

WHO DO I TALK TO?

Local Authorities: Your local council is a good source of information on whether an archaeological site is recorded on a property.

NZAA Filekeeper: The NZ Archaeological Association (NZAA) has a national database of recorded archaeological sites. Each region has a volunteer filekeeper who can assist with sourcing information about sites in their area that NZAA has recorded. A contact list of these filekeepers can be accessed on the NZAA web site: www.nzarchaeology.org. Local contacts are listed at the end of this brochure.

NZ Historic Places Trust: NZPHT is responsible for administering the Historic Places Act (HPA), which controls what you can do with an archaeological site. The Regional Archaeologist at NZPHT will be able to provide advice on the HPA.

PROTECTING ARCHAEOLOGICAL SITES

NZHPT can help you look at ways of protecting archaeological sites for future generations by establishing a heritage covenant and registering the site.

NATIONAL HERITAGE PRESERVATION INCENTIVE FUND

NZHPT also administers this fund that provides financial incentives to encourage the conservation of nationally significant heritage places in private ownership. For more information see the NZHPT website www.historic.org.nz

Cover photo courtesy D Prince

KEY CONTACTS

NZAA

www.nzarchaeology.org
Address: PO Box 6337
DUNEDIN NORTH

Bay of Plenty Filekeeper

C/- NZ Historic Places Trust
PO Box 13339
TAURANGA
Phone 07 578 1229
Fax 07 578 1141
Email archaeologistLN@historic.org.nz
Appointments are necessary to view site records.

Waikato/Coromandel Filekeeper

C/- Department of Conservation
Private Bag 3072
HAMILTON
Phone 07 838 3363
Fax 07 838 1004
Email nritchie@doc.govt.nz

NZ Historic Places Trust

www.historic.org.nz
Lower Northern Office, Tauranga

Main line 07 578 1219
Regional Archaeologist 07 578 1229
Assistant Archaeologist 07 578 1282
Fax 07 578 1141

Address: 28 Wharf Street
PO Box 13339
Tauranga

Appointments are necessary to view site records.

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New Zealand
Historic Places Trust *Pohure Taonga*

BAY OF PLENTY

BUYING AND SELLING A PROPERTY WITH ARCHAEOLOGY



what you see on the surface is only a fraction of what exists beneath the ground



What can be seen of archaeological sites on the surface is only a fraction of what exists beneath the ground. This is highlighted by an excavation at the St Michael's subdivision, Bethlehem, Tauranga. It shows a number of connected subsurface features, including a variety of different kinds of kumara storage pits (rectangular, smaller circular and bell-shaped). It also shows evidence of associated gardening activities as well as post and stake holes for houses and daily living needs. The overlap of features indicates the site was used at different times during the past. *Photo courtesy D Prince*

BAY OF PLENTY BUYING AND SELLING A PROPERTY WITH ARCHAEOLOGY

Buying or selling a property usually involves a significant investment, both financially and emotionally. Most people do not buy or sell property very often and are unfamiliar with all the building and land information available. It can also be difficult checking the accuracy of that data. This brochure is designed to help if you find there is an archaeological site on a property that is for sale.

RICH ARCHAEOLOGICAL HERITAGE

The Bay of Plenty has a rich cultural landscape and there are thousands of archaeological sites recorded all over the region. These sites are an important part of our history for present and future generations, and they contribute to who we are as a community. Some archaeological sites stand out, like the striking pa sites on Papamoa Hills, the occupation terraces on Mauao, or the large midden sites around Ohiwa Harbour. Other sites are more subtle, but what you see on the surface is only a fraction of what exists beneath the ground.

ARCHAEOLOGICAL SITES ARE PROTECTED

New Zealand's archaeological sites are nationally important and are protected from being damaged or destroyed by the Historic Places Act (HPA) 1993, whether or not they have been recorded officially. It is, therefore, very important that you understand what your responsibilities are if you own a property that has archaeological sites on it. It is a criminal offence to damage or destroy an archaeological site without the NZ Historic Places Trust's (NZHPT) written approval.



Archaeological sites in the Bay of Plenty are often hard to detect, as depicted by these faint hilltop terraces that represent traces of former Maori occupation on a farm in the Kaimai foothills. *Photo courtesy J Coster*

SELLING A PROPERTY

NZHPT provides advice to hundreds of people each year as they buy and sell properties with archaeological sites on them. We recommend that you sort out any archaeological issues with your property before putting it on the market. We have found that buyers appreciate being given the archaeological site information when they first look at the property. This is the fastest way to clarify any issues and avoid sales falling over because of a lack of understanding. In many instances, archaeological site data that appears on LIM reports has minimal or no impact on the property. We recommend you take the following steps:

FINDING OUT IF THERE IS AN ARCHAEOLOGICAL SITE RECORDED ON YOUR PROPERTY

Most councils in the Bay of Plenty will be able to check their GIS (computer based records) to see if there is an archaeological site recorded on or near your property. Give them your address and ask for the NZ Archaeological Association (NZAA) number/s of sites recorded on your property.

OBTAINING A COPY OF THE SITE RECORD FORMS

Once you have the NZAA numbers contact the Filekeeper for the Bay of Plenty to ask for a copy of the site record form/s. For sites prefixed with T13 or T14 contact the Waikato/Coromandel Filekeeper. Each allocated site number has a file held by the NZAA. The information contained in the files varies considerably - some are simply a page recording the site location and description, while others contain photos and plans. The site record form should clarify where the site is, what it is and what its condition is. The Bay of Plenty Filekeeper (who is also currently the Trust's Regional Archaeologist) will be able to explain what it means and what the implications are under the HPA.

In most cases this information is sufficient for selling a property. We recommend you provide people interested in buying the property with the site record forms and archaeological brochures that are available free from NZHPT.

GETTING ADVICE FROM AN ARCHAEOLOGICAL CONSULTANT

In some cases it may be prudent to employ an archaeologist to check the position of the archaeological sites recorded on the property. They are also able to prepare a report to provide additional information for prospective buyers. For a list of consultant archaeologists visit the NZAA website (www.nzarchaeology.org).

If you have any concerns that the plans you have for the property may be affected by the archaeological sites, you should seek expert advice as soon as possible, and at a very early stage in your planning.

BUYING A PROPERTY

FINDING OUT IF THERE IS AN ARCHAEOLOGICAL SITE RECORDED ON THE PROPERTY

Many people only find out there is an archaeological site on the property they are buying when they get a LIM report from Council. If you do not get a report you should still contact Council and ask if there are any sites recorded. If the LIM shows archaeological sites on the property, ask your Real Estate Agent to check with the vendor to see if they have any information about it.

OBTAINING A COPY OF THE SITE RECORD FORMS

Contact the NZAA Filekeeper. Have your LIM report in front of you when phoning the NZHPT Office, as they will ask you questions relating to the location of the property and the NZAA site record numbers. The Filekeeper/Regional Archaeologist will fax, post or email the site record forms to you along with brochures about the legal requirements of the HPA.

Once you have received this information contact the NZHPT again and ask them to explain what it means. You will be asked what you intend to do with the property in the future, eg. build a shed, excavate a swimming pool, plant trees, form an access road or subdivide. This is because any earthworks that may be undertaken could affect archaeological sites. In most cases, this can be sorted out over the phone. However, you may wish to book an appointment with the Regional Archaeologist and have it explained in person.

GETTING ADVICE FROM AN ARCHAEOLOGICAL CONSULTANT

NZHPT is not able to visit the property to look at the archaeological site/s with you. If a site visit is needed you can employ an archaeological consultant to do this (see www.nzarchaeology.org).



Shell middens, like this one exposed by sheep on a farm in the hills behind Tauranga, are a good indicator of former Maori occupation. *Photo courtesy J Coster*