

**ARCHAEOLOGICAL  
ASSESSMENT**

**PROPOSED  
REDEVELOPMENT  
41 – 43 THE STRAND  
WHAKATANE**

**Prepared by**

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## INTRODUCTION

This report was commissioned by Greenstone Group on behalf of the landowners (Bay of Plenty Regional Council) in order to determine if archaeological sites are affected by the proposed redevelopment. The affected properties include Lot 1 DPS 91811, Lot 1 DPS 87107 and Pt Lot 2 DP 10937 located 41 and 43 The Strand Whakatane.

The nature of the redevelopment within the property has yet to be determined and following the demolition of existing buildings within the property it will be utilised as a car park until redevelopment.

This report has been prepared as part of the required assessment of effects accompanying a resource consent application under the Resource Management Act 1991 (RMA) and to identify any requirements under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Recommendations are made in accordance with statutory requirements.



**Figure 1. Aerial photo showing location of 41 – 43 The Strand, Whakatane.**



**Figure 2. Aerial photo showing the extent of the affected properties.**

<b>Address</b>	<b>Legal Description</b>	<b>Approx. Area</b>
41 The Strand	Lot 1 DPS 87107	630m <sup>2</sup>
43 The Strand	Pt Lot 2 DP 10937	330m <sup>2</sup>

**Table 1. Legal description and approximate area of affected properties illustrated in Figure 2.**

## **RELEVANT LEGISLATION**

### **Heritage New Zealand Pouhere Taonga Act (2014)**

An archaeological site, as defined by the Heritage New Zealand Pouhere Taonga Act 2014 6(a), is any place in New Zealand, including any building or structure (or part of a building or structure), that (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900 and (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand.

Archaeological sites cannot be modified or destroyed unless an authority is granted under section 48, 56(1)(b), or 62 in respect of an archaeological site, no person may modify or destroy, or cause to be modified or destroyed, the whole or any part of that site if that person knows, or ought reasonably to have suspected, that the site is an archaeological site.

### **Resource Management Act (1991)**

The RMA 1991 recognizes as matters of national importance: ‘the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga’ (S6(e)); and ‘the protection of historic heritage from inappropriate subdivision, use, and development’ (S6(f)).

Territorial authorities are required under Section 6 of the RMA to recognise and provide for these matters of national importance when ‘managing the use, development and protection of natural and physical resources’.

Historic heritage is defined as ‘those 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: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological’. Historic heritage includes: ‘(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Maori, including wahi tapu; (iv) surroundings associated with the natural and physical resources’.

### **Constraints and Limitations**

This is an assessment of archaeological values and does not include an assessment of Maori values. Consultation with tangata whenua is being carried out independently of this report. An assessment of the cultural significance of an area can only be competently made by the affected tangata whenua. It should be noted that an assessment of cultural significance might not necessarily correlate with an assessment of archaeological significance.

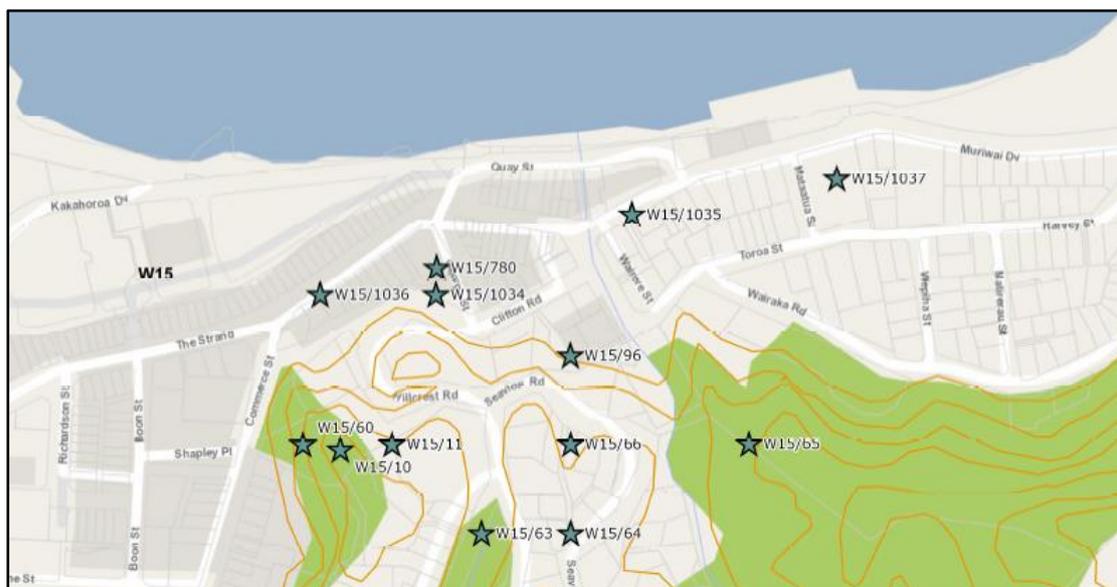
## **METHODOLOGY**

Prior to the archaeological survey the records of the New Zealand Archaeological Association (NZAA) were consulted in order to determine whether any archaeological sites had previously been recorded on or in the immediate vicinity of land affected by the proposed redevelopment. Early survey plans, aerial photos and archaeological

reports relating to the area were also reviewed. A visual inspection of the property was carried out by Ken Phillips in August 2016, however, it should be noted that the properties are covered by an existing building and it was not possible to examine the original ground surface or carry out subsurface testing. Consequently this assessment is primarily based on available information including archaeological reports and archival sources.

## RECORDED ARCHAEOLOGICAL SITES

The New Zealand Archaeological Association Site Recording Scheme was consulted in order to determine if archaeological sites have been recorded within or in the immediate vicinity of the property. The NZAA records show that there are no recorded archaeological sites within the properties however, there are six recorded archaeological sites on the river terrace within 500m of the properties and further complex pa and redoubt sites on the hills overlooking the central business district. Sites pertinent to this assessment include W15/780 (prehistoric Maori Village), W15/3037 (19<sup>th</sup> Century Maori Village) and W15/1035 (19<sup>th</sup> Century Hotel). The remaining sites will not be affected by the redevelopment of 41 – 43 The Strand.



**Figure 3. Cadastral plan showing the location of recorded archaeological sites in the general vicinity of the proposed subdivision development (highlighted red).**

Site No.	Site Type
W15/96	19 <sup>th</sup> Century Flour / Flax Mill
W15/780	Prehistoric Maori Village
W15/1034	19 <sup>th</sup> Century Blacksmith
W15/1035	19 <sup>th</sup> Century Hotel
W15/1036	19 <sup>th</sup> Century Shop / Post Office
W15/1037	19 <sup>th</sup> Century Maori Village Te Manuka Tutahi

**Table 1. Recorded archaeological sites located within 500 metres of the proposed subdivision development.**

## PREHISTORIC

### **W15/780 & W15/1037 Prehistoric and early Historic Maori settlement**

The river terrace on which early Whakatane township was established was a contiguous prehistoric cultural landscape bisected by the Wairere Stream. The archaeological resource within both areas has little or no surface expression, however, previous archaeological investigations have shown that the subsurface archaeological resource is extensive.

Prehistoric settlement on the river terrace appears to have been focused on the slightly raised dune ridge that characterizes the main residential area of Wairaka. The dune ridge is mantled by the favourable Kopeopeo loamy sand that would have been ideal for the cultivation of traditional Maori crops. Soils of the fans on the flanks of the Wairere Stream and against the escarpment may also have been utilized for cropping and settlement.

W15/780 is considered one of the most significant sites in the Bay of Plenty. Part of the site was excavated by a team of archaeologists in 1998 and 2007 (Figure 4) during which an extremely complex occupation sequence was identified extending between 1.0 – 1.5m below the existing ground surface the earliest layers potentially dating to the 14<sup>th</sup> Century. The sequence of occupation appears almost uninterrupted up until the early contact period and included the traditional villages of Te Whare O Toroa and Tupapakurau<sup>1</sup> (W15/1037) located on the eastern side of the Wairere Stream that had an estimated population of 200 people in 1828.<sup>2</sup>

The archaeological resource relating to this prehistoric settlement site appears to extend over a wide area covering much of the River terrace east of Pohaturoa Rock including the Commercial Hotel property.

Human remains were found during the 1998 and 2007 archaeological excavations and koiwi have been found in several areas on and surrounding the river terrace including a burial cave containing the remains of 30 or 40 individuals disturbed during the construction of Clifton Road in 1931.<sup>3</sup>

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<sup>1</sup> Ngaropo 2000:13

<sup>2</sup> Irwin 1967:162

<sup>3</sup> Daily Post: 6 August 1965.



Figure 4. Archaeological excavation of part W15/780 carried out in November 2007

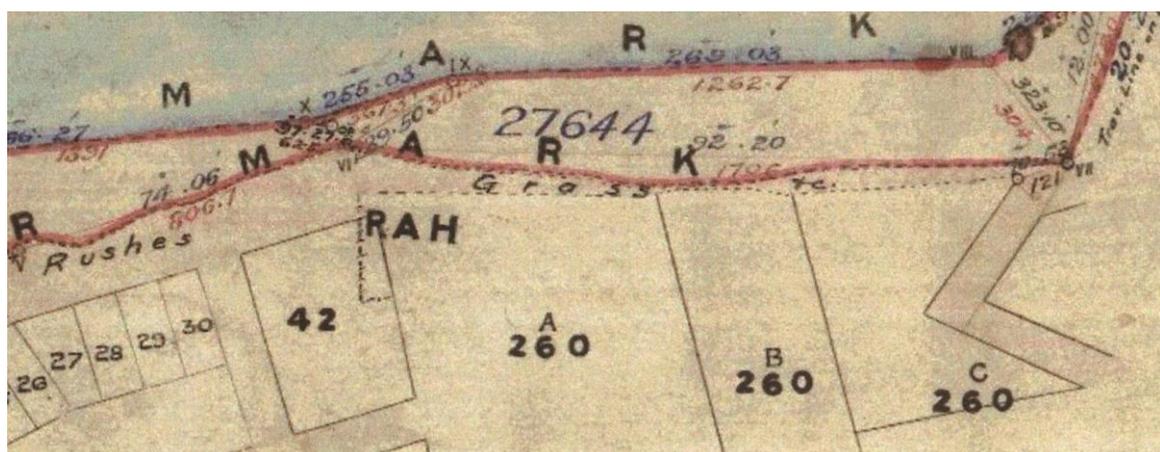


Figure 5. Part survey plan 12351 showing the fenced perimeter of Wairaka Pa extending into Lot 42. (LINZ)

## HISTORIC PERIOD

### James Francis Fulloon's Grave Site

This site has not been recorded as an archaeological site. It comprises the first grave site of James Francis Fulloon son of John Fulloon and Koka Te Mautaranui. Fulloon was a native interpreter. In 1864 he persuaded Governor Grey to commission him as a captain in the militia, his object being to recruit a company of Ngati Awa to counter Pai Marire influence in the Bay of Plenty. He set off from Tauranga in the cutter Kate, bound for Whakatane. His own people had, however, embraced the Pai Marire faith. On 22 July 1865 Fulloon and most of his shipmates were killed, and the vessel was burned in the Whakatane River.<sup>4</sup>

Fulloon was originally buried on the right bank of the Wairere Stream in close proximity to land later occupied by the Commercial Hotel but later disinterred and reburied elsewhere in Whakatane. An article published in the *New Zealander* two weeks after Fulloon's death states that the Chiefs Te Wapiha and Te Kupa, who were not involved in his death, recovered his body and buried him in the family vault alongside his mother. The Captain and mate of the Kate were also said to have been buried at this location.<sup>5</sup>

Survey plan SO 519 (Figure 6 & &) produced in the late 1860s illustrates Fulloon's first grave site on the western boundary of the extant art deco Commercial Hotel. This plan is likely the source of an article published in the *Whakatane Beacon* on 28th April 1939 that states that 'The precise site is doubtful, but it was probably either in the Bank of New Zealand section, or on the land now covered by the New Commercial Hotel.'

### W15/1035 Commercial Hotel

The site of the old Commercial Hotel was recorded as an archaeological site by Phillips in 2006 during the Historical Society heritage Assessment of Whakatane Township. Coordinated provided for the site are located on the road reserve immediately inform of 35 – 39 The Strand (Lot 1 & 2 DPS 86124) formerly known as Lot 22 Township of Whakatane.

The original Commercial Hotel was transported from Wairongomai to Whakatane after the gold rush was over in the Coromandel range. The hotel was dismantled and W Griffiths took it by scow to Whakatane where it survived a difficult crossing of the Whakatane bar. It was reassembled by W.P. Brown. The hotel appears to have opened for business in 1893.

In 1939 the existing Commercial Hotel with art deco façade was constructed within Lot 21 Township of Whakatane (now designated Lot 1 DPS 87107 and Lot 2 DP 10937) immediately adjacent to the old hotel. Following the completion of the new hotel the old hotel was demolished in April & May 1939.

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<sup>4</sup> <http://www.teara.govt.nz/en/biographies/1f18/fulloon-james-francis>

<sup>5</sup> *New Zealander* 7 August 1865.

It should be noted that subsequent assessments of this site have incorrectly stated that the existing art deco Commercial Hotel was constructed on the same property as the original hotel following its demolition, however this is not the case.<sup>6</sup>



Figure 6. Part survey plan SO 519 produced in the late 1860s showing the location of the first burial site of Fallon within Lot 21 Whakatane Town. (LINZ)



Figure 7. Survey plan SO 519 overlaid onto modern aerial showing location of Fallon Grave site near the south west corner of the extant Commercial Hotel building.

<sup>6</sup> S. Arabin 2006, Mathews & Mathews 2007



Figure 8. Recent aerial photo with overlay of survey plan DP 10937 produced in 1915 showing the location of the existing art deco Commercial Hotel with the footprint of the original wooden hotel in Lot 22.



Figure 9. Photo taken in late 1938 showing the new art deco Hotel being erected between the old Commercial Hotel and the bank at 45 The Strand.

### Historic Activity within the property

Survey Plan DP 10937 shows a small house located within the affected property. This may relate to a commercial building evident in later photos of the area (Figure 10 & 11), however, it was not possible to establish if it was built prior to 1900 and covered by the Heritage New Zealand Pouhere Taonga Act. The commercial façade indicates it operated as Finlay Furnisher in the early 1900s and may post date the BNZ building constructed in 1917.

Early buildings and activity areas such as privies, rubbish disposal areas, outbuildings stables etc may have occupied the site and may have left an archaeological record.



**Figure 10.** Early photo c.1920 showing the Finlay Furnisher building beside the BNZ building. (K. Phillips collection)



**Figure 11.** Early photo c.1920 showing the Finlay Furnisher building beside the BNZ building. (K. Phillips collection)

## **ASSESSMENT OF EFFECTS**

Properties at 41 – 43 The Strand Whakatane are currently covered by existing buildings. Subsurface testing was not possible consequently this archaeological assessment is primarily based on a review of available literature and archives. The proposed redevelopment will likely involve extensive earthwork associated with demolition and future redevelopment the properties.

There are several significant archaeological sites relating to prehistoric Maori settlement of the area and there is reasonable cause to suspect that such archaeological evidence relating to this settlement will be encountered during ground disturbance with 41 – 43 The Strand Whakatane.

Ground disturbance associated with the construction of the existing two story Commercial Hotel building may have damaged or destroyed archaeological features, however, this is likely restricted to the perimeter foundations and there are areas outside of the existing building footprints within the property that have had minimal disturbance and there is a high likelihood that intact archaeological features relating to prehistoric Maori settlement and possible pre 1900 European activity survive within these areas. Therefore a program for the mitigation of effects on possible intact archaeological features during the demolition and redevelopment of the property should be established before the commencement of ground disturbance. This mitigation program will require an authority form Heritage New Zealand to damage or destroy possible unrecorded archaeological site/s.

### **Archaeological Significance**

The significance of archaeological site W15/780 and W15/1037 are extremely high as they contain archaeological information relating to a long sequence of prehistoric settlement rarely found in New Zealand archaeological sites. Excavations carried out within the site in 1998 and 2007 have revealed 500 years of occupation sequences, extensive artifact assemblages and architectural information relating to dwellings and river bank structures.

## **GENERAL CONSIDERATIONS**

This report is an assessment of impact on archaeological values and does not include an assessment of Maori values. Such an assessment can only be made by the tangata whenua. It should be noted that archaeological survey techniques based on visual inspection and minor subsurface testing cannot necessarily detect all possible subsurface archaeological features, nor identify wahi tapu and other sites of traditional significance to Maori, especially where these have no physical remains.

## RECOMMENDATIONS

The following recommendations for avoidance or mitigation are provided below.

1. That a Heritage New Zealand (HNZ) authority to modify damage or destroy possible unrecorded subsurface archaeological sites within land affected by the demolition of the Commercial Hotel is obtained prior to the commencement of earthwork associated with the development.
2. That archaeological monitoring is carried out by a suitably qualified archaeologist during ground disturbance associated with the demolition of existing buildings.
3. That in the event that intact archaeological sites are encountered during ground disturbance associated with the development all work must stop in the immediate area until the project archaeologist has carried out appropriate investigation, sampling and recording in accordance with conditions of an HNZ authority.
4. That if koiwi tangata (human remains) are encountered, no further modification of the site concerned shall occur until tangata whenua and the HNZ have been advised and their responses received.
5. Archaeological survey cannot always detect sites of traditional value to Maori, such as wahi tapu. Tangata whenua should be consulted regarding the possible existence of such sites and informed of the recommendations of this report.

## REFERENCES

- Phillips, K.J.S.  
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