title



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



Identifier **CB25A/1227**
Land Registration District **Canterbury**
Date Issued **04 August 1983**

Prior References
CB211/1439 CB211/1440

Estate Fee Simple
Area 126.6392 hectares more or less
Legal Description Part Lot 1 Deposited Plan 2855
Original Proprietors
Agedi Investment Limited

Interests
A155338.1 Mortgage to Bank of New Zealand - 25.1.1995 at 11.55 am
6255856.1 Discharge of Mortgage A155338.1 - 17.12.2004 at 9:00 am
6255856.2 Transfer to Christchurch City Council - 17.12.2004 at 9:00 am
Subject to the Reserves Act 1977

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COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



Identifier **CB42B/680**
Land Registration District **Canterbury**
Date Issued 26 September 1997

Prior References
CB3D-806

Estate Fee Simple
Area 4.0611 hectares more or less
Legal Description Lot 1 Deposited Plan 73274

Original Proprietors
Banks Peninsula District Council

Interests

A319339.4 Easement Certificate specifying the following easements - 26.9.1997 at 11.55 am

| Type | Servient Tenement | Easement Area | Dominant Tenement | Statutory Restriction |
|--------------|-------------------------------------|---------------|---|-----------------------|
| Right of way | Lot 1 Deposited Plan 73274 - herein | A DP 73274 | Lot 2 Deposited Plan 73274 - CT CB42B/681 | |

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created

A336460.1 Transfer creating the following easements - 28.1.1998 at 12.00 pm

| Type | Servient Tenement | Easement Area | Dominant Tenement | Statutory Restriction |
|----------------------------------|-------------------------------------|---------------|---|-----------------------|
| Convey telephonic communications | Lot 1 Deposited Plan 73274 - herein | M-N DP 77220 | Lot 2 Deposited Plan 73274 - CT CB42B/681 | |
| Convey water | Lot 1 Deposited Plan 73274 - herein | A DP 77220 | Lot 2 Deposited Plan 73274 - CT CB42B/681 | |

7706159.1 Transfer to Christchurch City Council as an endowment within the terms set out in this Transfer - 8.2.2008 at 9:00 am
Subject to the Reserves Act 1977



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy



Identifier CB40A/795
Land Registration District Canterbury
Date Issued 26 September 1997

Prior References
CB3D/806

Estate Fee Simple
Area 9.6087 hectares more or less
Legal Description Lot 1 Deposited Plan 76825

Original Proprietors
Banks Peninsula District Council

Interests

658837 Transfer creating the following easement - 27.7.1965 at 11.10 am

| Type | Servient Tenement | Easement Area | Dominant Tenement | Statutory Restriction |
|----------------|-------------------------------------|------------------------|--|-----------------------|
| Water easement | Lot 1 Deposited Plan 76825 - herein | Yellow Transfer 658837 | Lot 1 Deposited Plan 22953 - CT CB3D/238 | |

A336460.1 Transfer creating the following easement - 28.1.1998 at 12.00 pm

| Type | Servient Tenement | Easement Area | Dominant Tenement | Statutory Restriction |
|----------------------------------|-------------------------------------|----------------------|---|-----------------------|
| Convey telephonic communications | Lot 1 Deposited Plan 76825 - herein | N-O-P-Q-R-S DP 77220 | Lot 2 Deposited Plan 73274 - CT CB42B/681 | |



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



Identifier **CB42B/682**
Land Registration District **Canterbury**
Date Issued 26 September 1997

Prior References

CB3D/806

Estate Fee Simple
Area 1741 square metres more or less
Legal Description Lot 3 Deposited Plan 73274
Original Proprietors
Banks Peninsula District Council

Interests

A319339.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 by Banks Peninsula District Council - 26.9.1997 at 11:55 am

A336460.1 Transfer creating the following easements - 28.1.1998 at 12:00 pm

| Type | Servient Tenement | Easement Area | Dominant Tenement | Statutory Restriction |
|-----------------------|-------------------------------------|------------------|---|-----------------------|
| Convey water | Lot 3 Deposited Plan 73274 - herein | B DP 77220 | Lot 2 Deposited Plan 73274 - CT CB42B/681 | |
| Convey water | Lot 3 Deposited Plan 73274 - herein | C DP 77220 | Lot 2 Deposited Plan 73274 - CT CB42B/681 | |
| Convey water | Lot 3 Deposited Plan 73274 - herein | D DP 77220 | Lot 2 Deposited Plan 73274 - CT CB42B/681 | |
| Convey water | Lot 3 Deposited Plan 73274 - herein | E DP 77220 | Lot 2 Deposited Plan 73274 - CT CB42B/681 | |
| Convey water | Lot 3 Deposited Plan 73274 - herein | F DP 77220 | Lot 2 Deposited Plan 73274 - CT CB42B/681 | |
| Drain sewage | Lot 3 Deposited Plan 73274 - herein | G DP 77220 | Lot 2 Deposited Plan 73274 - CT CB42B/681 | |
| Drain sewage | Lot 3 Deposited Plan 73274 - herein | H DP 77220 | Lot 2 Deposited Plan 73274 - CT CB42B/681 | |
| Convey electric power | Lot 3 Deposited Plan 73274 - herein | I-J-K-L DP 77220 | Lot 2 Deposited Plan 73274 - CT CB42B/681 | |

7706159.1 Transfer to Christchurch City Council as an endowment within the terms set out in this Transfer - 8.2.2008 at 9:00 am
Subject to the Reserves Act 1977

Appendix three:

ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value

Revised 2010

Preamble

New Zealand retains a unique assemblage of **places of cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and sacred **places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation of places of cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation** work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

Purpose of conservation

1. The purpose of conservation

The purpose of **conservation** is to care for **places of cultural heritage value**.

In general, such **places**:

- (i) have lasting values and can be appreciated in their own right;
- (ii) inform us about the past and the cultures of those who came before us;
- (iii) provide tangible evidence of the continuity between past, present, and future;
- (iv) underpin and reinforce community identity and relationships to ancestors and the land; and
- (v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places of cultural heritage value**, in the interests of present and future generations.

Conservation principles

2. Understanding cultural heritage value

Conservation of a **place** should be based on an understanding and appreciation of all aspects of its **cultural heritage value**, both **tangible** and **intangible**. All available forms of knowledge and evidence provide the means of understanding a **place** and its **cultural heritage value** and **cultural heritage significance**. **Cultural heritage value** should be understood through consultation with **connected people**, systematic documentary and oral research, physical investigation and **recording of the place**, and other relevant methods.

All relevant **cultural heritage values** should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a **place**, including its **conservation** and its **use**, and the implementation of the policy, must be based on an understanding of its **cultural heritage value**.

3. Indigenous cultural heritage

The indigenous cultural heritage of **tangata whenua** relates to **whanau**, **hapu**, and **iwi** groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of **tino rangatiratanga**, and so empowers **kaitiaki tangata** as customary trusteeship to be exercised by **tangata whenua**. This customary trusteeship is exercised over their **taonga**, such as sacred and traditional **places**, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular **matauranga**, or knowledge of cultural heritage meaning, value, and practice, is associated with **places**. **Matauranga** is sustained and transmitted through oral, written, and physical forms determined by **tangata whenua**. The **conservation** of such **places** is therefore conditional on decisions made in associated **tangata whenua** communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

4. Planning for conservation

Conservation should be subject to prior documented assessment and planning.

All **conservation** work should be based on a **conservation plan** which identifies the **cultural heritage value** and **cultural heritage significance** of the **place**, the **conservation** policies, and the extent of the recommended works.

The **conservation plan** should give the highest priority to the **authenticity** and **integrity** of the **place**.

Other guiding documents such as, but not limited to, management plans, cyclical **maintenance** plans, specifications for **conservation** work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a **conservation plan**.

5. Respect for surviving evidence and knowledge

Conservation maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values**, is essential to the **authenticity** and **integrity** of the **place**.

Conservation recognises the evidence of time and the contributions of all periods. The **conservation** of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place**.

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

6. Minimum intervention

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

Intervention should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

7. Physical investigation

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

8. Use

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.

9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

Documentation includes information about all changes to the **place** and any decisions made during the **conservation** process.

Documentation should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

Documentation should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

Recording is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any **intervention**. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

Recording of the changes to a **place** should continue throughout its life.

13. Fixtures, fittings, and contents

Fixtures, fittings, and **contents** that are integral to the **cultural heritage value** of a **place** should be retained and conserved with the **place**. Such fixtures, fittings, and **contents** may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

Conservation of any such material should involve specialist **conservation** expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

Conservation processes and practice

14. Conservation plans

A **conservation plan**, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the **cultural heritage value** of the **place** and assessment of its **cultural heritage significance**;
- (ii) include an assessment of the **fabric** of the **place**, and its condition;
- (iii) give the highest priority to the **authenticity** and **integrity** of the **place**;
- (iv) include the entirety of the **place**, including the **setting**;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of **connected people**;
- (vii) not be influenced by prior expectations of change or development;
- (viii) specify **conservation** policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the **conservation** of the **place**; and
- (x) be regularly revised and kept up to date.

15. Conservation projects

Conservation projects should include the following:

- (i) consultation with interested parties and **connected people**, continuing throughout the project;
- (ii) opportunities for interested parties and **connected people** to contribute to and participate in the project;
- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the **place** as appropriate;
- (v) use of all appropriate methods of **recording**, such as written, drawn, and photographic;
- (vi) the preparation of a **conservation plan** which meets the principles of this charter;
- (vii) guidance on appropriate **use** of the **place**;
- (viii) the implementation of any planned **conservation** work;
- (ix) the **documentation** of the **conservation** work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A **conservation** project must not be commenced until any required statutory authorisation has been granted.

16. Professional, trade, and craft skills

All aspects of **conservation** work should be planned, directed, supervised, and undertaken by people with appropriate **conservation** training and experience directly relevant to the project.

All **conservation** disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

17. Degrees of intervention for conservation purposes

Following research, **recording**, assessment, and planning, **intervention** for **conservation** purposes may include, in increasing degrees of **intervention**:

- (i) **preservation**, through **stabilisation**, **maintenance**, or **repair**;
- (ii) **restoration**, through **reassembly**, **reinstatement**, or **removal**;
- (iii) **reconstruction**; and
- (iv) **adaptation**.

In many **conservation** projects a range of processes may be utilised. Where appropriate, **conservation** processes may be applied to individual parts or components of a **place** of **cultural heritage value**.

The extent of any **intervention** for **conservation** purposes should be guided by the **cultural heritage value** of a **place** and the policies for its management as identified in a **conservation plan**. Any **intervention** which would reduce or compromise **cultural heritage value** is undesirable and should not occur.

Preference should be given to the least degree of **intervention**, consistent with this charter.

Re-creation, meaning the conjectural **reconstruction** of a **structure** or **place**; replication, meaning to make a copy of an existing or former **structure** or **place**; or the construction of generalised representations of typical features or **structures**, are not **conservation** processes and are outside the scope of this charter.

18. Preservation

Preservation of a **place** involves as little **intervention** as possible, to ensure its long-term survival and the continuation of its **cultural heritage value**.

Preservation processes should not obscure or remove the patina of age, particularly where it contributes to the **authenticity** and **integrity** of the **place**, or where it contributes to the structural stability of materials.

i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

ii. Maintenance

A **place** of **cultural heritage value** should be maintained regularly. **Maintenance** should be carried out according to a plan or work programme.

iii. Repair

Repair of a **place** of **cultural heritage value** should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.

Traditional methods and materials should be given preference in **conservation** work.

Repair of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement**, and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

Restoration is based on respect for existing **fabric**, and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

Restoration does not involve conjecture.

i. Reassembly and reinstatement

Reassembly uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

20. Reconstruction

Reconstruction is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

Reconstruction is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing **use**, or from a proposed change of **use**.

Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.

Any alterations or additions should be compatible with the original form and **fabric** of the **place**, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material. **Adaptation** should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place** of **cultural heritage value**. New work should complement the original form and **fabric**.

22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values**, such as the spiritual associations of a sacred **place**, may be more important than its physical attributes.

23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places** of **cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible** and **intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place** for **connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place**, and should not have an adverse effect on its **tangible** or **intangible values**.

24. Risk mitigation

Places of **cultural heritage value** may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place** of **cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

Definitions

For the purposes of this charter:

Adaptation means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value**. **Adaptation** processes include alteration and addition.

Authenticity means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value** of a **place**. Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting**, **use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values**. Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

Compatible use means a **use** which is consistent with the **cultural heritage value** of a **place**, and which has little or no adverse impact on its **authenticity** and **integrity**.

Connected people means any groups, organisations, or individuals having a sense of association with or responsibility for a **place** of **cultural heritage value**.

Conservation means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

Conservation plan means an objective report which documents the history, **fabric**, and **cultural heritage value** of a **place**, assesses its **cultural heritage significance**, describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

Contents means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place**, and which have been assessed as being integral to its **cultural heritage value**.

Cultural heritage significance means the **cultural heritage value** of a **place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

Cultural heritage value/s means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values**, associated with human activity.

Cultural landscapes means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

Documentation means collecting, **recording**, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric**, and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.

Fabric means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

Hapu means a section of a large tribe of the **tangata whenua**.

Intangible value means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

Integrity means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

Intervention means any activity that causes disturbance of or alteration to a **place** or its **fabric**.
Intervention includes archaeological excavation, invasive investigation of built **structures**, and any **intervention** for **conservation** purposes.

Iwi means a tribe of the **tangata whenua**.

Kaitiakitanga means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga**.

Maintenance means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

Matauranga means traditional or cultural knowledge of the **tangata whenua**.

Non-intervention means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

Place means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures**, and monuments; groups of buildings, **structures**, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscapes and streetscapes; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

Preservation means to maintain a **place** with as little change as possible.

Reassembly means to put existing but disarticulated parts of a **structure** back together.

Reconstruction means to build again as closely as possible to a documented earlier form, using new materials.

Recording means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, **use**, and change over time.

Reinstatement means to put material components of a **place**, including the products of **reassembly**, back in position.

Repair means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

Restoration means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

Setting means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used

in association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the **cultural heritage value** of the **place**.

Stabilisation means the arrest or slowing of the processes of decay.

Structure means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

Tangata whenua means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaitiakitanga** over particular land, resources, or **taonga**.

Tangible value means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

Taonga means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

Tino rangatiratanga means the exercise of full chieftainship, authority, and responsibility.

Use means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

Whanau means an extended family which is part of a **hapu** or **iwi**.

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This revised text replaces the 1993 and 1995 versions and should be referenced as the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010).

This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

Copies of this charter may be obtained from

ICOMOS NZ (Inc.)
P O Box 90 851
Victoria Street West,
Auckland 1142,
New Zealand.

Appendix four: Archaeological matters





WHAT IS AN ARCHAEOLOGICAL SITE?
The Historic Places Act 1993 defines an archaeological site as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand.

TYPES OF ARCHAEOLOGICAL SITES
Māori pā sites are fortified places with banks and ditches. They are often found on cliffs, headlands or ridges.

Remnants of cultivation areas and gardens can be seen in soils and from lines or walls of loose stones or stone mounds. Other types of sites associated with cultivation and settlement include artificially levelled terraces, and pits for storing kumara.

Middens are rubbish dumps that may contain shells, bones, artefacts, charcoal and sometimes oven stones.

Rock art sites may contain paintings, drawings, carvings or engravings.

Shipwrecks are also a type of archaeological site.

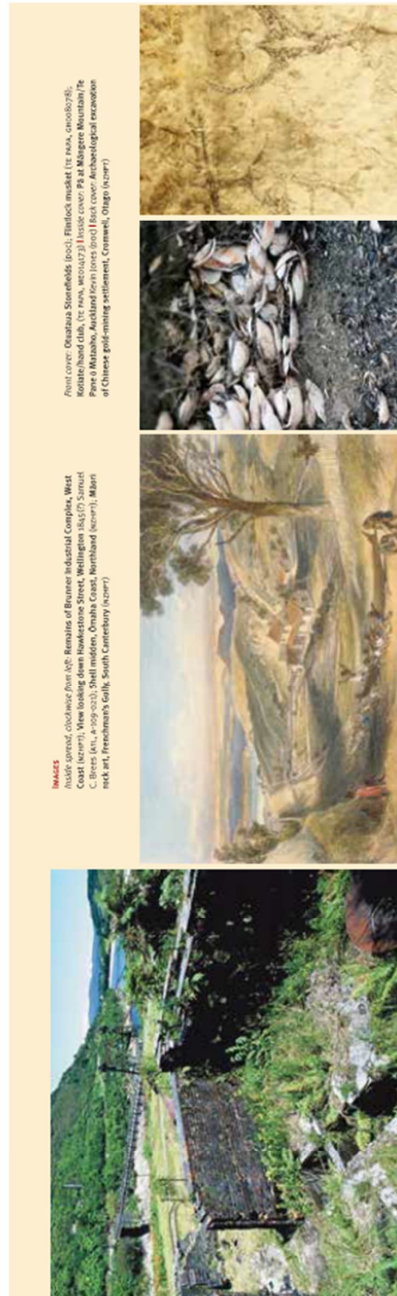
Other historic sites contain evidence of whaling, trading, and gold mining, or the remains of mission stations, military redoubts, buildings and structures.

FOR INFORMATION ABOUT ARCHAEOLOGICAL SITES:
For enquiries about archaeological sites and applications to damage, destroy or investigate sites contact the Regional Archaeologist in your nearest New Zealand Historic Places Trust office:

- Northland Area Office, Kaitiaki (Northland) PH: 09 407 4443
- Northern Regional Office, Auckland (Auckland, Hauraki, Thames/Coromandel) PH: 09 307 8896
- Lower Northern Area Office, Tauranga (Bay of Plenty, Waikato, Gisborne) PH: 07 578 1219
- Central Regional Office, Wellington (Lower North Island, Nelson/Tasman, Marlborough) PH: 04 801 5088
- Southern Regional Office, Christchurch (West Coast, Canterbury) PH: 03 365 2897
- Dunedin Area Office (Otago, Southland) PH: 03 477 9871

www.historic.org.nz

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



Christchurch City Council

Archaeological sites are irreplaceable parts of our heritage. They are protected by the Historic Places Act 1993. The New Zealand Historic Places Trust wants to work with you to identify, protect, preserve and conserve our archaeological sites. It matters to us all.

HOW DO I FIND OUT ABOUT ARCHAEOLOGICAL SITES ON MY PROPERTY?

The New Zealand Historic Places Trust's archaeologists or your regional Trust Office can provide information about archaeological sites. The New Zealand Archaeological Association has a national database of recorded archaeological sites.

You could also employ an archaeologist to do an archaeological survey of your property. They will be able to identify, record, and assess any archaeological sites that may be present.

WHAT ARE YOUR RESPONSIBILITIES?

- If you own, occupy or are responsible for land, it may contain an archaeological site. These sites are protected in law. This leaflet explains what an archaeological site is.
- What an archaeological site is
- How it is protected
- What you do when working with a site
- How you can look after an archaeological site
- Who to contact for information and advice.

WHAT PROTECTION DOES THE LAW GIVE ARCHAEOLOGICAL SITES?

The Historic Places Act 1993 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of the Trust.

It also provides for substantial penalties for unauthorised destruction, damage or modification.

WHAT IF I PLAN TO DO WORK THAT MAY DAMAGE AN ARCHAEOLOGICAL SITE?

If there is a chance you may damage a site, you must apply to the New Zealand Historic Places Trust for permission to do so. The Trust can advise you of the most suitable course of action.

If you uncover a previously unknown site during earthworks, you may also need permission to continue. You must stop any work that would affect the site and contact the Trust for advice on how to proceed.

CAN ANYONE DISTURB AN ARCHAEOLOGICAL SITE IN ORDER TO STUDY IT?

Any person wishing to carry out an investigation that might disturb an archaeological site in any way must apply to the Trust for permission to do so.

HOW CAN I LOOK AFTER AN ARCHAEOLOGICAL SITE?

This will depend on the type of site, local environment conditions and the land use. If you are developing land that contains archaeological sites, try to avoid the sites if possible.

For most rural sites, grass grazed by sheep gives the best protection. Regular trampling by heavier animals such as horses and cattle can erode the site. Large plants, vines and trees cause damage when their roots grow through the site, and further damage can occur when they are removed, harvested, or blow over.

You might also wish to place a covenant over the site, register the site with the Trust, or create a reserve to ensure its future protection. If you would like advice on the best management and protection for your particular site(s), please contact the Trust.



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ARCHAEOLOGICAL REMAINS OF PĀ



| PĀ TO VISIT | Location |
|----------------|---|
| Bay of Islands | Kororipo, Kerikeri |
| Whangarei | Parihaka |
| Auckland | Maungakiekie, One Tree Hill Maungawhau, Mt Eden Te Pahi A Māraho, Mangere |
| Coromandel | Opito Point, Whitianga |
| Bay of Plenty | Kupu te Rang, Whakarene |
| Hawkes Bay | Oratara, Tairāpiti |
| Taranaki | Te Kōna, Okura |
| Marlborough | Okaki (Sir Peter Buck Memorial) |
| Canterbury | Karakia Point, Picton |
| Otago | Kaipipi Pā, Woodend Huriana, Kerikeri Kaitiaki, south of Morraki Māpouhau, Pūkakaumu |

These places are in public ownership and can be freely visited. They are important Māori heritage places and should be treated with care and respect. Pā on private land require the owners' consent to visit.

FURTHER READING
Davidson, J. 1997 2nd Edition. *The Prehistory of New Zealand*.
Longman Press, Auckland.
Sutton, D. 2003. *The Archaeology of Pā*.
Auckland University Press, Auckland.

FOR INFORMATION
ABOUT ARCHAEOLOGICAL SITES
For information about archaeological sites, applying for an archaeological authority or the Historic Places Act 1993 contact:
New Zealand Historic Places Trust
www.nzhistoric.org.nz
Email: archaeology@nzhistoric.org.nz
NZ Historic Places Trust, PO Box 2659, Wellington
www.nzarchaeology.org
New Zealand Archaeological Association's website
www.nzarchaeology.org
www.historic.org.nz



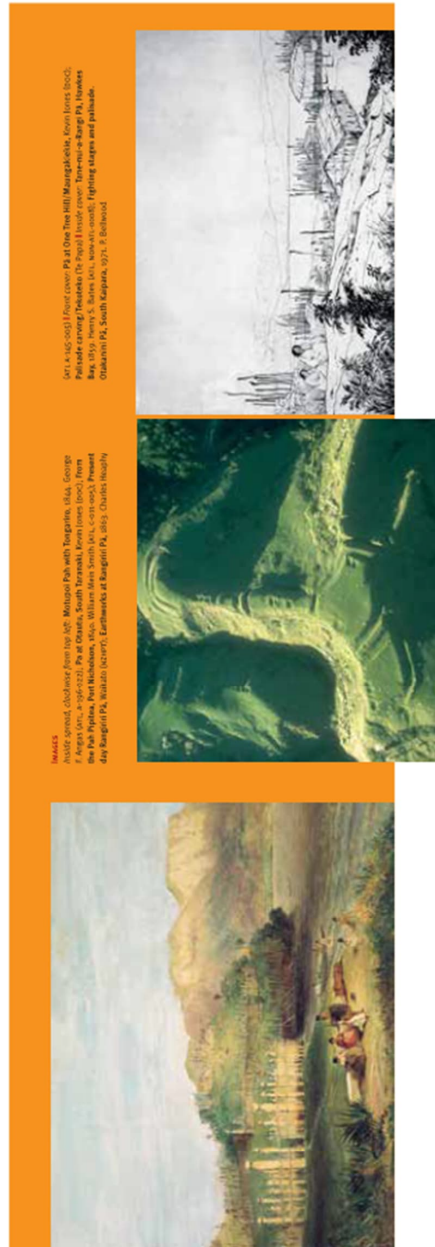
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HOW WERE PĀ DEFENDED?
Māori defended pā in three main ways. They could steepen natural slopes around the pā by scraping (removing earth). They could dig a deep ditch and use the earth to make an internal bank. Features constructed with soil are known as "earthworks". They could build timber palisades (high fences). In the Bay of Islands and Tairāpiti stone was sometimes also used to strengthen banks and make walls, but this was uncommon elsewhere.



Fortifications were built to suit the needs of the defenders. If there was an easy approach along a ridge line, the way could be blocked with earthworks such as ditches and banks. Pā built for gun fighting had loop holes in the base of palisades to enable gun fire and angled earthworks for flanking fire. The entrance to a pā can be difficult to find. It is usually an easily defended narrow gap in the earthworks, sometimes between the end of defences and the edge of a steep escarpment.



Left: A historical painting of a fortified hill (pā) with a large central structure and surrounding defensive walls. Middle: A photograph of a modern, curved concrete structure, possibly a bridge or a modern building, with a river in the background. Right: A photograph of a large, circular, earthen structure, likely a pā, with a river in the background.

Top: A historical painting of a fortified hill (pā) with a large central structure and surrounding defensive walls. Middle: A photograph of a modern, curved concrete structure, possibly a bridge or a modern building, with a river in the background. Bottom: A photograph of a large, circular, earthen structure, likely a pā, with a river in the background.

Left: A historical painting of a fortified hill (pā) with a large central structure and surrounding defensive walls. Middle: A photograph of a modern, curved concrete structure, possibly a bridge or a modern building, with a river in the background. Right: A photograph of a large, circular, earthen structure, likely a pā, with a river in the background.

WHAT IS A PĀ?

A pā is a fortified place built by Māori. Pā are associated with a group of related people and vary in size from those built for whānau (a large family) to hapu or iwi (tribe) of several hundred people. In the past, they were built as refuge from attack during times of war but also had many other uses. They were secure places to live and store food, they were residences for important people and centres for learning, crafts and horticulture. Pā were not lived in all the time, according to the season, people may have been away fishing or collecting birds, or looking after gardens. People may have lived in open settlements most of the time, only going to the pā in times of trouble.

WHERE ARE PĀ FOUND?

The archaeological remains of pā can be very obvious in the landscape. They are often located on naturally defensible high points, such as the end of a steep-sided ridge, a coastal headland or an isolated hill. Pā were also built at the edge of swamps and sometimes on flat land. In many cases, pā can be recognised from a distance by their profile on the skyline, such as a flat platform, the 'V' shaped notch of a defensive ditch or a series of steps (terraces) cut into the hillside to make level areas.

WHAT IS INSIDE A PĀ?

There is no set plan for the inside of pā, the layout depends on the nature of each site and its purpose. Archaeological remains of places that were commonly found inside may still be seen. The ihi (platform) is a large flat area at the top, often associated with important people. Terraces are artificially levelled areas that provided flat areas for activities and buildings. Rectangular or circular depressions are often the remains of pits for storing kumara. Archaeological excavation has shown that these pits were originally up to a metre deep and were covered by a pitched roof.

WHEN WERE PĀ BUILT?

The earliest date for defended sites, obtained by archaeologists using radiocarbon dating techniques, is the 16th century. Many pā continued to be built and lived in until the early 19th century. Pā were seen and described by Captain James Cook in 1770 and by European missionaries and travellers in the early 1800s. After the arrival of the musket, traditional styles of pā construction were modified to suit fighting with guns and artillery. In some places, pā remain in use today.

PROTECTING ARCHAEOLOGICAL SITES

Pā are an irreplaceable part of our heritage. They are archaeological sites and are protected by the *Historic Places Act 1993*. If you wish to do any work that may affect an archaeological site you must obtain an authority from the New Zealand Historic Places Trust before you begin. It is an offence to modify, damage or destroy an archaeological site without the written authority of the Trust.





Archaeological sites are an irreplaceable part of our heritage. Before you apply for an authority, it is worthwhile considering if there may be an alternative that will not adversely affect the archaeological site.

For example, if you are planning a subdivision of land for residential development, could the building platforms and accessways be designed to avoid archaeological sites? Could the archaeological sites be part of land for reserve contribution?

Protecting archaeological sites from damage helps preserve our heritage for future generations. The Trust, New Zealand Archaeological Association and archaeological consultants can advise on ways to preserve archaeological sites.



FOR INFORMATION ABOUT ARCHAEOLOGICAL SITES:
For enquiries about archaeological sites and applications to damage, destroy or investigate sites contact the Regional Archaeologist in your nearest New Zealand Historic Places Trust office:

- Northland Area Office, Kerikeri (Northland) PH: 09 407 4443
- Northern Regional Office, Auckland (Auckland, Hauraki, Thames / Coromandel) PH: 09 307 8896
- Lower Northern Area Office, Tauranga (Bay of Plenty, Waikato, Gisborne) PH: 07 578 1219
- Central Regional Office (Lower North Island, Nelson / Tasman, Marlborough) PH: 04 804 5688
- Southern Regional Office, Christchurch (Canterbury, West Coast) PH: 03 365 2897
- Otago / Southland Area Office (Otago, Southland) PH: 03 477 9871
- The Senior Archaeologist, NZ Historic Places Trust, PO Box 2629, Wellington. Email: archaeology@historic.org.nz PH: 04 472 4341

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


www.historic.org.nz



APPLYING FOR AN ARCHAEOLOGICAL AUTHORITY

New Zealand Historic Places Trust *ouhere Taonga*

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04 May 2022

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Conservation Report | Takapūneke

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Appendix five:



HISTORIC GARDENS (THE FLORENCE CHARTER 1981)

Adopted by ICOMOS in December 1982.

PREAMBLE

The ICOMOS-IFLA International Committee for Historic Gardens, meeting in Florence on 21 May 1981, decided to draw up a charter on the preservation of historic gardens which would bear the name of that town. The present Florence Charter was drafted by the Committee and registered by ICOMOS on 15 December 1982 as an addendum to the Venice Charter covering the specific field concerned.

DEFINITIONS AND OBJECTIVES

Article 1.

"A historic garden is an architectural and horticultural composition of interest to the public from the historical or artistic point of view". As such, it is to be considered as a monument.

Article 2.

"The historic garden is an architectural composition whose constituents are primarily vegetal and therefore living, which means that they are perishable and renewable." Thus its appearance reflects the perpetual balance between the cycle of the seasons, the growth and decay of nature and the desire of the artist and craftsman to keep it permanently unchanged.

Article 3.

As a monument, the historic garden must be preserved in accordance with the spirit of the Venice Charter. However, since it is a living monument, its preservation must be governed by specific rules which are the subject of the Present charter.

Article 4.

The architectural composition of the historic garden includes:

- Its plan and its topography.
- Its vegetation, including its species, proportions, colour schemes, spacing and respective heights.
- Its structural and decorative features.
- Its water, running or still, reflecting the sky.

Article 5.

As the expression of the direct affinity between civilisation and nature, and as a place of enjoyment suited to meditation or repose, the garden thus acquires the cosmic significance of an idealised image of the world, a "paradise" in the etymological sense of the term, and yet a testimony to a culture, a style, an age, and often to the originality of a creative artist.

Article 6.

The term "historic garden" is equally applicable to small gardens and to large parks, whether formal or "landscape".

Article 7.

Whether or not it is associated with a building in which case it is an inseparable complement, the historic garden cannot be isolated from its own particular environment, whether urban or rural, artificial or natural.

Article 8.

A historic site is a specific landscape associated with a memorable act, as, for example, a major historic event; a well-known myth; an epic combat; or the subject of a famous picture.

Article 9.

The preservation of historic gardens depends on their identification and listing. They require several kinds of action, namely maintenance, conservation and restoration. In certain cases, reconstruction may be recommended. The authenticity of a historic garden depends as much on the design and scale of its various parts as on its decorative features and on the choice of plant or inorganic materials adopted for each of its parts.

MAINTENANCE, CONSERVATION, RESTORATION, RECONSTRUCTION

Article 10.

In any work of maintenance, conservation, restoration or reconstruction of a historic garden, or of any part of it, all its constituent features must be dealt with simultaneously. To isolate the various operations would damage the unity of the whole.

MAINTENANCE AND CONSERVATION

Article 11.

Continuous maintenance of historic gardens is of paramount importance. Since the principal material is vegetal, the preservation of the garden in an unchanged condition requires both prompt replacements when required and a long-term programme of periodic renewal (clear felling and replanting with mature specimens).

Article 12.

Those species of trees, shrubs, plants and flowers to be replaced periodically must be selected with regard for established and recognised practice in each botanical and horticultural region, and with the aim to determine the species initially grown and to preserve them.

Article 13.

The permanent or movable architectural, sculptural or decorative features which form an integral part of the historic garden must be removed or displaced only insofar as this is essential for their conservation or restoration. The replacement or restoration of any such jeopardised features must be effected in accordance with the principles of the Venice Charter, and the date of any complete replacement must be indicated.

Article 14.

The historic garden must be preserved in appropriate surroundings. Any alteration to the physical environment which will endanger the ecological equilibrium must be prohibited. These applications are applicable to all aspects of the infrastructure, whether internal or external (drainage works, irrigation systems, roads, car parks, fences, caretaking facilities, visitors' amenities, etc.).

RESTORATION AND RECONSTRUCTION

Article 15.

No restoration work and, above all, no reconstruction work on a historic garden shall be undertaken without thorough prior research to ensure that such work is scientifically executed and which will involve everything from excavation to the assembling of records relating to the garden in question and to similar gardens. Before any practical work starts, a project must be prepared on the basis of said research and must be submitted to a group of experts for joint examination and approval.

Article 16.

Restoration work must respect the successive stages of evolution of the garden concerned. In principle, no one period should be given precedence over any other, except in exceptional cases where the degree of damage or destruction affecting certain parts of a garden may be such that it is decided to reconstruct it on the basis of the traces that survive or of unimpeachable documentary evidence. Such reconstruction work might be undertaken more particularly on the parts of the garden nearest to the building it contains in order to bring out their significance in the design.

Article 17.

Where a garden has completely disappeared or there exists no more than conjectural evidence of its successive stages a reconstruction could not be considered a historic garden.

USE

Article 18.

While any historic garden is designed to be seen and walked about in, access to it must be restricted to the extent demanded by its size and vulnerability, so that its physical fabric and cultural message may be preserved.

Article 19.

By reason of its nature and purpose, a historic garden is a peaceful place conducive to human contacts, silence and awareness of nature. This conception of its everyday use must contrast with its role on those rare occasions when it accommodates a festivity. Thus, the conditions of such occasional use of a historic garden should be clearly defined, in order that any such festivity may itself serve to enhance the visual effect of the garden instead of

pervverting or damaging it.

Article 20.

While historic gardens may be suitable for quiet games as a daily occurrence, separate areas appropriate for active and lively games and sports should also be laid out adjacent to the historic garden, so that the needs of the public may be satisfied in this respect without prejudice to the conservation of the gardens and landscapes.

Article 21.

The work of maintenance and conservation, the timing of which is determined by season and brief operations which serve to restore the garden's authenticity, must always take precedence over the requirements of public use. All arrangements for visits to historic gardens must be subjected to regulations that ensure the spirit of the place is preserved.

Article 22.

If a garden is walled, its walls may not be removed without prior examination of all the possible consequences liable to lead to changes in its atmosphere and to affect its preservation.

LEGAL AND ADMINISTRATIVE PROTECTION

Article 23.

It is the task of the responsible authorities to adopt, on the advice of qualified experts, the appropriate legal and administrative measures for the identification, listing and protection of historic gardens. The preservation of such gardens must be provided for within the framework of land-use plans and such provision must be duly mentioned in documents relating to regional and local planning. It is also the task of the responsible authorities to adopt, with the advice of qualified experts, the financial measures which will facilitate the maintenance, conservation and restoration, and, where necessary, the reconstruction of historic gardens.

Article 24.

The historic garden is one of the features of the patrimony whose survival, by reason of its nature, requires intensive, continuous care by trained experts. Suitable provision should therefore be made for the training of such persons, whether historians, architects, landscape architects, gardeners or botanists. Care should also be taken to ensure that there is regular propagation of the plant varieties necessary for maintenance or restoration.

Article 25.

Interest in historic gardens should be stimulated by every kind of activity capable of emphasising their true value as part of the patrimony and making for improved knowledge and appreciation of them: promotion of scientific research; international exchange and circulation of information; publications, including works designed for the general public; the encouragement of public access under suitable control and use of the media to develop awareness of the need for due respect for nature and the historic heritage. The most outstanding of the historic gardens shall be proposed for inclusion in the World Heritage List.

Nota Bene

The above recommendations are applicable to all the historic gardens in the world.

Additional clauses applicable to specific types of gardens may be subsequently appended to the present Charter with brief descriptions of the said types.

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Attachment B



Council Annual Plan
04 May 2022



From: Tomlinson, Ann
Sent: Tuesday, 19 April 2022 2:37 PM
To: CCC Plan
Subject: FW: Ōnuku Runanga 2022 -2023 Annual Plan Submission
Attachments: CCC Annual Plan 2022 2023 Ōnuku Submission.pdf

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Another submission for entering.

Thanks so much
Ann

Ann Tomlinson
Senior Engagement Advisor
Communications and Engagement

03 941 8717
ann.tomlinson@ccc.govt.nz
Te Hōanga Ōrai Office, 53 Hereford Street, Christchurch
PO Box 73016, Christchurch 8154
ccc.govt.nz

From: Tanya Stevens
Sent: Tuesday, 19 April 2022 2:36 pm
To: Tomlinson, Ann <Ann.Tomlinson@ccc.govt.nz>
Cc: Rik Taimu (Rag) <Rik.Taimu@ccc.govt.nz> Debbie Tikao
Subject: Ōnuku Runanga 2022 -2023 Annual Plan Submission

Tēnā koe Ann,

Please find attached a submission by Ōnuku Runanga on the draft 2022 – 2023 Christchurch City Council Annual Plan.

Ngā mihi,
Tanya

Tanya Stevens
Senior Policy Advisor
Te Hōanga o Ngāi Tahu



Te Rōnanga o Ngāi Tahu

CAUTION: This email and any attachment(s) contains information that is both confidential and possibly legally privileged.
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Neither the recipient nor any other person should act upon it without our separate written authorization of reliance. If you have received this message in error, please notify us immediately and destroy this message.

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Council Annual Plan
04 May 2022

Christchurch
City Council 

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Ōnuku Rūnanga
PO Box 25333
Victoria Street
Christchurch 8144

19 April 2022

Ann Tomlinson
Senior Engagement Advisor
Christchurch City Council

Via email: Ann.Tomlinson@ccc.govt.nz

Tēnā koe Ann,

RE: Submission on Draft Annual Plan 2022/2023

Please find attached a submission lodged on behalf of Ōnuku Rūnanga on the draft Annual Plan 2022/2023

We trust the information contained within the submission is sufficient; however, should you wish to discuss any aspect further, please do not hesitate to contact Debbie Tikao on [REDACTED]

Naku noa,
Nā

[REDACTED]
Rik Tainui
Chairperson – Ōnuku Rūnanga

Council Annual Plan
04 May 2022

Christchurch
City Council 

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To: Christchurch City Council

Via email: Ann.Tomlinson@ccc.govt.nz

Name of submitters: Ōnuku Rūnanga.

1. This is a submission on the draft Christchurch City Council Annual Plan 2022-2023.
2. Ōnuku Rūnanga wishes to be heard in support of its submission.

Signed for and on behalf of Ōnuku Rūnanga.



Rik Tainui
Chairperson – Ōnuku Rūnanga

Introduction

1. This submission is made on behalf of Ōnuku Rūnanga.
2. Ōnuku Rūnanga represents the hapū of Ngāi Tārewa and Ngāti Irakehu who are the tangata whenua of the takiwā which covers the Akaroa Harbour, surrounding coastal environment and hills as defined by the Ngāi Tahu Claims Settlement Act 1998.
3. Ōnuku Rūnanga have the responsibility to act as kaitiaki over these lands and are active in the environmental management of their takiwā. For Ōnuku Rūnanga, kaitiakitanga is an inherent responsibility which comes from whakapapa and is the act of safeguarding the mauri of the environment and ensuring the area is passed down to future generations in a state which is as good or better than its current state.

Site History

4. Takapūneke has a rich history which is outlined in summary in **Appendix One** to this submission, and also set out in detail in the Takapūneke Conservation Report 2012. Takapūneke is of immense cultural importance to both Ngāi Tahu, and Pākehā. Takapūneke is also registered by the New Zealand Historic Places Trust Pouhere Taonga as a wāhi tapu area. It was set aside as a Historic Reserve in 2010.

Takapūneke Reserve

5. On the adoption of the Takapūneke Reserve Management Plan on the 7th of June 2018, the Takapūneke Co-Governance Group was formed. This group consists of three elected representatives from Ōnuku Rūnanga and three representatives from Christchurch City Council. The Mission Statement of this group as stated in the Terms of Reference is as follows:
"Ōnuku Rūnanga and Christchurch City Council will stand side by side as true partners to honour Te Tiriti o Waitangi and the deep spiritual connection between mana whenua and Takapūneke, so that the stories of this place will live on to guide future generations and build understanding of and connection to this wāhi tapu".¹
6. The purpose of the Co-Governance Group includes providing guidance on the management and development of Takapūneke Reserve. Decisions made by the Co-Governance Group shall be in accordance with the Takapūneke Reserve Management Plan 2018 and the Christchurch City Council's Register of Delegations, 13 September 2018.

¹ Takapūneke Co-Governance Group - Terms of reference

7. The Takapūneke Co-Governance Group represents a partnership between Ōnuku Rūnanga and Christchurch City Council in accordance with the principles of Te Tiriti o Waitangi. This partnership is an expression of the current relationship between Ōnuku Rūnanga and the Council. It is important to acknowledge that this partnership has taken many decades to attain. It has been borne out of anguish and pain from historical events that tīpuna of Ōnuku whānau have had to endure and their desire to put things right and cement a better future for their mokopuna and all New Zealanders. Ōnuku whānau have invested endless hours into building awareness within Local Government and the Akaroa community of the spiritual significance of Takapūneke.
8. The Co-Governance group is progressing a landscape master plan for the reserve which is the driver for this submission on the draft Annual Plan 2022/23. The Landscape Master Plan is consistent with the Reserves Plan and encapsulates a cultural design framework which reflects and respects the history of the area, while creating a place which is for the community to reflect, learn and experience.

Draft Annual Plan 2022-2023 – funding sought

9. Additional funding is sought to deliver the Takapūneke Reserve Landscape Master Plan:
 - Ōnuku Rūnanga in partnership with CCC have been working together over the past 4 years to design and deliver the Takapūneke Reserve Landscape Master Plan – stage one.
 - Ōnuku Rūnanga and Te Rūnanga o Ngāi Tahu through the Ngāi Tahu fund have contributed \$50,000 towards the design and fabrication of Pou tū te Raki o Te Maiharanui and entrance palisade. Ōnuku Rūnanga has also contributed significant time and resources to ensure this project meets the aspirations and values of mana whenua. Ōnuku Rūnanga will also be contributing \$12,500 towards the purchase of native plants.
 - Due to a range of issues such as COVID restrictions, difficult soil conditions and increases in the cost of materials, Stage One landscape works requires further funding of \$500,000 to complete:
 - Feature timber panelling depicting the cultural and heritage story on the retaining walls
 - Seating designed and placed to as part of the overall design
 - The landscaping of the takarangi including the purchase of additional plants
 - Sand blasting of Māori design into the concrete inserts at strategic points of the takarangi
 - Project management
 - Installation of the palisade fencing representative of the historic site.

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10. Ōnuku Rūnanga, supported by Te Rūnanga o Ngāi Tahu seeks the above funding to be allocated to this project via the Annual Plan 2022-2023. The reasons for this are as follows:
- Takapūneke is a wāhi tapu and the location of historic events that are of relevance and importance to the nation.
 - As a Reserve the site is open to the community. The heritage and importance of the site can be appropriately represented and managed via the implementation of the master plan.
 - Considerable time and investment has already been made by Ōnuku Rūnanga in addition to Christchurch City Council. It is essential that this important work is completed in a manner that is appropriate to the site.

We wish the Council to make the following decision

11. To provide additional funding as sought above to support the completion of works on Takapūneke Reserve.

APPENDIX ONE

HISTORICAL OVERVIEW, TIMELINE OF EVENTS

1820

Ūpoko Ariki of Ngāi Tahu, (Paramount Chief) Te Maiharanui established a major trading post and kāinga (village) at Takapūneke within Akaroa Harbour. Akaroa Harbour at the time was a favoured port for Europeans seeking fresh supplies.² The trading post primarily traded in processed harakeke for the purpose of cordage to early Europeans, however, other fresh supplies such as potatoes were also traded.

1824 (approximately)

Kai Huānga feud: an inter-hapū conflict that began after a woman named Murihaka was caught wearing a tōpuni (dog skin cloak) that belonged to Te Maiharanui.³ This was considered a grave insult and resulted in numerous attacks and the loss of many lives, this would later be one factor that weakened Ngāi Tahu against the attacks of Ngāti Toa.

1830

Takapūneke was attacked by the Ngāti Toa leader, Te Rauparaha, and his war party. The attack was one of a number of raids that resulted after several leading Ngāti Toa rangatira were killed in Kaiapoi pā in 1829. Te Rauparaha sought revenge and planned to kill Te Maiharanui.⁴ Te Maiharanui, his wife and daughter were captured and Takapūneke was attacked, many were killed, some escaped, and others were taken captive. Other settlements across the harbour were also attacked. The massacre that occurred on this land was enabled by an English captain and his crew. This atrocity was the first to have involved British subjects, as such it drew the attention of the British Government and prompted England to appoint a British Resident in 1832. This appointment in turn led to Britain assuming sovereignty over New Zealand and the signing of the Treaty of Waitangi in 1840.⁵

1832

James Busby was appointed as the first official British resident in New Zealand.

1832

Te Rauparaha and his taua (war party) set out again from Kapatī to lay waste to Ngāi Tahu. They first attacked Kaiapoi Pā. After sacking the pā they then headed around to Akaroa

² Evison, H., 1993. *Te Waipounamu The Green Stone Island*. Aoraki Press, Christchurch. P35

³ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P22.

⁴ Ibid

⁵ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P10.

Harbour where the peninsular hapū and some of the survivors from Kaiapoi Pā were preparing to make their stand on the fortified Onawe Pā. Te Rauparaha took the pā then continued inland raiding Wairewa and Taumutu, killing anyone they could find.⁶

1839

W. Green and W. Rhodes landed the first shipment of cattle on the South Island at Takapūneke.

1840

Te Tiriti o Waitangi: the Herald sailed into Akaroa Harbour on the towards the end of May 1840, after some discussion, two Ngāi Tahu chiefs signed at Ōnuku. The two signatories were Iwikau, rangatira of Ngāti Rangiamoa, and Tikao, rangatira of Ngāi Te Kahukura using his chosen name of John Love. He was reported by Major Bunbury as 'a very intelligent, well dressed native who spoke English better than any I have yet met within this colony.'⁷

1840

10th July, the French naval vessel L'Aube, under captain Lavaud arrived at the Bay of Islands. The French would continue their journey south, arriving in Akaroa of the 15th August, the Comet de Paris arrived two days later on the 17th August.

1840

11th August, the Union Jack was raised at Green's Point by Stanley, the captain of the Britomart to mark British Sovereignty over the South Island. Stanley was instructed to hold a court of law in Akaroa as an act of civil authority.⁸

1848

Kemps Deed: The HM sloop Fly with Commissioner Kemp on board sailed into Akaroa Harbour to meet with 500 Ngāi Tahu who had assembled at the English Blockhouse near Bruce's Hotel to discuss the purchase of Canterbury. This first meeting ended in a heated argument with Kemp saying he would leave Akaroa in two days and Ngāi Tahu had to decide by then whether to accept his terms. Piuraki Tikao, signatory to the Treaty of Waitangi, had calculated the true value of the land that the Crown wished to purchase and insisted that nothing less would suffice. He refused to sign and left the ship. Most of the chiefs eventually came around and boarded the Fly on 12 June to sign the deed and received the first instalment of the purchase price in cash. Captain James Bruce's signature is on the deed as a witness. The promised reserves of land however were not marked out before the deed was signed. This was to become significant two months later when Commissioner Mantell arrived

⁶ Evison, H., 1993. *Te Waipounamu The Green Stone Island*. Aoraki Press, Christchurch. P62

⁷ Tainui, P., *Karaweko*

⁸ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P28

to set out the promised reserves. Māori were surprised and angered when Mantell produced a map of Kemps deed that extended the western boundary from the Canterbury foothills all the way to the West Coast. Mantell quelled their anger by promising much larger reserves and a large extra payment including schools and hospitals.

The result of all this deceit was that the transaction, now considered a swindle rather than a sale, saw Ngāi Tahu part with most of Canterbury, Westland and Otago for the paltry sum of £2000.

1898

The Britomart Memoria was constructed at Green's Point to mark 60 years of Queen Victoria's reign.

1850's to 1970's

Takapūneke was farmed by successive Pākehā families. Takapūneke came to be called Red House Bay in light of the Red House (the original Red House was believed to have been located in approximately the same location of the current Red House) that was built by Green's.

1893 - 1907

The Akaroa Borough Council disposes 1 ton of night soil per week in the harbour area south side of the reef at the Red House Bay.

1964

The Akaroa County Council purchased a small area of land on the Southern side of Red House Bay as the site for a public sewage treatment plant. There is no known record or memory of consultation with Ngāi Tahu, be that through the Banks Peninsula Māori Committee or directly with Ōnuku.⁹ In a public meeting held at Ōnuku Marae relating to Akaroa wastewater in 2017, a community member stood up and stated that her father worked for Council at that time and did in fact consult with a local Māori. Who the local Māori was is unknown as no whanau member of Ōnuku has any recollection of any consultation taking place. There is no way any Māori local or not who held knowledge of the spiritual significance of Takapūneke would have agreed to a sewage treatment plant being located there.

1964

During the construction of the sewage treatment plant, middens on the small flat were destroyed.

⁹ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P40

1978

Akaroa County Council purchase the balance of Takapūneke from the Robinson family with the intention to extend the sewage plan, create a rubbish dump and potentially subdivide the more gently sloping land amongst a number of other possible uses and activities.

1979

The rubbish dump was established on Takapūneke off Ōnuku Rd. Prior to the establishment of the dump and associated service yard, the Council had sought advice from the Canterbury Museum and the Historic Places Trust in relation to the potential cultural significance of the site. The proposal was opposed by the Banks Peninsula Māori Committee, some residents who knew the history of the site and by the Historic Places Trust. Council commissioned an archaeological report to be prepared which concluded that there was no physical evidence of Māori occupation within this area as the dump site was some distance from the site which was believed to have been the kainga of Te Maiharanui (now the sewage treatment plant). It is important to note that Henery Robinson from Ōnuku and Joe Karetai, Chairperson of the Banks Peninsula Māori Committee agreed with the findings of the archaeologist, but also cautioned, that works should not extend any further than the area designated area¹⁰ as their main concern would associated with the southern western area of Takapūneke.

1992-1993

The Banks Peninsular District Council commissioned an archaeological survey of Takapūneke in advance of starting the process of subdividing the gently sloping land on the northern part of the bay leading to Green's Point. Archaeological features were identified on the south western portion of Takapūneke, but no features were identified on the northern portion, which supported Council's plan to subdivision. This was devastating news to Ōnuku Rūnanga, in particular to kaumātua Henare Robinson who had hoped findings would provide the tangible evidence needed to stop the development. "The Rūnanga did not believe that the lack of surface archaeological evidence equated to lack of cultural significance."¹¹

1993

Historian Harry Evison published *Te Wai Pounamu The Greenstone Island*. The book was a result of extensive research into Ngāi Tahu history and covered in detail the events that took place at Takapūneke in 1830.

1995

¹⁰ Ibid

¹¹ Robinson, Meri. Interview by Helen Brown Dec 2009 in Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P41

Harry Evison published an article in the Christchurch Press titled, *Akaroa Bay Outrage*. The article described the events that took place between 1830 and 1840 and brought to light the cultural significance of Takapūneke. Evison described the sewage treatment plant and dump as “the ultimate in modern cultural oppression”.¹²

1996

The Ngāi Tahu Settlement: the signing of the non-binding Heads of Agreement occurred on the 5th of October 1996, then the signing of the Deed of Settlement at Kaikōura on the 21st November 1997, and the passage of the Ngāi Tahu Claim Settlement Act on the 29th September 1998. The formal apology from the Crown to Ngāi Tahu occurred on the 29th November 1998 at Ōnuku Marae.

1996

The Council applied for resource consent to subdivide 4.7ha of land for residential development. They also proposed that the largest portion of Takapūneke on the southern side become a reserve.

1996

As a result of the Ngāi Tahu settlement, Ngāi Tahu had funds not previously available to seek professional advice and support. In 1996 Ngaire Tainui was employed by Ōnuku Rūnanga to administer and manage their affairs. In the same year, Te Rūnanga o Ngāi Tahu established an environmental management unit, Kaupapa Taiao.

1998

Believing that the subdivision was imminent and there was little that could be done to stop it, Ōnuku Rūnanga reluctantly signed a Heads of Agreement with the Banks Peninsular District Council on the condition that the Council close the dump, apologise for the past treatment of Takapūneke and turned the larger southern part of Takapūneke into a reserve. A ceremony took place where the reserve land was symbolically gifted to the rūnanga and the rūnanga then gifted the reserve back to Council. A reserve committee was established which consisted of equal numbers of Ōnuku Rūnanga members and Council.

2001

An archaeological site was disturbed during earthworks. This event and discovery resulted in the involvement of the Historic Places Trust and the Akaroa Civic Trust. On the 8th September these two groups along with Waiatai Tikao, Pere Tainui and other members of Ōnuku Rūnanga, Dr Harry Evison and Dame Anne Salmond (historian and late chair of the NZHPT Board) visited Takapūneke and Ōnuku Marae. This meeting of parties was a significant event and marked a turning point for Takapūneke. Victoria Andrews from the Akaroa Civic Trust

¹² Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P42

would from this time forward become a driving force behind the community advocacy for Takapūneke.¹³

2002

Takapūneke became the first site within the takiwā of Ngāi Tahu to be registered as a wāhi tapu. The extent of the registration included the Greens Point land that was still being considered for subdivision by Council. This northern portion of Takapūneke was included as wāhi tapu on account of the dispersal of ashes resulting from the cremation of bones by Green's in 1839.¹⁴

2002

Te Rūnanga o Ōnuku, The Akaroa Civic Trust, the Historic Places Trust and community members met at Ōnuku Marae. All parties agreed to work towards Takapūneke being secured by central government as a National Historic Reserve.

2008

The Council established an Akaroa Wastewater Working Party. This was the first step towards finding a solution to Akaroa's wastewater and removal of the sewage treatment plant from Takapūneke.¹⁵

2010

The Takapūneke Historical Reserve was formalised. The reserve combined several land parcels including the northern portion of Takapūneke that had been the subject of potential subdivision. A ceremony took place on Takapūneke to bless the newly created reserve. This event coincided with the *Ngā Roimata o Takapūneke* exhibition, which was a collaboration between Ōnuku Rūnanga, NZHPT, Akaroa Civic Trust and Akaroa Museum. The exhibition was awarded the Heritage Interpretation Award at the inaugural Christchurch Heritage Awards 2010. Victoria Andrews was also recognised for her advocacy work in insuring land destined for subdivision was integrated into the Takapūneke Historical Reserve.¹⁶

2012

The Takapūneke Conservation Report was produced by Christchurch City Council with the input from Ōnuku Rūnanga, NZHPT, the Akaroa Civic Trust and many others.

2013

Christchurch City Council gained consent to continue to discharge treated wastewater into the harbour until 2020. During heavy rain events and high use periods, raw sewage overflows into the harbour from a number of outlets within Akaroa multiple times each year.

2014

¹³ Evison, H. Interview by Helen Brown October 2009 in Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P44

¹⁴ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P42

¹⁵ Ibid P47

¹⁶ Ibid P47

Christchurch City Council sought various resource consents associated with construction of a new wastewater treatment plant for Akaroa township on a new site, and a new outfall to discharge wastewater into Akaroa Harbour. The proposal would result in the decommissioning of the existing plant located on the highly significant Takapūneke site.

Ōnuku Rūnanga, Wairewa Rūnanga, the Akaroa Taiāpure Management Committee and Te Rūnanga o Ngāi Tahu (known collectively as the Ngāi Tahu Parties) supported the new treatment plant but opposed the wastewater discharge into Akaroa Harbour. The Independent Hearing Panel granted the consents relating to the treatment plant and declined the consent applications relating to the outfall and the discharge of wastewater into the harbour. The grounds for declining the discharge were primarily due to the effects on Ngāi Tahu cultural values and lack of consideration of alternatives as required by the Resource Management Act 1991.

2016

The Takapūneke Reserve Management Plan Project Team was established to develop the reserve management plan. The team consisted of three elected members from Ōnuku Rūnanga and three members from Christchurch City Council.

2017

The Akaroa Treated Wastewater Reuse Options Working Party was established. This group consisted of representatives from Ōnuku Rūnanga and representatives from the communities affected by potential reuse options. Koukourarata Rūnanga joined this group when options within their takiwā were included.

2018

The Takapūneke Reserve Management Plan was completed. This document was a collaboration between Christchurch City Council and Ōnuku Rūnanga.

2019

The Takapūneke Co-Governance Group was established to deliver on the outcomes identified within the reserve management plan. The Co-Governance group represents a partnership between Ōnuku Rūnanga and Christchurch City Council in accordance with the principles of Te Tiriti o Waitangi.

2020

The second round of Public Consultation on the Akaroa Wastewater options commenced.

Canterbury Employers' Chamber of Commerce
Submission on the Christchurch City Council Draft
Annual Plan 2022/23



April 2022

BACKGROUND

1. This is a submission from the Canterbury Employers' Chamber of Commerce ("The Chamber") on the Christchurch City Council ("the Council") Draft Annual Plan 2022/23 ("the plan").
2. The Chamber is a not-for-profit membership-based service organisation that has been the home and voice of business in Waitaha Canterbury since 1859. Comprised of over 2,700 members, The Chamber's purpose is to create a thriving Canterbury business community by advocating, connecting, inspiring, and empowering people. This is done through providing advisory and consultancy support in employment relations, human resources, health and safety, international trade, migrant support, manufacturing, research and development grants, training and development, and events to inspire, inform and educate our members. In the Covid-19 environment, this has included providing support to all businesses in the South Island through our 0800 50 50 96 Covid-19 Business Helpline and our dedicated Covid-19 Response Team.
3. The Chamber provides a voice for the local business community and to advocate for policies that will help shape and enable a local and national business environment that promotes innovation, productivity and economic growth as critical success factors underpinning a thriving economy and community. We are committed to responsible business behaviour and proactively encourage our members to engage in best business practices in relation to positive social and environmental outcomes.
4. The contents of this submission are based on insights from issues raised by members of the Canterbury Employers' Chamber of Commerce and the wider business community, in addition to our observations as a result of our longstanding relationship with the Council.

COMMENTARY

5. The Chamber acknowledges that the Council has attempted to present a plan that demonstrates a balanced approach, recognising that there are continued pressures on both our business community and residents of the city. Rampant inflation, combined with a barrage of legislation that has negative consequences for business, continual supply chain disruptions and a labour market that is unable to supply a workforce to fulfil requirements have all combined to create an environment that is exceedingly harmful to business. The Chamber is not convinced that there is enough recognition and understanding of the current climate in which we operate, and an understanding of the role that the Council has to contribute to the improvement of this.
6. Our longstanding position is that austerity measures are not necessary given the strong economic position that our region holds, however any spending – continued or new – must be supported by a clear rationale that it will positively contribute to our social and economic recovery as we emerge alongside much of the rest of the world in normalising the existence of COVID-19 in our communities, reopening the border, and restoring healthy economic conditions.
7. The draft plan contains no significant initiatives that focus squarely on economic development. Only 1% of council funding for 2022/23 is allocated towards economic development and this is just not good enough. As immigration resumes, Christchurch needs to be positioned as a location of choice for both domestic and international migrants, as a quality city to live, and as having an environment which is conducive to economic growth. Attracting and retaining our young people, business owners and operators, investors, and international events are all a critical part of our city's future, and this must be factored into our economic development strategy.
8. There is very little regard for the business community in the draft plan and a lack of recognition that local businesses are fundamental for economic growth. As we have expressed in every previous submission to the Council, we expect a commitment from the Council to enable a more supportive regulatory environment that facilitates rather than hinders business. Economic growth is fundamental to achieving strong community outcomes.

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9. The Council is largely perceived by the business community as a handbrake and installer of red tape. We would like to see this perception shift to a Council that is viewed by business as a facilitator and enabler, however this requires the Council to significantly improve its' method and level of communication and decision-making processes with the business community. It requires a demonstration of understanding the pressures facing business and a willingness to help address them. We are not convinced that there is a strong understanding across Council staff of the actual issues and pressures that businesses face not only from local government, but from central government also.
10. The Chamber is supportive of the significant investment in Three Waters infrastructure that is outlined in the draft plan. Drinking water, stormwater and wastewater systems are a critical function of local government that is often neglected in favour of vanity projects. It is important that this focus continues, especially as population growth is set to continue.
11. It is pleasing to see that the Council has continued its focus on considering more efficient ways of doing things. The Council has an obligation to ratepayers that they receive the best return on their rates and an assurance that their contributions are being wisely spent. We expect, before anything else, that the Council focuses on the provision of core services, sticking to that and doing it well before focusing elsewhere.
12. The Chamber supports the continued focus on climate change mitigation. It is important that we have the right infrastructure to become a more sustainable city, and we encourage the Council to continue educating and incentivising positive actions rather than penalising. To reiterate the previous point, we expect the Council to stick to the provision of core services in the first instance. It does not necessarily need to be the Council that is implementing or funding initiatives and going forward we would like to see further partnership with the private sector to address areas such as this.
13. While it is noted that the Council faces the same inflationary pressures as every other business, and that increases of rates are less than the rate of inflation, we are not supportive of the 4.86% rate increase for a typical household and the 4.97% increase for businesses. \$700 in additional rates for an average business may not seem like a significant amount on the surface however it is important to recognise that the cost of doing business is at unsustainable levels with compounding cost pressures coming from every direction. Small businesses can only absorb so much. There is no recognition of this in the draft plan.

14. Further to the previous point, The Chamber is not advocating for no increase as the Council must continue invest in the future, however it is important that for any increase that is imposing additional costs on business, that there is a very clear rationale that articulates what increased level of service or increased benefit will be realised as a result – and that consideration is given to further reprioritisation and asset recycling as an alternative before rates increases are considered – this is one option only that Council has, as all others should be widely explored first.
15. The Chamber is pleased to see that the Council is engaging in asset recycling and would like to see this continue at a greater scale. The Council must take the opportunity to review ownership of assets and whether the rationale for owning each is still valid, particularly given the current importance of facilitating economic growth, and whether better outcomes can be achieved for the city.
16. The Chamber is strongly opposed to the Council's implementation of the new general rate differential for vacant central city land. It is not enabling for business, and we would rather see support for central city developers to be involved in decision making and provided with incentives to develop land rather than penalising them. This is not a rate and should not be described as one, it needs to be renamed as a fine. We are disappointed to see its inclusion after previously submitting against it.
17. The draft plan contains minor changes to performance standards. The Chamber is concerned to see the reduction of production and delivery of events reduce from 11 to 9 and considers both numbers to be woefully inadequate. We would have preferred to see this significantly increase. Events, such as the recent Women's Cricket World Cup are significantly important to our local businesses and our community. The Council must be doing more to support our events sector, particularly given the impact of COVID-19.

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CONCLUSION

The Canterbury Employers' Chamber of Commerce would like to see firm commitment from the Christchurch City Council that it recognises the acute pressures currently facing business, and a reflection of this in all aspects of the draft annual plan. We would also like to see a far greater effort in positioning Christchurch as an attractive and competitive city both domestically and internationally, in addition to the provision of significantly more major events.

The Canterbury Employers' Chamber of Commerce wishes to make an oral submission.

CONTACT

Leeann Watson
Canterbury Employers' Chamber of Commerce
Chief Executive

Council Annual Plan
04 May 2022



Executive
Our Draft Annual Plan 2022/23 from Watson, Leeann organisation: Canterbury Employers' Chamber of Commerce behalf of Chief Executive

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Our Draft Annual Plan 2022/23

Submitter Details

First name: Leeann Last name: Watson

If you are responding on behalf of a recognised organisation please provide organisation name:

Canterbury Employers' Chamber of Commerce

Your role in the organisation and the number of people your organisation represents:

Chief Executive

Postal address:

57 Kilmore Street

Suburb:

Christchurch Central

City:

Christchurch

Country:

New Zealand

Postcode:

8013

Daytime Phone:

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

[Redacted]

Feedback

1.1 What do you think of our proposed average residential rates increase of 4.86% and 4.96% across all ratepayers (which is lower than the 4.97% signalled in the Long Term Plan 2021–31)?

Refer to attached document.

Attached Documents

| File |
|---|
| Submission on CCC Draft Annual Plan 22-23 |

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Attachment B

Submitter Details

First name: Lynda
Last name: Janks

Your role in the organisation and the number of people your organisation represents:

Would you like to speak to the Council about your submission?

☒ Yes
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

Feedback

1.2 Do you have any comments about our proposed changes to revenue, spending and borrowing?
Please cease the grand gestures and expenditures. Like the general population, we and the CCC must learn to live within our budget.

1.5 Do you have any comments about our capital programme (for example, our roads and footpaths, our water, wastewater, surface water and waterways, our facilities and our parks)?
This is regarding the district of Halswell. It is mushrooming in much the same way as the outer districts of Rolleston and Lincoln. The Christchurch City Council is keen to issue building permits, and land reclamation. However, the infrastructure is not developing at a comparable rate. I note that the intersection of : Sparks//Milns/Sutherlands Roads has no definitive road and

Council Annual Plan
04 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from Janks, Lynda

traffic control infrastructure. Excepting the traffic light for bicycles further toward Henderson Road. In the past two years, this area has become increasingly congested. It is obvious with this rate of infill building this will increase. Hugely. I learn that a retirement home is being planned. I understand previous Council plans have not budgeted for this area until 2027/2028. This is unacceptable. This location, these concerns for traffic and safety and noise control need to be addressed now. I wish to address council in person on this topic.

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Attached Documents

| File |
|------------------------|
| No records to display. |

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Council Annual Plan
04 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from Campbell, Ashley

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Our Draft Annual Plan 2022/23

Submitter Details

First name: Ashley Last name: Campbell

Your role in the organisation and the number of people your organisation represents:



Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).



Attached Documents

| File |
|---------------------|
| DAP submission 2022 |

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Submission on the 22/23 Draft Annual Plan

By Ashley Campbell

I wish to be heard

I wish to submit on the DAP 2022. Specifically, I wish to submit on the continued lack of urgency in attending to transport deficits in the East, including repairs to significant local arterial roads that have been in a state of shocking disrepair since the earthquakes of more than 11 years ago.

I note that on page 12 of your consultation document you state your priorities for the capital programme are include "to improve our roads and footpaths". I would suggest that for residents of the East who regularly use, for example, Maces Rd, Pages Road east of Anzac Drive, or New Brighton Rd between Fleete St and Lake Terrace Road, these are hollow words.

On the same page, you state you're being realistic about what you can deliver, and when.

Just how realistic is it to expect the people of the East to continue to suffer from third-world roading infrastructure – with few, if any, alternatives, such as functioning cycleways – for more than a decade?

I note that the same consultation document states you are bringing forward \$5.1 million for roading improvements and \$4 million for Central City roading projects to align with delivery time frames of Te Kaha.

At the same time, you are deferring for at a year \$1.5m of work on the Knights Drain stormwater infrastructure on Pages Rd, and for at least two years \$1.2m on the Pages Rd Bridge renewal – both of which significantly impact the flooded and frequently dangerous state of this major local arterial.

I will leave you to ponder what it says about priorities that roading to support Te Kaha is given a higher priority than fixing local arterials in the East, which have been substandard – and frequently dangerous – for over a decade.

There is no road in the central city that floods every time there is significant rain, reducing to effectively one lane, and making it exceptionally unsafe for pedestrians and cyclists (with no viable alternative route for those pedestrians and cyclists).

I want to repeat that point – there is no viable alternative route from Aranui to New Brighton for cyclists and pedestrians. None.

When it rains, and Pages Rd floods down to a single lane for all traffic and pedestrians, they cannot alter their route to an off-road cycleway or footpath to avoid danger. As of last year, there is a raised single-lane footpath on one side of the road, meant to accommodate all cyclists, pedestrians, mobility scooter users – anyone not in a car, bus, or truck. That's it. This is simply unacceptable. I have to ask whether this would have gone on so long if we were talking about Colombo or Barrington streets, Glandovey or Ilam roads.

There is no road in the central city that is as potholed and uneven as New Brighton Rd, Pages Rd, and Maces Rd.

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It is simply not tenable to spend more money on central city roads, while leaving the roads in the East in such appalling condition.

I submit that fixing the roads of the East so they are at least to the current standard of central city roads, must take higher priority.

And if that means giving more urgency to the OARC works in those specific areas so some of these roads can be fixed, or doing the roads first and fitting the surrounding works around them, then do it. At some point, enough is enough – and we've passed that point.

I am glad to see on p116 of the full DAP that \$200,000 has been allocated in 22/23 to improving Bromley's roads, with a further \$400,000 in each of 23/24 and 24/25 or later. However, excluding the Pages Rd Bridge renewal, I could see just \$256,000 devoted to Linwood, Woolston, and New Brighton in 22/23. Indeed, I could see little else before "24/25 or later". How long do we have to wait?

Coming back to the Pages Rd Bridge renewal – most of that work is deferred until 2024-25 or later, and I understand it is not scheduled for completion until 2025. Given that an effective repair of Pages Rd cannot be completed until the bridge is completed, I have to ask – why is this continually being deferred? Waiting to finalise the OARC around it is no longer a viable excuse. There must be more urgency given to overcoming obstacles and fixing this.

How long do you expect the current residents of New Brighton – let alone the new residents set to occupy the many new housing developments planned for the suburb – to put up with this third-world major route to their suburb and complete lack of alternatives?

I submit that if equity and fairness have any influence over decision-making, central city projects should be pushed back to 24/25 or later, and the roads of the East should be prioritised – with work beginning in the next financial year, and completed in 23/24.

Item 3

Attachment B

Council Annual Plan
04 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from McKeown, Dominic

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Our Draft Annual Plan 2022/23

Submitter Details

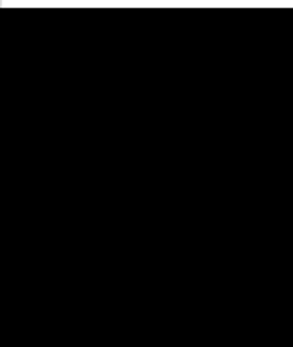
First name: Dominic Last name: McKeown

Your role in the organisation and the number of people your organisation represents:

Postal address:

Suburb:

City:



Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).



Feedback

1.1 What do you think of our proposed average residential rates increase of 4.86% and 4.96% across all ratepayers (which is lower than the 4.97% signalled in the Long Term Plan 2021–31)?

this should be made lower than 45 and council staff can do this by removing more non essential stuff

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Council Annual Plan
04 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from McKeown, Dominic

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1.5 Do you have any comments about our capital programme (for example, our roads and footpaths, our water, wastewater, surface water and waterways, our facilities and our parks)?

Council should lower the cycleways budget and focus on getting the road sorted out first as there are some that still need attention but are being ignored.

1.6 Any further comments

there is a complete lack of any budget within the cycleways program to address legacy issues that have occurred with the existing cycleways and this shows arrogance by staff and they refuse to address residents concerns despite being presented with clear evidence of the problems

Attached Documents

| File |
|------------------------|
| No records to display. |

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Property Council New Zealand

Submission on

Christchurch City Council's Draft Annual Plan 2022/2023

13 April 2022

For more information and further queries, please contact

Sandamali Gunawardena

[Redacted contact information]

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Christchurch City Council's Draft Annual Plan 2022/2023

1. Summary

- 1.1 Property Council New Zealand South Island Region Branch ("Property Council") welcomes the opportunity to provide feedback on Christchurch City Council's Draft Annual Plan 2022/2023. In broad terms, we support the overall direction of this year's annual plan, with the exception of introducing Financial Contributions and the Vacant Sites rating differential. We have made a list of recommendations to influence better and fairer outcomes for all.

2. Recommendations

- 2.1 At a high level, we recommend that Christchurch City Council:

Te Kaha Arena

- Work with best endeavours to continue the Te Kaha Arena project as scheduled.

Alternative Funding

- Investigate alternative funding methods to more equitably share the rating burden.

Vacant Sites Programme

- Does not adopt the Vacant Sites rating differential ("the differential");
- If adopting the differential:
 - Defer the programme for a further 12 months to enable property owners to plan, and budget for, either the differential or the required amenity improvements;
 - Provide further clarity on both qualification and remission;
 - Adopt a grace period of 12-18 months from the acquisition of sites to allow new owners to plan development;
- Extend the exemption to capture the early design stage of the development cycle;
- Lead by example by ensuring that all vacant sites it owns or controls are kept well maintained in accordance with the proposed policy; and
- Promote the thinking behind the proposal in terms of the impacts of unmaintained sites in the CBD and by providing examples, options and costs of improving amenity.

Otakaro Avon River Corridor Activity Plan

- Provide certainty and commitment around the implementation of the Regeneration Plan.

Financial contributions

- Reconsider financial contributions as a possible revenue source, due to the increased costs faced by businesses as well as the potential to 'double dip'.

3. Introduction

- 3.1. Property Council is the leading not-for-profit advocate for New Zealand's most significant industry, property. Our organisational purpose is, "Together, shaping cities where communities thrive".

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- 3.2. The property sector shapes New Zealand's social, economic and environmental fabric. Property Council advocates for the creation and retention of a well-designed, functional and sustainable built environment, in order to contribute to the overall prosperity and well-being of New Zealand.
- 3.3. Property is the largest industry in Canterbury. There are around \$160.5 billion in property assets across Canterbury, with property providing a direct contribution to GDP of \$4.7 billion (14 percent) and employment for 31,380 Canterbury residents.
- 3.4. We connect property professionals and represent the interests of 146 Christchurch based member companies across the private, public and charitable sectors.
- 3.5. This document provides Property Council's feedback on [Christchurch City Council's Draft Annual Plan](#). Comments and recommendations are provided on issues relevant to Property Council's members.

4. Te Kaha Arena

- 4.1. Property Council appreciates Christchurch City Council's review of the capital expenditure in light of the current political and economic circumstances such as; COVID-19, supply chain issues and inflation.
- 4.2. Christchurch City Council's borrowing for the capital programme is \$72 million less than recorded in the Long Term Plan 2021-31, with the operational spend up \$12.7 million more than predicted. This is partly due to changes in timeline for projects such as the Te Kaha Arena with \$75 million of spending on it pushed to future years. We support local projects such as the Te Kaha Arena as this will have significant impact on Christchurch's much needed infrastructure. We understand the pressures Christchurch City Council are under, however it will be more beneficial and cheaper in the long run to use capital expenditure to build now.

5. Alternative funding

Rates remain the main source of funding for the Christchurch City Council's activities with Christchurch City Council proposing to collect \$634.1 million in the 2022/2023 financial year. Property Council advocates for all local authorities throughout New Zealand to investigate alternative funding methods. This will more accurately reflect the rating base and allow Christchurch City Council to deliver much needed infrastructure. Alternative tools may include user charges (e.g. congestion charging), targeted rates, public-private partnerships and special purpose vehicles.

6. Vacant Sites Programme

- 6.1. Over the last decade, Christchurch City Centre has faced unique challenges of literally rebuilding the city. Throughout the rebuild process, obstacles such as policy rules around vacant land sizes resulted in immediate challenges for landowners and developers alike. As a result, the buildings we see today within Christchurch are ones in which planning rules such as land lot sizes and intensification did not hinder development. Over the last couple of years, COVID-19 has added an additional complexity as working from home became more prevalent while existing CBD businesses (such as hospitality) have struggled.
- 6.2. Throughout the last couple of years, there has also been a literal pause in construction through the form of many 'lockdowns'. This has not only added a layer of complexity but also added to

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existing costs such as; construction costs, wage increases, lack of resources and building materials. This has resulted in increased uncertainty within the overall market. It is therefore important that Christchurch City Council's proposed policies strike the right balance of encouraging development, not solely through rating tools but by working with prospective developers to ensure that Christchurch City Council's own District Plan settings are not hindering development, and in particular on vacant sites.

- 6.3. Our members understand the need to beautify the CBD and to ensure that vacant sites do not have a negative impact on the amenity of the city and on demand generally. However, we do not believe that the best way to achieve this is by imposing additional financial pressures on property owners. We acknowledge that Christchurch City Council has few tools to apply but we consider that the differential is too blunt a tool. We also note that some of the impacts of vacant sites will already be mitigated by the implementation of Christchurch City Council's parking policy and the consenting of at grade carparks.
- 6.4. We are concerned that there is a lack of transparency and clarity with the Vacant Site Programme. It is unclear how a site is determined vacant or what constitutes a site that is in use. While there has been a vacant site improvement guide published to assist property owners, the decision on whether a property owner qualifies for remission is ultimately based on the Council's discretion. A mixture of uncertainty in criteria for property owners and the subjective interpretation by the Council may lead to unfair outcomes.
- 6.5. For our members, there are a multitude of reasons why sites may be vacant or appear vacant. The development process varies meaning that Christchurch City Council's 'one size fits all' approach cannot be applied. For example, there could be an inability to secure an anchor tenant or a situation where there are development plans on a vacant site, but it remains vacant due to timeline sequencing within a portfolio. New Zealand is a small market, and it is unlikely that development will occur at the same time especially when there are skills shortages exacerbated by COVID-19. Furthermore, the programme does not take into consideration property owners who are trying to on-sell, a process that can take a number of years. These are just a few examples of many.
- 6.6. Christchurch City Council should reconsider the timing of the vacant sites programme. Property owners should not be penalised for deferring development when it is not economically viable. A global pandemic, increasing CPI and interest rates as well as a lack of people returning to the CBD, is not conducive to stimulating development. Property Council recommends that Christchurch City Council take time to understand property cycles and allow property owners to put their case forward to the Council and explain what their plans are for the site and/or why they have decided not to develop. In order for the CBD to thrive, quality infrastructure is critical. Property owners should not be forced to develop for the sake of it as that will only encourage bad development.
- 6.7. We recommend that Christchurch City Council does not implement the differential.
- 6.8. If the differential is implemented, then we submit that Christchurch City Council should:
 - Defer the programme for a further 12 months to enable landowners to plan, and budget for, either the differential or the required amenity improvements;
 - Provide further certainty on both qualification and remission; and

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- Adopt a grace period of 12-18 months from acquisition to allow new owners to plan development.
- 6.9. We would also like to see clarity on what stage of the development cycle these charges would apply. The development cycle can take a number of years and the proposal is unclear as to whether this will impact property owners who have begun the development process. We recommend that the exemption also captures the early design stage.
- 6.10. Whether or not the proposal is implemented, we consider that Christchurch City Council should lead by example by ensuring all vacant sites it owns or controls are kept in a tidy, well-maintained state in compliance with the proposed policy. In addition, Christchurch City Council should promote the thinking behind the proposal (in terms of the impacts of unmaintained sites in the CBD), and provide examples, options and costs for improving amenity. We submit that this is a more appropriate lever than the imposition of further costs on landowners in the current financial climate.
- 7. Otakaro River Corridor Activity Plan**
- 7.1. Property Council supports the \$1.2 billion, multi decade project which will allow the community to connect to the Otakaro River. We support city designs that enhance economic growth and development. We agree that the Otakaro Avon River Corridor could be the jewel in Christchurch's crown; it has been planned, we now need certainty and commitment around implementation. This certainty will catalyse private sector investment in the corridor.
- 8. Financial Contributions**
- 8.1. Christchurch City Council proposes to amend the Revenue and Financing Policy to recognise financial contributions as a possible revenue source. However, commercial property owners are already facing a multitude of costs including development contributions, rates increases and the proposed vacant sites differential.
- 8.2. Christchurch City Council needs to be careful with the collection of financial contributions as there is potential for 'double-dipping'. For example, the Council will not be able to collect financial contributions as well as development contributions from the same development to fund the same activities. In practice, this can be difficult to implement, which is why many councils look at alternative funding mechanisms instead.
- 8.3. On the other side of the spectrum, increased fees often end up on the end consumer, namely the end purchaser. Increased development contribution fees or the introduction of financial contribution fees likely result in the following outcomes:
- Additional costs begin passed on to the eventual buyer, making housing more expensive; and/or
 - Planned developments are postponed or cancelled, due to increased costs reducing the overall feasibility of the development or project.
- 8.4. At a time where costs continue to rise, Property Council recommends that Christchurch City Council reconsider proposing financial contributions as another revenue source and keep the Revenue and Financing Policy as it is.

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9. Conclusion

- 9.1. We support the overall direction of Christchurch City Council's Draft Annual Plan 2022/2023 with the exception of introducing Financial Contributions and the Vacant Sites rating differential.
- 9.2. Property Council members invest, own, and develop property in Christchurch. We wish to thank Christchurch City Council for the opportunity to submit on Christchurch City Council's Draft Annual Plan 2022/2023 as this gives our members a chance to have their say in the future of our city. We also wish to be heard in support of our submission.
- 9.3. Any further enquires do not hesitate to contact Sandamali Gunawardena, Advocacy Advisor, via email: sandamali@propertynz.co.nz or cell: 0210459871.

Yours Sincerely,



James Riddoch
South Island Committee Chair
Property Council New Zealand

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Council Annual Plan
04 May 2022

Christchurch
City Council 

Advisor
Our Draft Annual Plan 2022/23 from Gunawardena, Sandamali organisation: Property Council New Zealand behalf of: Advocacy
224

Our Draft Annual Plan 2022/23

Submitter Details

First name: Sandamali Last name: Gunawardena

If you are responding on behalf of a recognised
organisation please provide organisation name:

Property Council New Zealand

Your role in the organisation and the number of
people your organisation represents:

Advocacy Advisor

Postal address:

Suburb:

City:

Country:

New Zealand

Postcode:

Daytime Phone:

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

[REDACTED]

Attached Documents

| File |
|---|
| PCNZ Submission CCC Draft Annual Plan 22-23 |

Council Annual Plan
04 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from Carswell, Lindsay

395

Our Draft Annual Plan 2022/23

Submitter Details

First name: Lindsay Last name: Carswell

Your role in the organisation and the number of people your organisation represents:

Postal address:

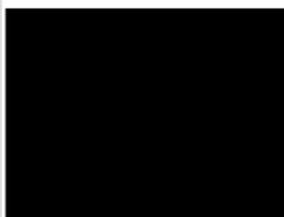
Suburb:

City:

Country:

New Zealand

Postcode:



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☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

Feedback

1.6 Any further comments

Submission to Christchurch City Council

[on the Draft Annual Plan 2022/23](#)

Over a number of years I have asked that the City Council have a complaints procedure.

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Council Annual Plan
04 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from Carswell, Lindsay

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Complaints Procedure

Reasons for a Complaints Procedure

My own personal experience when I had a leaky home – I have never forgiven the Council for the way I was treated.

Yet I have seen similar behaviour in other issues that I have had involvement in – Saving the Cities Notable Trees and the Hagley Oval are two recent examples.

An Independent Complaint Procedure

Complaints need to be handled by an Independent body within Council.

Staff are in a unique position when dealing with a complaint and they can take advantage of that position. Staff have the knowledge and understanding of the law, the building code, the District Plan requirements or whatever the complaint covers. But complainants do not have those skills and this creates an imbalance of power between Council and the complainant.

It is essential that complaints are considered by an independent body with sufficient resources to obtain external advice.

Lindsay Carswell

18 April 2022

Attached Documents

| File |
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| No records to display. |

Council Annual Plan
04 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from Partridge, Greg

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Our Draft Annual Plan 2022/23

Submitter Details

First name: Greg Last name: Partridge

Your role in the organisation and the number of people your organisation represents:

Postal address:

Suburb:

City:

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

Feedback

1.1 What do you think of our proposed average residential rates increase of 4.86% and 4.96% across all ratepayers (which is lower than the 4.97% signalled in the Long Term Plan 2021–31)?

Provided it isn't squandered or spent on work that then needs to be redone to correct foolish ideas (ie, the High Street Tuam Street intersection with the massive overkill of traffic light controls that have proven to be completely unnecessary) then I don't have an issue with the rates increase. Having said that, the volume of hidden costs in council consolation fees involved with projects is excessive. Why are you charging it out at such a high rate when you have Staff to do that work.

That money should be spent in the city to improve the quality of roading, rain garden green infrastructure and the planting street trees, rather than being wasted on "administrative costs".

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Our Draft Annual Plan 2022/23 from Partridge, Greg

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1.5 Do you have any comments about our capital programme (for example, our roads and footpaths, our water, wastewater, surface water and waterways, our facilities and our parks)?

More investment needs to be put into the construction of rain gardens when roads are being built or significant repairs are being made to roads, along with a huge amount of money being invested in the planting of street trees in order to rapidly increase the declining tree canopy coverage of our city, and to mitigate against the effects of climate change and global warming.

CCC should be mindful of the benefits of trees that are listed on your own website, rather than simply greenwashing with PR spin after having declared a Climate and Ecological Emergency in our city, and the both the Mayor and Chair of ECAN backing the National Park City campaign.

The time to plant trees is now, not in years time. There is no time to waste!

Yes to planting more trees in parks too, but don't relegate trees just to parks, they need to be protected on private property also.

A moratorium should be immediately implemented banning developers from clear felling sites of trees, and not being able to cut any down until Council inspectors have been out to the sites, assessed the trees, and said yes or no to any trees being felled.

The idea that the Council will introduce a "levy" which would allow developers to cut trees down is the antithesis of everything the declaration of a climate and ecological emergency represents. For the Council to even consider that is reckless at best when there is so much international evidence that proves that trees in residential and urban centres not only clean the air, but they also reduce the air temperature and prevent urban heat islands from developing, and therefore contribute towards battling global warming.

A developers profits or financial greed, should not come before the environment, not now, nor into the future! Yes there is a need for housing, but there is an even greater need to stop the city being stripped bare of trees for the sake of the health of the planet and the children of today who face an ever increasingly uncertain and potentially very dangerous future environmentally.

Attached Documents

| File |
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| No records to display. |