

**Private Plan Change Request**  
**Historical & Archaeological Assessment**  
**for**  
**CCKV Maitai Dev Co LP and Bayview Nelson Limited**

17 December 2020



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## 1.0 Introduction

An assessment of historical and archaeological values has been commissioned of two adjacent blocks of land in Nelson as part of a Private Plan Change Request (PPCR). The information requirements of PPCRs are contained in Clause 22 of the First Schedule to the RMA. Clause 22 refers to clauses 6 and 7 to the Fourth Schedule to the RMA. Clause 7(d) of the Fourth Schedule (RM Act 1991) requires that applicants assess any effect on historical values.

The Bayview Block of 250 ha includes the ridgeline between Atawhai and the Maitai Valley, part of the slopes either side and the western slopes of Kaka Hill (Sections 26, 27 & Pt Sec 29 SO1179; Sections 59 & 60, Pt Sections 58, 62, 63, 64 Suburban North SO944; Lot 2 DP340064). The smaller Maitahi Block (66 ha) consists of gentler southern slopes down to the Mahitahi / Maitai River flats, and part of the Kaka Hill slopes (Pt Sec 8 SO146; Pt Sec 11 Brook Street and Maitai District).

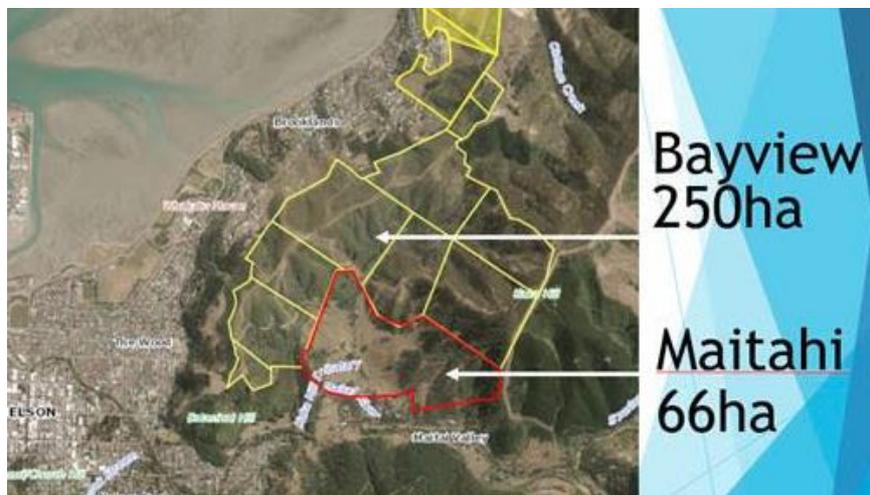


Figure 1: Location of the subject properties.

The report deals only with historical and archaeological values. It does not consider places or issues of significance to Māori besides these. Cultural issues are the province of Māori. A Cultural Impact Assessment of the properties is also being prepared.

## 2.0 Statutory Requirements

Seven iwi have statutory acknowledgement areas over Mahitahi / Maitai and its tributaries - Ngāti Kōata, Ngāti Kuia, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, Ngāti Toa Rangātira, Rangitane o Wairau and Te Ātiawa o Te Waka-a-Māui<sup>1</sup>.

There are no recorded archaeological sites on the properties, nor any buildings listed on the New Zealand Heritage List created under the *Heritage New Zealand Pouhere Taonga Act 2014*. A site of cultural significance, Kaka Hill lookout and waahi tapu (MS57), is recorded in Appendix 3 of the Nelson Resource Management Plan (NRMP) as being on the Bayview Block. MS58 Pa (Maitai

<sup>1</sup> <http://nelson.govt.nz/assets/Environment/Downloads/TeTauIhu-StatutoryAcknowledgements.pdf>

Recreation Reserve) is outside the subject area, on the other side of the Mahitahi / Maitai River.

There are three main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the *Heritage New Zealand Pouhere Taonga Act 2014* (HNZPTA), the *Resource Management Act 1991* (RMA) and the *Protected Objects Act 1975* (POA).

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

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

- a. Was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
- b. Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- c. Includes a site for which a declaration is made under section 43(1)

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

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

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

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

The RMA requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the wellbeing of today's communities while safeguarding the options of future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (section 6f).

Historic heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities.

Historic heritage includes:

- Historic sites, structures, places, and areas
- Archaeological sites;
- Sites of significance to Māori, including wahi tapu;
- Surroundings associated with the natural and physical resources (RMA section 2).

These categories are not mutually exclusive and some archaeological sites may include above ground structures or may also be places that are of significance to Māori.

Where resource consent is required for any activity the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the district plan assessment criteria).

The Ministry for Culture and Heritage ("the Ministry") administers the POA 1975 which regulates the sale, trade and ownership of taonga tūturu. If a taonga tūturu is found during the course of an archaeological authority, the Ministry or the nearest public museum must be notified of the find within 28 days of the completion of the field work.

Taonga tūturu is defined in the POA as an object that:

- a. relates to Māori culture, history or society; and
- b. was, or appears to have been:
  - i) manufactured or modified in New Zealand by Māori;
  - ii) brought into New Zealand by Māori; or
  - iii) used by Māori; and
- c. is more than 50 years old.

The term taonga tūturu includes all finished items made by Māori and those items used by Māori but it does not include waste and by-products of manufacturing such as flakes, shells, oven stones and other 'scientific material' unless there is evidence that the object had a secondary use.

### **3.0 Environment Background**

The two properties lie between the Atawhai area of Brooklands and the Maitai Valley. They are presently undeveloped with part in regenerating bush and scrub and the remainder in pasture grazed by cattle and goats. There is a farm house and various farm buildings and structures on the Maitahi Block. Farm tracks are throughout both properties.

The main landforms are Kaka Hill (459 m), with the high point on the eastern boundary of the Bayview Block, and the Atawhai Ridgeline. The Bayview Block has steep to moderate slopes. Maitahi Block is steep to gentle slopes plus flat land adjacent to the Mahitahi / Maitai River. Kaka Stream runs through both blocks out to Mahitahi / Maitai River. This has been re-aligned. Old plans and photographs show that it once ran against the base of the Branford Park hill and into Dennes Hole. It is likely to be the small stream said in 1914 to dry up in the summer<sup>2</sup>.

The underlying geology is complex but predominantly Brook Street Volcanics and Maitai Group sandstone, siltstone and limestone, and more recent alluvial along the river.

The original vegetation would have been mostly podocarps and broad-leafed trees of the Lowland Hill Country with more coastal adapted species on the seaward facing slopes<sup>3</sup>. The areas adjacent to the river would have been a mixture of swamp / wetland species with trees and shrubs that could survive inundation.

### **4.0 Historical and Archaeological Background.**

Emphasis is placed on the pre-1900 history of the area as that is most relevant to the definition of archaeological sites<sup>4</sup>. The Māori history of the area is more appropriately dealt with in the Cultural Impact Assessment; however, an outline is provided for context.

The Mahitahi / Maitai River was an important place for pre-European and historic period Māori (and is still highly valued). The catchment was a rich food and resource gathering area with forest, river and wetland resources such as inanga (whitebait), harakeke (flax) and tuna (eels). Small clearings would have been created in the dense forest for cultivation. Kāinga to access these resources would have been occupied on a seasonal or temporary basis.

The Maitai Valley was used as an ara (route) from Whakatu up to Maungatapu and the Bryant Range, then onto the Sounds, Marlborough and the Wairau Valley. It was a particularly important route to

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<sup>2</sup> Venner 2001:72.

<sup>3</sup> <http://www.nelson.govt.nz/assets/Environment/Downloads/living-heritage-nelson-native-plants.pdf>

<sup>4</sup> As defined by *Heritage New Zealand Pouhere Taonga Act 2014*.

access the pākohe (argillite) and serpentine resources of the Nelson Mineral Belt. The main track went from Nelson up the Maitai / Mahitahi to the confluence with Sharlands Creek. It then followed a spur onto a ridge before dropping down to the Maitai at Wilson’s Flat before following the valley again till the Forks<sup>5</sup>. From the Forks the track continued up and over the Maungatapu to Te Hoiere / Pelorus, running south of the present Maungatapu Track. A side track went from the Mahitahi / Maitai River, up Mill Creek near the Maitai Dam, into the Teal Valley then across to Wakapuaka<sup>6</sup>. A sub-branch of this route headed up Waitarake Stream (Sharlands and Packers Creeks) before joining the Wakapuaka track in the Lud and Teal Valleys. None of these ara go through the subject area.

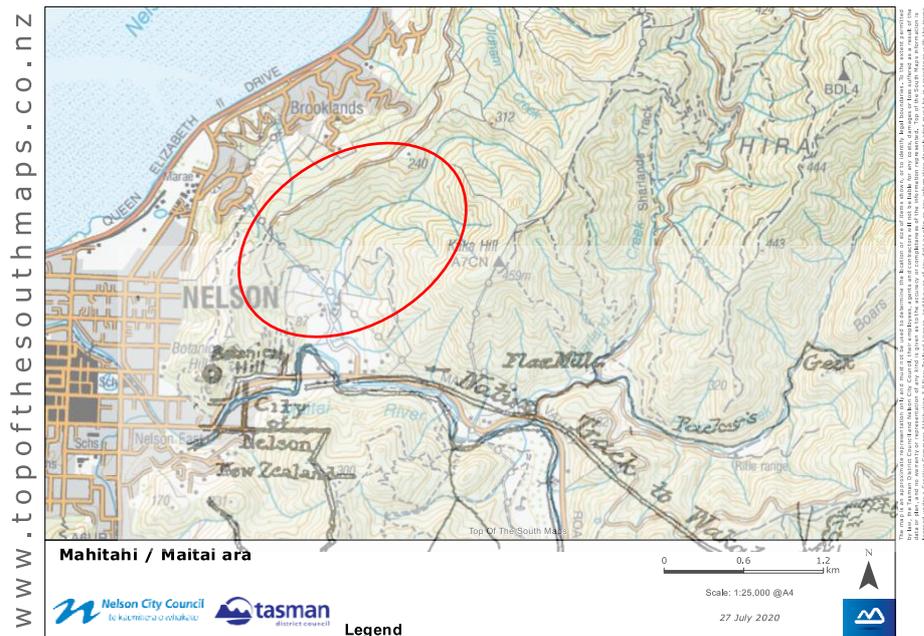


Figure 2: The Mahitahi /Maitai ara as detailed by Skinner 1910 overlaid onto a modern topographical map. The subject area is roughly indicated.

MS57 Lookout and waahi tapu (Kaka Hill) and the nearby MS58 Pa (Maitai Recreation Reserve) illustrate Māori use of the area as well as being significant places. The two sites were recorded in 1993 - 1994 by Lawrence as part of a Nelson City Council commissioned study for the NRMP. The description for MS57 Kaka Hill is “TuMatakokiri used this hill as a lookout for raiding war parties. Site of Ngati Kuia burial grounds.”<sup>7</sup> That for MS58 Pa is “Site of Ngati Kuia Pa. From here they gathered food such as Eels, birds, and Forest Fruits. Whiro O Wira of Ngati Kuia resided here. Buried on Kaka Hill.”<sup>8</sup> No further information has been found on these sites. No published information has been found regarding any other places of occupation in this part of the Mahitahi / Maitai catchment<sup>9</sup>. There are known kāinga further upstream, for example, at the Mill Stream confluence with the North Branch of the Mahitahi / Maitai.

<sup>5</sup> Skinner 1910: 329.

<sup>6</sup> Skinner 1910: 329.

<sup>7</sup> Lawrence 1994.

<sup>8</sup> Lawrence 1994.

<sup>9</sup> For example, in Mitchell and Mitchell 2004 and 2007, and Jackson 2014.

The early European settlers also used the Mahitahi / Maitai to access the Mineral Belt and as a route through to Marlborough. The settlers initially followed the Māori track along the Maitai Valley. They later developed a road along the valley floor next to the river and a track over the Maungatapu to the north of the Māori ara. The present road in the lower Maitai Valley essentially follows the route of the old road.

The subject land was part of the New Zealand Company Maitai Suburban District (Suburban East) and included part of Sections 11, 12 and 13. Crown grants for the Maitai Valley were issued from the 1860s but there were European settlers living there from 1842 when the sections were selected<sup>10</sup>. By the end of 1842 Sections 11 and 12 had been cleared and were in crop<sup>11</sup>.



Figure 3: The subject blocks include part of section 11, 12 and 13.

General plan of the districts containing accommodation sections of fifty acres, annexed to the settlement of Nelson. Publisher Smith, Elder & Co., London 1842. Accessed from <https://natlib.govt.nz/records/38195087>.

**TERMS for LEASE or PURCHASE**  
of that admirable Section of SUBURBAN LAND,  
No. 12, in the Maitai Valley, which will be divided into any  
sized patches that may suit parties:—Rent-free for the first  
year, 30s. an acre per annum for the following six years, and  
40s. an acre after that time, with the right of purchase at any  
time during seven years for £20 per acre.  
This land was selected as the second choice of the whole  
of the Suburban Sections, closely adjoins the town, possesses  
a fine deep soil, streams of spring water in every part, and  
wood for fuel and fencing at the upper and lower sides. Ar-  
rangements have also been made with a sawyer to cut timber  
on the section at the town price.  
Apply to W. Bishop, Druggist, near the bridge.

Figure 4: Early advertisement for Section 12 (Nelson Examiner and New Zealand Chronicle 8 October 1842).

The subject properties soon became part of the Richardson's Maitai Run. The Richardson family started to acquire land in the Maitai Valley from 1842 (as well as various other properties in town). The family

<sup>10</sup> Venner 2001.

<sup>11</sup> Allan 1965:205; Nelson Examiner and New Zealand Chronicle 8 October 1842.

eventually owned vast tracts of land – 1288 hectares in the Maitai Valley by 1885 and 2630 hectares in the twentieth century<sup>12</sup>. The bush began to be removed from the hills from the 1840s. The Maitai Run was cleared and grazed by sheep, dairy cows, horses and later goats to keep down the scrub as well as being used for crops including hops. Part of the subject area was known as the Dairy Block<sup>13</sup>. Dennes swimming hole was the site of a water pump to irrigate the land<sup>14</sup>. At various stages, particularly in the early decades and after Ralph Richardson died in 1889 and Effie his widow and their two daughters moved to England for 18 years, the land was leased out<sup>15</sup>. The lessees included James Winter who had a house, sawmill, orchard and garden near Dennes Hole (then known as Winters Hole) from 1856<sup>16</sup>. James Burford had hop gardens somewhere in the vicinity about 1897<sup>17</sup>. The Richardson property was the site of a number of recreational events throughout the nineteenth century such as Sunday school picnics, The Caledonian Society of the Province of Nelson games and use of the swimming holes. There was a shooting ground and rifle range (behind Black Hole).



Figure 5: Looking over Nile Street East to Kaka Hill. The slopes are cleared of large trees.

View from Patterson's, January 1892. Nelson Provincial Museum, Sclanders Collection, Photo collection reference number 8724.



Figure 6: Wakapuaka District. Publisher [Wellington, N.Z.] : Lands & Survey Dept., 1896.

<https://natlib.govt.nz/records/21704123>

<sup>12</sup> Richardson 1995.

<sup>13</sup> Venner 2001:16; 68.

<sup>14</sup> <http://www.nelson.govt.nz/assets/Leisure/Downloads/walks/edible-walks/Branford-Park-Edible-Walk-1.pdf>

<sup>15</sup> <https://teara.govt.nz/en/biographies/3r15/richardson-effie-newbigging>; The Colonist, 21 February 1885.

<sup>16</sup> Venner 2001: 38.

<sup>17</sup> Venner 2001: 38.

When the family returned to Nelson in 1908, first Mrs Richardson then her daughter Ralphine took over the running of the Maitai Run (Mrs Richardson died in 1928). Gradually as leases came up they were not renewed, the women took over the management of the farms and more land was purchased. The subject of Mrs Richardson's dispute over public access to Maitai Run and Dennes Hole, a large part of the myth around the family, and subsequent purchase of land by Nelson City Council, has been well documented and is not pertinent for this assessment.



**MAITAI VALLEY,**  
NELSON.  
**TO BE LET ON LEASE,**  
FOR A TERM OF YEARS,  
THAT VALUABLE ESTATE KNOWN  
AS  
**RICHARDSON'S MAITAI RUN.**

This fine property extends from the City Boundary about 4 miles on both sides of the River Maitai, and contains some 3200 ACRES of Land, comprising good hills, fertile flats, and lateral valleys, some under cultivation, and the remainder well grassed. Part of the land is well adapted for hop growing and fruit culture.

The Homestead, outbuildings, yards, fences, etc., are in good order, and the whole forms a complete and excellent Sheep Run.

The Maitai River is well known as one of the best Front Streams in the Colony and the neighbouring hills are a favorite resort of Red Deer; whilst its close proximity to the Port of Nelson gives the property a unique value.

Immediate possession can be given.  
For terms and further particulars apply to

**FELL & ATKINSON,**  
Solicitors, Nelson.

Figure 7: Looking up Maitai Valley to Kaka from Cleveland Hill above Hunter-Brown's. 1902-1908. Kerr Collection, Nelson Provincial Museum 317288.

Figure 8: Advertisement in the Nelson Evening Mail, 22 April 1902.



Figure 9: Looking across the river to the subject properties. A building (Edendale?) is ringed. Sunday Hole, Maitai River, Nelson (cropped). Nelson Provincial Museum, F N Jones Collection: 311114

The main Richardson house in the Maitai Valley was known as Edendale (there were a number of other houses and buildings on various parts of the run). This was on the Maitahi property. Initially the family lived at Richardson Street and Edendale was rented out. Around 1914, when the lease came up, Mrs Richardson and her daughters were able to move out to the Maitai Valley to be closer to the farm (although still moving between their two houses). Lesley Richardson, the wife of Dennis, Miss Richardson's adopted son, wrote that "Their first Maitai home, a cob cottage named Edendale because

of one lessee, Samuel Eden, was believed to have been built in 1842 and was originally thatched. It was added to and became a substantial dwelling, standing on a terrace overlooking the Maitai River flats. Below Edendale was an old hop-kiln which serviced the adjacent hop-garden and, with additions, it was to form the shearing shed.<sup>18</sup> Samuel Eden rented at least the Dairy Block in the early years of the twentieth century<sup>19</sup>. The cottage was expanded from the original cob with timber and a brick chimney to become a substantial dwelling around 1914 when the Richardsons took possession. Again from Richardson:- “In the early 1940s a portion of Edendale was moved to the Maitai roadside and added to, to become the main residence....”<sup>20</sup> This homestead is the white house on the other side of the river from the Maitahi block. When this occurred, Edendale became the farm managers residence<sup>21</sup>. When Dennis Richardson became the farm manager he lived in the main house with Edendale empty except at shearing and dipping time. Richard Richardson, Dennis’s brother, remembers that during this period the cob portion of the house consisted of two rooms, a kitchen and a smaller room they used as a store room<sup>22</sup>. There was also a very steep staircase up to a small bedroom upstairs which was likely to have been added after the first cob construction and before 1914. In 1962 Edendale was lovingly restored by Dennis and Lesley to live in after they were married<sup>23</sup>. Miss Richardson finally sold the Maitai Run in 1969 shortly before her death at her house in the Maitai.



Figure 10. The subject area in 1969. “Maitai Run Changes Hands”. Nelson Photo News, 8 March 1969.



Figure 11: The shearing shed in 1969 looking across to the hills on the other side of the Mahitahi / Maitai River. “Maitai Run Changes Hands”. Nelson Photo News, 8 March 1969.

<sup>18</sup> Richardson 1995.

<sup>19</sup> Venner 2001:72.

<sup>20</sup> Richardson 1995.

<sup>21</sup> Richard Richardson e-mail to A.Young 11 December 2020; Rebecca Richardson .

<sup>22</sup> Richard Richardson e-mail to A.Young 11 December 2020.

<sup>23</sup> Rebecca Richardson phone call with A.Young 23 May 2020.

## 5.0 Archaeological & Historical Context

No previous archaeological work has been carried out on the property, and it is only briefly mentioned in local histories such as Venner 2001. A brief archaeological assessment was made of the adjacent Bayview Ltd Special Housing Area in 2019<sup>24</sup>. The neighbouring forestry blocks were also the subject of a paper based assessment for Tasman Bay Forestry Company in 2013<sup>25</sup>.

Archaeological work in the Maitai Valley has generally concentrated on sites relating to the exploitation of the Nelson Mineral Belt. In the 1960s and 1970s members of the Nelson Archaeological group (particularly the Walls family) carried out intensive surveying and recording of pre-European pākohe exploitation sites within the Mineral Belt and in associated areas such as the Maitai Valley. Survey and investigative work by Dan and Alison Witter occurred in the 1980s as a consequence of the Maitai Dam construction. Mike Johnston, geologist and historian, has carried out research and fieldwork on sites associated with the exploitation of copper and chromite from the Mineral Belt including the Dun Mountain Railway. Some survey, assessment and monitoring has occurred in the last twenty years or so by myself for Nelson City Council, various forestry companies and the Brook Sanctuary. This has been particularly along the route of the Dun Mountain Railway but also down the Maitai Valley and surrounding area.

Known sites are generally located within the Mineral Belt at the head of the Maitai Valley; along established tracks or routes (both Māori and settler); and close to the Mahitahi / Maitai where pākohe was able to be exploited from river boulders that had rolled down from the Mineral Belt. Other known sites are within the Maitai Valley where settlers had farms and houses, for example, the Smiths Graves further up the valley from the subject properties and the flax mill at Sharlands Valley.

## 6.0 Site Visits

The Bayview Block has been informally visited by me innumerable times since 2000. This has been walking or biking along the ridge line but also using farm tracks traversing the slopes.

An initial orientation visit for the purposes of this assessment was made to the properties on 14 May 2020, and three subsequent, short visits were made the following week, two with Aneika Young who is writing the Cultural Impact Assessment. During the visits the recorded location of MS57 was visited, present and past routes of Kaka Stream examined, the bank section of Mahitahi / Maitai River in front of the Maitahi Block viewed and farm structures visited. The ridgeline and farm tracks were driven along and walked at various points. Kaka Hill itself and the western slopes were not visited.

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<sup>24</sup> Young 2019.

<sup>25</sup> Young 2013.

Murray and Shelley Carter, the current farm managers, were briefly talked to on-site and their invitation to view the inside of the Shearing Shed taken up. Due to health issues, the Carters, who have extensive knowledge of the land, were not able to be properly interviewed at that time. Dennis Richardson is unfortunately not able to be interviewed due to poor health. His daughter Rebecca has been talked to over the telephone and via e-mail. Miss Richardson's other son Richard has answered questions via e-mail and provided clear recollections of the cottage and shearing shed. The Carters recommended contacting Murray and Helen Bennett who have lived in the Richardson house on the opposite side of the river since 1969. This was done but Mr Bennett had no pertinent information about the subject land.

The ridgeline between the Bayview Road extension and the Centre of New Zealand, and adjacent slopes, have been recently cleared of scrub and mulched providing clear visibility. The existing farm tracks have been re-worked. The slopes of Kaka are still in regenerating native and scrub.



Figure 12: The north slopes of the Bayview Block above Atawhai.



Figure 13: The ridgeline looking towards Nelson.



Figure 14: The Maitai Valley side of the properties with the Maitahi Block farm buildings on the right and Kaka Hill the prominent peak above.

No archaeological evidence was found along the ridgeline, the most likely place for Māori look outs, pa, terraces or kumara pits. MS57 is recorded on the ridgeline although the description is given as Kaka Hill (about 1.1 km away). The original NZMS 260 map co-ordinate of E[25]364[00] N[59]942[00] was converted to a NZTM co-ordinate using the LINZ converter<sup>26</sup>. This gives a co-ordinate of E1626404.4 N5432495.8. That point and the surrounding area was examined. The location is in a slight saddle, to the west of a knoll. No surface archaeological evidence was found anywhere in the vicinity. On the side of the knoll was a small, sloping hollow facing roughly north west (about 5 m wide by 2.5 m deep). This looked promising (although sloping and lumpy); however, examination of aerial photographs indicated that it is most likely a recent formation and unrelated to Māori occupation. The high point of Kaka Hill, an alternative location for the site, has a shared boundary with the neighbouring Sharland Forest, part of the Hira Forest owned by Ngāti Koata. It was not visited during this assessment. Aerial photographs show that the hill top has been modified by forestry tracks.

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<sup>26</sup> <https://www.geodesy.linz.govt.nz/concord>

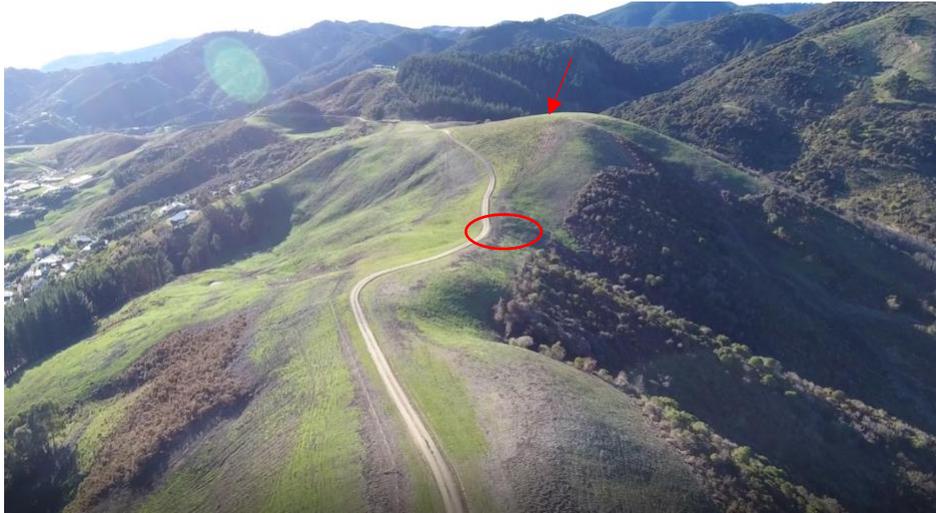


Figure 15: Recorded location of MS57 (circled). The arrow points to approx. location of natural terrace. Drone footage supplied by Landmark Lile.



Figure 16: The terrace thought to be natural rather than Māori-made.

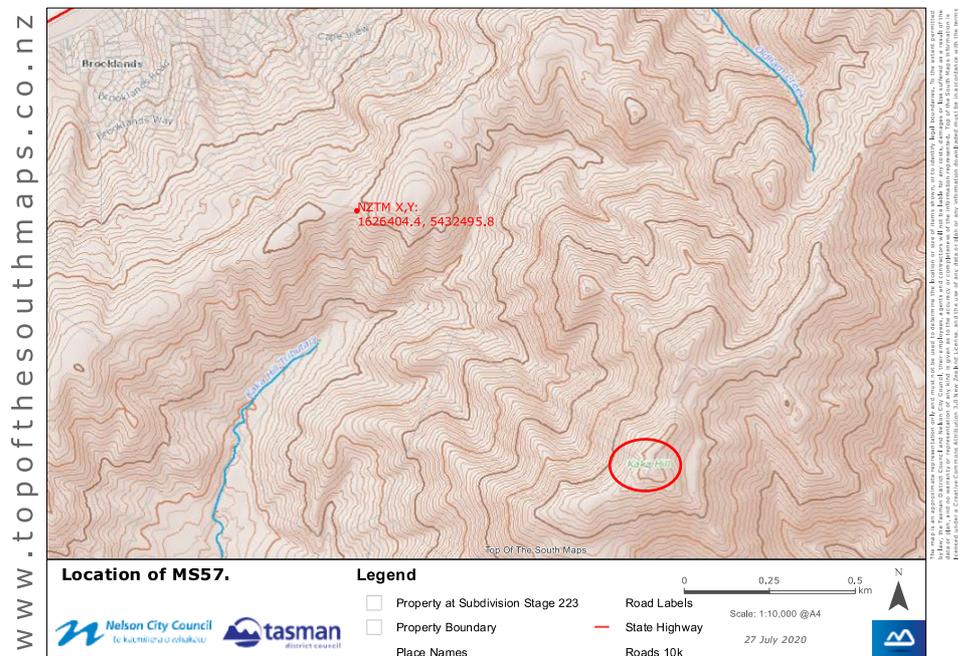


Figure 17: The recorded location for MS57 (as stated on Appendix 3 of the NRMP and in Lawrence 1994) in relation to Kaka Hill.

Kaka Stream flows down the western slopes of Kaka Hill and out to the Mahitahi / Maitai. Comparison of old maps and the evidence on the ground show that the lower reaches of the stream has been channelled away from the western side of the river flats to the eastern side. The river flats have been drained by various ditches and would have once had more extensive wetlands. The old and new stream courses were walked along and banks examined. No archaeological evidence was seen.

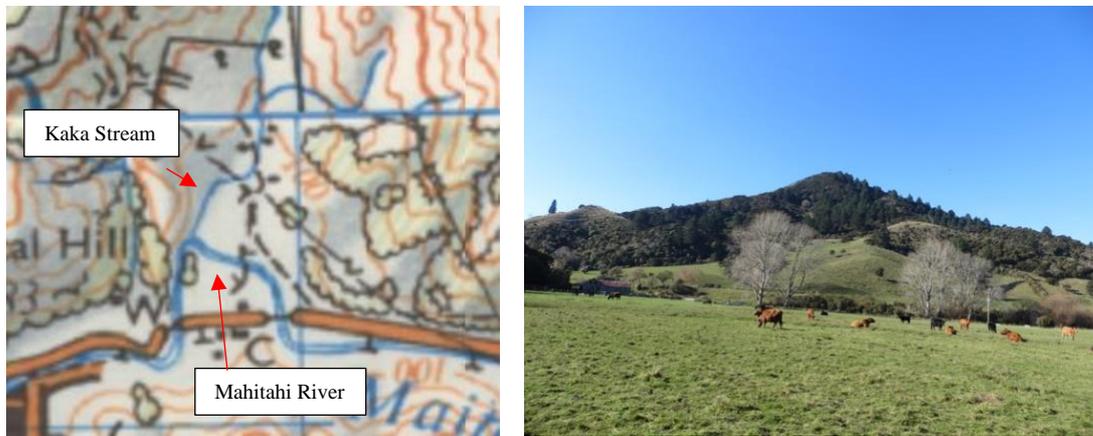


Figure 18: Past route of Kaka Stream. NZMS1 1969 (<http://www.mapspast.org.nz/>).

Figure 19: The river flats with the shearing shed on the left.

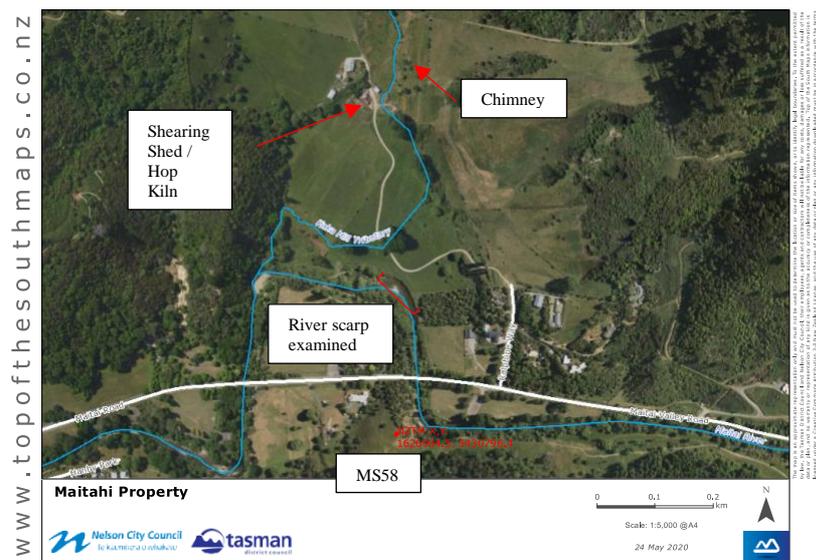


Figure 20: Part of the Maitahi Block with the present course of Kaka Stream across the river flats and places of interest.

The exposed scarp of the Mahitahi / Maitai River in front of the Maitahi Block was examined. This was only partly visible where the bank had been cut out by the water. The remainder of the bank was obscured by vegetation and piles of naturally deposited boulders. There was no archaeological material showing in the visible scarp or along the bank.

An old standing chimney is apparent on the eastern old river terrace above Kaka Stream. It appears to be stable and well-preserved. There were occasional concrete blocks in the vicinity of the concrete chimney. Below it, on the other bank of Kaka Stream, is a corrugated iron and wood shearing shed. The shearing shed was briefly visited. This is also well-preserved with many original features. As the custom of many sheds, one of the rooms is covered in the names of associated people. It is surrounded by associated structures such as the yards as well as more recent buildings (a killing shed and barn).



Figure 21: The farm buildings and the chimney. Drone footage supplied by Landmark Lile.



Figure 22: The chimney with the shearing shed behind.



Figures 23-24: The shearing shed and yards. The hop kiln is on the left side of the building.



Figures 25-25: The interior of the shearing shed.

## 7.0 Assessment of Archaeological and Historical Potential

The Maitai Valley was a well-used ara (pathway) for Māori as well as a rich food and resource gathering area particularly for flax, eels and whitebait. There would have been small cultivations and kainga or camps along the river banks. The Ngāti Kuia site recorded as MS58 would have been one such kainga. The subject properties were likely to have been part of this activity particularly the Maitahi Block which is closest to the Mahitahi / Maitai.

Physical evidence of Māori activity such as resource gathering and through movement is usually sparse. Find spots of taonga / artefacts are one indication. Camps and kāinga can be indicated by such evidence as midden deposits, ovens and cut platforms or artificial surfaces. Structures such as whares, places for food storage or drying racks are less obvious in the archaeological record. Old cultivations can sometimes be recognized by the addition of material such as charcoal or gravel. A waka landing site could be indicated by an artificially formed beach or pulling out point, or by associated evidence such as midden and ovens. These sites have the ability to provide temporal and geospatial data, indications of the nature of activity in the area, possible trade links and evidence of specific resource use.

It is possible that the subject properties could contain physical evidence of Māori use of the area such as through movement and resource gathering. There is no documentary evidence of pa, kāinga or camps in the area with the exception of the Ngāti Kuia pa MS58 which is outside the properties on the other side of the Mahitahi / Maitai. The river flats, once heavily forested, and with adjacent wetlands, would have been a prime resource gathering area and has the most potential for evidence of Māori occupation and use (even with the more recent modifications). There may have been cultivations on the river flats, perhaps associated with the pa (MS58). However, Māori soil is unlikely to be recognizable due to the extensive nature of the more recent farming and draining, and the nature of

the existing soil. Documentary evidence such as contemporary papers illustrate the volatile nature of the Mahitahi / Maitai River prior to the construction of the Maitai Dam in the 1980s. A spirited discussion regarding access to Dennes Hole in 1915 and 1917 illustrates the changing nature of the river in this vicinity with accounts given of greater or lesser degrees of cutting in towards the Branford Park hills<sup>27</sup>. Any archaeological evidence that was once immediately adjacent to the river may have been removed by natural processes.

The ridgelines and the stream valley may have been used as through routes and for forest resource gathering. The steeper slopes, including those of Kaka Hill, have less archaeological potential. The top of Kaka Hill could have provided a look out point as one of the main high points in the lower Maitai Valley. The main Atawhai ridge could have also been used for look-outs or occupation. However, the ridgeline has been modified with the use of heavy machinery to form tracks, scrub cut and mulch and to fight fires. Any surface features, for example, terraces or pits, are unlikely to have survived and there is no evidence of them. The southern side of the ridgeline is less modified and has more possibility for perhaps terraces although the southern aspect is less favourable for occupation.

Any archaeological evidence on the properties is most likely to be in the form of find spots of taonga / artefacts although other evidence such as midden, ovens and terraces cannot be ruled out. Any Māori archaeological evidence found within the subject area would have archaeological, historical, technological and cultural value.

Mahitahi / Maitai River played a crucial role in the exploitation of pākohe (argillite). The river valley provided a route up to the Mineral Belt to access outcrops of the stone. Boulders of unworked pākohe also rolled down the river which were identified and preliminarily worked on the adjacent banks. Staging kāinga were in the higher reaches of the river. Although small stones of unworked pākohe have been found in the Mahitahi / Maitai as far downstream as the Trafalgar Street bridge, it is unlikely that this far down there would have been significant pākohe boulders found within the river bed that could be worked on adjacent areas. The nearest such recorded boulders are approximately 8 kilometers upstream near Wilsons Flat (O27/48 and O27/23<sup>28</sup>).

The NRMP recorded location of the Tumatakokiri / Ngāti Kuia lookout and urupa (MS57) is on the ridgeline to the west of Kaka Hill although the location is given as Kaka Hill. No archaeological evidence was found in the vicinity of the recorded location; however, this visual inspection does not rule out sub-surface evidence. It is unknown whether the location is correct. Julia Eason, Taiao Planner for the Te Rūnanga o Ngāti Kuia Trust, has stated that Ngāti Kuia has not yet formally

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<sup>27</sup> [www.paperspast.natlib.govt.nz](http://www.paperspast.natlib.govt.nz)

<sup>28</sup> NZ Archaeological Association site number.

appraised the site information or location for either MS27 or MS28<sup>29</sup>. Mike Scott, Nelson City Council Policy Planner, has confirmed that the Māori heritage sites as shown in the NRMP haven't been reviewed by iwi yet although it is intended that this occurs before the transition to the Whakamahere Whakatū Nelson Plan<sup>30</sup>. Any evidence of the lookout and urupa has very high cultural and archaeological significance. Iwi are the appropriate people to determine whether the site is recorded in the correct location.

The subject properties were part of the Richardson Maitai Run for much of their post-1842 history. The Richardsons are a well-known and prominent Nelson family. Richardson Street was named after them and there are numerable references to the family and their farming interests in documents and public information sources such as the heritage notice board at Branford Park. They were instrumental in the opening up of the majority of the Maitai Valley to farming and recreation. The 1969 Nelson Photo News stated:- "A Christchurch-based firm recently completed the biggest land transaction ever made in the Nelson province with the purchase of the 120-year-old Maitai Run. Not only is the station one of the oldest in New Zealand, but it is believed to be one of the oldest farmed by one family..."<sup>31</sup> Any archaeological or historical evidence found within the subject area relating to the Richardson family and the Maitai Run would have archaeological, historical, technological, cultural value and community esteem.

The main structures identified on the property relating to the Maitai Run are the old chimney and the shearing shed and yards. The chimney is from the original ca.1842 cob cottage on the property, Edendale. When asked about the chimney, Rebecca Richardson stated that it was the remains of the "old cottage" where the family lived until 1969 when the property was sold and they moved to Delaware Bay<sup>32</sup>. Ms Richardson remembers that the cottage was surrounded by stone walls. Richard Richardson also verified that the chimney is a remnant of Edendale<sup>33</sup>. At some point, in about 1991, it was accidentally burnt down<sup>34</sup>. Any physical evidence of the Edendale has high archaeological and historical values not just because of its very early date but also through its association with the Richardson family. It is also part of an interesting and well-preserved historic landscape which includes the shearing shed and hop kiln, yards, other farm buildings, the more recent farm house and the later Richardson house on the other side of Maitai Road. Any pre-1900 evidence relating to Edendale falls under the archaeological provisions of the *Heritage New Zealand Pouhere Taonga Act* 2014. As well as the chimney, any archaeological evidence is most likely to be in the form of foundations, stone walls, other structural evidence and historic rubbish deposits.

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<sup>29</sup> Telephone conversation with A.Young 22 May 2020.

<sup>30</sup> E-mail to A.Young 20 May 2020.

<sup>31</sup> "Maitai Run Changes Hands". Nelson Photo News, 8 March 1969.

<sup>32</sup> Telephone conversation with A.Young 23 May 2020.

<sup>33</sup> Richard Richardson e-mail to A.Young 11 December 2020.

<sup>34</sup> Rebecca Richardson phone call with A.Young 23 May 2020; and e-mail to M.Lile 18 November 2020.

No date has been yet established for the shearing shed and associated structures although it does appear to be at least early 1900s and perhaps earlier. Lesley Richardson wrote in 1995 that the shearing shed on the farm incorporated an old hop kiln<sup>35</sup>. This has been verified by both Richard and Rebecca Richardson<sup>36</sup>. The structure of the hop kiln can still be seen on the western side of the building as the wooden clad, 2-storied part of the building. Hops were being grown on the Richardson farm from at least 1897 and in the Maitai from at least the 1870s but possibly much earlier. The shearing shed, hop kiln and associated structures (such as the yards) have high archaeological, architectural, historical, technological, rarity and community value. They have value through the association with the Richardson family and due to their age. The complex is also a rare remnant of the sheep farming and horticultural industry that once flourished in the Maitai Valley and Nelson, and was so important to the economic development of the city. The presence of the hop kiln and the intactness of the shearing set up is particularly notable. The complex also forms part of an heritage landscape. Any standing structure that is pre-1900 and is to be destroyed also falls under the archaeological provisions of the *Heritage New Zealand Pouhere Taonga Act 2014*.

There may be further evidence on the property of pre-1900 and early twentieth farm structures and infrastructure such as fences and buildings.

## **8.0 Conclusion**

The two subject properties, Bayview and Maitahi, generally have limited historical and archaeological potential with the exception of small areas and structures which have high heritage value or potential high value. These are the recorded location of MS57 (until an alternative location for the site has been established by iwi), any evidence of Edendale (in the vicinity of the standing chimney) and the Richardson shearing shed / hop kiln. The river flats and main ridgeline have more archaeological potential than the steep and moderate slopes although it is acknowledged that no archaeological evidence was seen in these areas and they have undergone varying degrees of modification over the last 100 years or so.

There may be physical evidence of Māori activity and occupation on the property; however this is most likely to be evidence of resource gathering and transitory movement. There may also be other remnants of the Richardson's farming operation. Any archaeological evidence that is pre-1900 falls under the archaeological provisions of the *Heritage New Zealand Pouhere Taonga Act 2014*. This includes the Edendale chimney and highly likely the shearing shed / hop kiln. The NRMP also has specific conditions relating to MS57.

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<sup>35</sup> Richardson 1995.

<sup>36</sup> Richard Richardson e-mail to A.Young 11 December 2020; Rebecca Richardson e-mail to M.Lile 18 November 2020.

The draft structure plan for the PPCR includes residential, small holdings and open space zonings along with roading linkages. It is believed that the plan provides scope for the avoidance of adverse heritage affects particularly as the areas of high value are relatively discrete in nature. The effects on the historical and archaeological values can be dealt by the existing planning framework of the NRMP combined with the relevant provisions of the *Resource Management Act 1991* and *Heritage New Zealand Pouhere Taonga Act 2014*.

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[www.archsite.org.nz](http://www.archsite.org.nz)

<https://www.geodesy.linz.govt.nz/concord>

[www.govt.nz/treaty-settlement-documents](http://www.govt.nz/treaty-settlement-documents)

[www.heritage.org.nz](http://www.heritage.org.nz)

[www.linz.govt.nz](http://www.linz.govt.nz)

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