

**BEFORE THE HEARING COMMISSIONERS
AWANUI**

IN THE MATTER of the Resource Management Act 1991
(**RMA** or **the Act**)

AND

IN THE MATTER of the Proposed Far North District Plan
2022

**STATEMENT OF EVIDENCE OF KIM TATTON (ARCHAEOLOGY) ON
BEHALF OF WAIUAU BAY FARM LIMITED**

2 MAY 2025



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INTRODUCTION

Qualifications and experience

1. My full name is Kim Sheree Tatton.
2. I hold a Master of Arts in Anthropology (Archaeology) from the University of Auckland and I am a member of the New Zealand Archaeological Association (NZAA).
3. I am currently a Senior Archaeologist / Project Manager at Clough & Associates Ltd and have over 30 years' experience in the field of archaeology. I am involved in a range of work relating to archaeological sites, in particular archaeological and historic heritage assessments relating to Resource Management Act 2014 (RMA) and Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) requirements, conservation and management plans, research, survey, inventory, and mitigation investigations. This work has included numerous surveys and heritage assessments covering a variety of time periods and geographic locations within New Zealand.
4. I have previously been employed and worked as an Archaeologist / Historic Heritage advisor for the Department of Conservation (Bay of Plenty Conservancy), New Zealand Historic Places Trust (now Heritage NZ) as the Regional Archaeologist for Auckland/Northland, and the Auckland Regional Council, both in consultancy and employee roles prior to becoming a private consultant. In these roles I have reviewed and processed Archaeological Authorities under the previous Historic Places Act 1993 (HPA) and assessed resource consent applications under the Resource Management Act 1991 (RMA) with regards to their effects on archaeological and historic heritage values.

Expert Witness Code of Conduct

5. I have been provided with a copy of the Code of Conduct for Expert Witnesses contained in the Environment Court's Practice Note dated 1 January 2023. I have read and agree to comply with that Code. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Involvement in project

6. My role in relation to the proposed amendments to the Kauri Cliffs Special Purpose Zone has been to provide expert advice in relation to archaeology and historic heritage matters.
7. I have been involved in this capacity on a number of separate projects on the Kauri Cliffs property since 2022.

Purpose and scope of evidence

8. The purpose of my evidence is to summarise the key archaeological and other historic heritage matters, and to comment on the suitability of the proposed Kauri Cliffs Special Purpose Zone in relation to those matters.
9. My evidence will cover the technical assessments I have carried out in relation to the proposed Kauri Cliffs Special Purpose Zone and the wider property, and the findings of those assessments.

TECHNICAL ASSESSMENT

10. In October 2022 I undertook an archaeological assessment of the proposed Kauri Cliffs Beach Pavilion, which involved background research of the Kauri Cliffs property in general (including the NZAA's site record database (ArchSite), Far North District Plan schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero, archival research, literature and archaeological reports, early survey plans and aerial photographs) and archaeological survey of the Beach Pavilion footprint.
11. In May 2023 I undertook an archaeological assessment of the proposed Kauri Cliffs Dam/Reservoir, which involved background research of the Kauri Cliffs property in general, and archaeological survey of the Dam/Reservoir footprint.
12. In April 2023 I also undertook an archaeological appraisal of the Kauri Cliffs Walkway and Track Network (Section A & B), which involved background research of the Kauri Cliffs property in general and archaeological survey of the proposed walkway and track network.
13. In April 2023 I also undertook a desktop study and initial archaeological survey of the proposed Golf Living sub-zone shown in the Kauri Cliffs Development Concept and Master

Plan (Master Plan) to identify any potential archaeological and other historic heritage constraints.

14. As a result of the above work and my background knowledge of the Kauri Cliff property I have prepared a summary of the History and Archaeology for the Master Plan.

EXISTING ENVIRONMENT

15. The Kauri Cliffs property at Waiaua has a rich history of Māori occupation and early European settlement and industry.
16. Archaeological evidence indicates that there are significant archaeological remains across the Kauri Cliffs property. There are currently seventeen recorded archaeological sites within the property, both of pre-European Māori and early European origin (Master Plan Figure 4 & Figure 11). Some of these sites were previously recorded and others were recorded as a result of the technical assessments I have carried out on the Kauri Cliffs property.
17. A site of particular significance to mana whenua on the Kauri Cliffs property is a New Zealand Heritage Listed Wāhi Tapu Area associated with the traditional burial caves of Piakoa, also known as Opiako, located in the cliffs above the Waiaua coastal escarpment. The Robertson family supported the journey of making this site into a New Zealand Heritage Listed Wāhi Tapu Area, and continue to support its maintenance and access.
18. Māori sites on the property include five defended Pā sites on ridges and headlands above the coast, undefended settlement sites characterised by terraces and storage pits, midden sites, a burial site and stone mounds. These sites are concentrated around the sheltered bays which were favourable for settlement and where there was easy access to the coast, at Waiaua Bay in the north and at Pink Bay and Takou Bay on the Rangikariri Stream in the south.
19. Early European archaeological sites are primarily clustered at Tepene near the entrance to Kauri Cliffs Lodge on Tepene Tablelands Road. Sites include the reported location of the King-Stephenson settlement, the site of the former Leslie Homestead/Post Office, farm buildings, gardens and orchard, a kauri timber chute, historic tracks and the site of a puriri timber mill on the Hikurua River.

POTENTIAL EFFECTS OF THE PROPOSED REZONING

20. There is no direct archaeological or other historic heritage effects resulting from the rezoning proposal, as it will not in itself result in any changes to identified heritage sites. The Master Plan is a design concept to inform future detailed development plans.
21. The low density of proposed development under the rezoning proposal within this large property allows for considerable flexibility and avoidance of all known archaeological sites, as the indicative configuration in the Master Plan shows, although there is always potential for some unrecorded archaeological features being uncovered during development (noting that development will require a resource consent).
22. Waiaua Living 'The Village' (Master Plan Figure 14 & 19) is located near early European archaeological sites at Tepene (P04/796 the reported location of the King-Stephenson settlement, P04/798 Timber Logging Skid and P04/636 a possible pit site). Sites P04/798 Timber Logging Skid and P04/636 a possible pit site are located well clear of this proposed development and will not be affected (Master Plan Figure 4). The location of site P04/796, the reported location of the King-Stephenson settlement, is unconfirmed and no archaeological remains of this site have been identified. This general area has also been previously modified by earthworks for the construction of a water reservoir, roading and a 1950s house.
23. The existing Lodge Managers House (Master Plan Figure 23 – 8) is located on the former site of the 1881 Leslie Homestead/Post Office, farm buildings, gardens and orchard (P04/811) (Master Plan Figure 4).
24. Staff Housing – Farm Workers Cottages (Master Plan Figure 23 – 17) is located near early European archaeological sites at Tepene near the entrance to Kauri Cliffs (P04/811, the site of the former Leslie Homestead/Post Office, farm buildings, gardens and orchard; and P04/799 the site of the former Tepene wool shed) (Master Plan Figure 4). However, these archaeological sites are located clear of this proposed development and will not be affected.
25. Future subdivision and development arising from the proposed amendments to the Kauri Cliffs Special Purpose Zone would need to be supported by a resource consent

application identifying the locations of building platforms and an associated assessment of environmental effects describing how any actual and potential adverse effects on archaeological and other historic heritage values would be managed.

26. Any resource consents granted for future development in the amended Kauri Cliffs Special Purpose Zone would be expected to include appropriate conditions to manage adverse effects on archaeological and other historic heritage values. Therefore, it is my opinion that in relation to heritage and archaeological matters, subsequent resource consent processes, based on detailed designs for a future subdivision and residential development, will be appropriate to deal with any effects.

MITIGATION MEASURES

27. The 'Golf Living' sub-zone has purposefully been located away from known areas of archaeological sensitivity on the property where the potential effects on archaeological and other historic heritage values would be greater.
28. Rules in the Kauri Cliffs Zone (e.g. KCZ-S1 assessment matters (c) and (d)) require Council to consider effects on archaeological values when resource consent is required for development. This is adequate to address whether any proposed measures will result in the protection and enhancement of archaeological values of the area.
29. Any future consenting processes following the proposed rezoning that involve impacts on archaeological remains or potential impacts on previously unrecorded subsurface remains would require an Archaeological Authority under Section 44(a) of the HNZPTA prior to the start of any works. Adverse effects can be mitigated by the monitoring of earthworks to identify, record and investigate any pre-1900 archaeological remains under the Archaeological Authority.
30. Future resource consenting processes that result from the proposed rezoning would provide the opportunity for, not only the avoidance of effects on archaeological and other historic heritage sites, but enable measures to be put in place to ensure their protection and ongoing conservation.
31. Development could provide the opportunity to incorporate the archaeological values into the broader 'heritage experience' (natural and cultural) of the property for guests

and residents, including the more visible and accessible sites into walking tracks with historic interpretation. Note, this would only be considered if culturally appropriate and it is not essential to ensure the preservation of these sites.

CONCLUSIONS AND RECOMMENDATIONS

32. There are no direct archaeological or other historic heritage effects resulting from the rezoning proposal as it will not in itself result in any changes to identified heritage sites.
33. The low density of proposed development under the rezoning proposal within this large property allows for considerable flexibility and avoidance of all known archaeological sites, although there is always potential for some unrecorded archaeological features to be uncovered during development.
34. Any future subdivision and development activities resulting from the proposed amendments to the Kauri Cliffs Special Purpose Zone would need to be supported by a resource consent application(s) and associated assessments of environmental effects describing how any actual and potential adverse effects on archaeological and other historic heritage values would be managed.
35. It is reasonable to anticipate that any resource consents granted for future subdivision and development in the amended Kauri Cliffs Special Purpose Zone would include appropriate conditions to manage adverse effects on archaeological and other historic heritage values. Therefore, subsequent consent processes are appropriate to deal with any effects arising as a consequence of the proposed rezoning.
36. In relation to archaeology and historic heritage matters the proposed rezoning is feasible, subject to future detailed design and mitigation measures, and the procurement of necessary approvals prior to the commencement of works.

Kim Tatton

2 May 2025

APPENDIX A – TECHNICAL ASSESSMENT

KC MASTER PLAN MEMO – HISTORY AND ARCHAEOLOGY



Kauri Cliffs Master Plan – Summary of History and Archaeology

History

The “Kauri Cliffs” property at Waiaua has a rich history of Māori occupation and early European settlement and industry.

- The ancestral Māori history of Waiaua is a complex series of migrations, conquests and occupation. With its long indented coastline, mild climate, and surrounding abundant resources it offered attractive settlement opportunities for both Māori and European alike.
- Māori history is reflected in the concentration of archaeological sites in the area including defensive pā sites on ridges and headlands, sheltered bays which were favourable for undefended kainga sites, and extensive agricultural systems. Within the wider Matauri area Māori lived mainly at Matauri Bay, Waiaua and Te Ngaere where land was able to be cultivated.
- A site of particular significance to mana whenua on the Kauri Cliff property is a NZ Heritage Listed Wāhi Tapu Area associated with the traditional burial caves of Piakoa, also known as Opiako, located in the cliffs above the Waiaua coastal escarpment. Piakoa is tapu to the people of Te Tapui and Takou Marae, Ngāti Kura and Ngāti Rehia. A number of great Rangatira were laid to rest here.
- In 1814, Samuel Marsden set foot for the first time in New Zealand, reputedly on the shore at Matauri Bay. In 1836 missionary Phillip Hanson King, one of the first Pākeha settlers at Matauri, purchased land then known as ‘Waiaua’ from Māori chiefs. King set up his house and a wool shed above Waiaua Bay in the 1840s. He had learned a trade as a builder, was also a Māori catechist and became a sheep farmer when he moved to his ‘Waiaua Estate’ property.
- King sold the Waiaua Estate to George and Eleanor Stephenson in 1854 after whom the area is named ‘Tepene’ being the Māori name for Stephenson. The Stephenson’s daughter Cecelia continued on the farm as the wife of the new owner William Day Leslie, who took over the property in 1872. By the 1880s Waiaua Estate was on its way to becoming one of the longest established sheep farms in New Zealand. In 1881 William and Cecelia Leslie built a new homestead on the corner of Tepene Tablelands Road near the entrance to Kauri Cliffs. On 14th Aug 1918 the Tepene Post Office was opened on the property in a room added to the Leslie Homestead.
- The Leslie brothers worked timber from the steeper bush clad parts of the property from 1882 until the early 1900’s. A timber log chute was built from the edge of the coastal escarpment into Waiaua Bay where timber was rafted out to waiting scows and taken to Auckland or milled on the Hikurua Stream immediately to the west of the Tepene Tablelands Road. The last kauri to be sent from Waiaua Bay was in 1925.
- Tepene passed from the Leslie’s to the Williams family in the 1950s, who maintained an unbroken tradition of sheep farming since the 1830s. In 1995 Julian Robertson purchased the 2,500 hectare Kauri Cliffs property and developed a luxury lodge and golf course in a central area of the property near the coastal cliffs, while maintaining farming on the balance of the property.



Archaeology

- Archaeological evidence indicates that there are significant archaeological remains across the Kauri Cliffs property. Māori archaeological sites are concentrated around the sheltered bays which were favourable for settlement and where there was easy access to the coast, at Waiaua Bay in the north and at Pink Bay and Takou Bay on the Rangikariri Stream in the south. The old and reasonable fertile volcanic soils of the adjacent rolling hill country were likely used for shifting agriculture, a common feature of pre-contact agricultural systems which were practised in stony soils.
- Māori sites include five defended Pā sites on ridges and headlands above the coast, undefended settlement sites characterised by terraces and storage pits, midden sites, a burial site and stone mounds. Only a small number of Māori archaeological sites are located on the high inland tablelands of the property, likely attributed to the distance above and lack of direct easy access to the coast below. These sites comprise of isolated pit and terrace sites indicating short term occupation on the top of the coastal escarpment and stone mounds, which are likely gardening sites.
- Early European archaeological sites are primarily clustered at Tepene near the entrance to Kauri Cliffs Lodge on Tepene Tablelands Road. Sites include the reported location of the King-Stephenson settlement, the site of the former Leslie Homestead/Post Office, farm buildings, gardens and orchard, a kauri timber chute, historic tracks and the site of a puriri timber mill on the Hikurua River.
- The low density of development within this large property allows for considerable flexibility and avoidance of all known archaeological sites, although there is always potential for some unrecorded archaeological features being uncovered during development. This would require an Authority from Heritage NZ and the various processes associated with obtaining the authority.
- Development could provide the opportunity to incorporate the archaeological values into the broader 'heritage experience' (natural and cultural) of the property for guests and residents, including the more visible and accessible sites into walking tracks with historic interpretation, although this is not essential to ensure the preservation of these sites.
- Recorded archaeological sites are mapped as constraints. Areas where development is in proximity to recorded sites ('sites of interest') include:
 - Waiaua Living 'The Village' is located near early European archaeological sites at Tepene (P04/796 the reported location of the King-Stephenson settlement, P04/798 Timber Logging Skid and P04/636 a possible pit site). The location of site P04/796, the reported location of the King-Stephenson settlement, is unconfirmed and no archaeological remains of this site have been identified. This general area has also been previously modified by earthworks for the construction of a water reservoir, roading and a 1950s house;
 - The existing Lodge Managers House is located on the former site of the 1881 Leslie Homestead/Post Office, farm buildings, gardens and orchard (P04/811);
 - Staff Housing – Farm Workers Cottages is located near early European archaeological sites at Tepene near the entrance to Kauri Cliffs (P04/811, the site of the former Leslie Homestead/Post Office, farm buildings, gardens and orchard; and P04/799 the site of the former Tepene wool shed).

Overall, the proposed development sites are likely to have low potential to affect archaeological sites, being primarily located clear of any known sites. Even within the proposed Waiaua Bay Living clustered development layout, it will be possible to avoid or minimise effects on archaeology.



Table 1. Recorded archaeological sites

NZAA Site No.	Imperial Site No.	Site Type	Location	NZTM Easting	NZTM Northing	Name
P04/251		Pā	Above Rangikariri Stream	1685341	6116501	Haimama Pa
P04/257	N11/60	Pā		1684409	6119869	
P04/258	N11/61	Pā	Above Pink Beach	1685116	6117172	
P04/259	N11/62	Pa	Pink Beach island	1685317	6116773	
P04/260	N11/63	Pa		1685118	6116673	
P04/261	N11/64	Cave / Rock Shelters	Waiaua Bay	1684609	6120070	
P04/565		Artefact Find (Obsidian)		1684935	6117812	
P04/566		Terrace?		1684670	6118285	
P04/567		Stone Mounds		1684416	6117420	
P04/568		Stone Mounds		1684417	6117091	
P04/569		Pits?		1684864	6117921	
P04/636		Pit/Terrace		1682911	6119466	
P04/796		Historic - Domestic	Tepene	1682773	6119656	1856 House Site
P04/797		Timber Mill	Hikurua River	1682489	6117170	Hikurua Puriri Mill Site
P04/798		Timber Milling	Above Waiaua Bay	16833561	6119804	Waiaua Bay Timber Chute
P04/799		Agricultural / Pastoral	Tepene	1682513	6119413	Tepene Wool Shed
P04/811		Historic - Domestic	Tepene	1682760	6119520	Leslie Homestead Site