



HERITAGE NEW ZEALAND POUHERE TAONGA

Initial Heritage Assessment for Canterbury Earthquake Recovery Authority

SOUTHSHORE RESIDENTIAL RED ZONE

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The Canterbury Earthquake Recovery Authority (CERA), on behalf of the Crown, has property ownership and management responsibilities for land purchased in the residential red zone. Under the Policy for Government Departments Management of Historic Heritage, 2004 all Government departments are to consider heritage values when acquiring, managing and disposing of land.¹

Heritage New Zealand Pouhere Taonga has a role under Cabinet requirement of 27 August 2007 (CAB min (07) 31/1a) and 11 April 2011 (DOM (11) 28) with regard to the proposed disposal of land in order that historic heritage values can be assessed. The 2011 review of Heritage New Zealand's Crown Land Disposal notification process encouraged Heritage New Zealand to assist government departments to prepare heritage inventories and assessments prior to disposal. For this reason, Cabinet decided that 'land previously assessed by the disposing agency and the New Zealand Historic Places Trust [now Heritage New Zealand] to be of low heritage significance being exempt from the process.' **Note that land and improvements with identified heritage values will be subject to the normal Heritage New Zealand Notification Process at the time of Crown disposal. Please refer to the attached guidelines. This pre-assessment provides a record of identified heritage at the current time that will inform the disposal process.**

The attached heritage assessment provides an initial assessment of 'known' heritage values of the residential red zone based on information held by Heritage New Zealand. It is an initial assessment only and is not intended to provide a detailed heritage assessment. The recommendations included in the heritage assessment are designed to inform CERA's planning process for the residential red zone.

Name of area	Southshore flat land residential red zone
Description	<p><i>Residential property in the flat land has been zoned red when the land has been so badly damaged by the earthquakes it is unlikely it can be rebuilt on for a prolonged period. The criteria for defining areas as residential red zone are:</i></p> <ul style="list-style-type: none"><i>there is significant and extensive area wide land damage;</i><i>the success of engineering solutions may be uncertain in terms of design, its success and possible commencement, given the ongoing seismic activity;</i>

¹ Ministry for Culture and Heritage, *Policy for Government Departments Management of Historic Heritage*, 2004 <http://www.mch.govt.nz/research-publications/our-research-reports/policy-government-departments-management-historic-heritag>

	<p><i>and</i></p> <ul style="list-style-type: none"> • <i>any repair would be disruptive and protracted for landowners.²</i> <p>See map provided for reference purposes below (fig. 1).</p>
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Built Heritage

There are no places entered on the New Zealand Heritage List/Rārangi Kōrero (formerly the Register) in the areas of the Southshore residential red zone.

There are no places scheduled as heritage items in the operative Christchurch City Plan.

Māori Heritage

The vast network of wetlands and plains of Ngā Pākihi Whakatekateka o Waitaha (Canterbury Plains) is inherently important to the history of its early occupation. Permanent pa sites and temporary kainga were located within and around the Greater Christchurch area as Waitaha, Ngāti Mamoe and Ngāi Tahu established and used the mahinga kai sites where they gathered and utilised natural resources from the network of springs, waterways, wetlands, grasslands and lowland podocarp forests that abounded along the rivers and estuary. The resources sustained vibrant kainga that played an integral role in Ngāi Tahu occupation of Ngā Pākihi Whakatekateka a Waitaha (the Canterbury Plains).

Ōtautahi (Christchurch area) is important to Ngāi Tahu as an area of continuous occupation in the South Island for six centuries. Tautahi, the son of Huikai of Koukourarata was one of the Ngāi Tahu chiefs who along with Moki dispossessed the Ngāti Mamoe tribe in North Canterbury. Tautahi built his pa on the banks of the Ōtākaro (Avon), a favourable site due to fresh water and abundant resources including food, medicine and building resources found in the repo. Tautahi and his people continued frequent forays from Koukourarata back to the Ōtākaro to gather kai.

Te Karoro Karoro (Southshore) is a known area of cultural significance related to Māori occupation and activity. The spit provided ready access to Te Ihutai (Avon Heathcote Estuary) which was part of a larger fishery used by Ngāi Tahu, famous for its abundance and variety of fish and shellfish. Te Ihutai remains an area of immense cultural and historical importance to Ngāi Tahu today. Māori settlements in the area included the pā of Te Kai a Te Karoro near Jellicoe Reserve. The presence of recorded archaeology (middens) at Te Kai a Te Karoro combined with the history of Ngāi Tahu occupation and activity in the area indicates a potential for the presence of Māori archaeology at Southshore. The cultural evidence of the known and potential sites in the vicinity of the development area have important Māori values to Ngāi Tuahuriri as they represent places of earlier occupation and association with tīpuna (ancestors).

For further information please refer to the report, 'Interim Land Management Options for Christchurch Residential Red Zones' written by Ngāi Tahu and Heritage New Zealand.³

Heritage New Zealand's advice does not represent a full assessment of Māori heritage and other values and we strongly recommend that direct consultation is undertaken with Te Runanga o Ngāi Tuahuriri and Te Runanga o Ngāi Tahu.

² Quoted from Canterbury Earthquake Recovery Authority, <http://cera.govt.nz/residential-red-zone>, accessed 25 November 2014

³ Takerei Norton (Te Rūnanga o Ngāi Tahu) and Helen Brown (New Zealand Historic Places Trust Pouhere Taonga), 'Interim Land Management Options for Christchurch Residential Red Zones: Areas of Cultural Significance to Ngāi Tahu in the Christchurch Residential Red Zones', unpublished report [2012]

Archaeology

The Southshore residential red zone was occupied by Māori prior to 1900 and as such is an archaeological site by the definition of the Heritage New Zealand Pouhere Taonga Act 2014. There are currently nine archaeological sites recorded in the New Zealand Archaeological Association site recording scheme (Archsite) in the area of the Southshore residential red zones.⁴ These sites are associated with Māori occupation and have been recorded as a result of land clearance in the residential red zone. Ground disturbance for demolition of buildings within the residential red zone has generally been limited to the area of the footprint of standing buildings, so further archaeological material may remain in situ beyond the excavated areas at these sites.

Therefore, there is potential for archaeological remains to be uncovered during earthworks within this area. Current and future owners should be made aware that work affecting archaeological sites is subject to the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014. Applications for archaeological authorities in the area of the Southshore residential red zone require evidence of consultation with the relevant hapu, Te Rūnanga o Ngāi Tuahuriri, and a statement of Māori values. This process is independent from and in addition to the Heritage New Zealand notification process for the disposal of Crown owned land.

European settlement was slow in the Southshore area and Estuary Road was not formed until 1908.⁵ Residential sections were subdivided on the Spit in 1916.⁶ There is little evidence of pre-1900 European occupation the area of the Southshore residential red zone, however there may still be archaeological remains associated with transient use of the area and 19th century Maori occupation.⁷

Recommendations

Heritage New Zealand recommends that:

- consultation is undertaken with Te Rūnanga o Ngāi Tuahuriri and Te Rūnanga o Ngāi Tahu to ascertain their views and provide input into the redesign of their cultural landscape;
- consultation is undertaken with the Avon Ōtākaro Network and other relevant community groups;
- current and future owners be made aware that work affecting archaeological sites is subject to the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014.

This report has been prepared by Dr Christine Whybrew, Heritage Advisor Crown Land Disposal and Research, Heritage New Zealand and authorised by Rob Hall, General Manager Southern, Heritage New Zealand

⁴ Refer to New Zealand Archaeological Association Site Recording Scheme (ArchSite), www.archsite.org.nz. Information current as at 3 June 2015

⁵ Felicity Boyd, 'A Recreational and Social History of the Avon-Heathcote Estuary', unpublished report prepared for Lincoln University (Faculty of Environment, Society and Design), Environment Canterbury, The Avon-Heathcote Estuary Ihutai Trust and the Tertiary Education Commission, [2010], p.17

⁶ Boyd, p.18

⁷ NZAA Site Record Form, M35/294, New Zealand Archaeological Association Site Recording Scheme (ArchSite), www.archsite.org.nz

Images

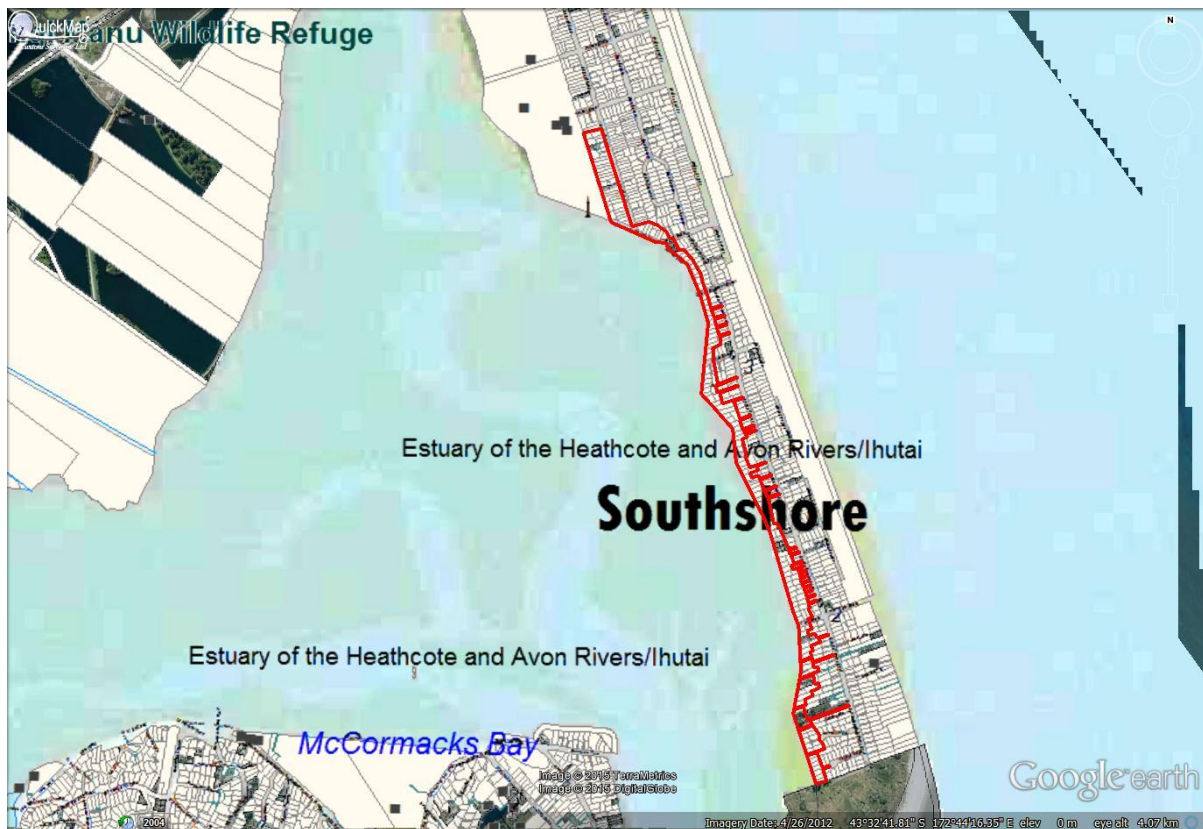


Figure 1. Quickmap plan showing approximate boundaries, in red, of the Southshore residential red zone, derived from CERA Base Map, January 2015