

Archaeological appraisal of Proposed Development of The Station at Waitiri

Archaeological Appraisal for Oaks Living Limited

Peter Mitchell

The Archaeology Collective Report 072

April 2026



The Archaeology Collective Ltd

Director: Peter Mitchell

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1. Introduction

Oaks Living Limited proposes developing five areas within and nearby the Gibbston Valley area of Queenstown (Figure 1). As part of the Fast Track Application process, Oaks Living Limited have commissioned this desktop archaeological appraisal. This desktop archaeological appraisal has identified archaeological sites recorded on the New Zealand Archaeological Association (NZAA) Site Recording Scheme (ArchSite) that lie within the areas of proposed development. While the appraisal has identified the recorded archaeological sites, the ArchSite information relating to these sites is in some cases 48 years old. As such, it is no longer adequate for a current assessment of archaeological values or effects, and Heritage New Zealand Pouhere Taonga would not accept such an assessment.

In order to be able to provide accurate information regarding archaeological site location, extent and current condition and proposed mitigation, site visits will be needed to all sites and the ArchSite information updated. It is possible that further archaeological sites may be located during the site visits. Only once this current baseline information is available can detailed assessments and recommendations be made.

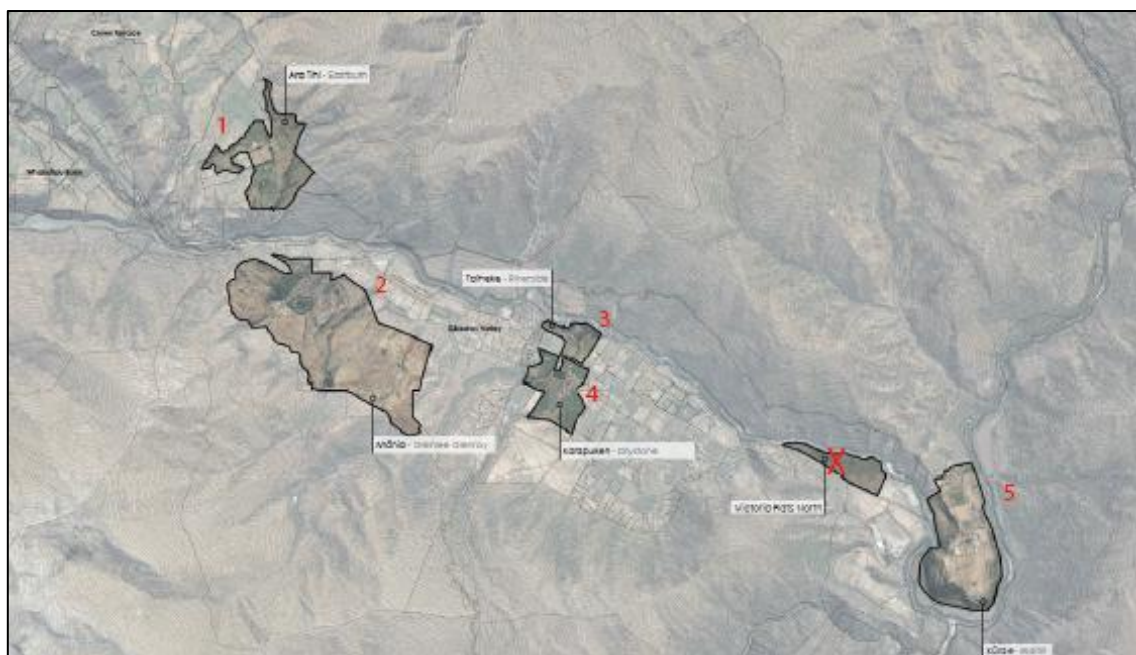


Figure 1. The five proposed development areas considered in this archaeological appraisal. The X indicates an area no longer being considered for Fast Track Approval. Image: Modified from plan provided by PATCH. North is to the top of image

2. Commission details

This desktop archaeological appraisal has been commissioned by Oaks Living Limited as part of the Fast Track Application process for the development of five areas within and near the Gibbston Valley area of Queenstown. Campbell Brown Planning Limited who are involved with the initial stages of Oaks Living Limited Fast Track Application intend to use this desktop archaeological appraisal as a guide for mitigation around recorded archaeological sites.

3. Statutory requirements

The two main pieces of legislation that control work affecting archaeological sites are the Heritage New Zealand Pouhere Taonga Act (2014) and the Resource Management Act 1991 (RMA). The Heritage New Zealand Pouhere Taonga Act is administered by Heritage New Zealand. This legislation requires that an archaeological authority be obtained for any work affecting archaeological sites and defines an archaeological site as a place that:

(a) Either

- i. Was associated with human activity that occurred before 1900; or
- ii. Is the site of the wreck of any vessel that occurred before 1900; and

(b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand (Heritage New Zealand Pouhere Taonga Act Section 43).

Anyone who intends to carry out work that may damage, modify or destroy an archaeological site must first obtain an authority from Heritage New Zealand. This process applies to land of all tenure including public, private and designated land. The Heritage New Zealand Pouhere Taonga Act contains penalties for unauthorised site damage or destruction. The archaeological authority process applies to all sites that fit the Act's definition, regardless of whether the site is recorded in the NZ Archaeological Association's site recording scheme or is registered by Heritage New Zealand; or whether the activity is permitted under a regional or district plan, or a building or resource consent has been granted.

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 (RMA section 6f).

Historic heritage is described 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, historical, 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 be places that are of significance to Māori.

4. Proposal

As noted above Oaks Living Limited proposes developing five areas within and nearby the Gibbston Valley area of Queenstown. The images in this section are taken from Waitiri Development (work in progress) by PATCH Landscapes. The five proposed development areas are:

1. Eastburn-Ara Tihi

The proposed Eastburn – Ara Tihi subdivision comprises Part Section 2 SO 342162, Lot 19 DP 532665 and Lot 20 DP 618336, Block I Kawarau SD, Otago (Figure 2).

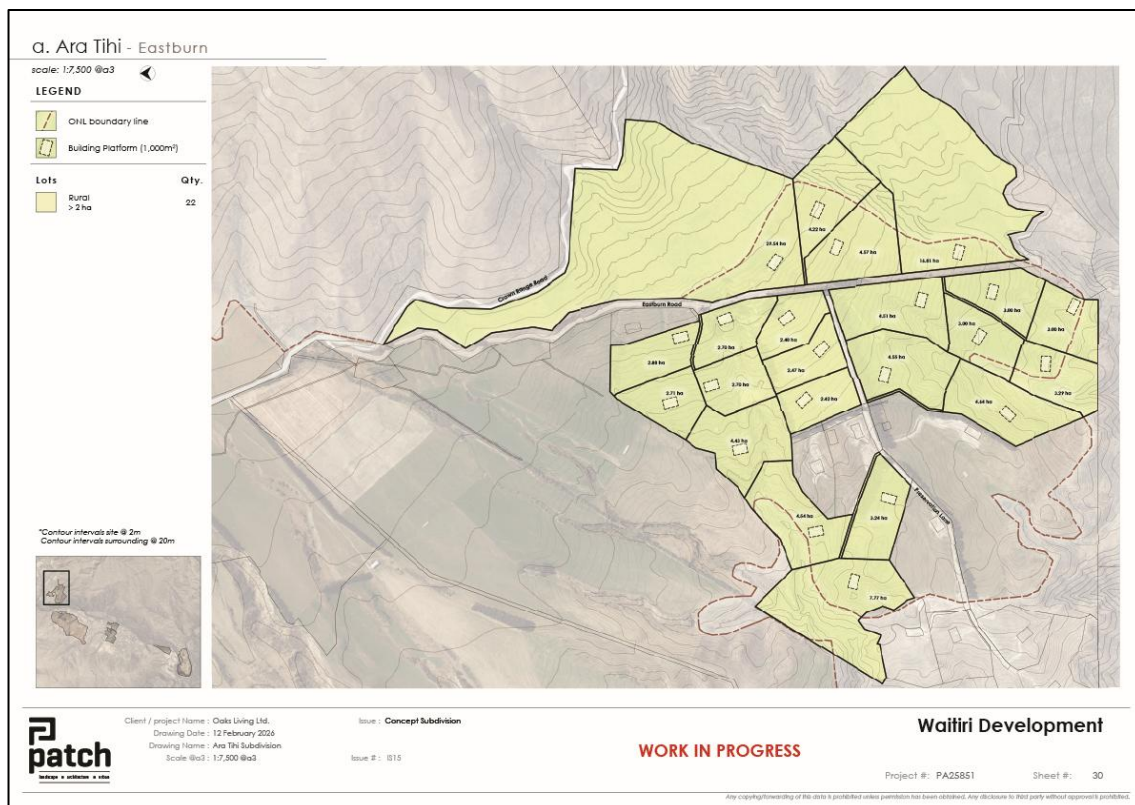


Figure 2. Proposed Eastburn – Ara Tihi subdivision, Part Section 2 SO 342162, Lot 19 DP 532665 and Lot 20 DP 618336, Block I Kawarau SD, Otago. Image: PATCH Landscapes. North is to the left of image.

2. Glenlee Glenroy – Mānia

The Proposed Glenlee Glenroy – Mānia subdivision comprises Lot 1 DP 387160 and Section 49 Block I Karawrau SD, Otago (Figure 3).

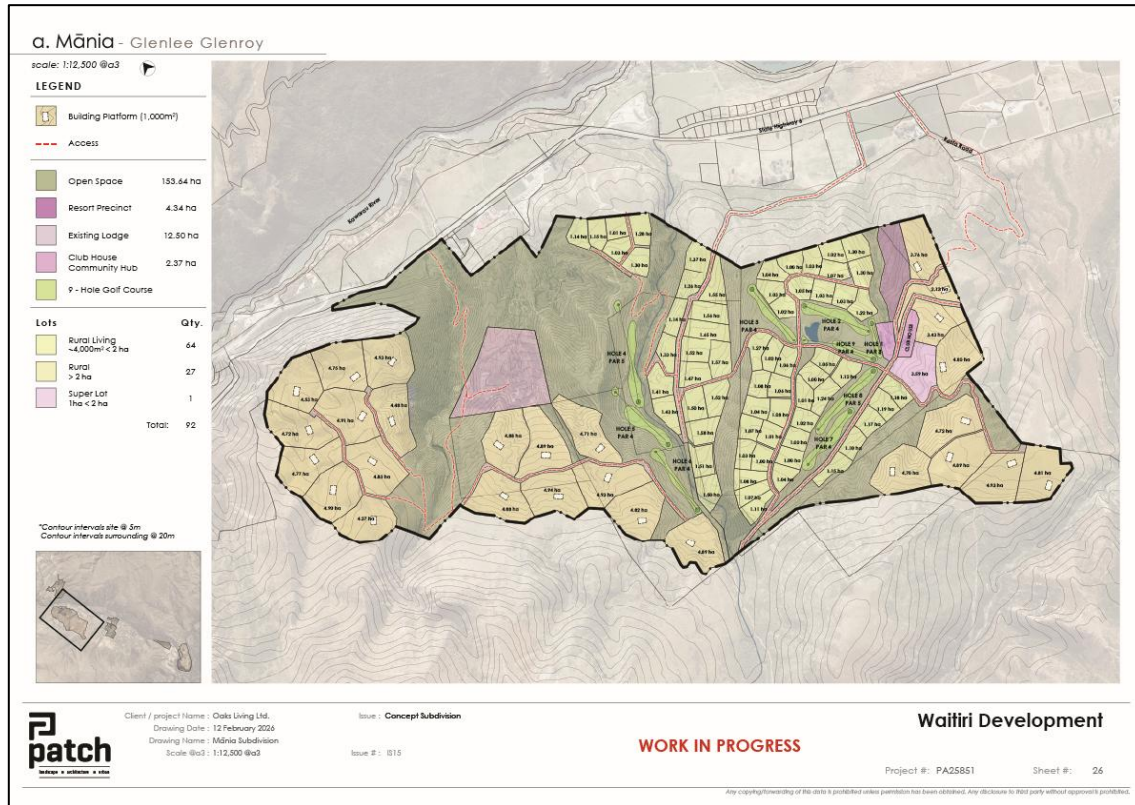


Figure 3. Proposed Glenlee Glenroy – Mānia subdivision, Lot 1 DP 387160 and Section 49 Block I Karawrau SD, Otago. Image: PATCH Landscapes. North is to the top left of image.

3. Drystone – Karapuke

The Proposed Drystone Karapuke subdivision comprises Lot 1 DP 24207, Part Lot 2 DP25018, Part Section 11 Block V Kwarau SD, Lots50-59 and 63-64 DP 300728, Lot 28 DP 339082, Lot1 &2 DP 580717 and Lot 2 DP 362778 (Figure 4).

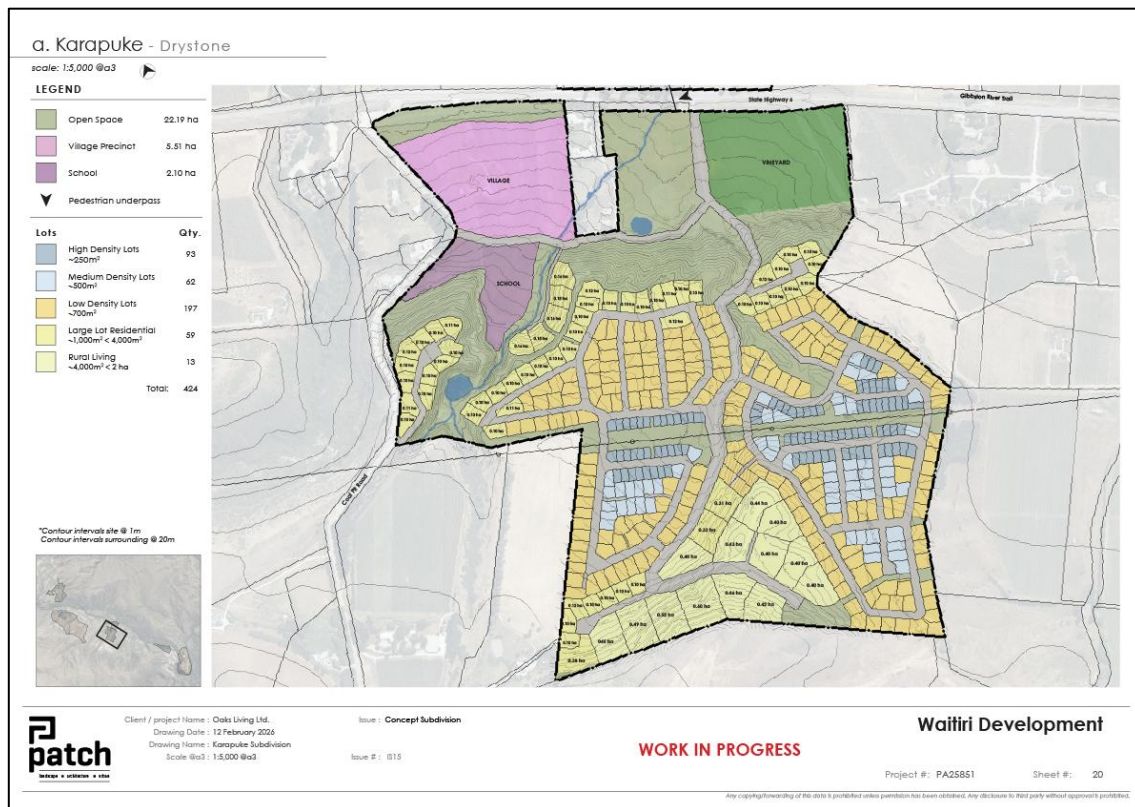


Figure 4. Proposed Drystone Karapuke subdivision, Lot 1 DP 24207, Part Lot 2 DP25018, Part Section 11 Block V Kwarau SD, Lots50-59 and 63-64 DP 300728, Lot 28 DP 339082, Lot1 &2 DP 580717 and Lot 2 DP 362778. Image: PATCH Landscapes. North is to the top left of image.

4. Riverside – Taiheke

The proposed Riverside – Taiheke subdivision comprises Part section SO 24038, Part Section 2 SO 24038, Part Section 3 So 24038, Part Section 8 Block V Kawarau SD, Section 40 Block V Kawarau SD and Lot 43-44 DP 24521 (Figure 5).

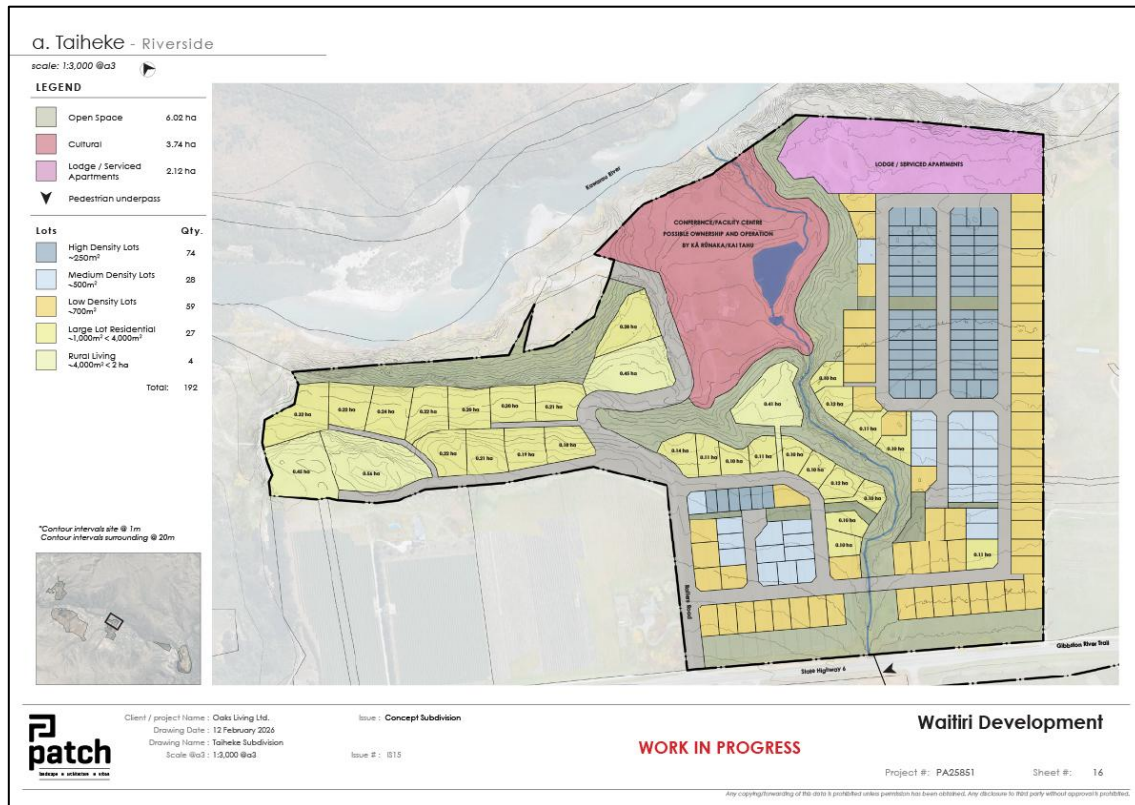


Figure 5. Proposed Riverside – Taiheke subdivision, Part section SO 24038, Part Section 2 SO 24038, Part Section 3 So 24038, Part Section 8 Block V Kawarau SD, Section 40 Block V Kawarau SD and Lot 43-44 DP 24521. Image: PATCH Landscapes. North is to the top left of image.

5. Waitiri – Kūrae

The proposed Waitiri – Kūrae subdivision comprises Lot 51 – 56 DP 390679 and Section 12 SO 342162, Otago (Figure 6).

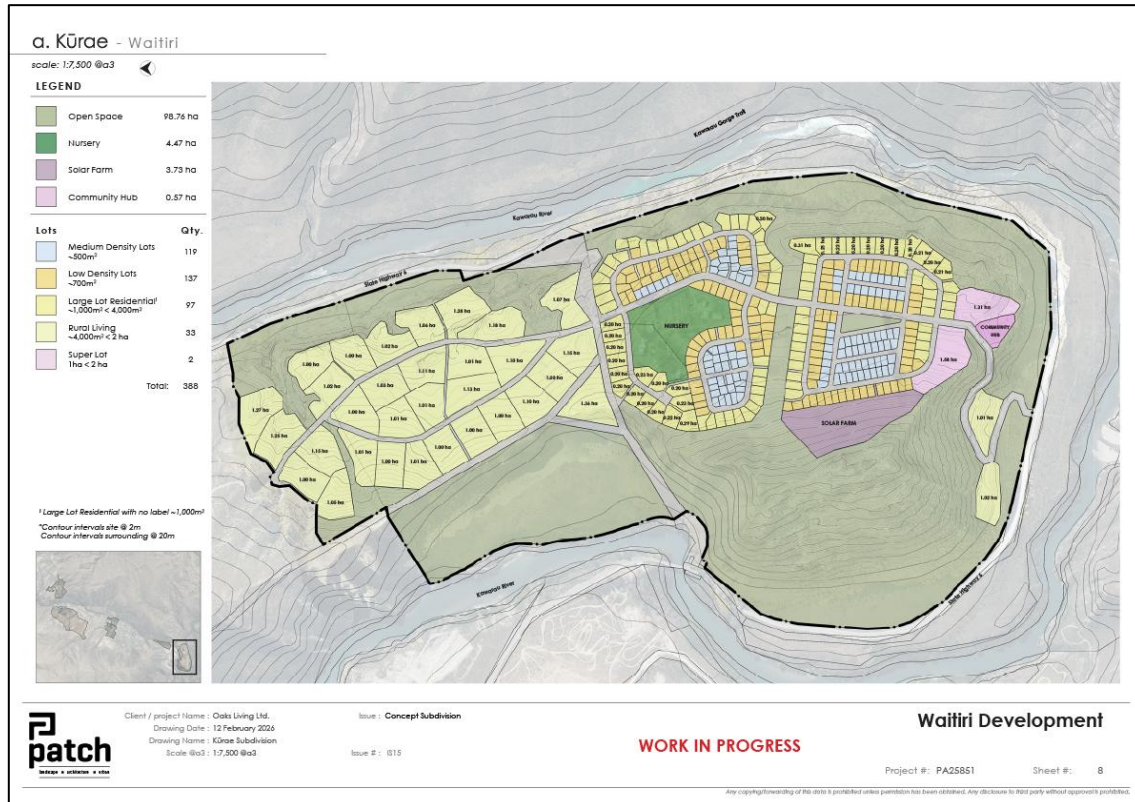


Figure 6. Proposed Waitiri – Kūrae subdivision, Lot 51 – 56 DP 390679 and Section 12 SO 342162 Otago. Image: PATCH Landscapes. North is to the left of image.

5. Archaeological Sites

The images in this section are taken from Waitiri Development (work in progress) by PATCH. Overlays of the archaeological sites in each area are taken from ArchSite, with boundary lines from The Station at Waitiri, Queenstown Fast Track Proposal Planning Appraisal provided by Campbell Brown Planning Limited overlaid. The polygons provided on ArchSite only represent the exact boundaries of the recorded archaeological sites if the site information has been updated since 2022 when the new online platform was introduced, and older records were created with the GPS coordinates of the site at their centre. Some site records were created in the 1970s and 1980s before GPS was available, and are based on grid-references from map reading. These records can have high degrees of error.

These issues, together with simply the age of some records meaning the site condition may have changed, means that the information presented here can only be regarded as preliminary, and will all need to be field-checked and updated.

1. Eastburn-Ara Tihi

As noted above the proposed Eastburn – Ara Tihi subdivision comprises Part Section 2 SO 342162, Lot 19 DP 532665 and Lot 20 DP 618336, Block I Kawarau SD, Otago (Figure 7). There are no recorded archaeological sites within the boundaries of the proposed Eastburn – Ara Tihi development (Figure 8). This does not preclude the possibility that archaeological sites may be located during a site visit.

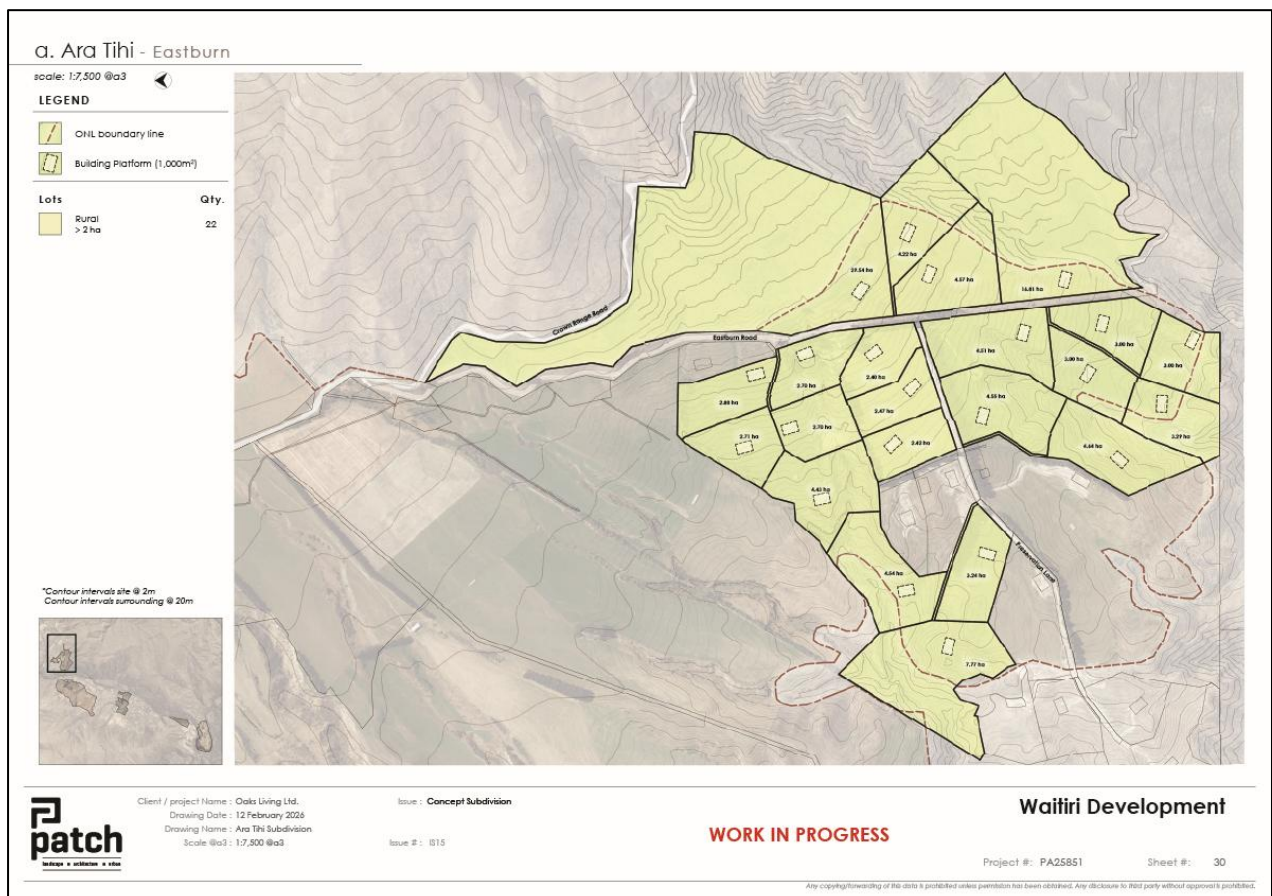


Figure 7. Proposed Eastburn – Ara Tihi subdivision, Part Section 2 SO 342162, Lot 19 DP 532665 and Lot 20 DP 618336, Block I Kawarau SD, Otago. Image: PATCH Landscapes. North is to the left of image.

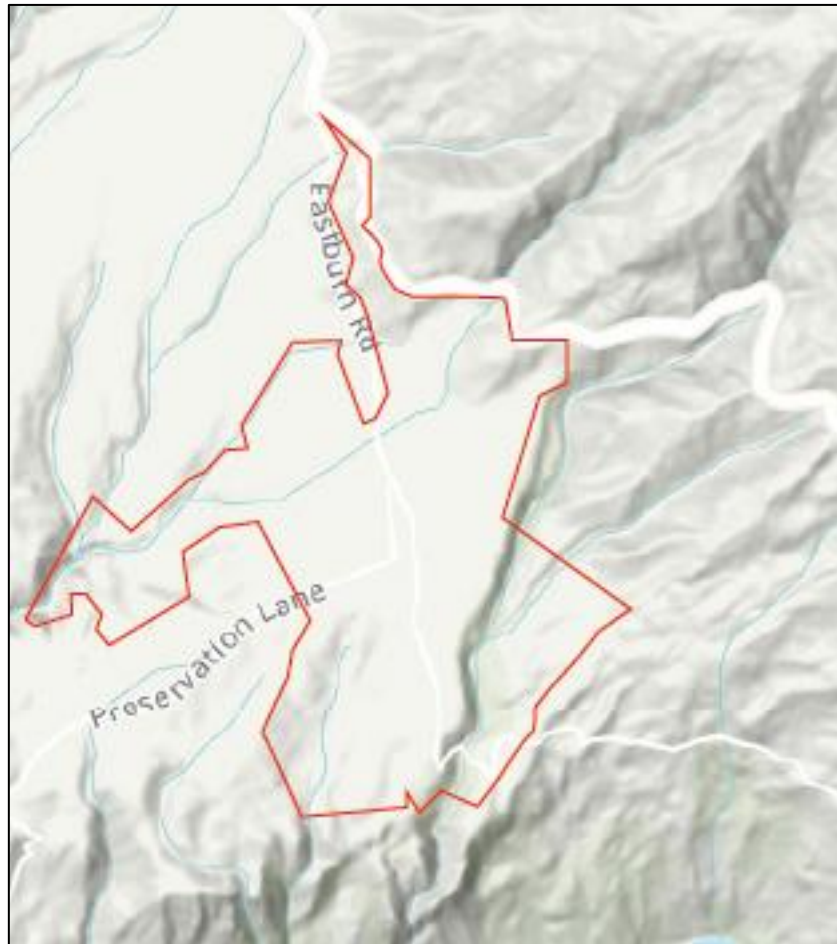


Figure 8. Archaeological sites within the boundaries of proposed Eastburn – Ara Tihi subdivision, Part Section 2 SO 342162, Lot 19 DP 532665 and Lot 20 DP 618336, Block I Kawarau SD, Otago. Image: Modified from ArchSite with boundary outline from The Station at Waitiri, Queenstown Fast Track Proposal Planning Appraisal provided by Campbell Brown Planning Limited. North is to the top of image.

2. Glenlee Glenroy - Mānia

As noted above the proposed Glenlee Glenroy – Mānia subdivision comprises Lot 1 DP 387160 and Section 49 Block I Karawrau SD, Otago (Figure 9). There are ten archaeological sites recorded on the New Zealand Archaeological Association (NZAA) Site Recording Scheme (ArchSite) within the boundary of, the proposed Glenlee Glenroy – Mānia Subdivision (Figure 10). These relate to agricultural use of the area, the majority of sites being stone walls. The ArchSite information for these sites requires updating and a site visit should be undertaken to update this information before any mitigation recommendations be made for the proposed development of Lot 1 DP 387160 and Section 49 Block I Karawrau SD, Otago. The recorded archaeological sites within the boundaries of the proposed Glenlee Glenroy - Mānia subdivision are listed in Table 1

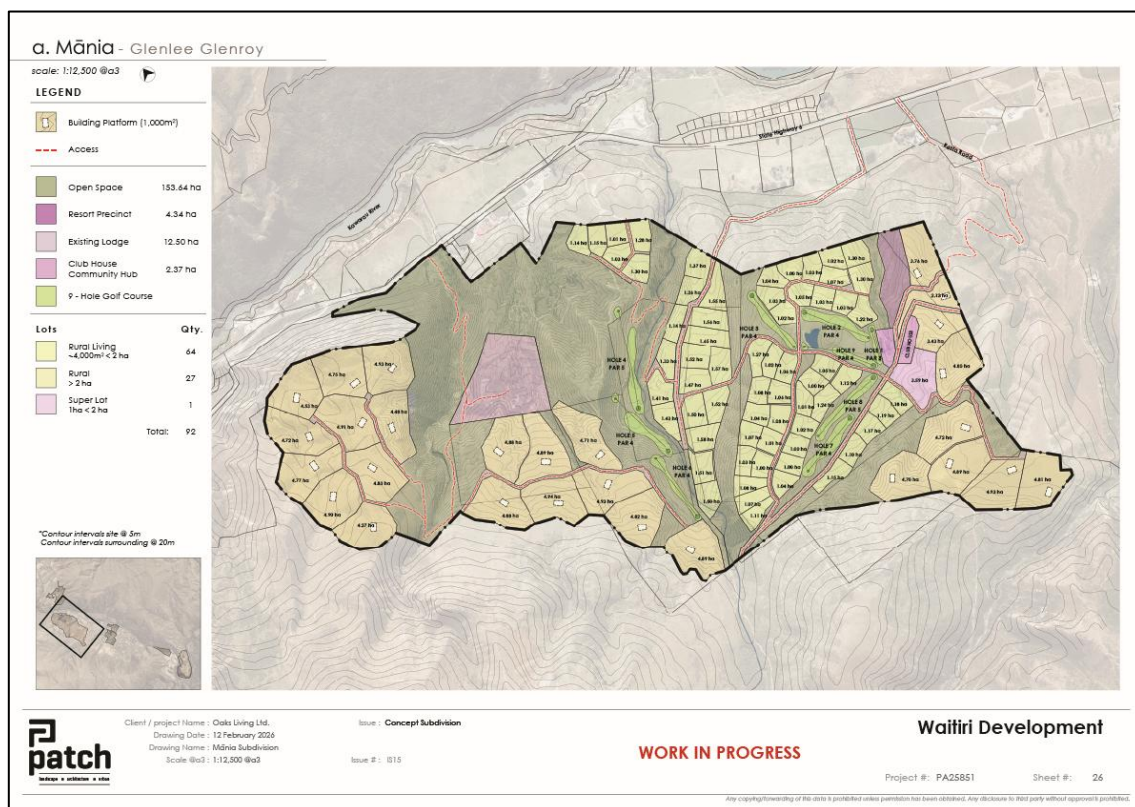


Figure 9. Proposed Glenlee Glenroy – Mānia subdivision, Lot 1 DP 387160 and Section 49 Block I Karawrau SD, Otago. Image: PATCH Landscapes. North is to the top left of image.

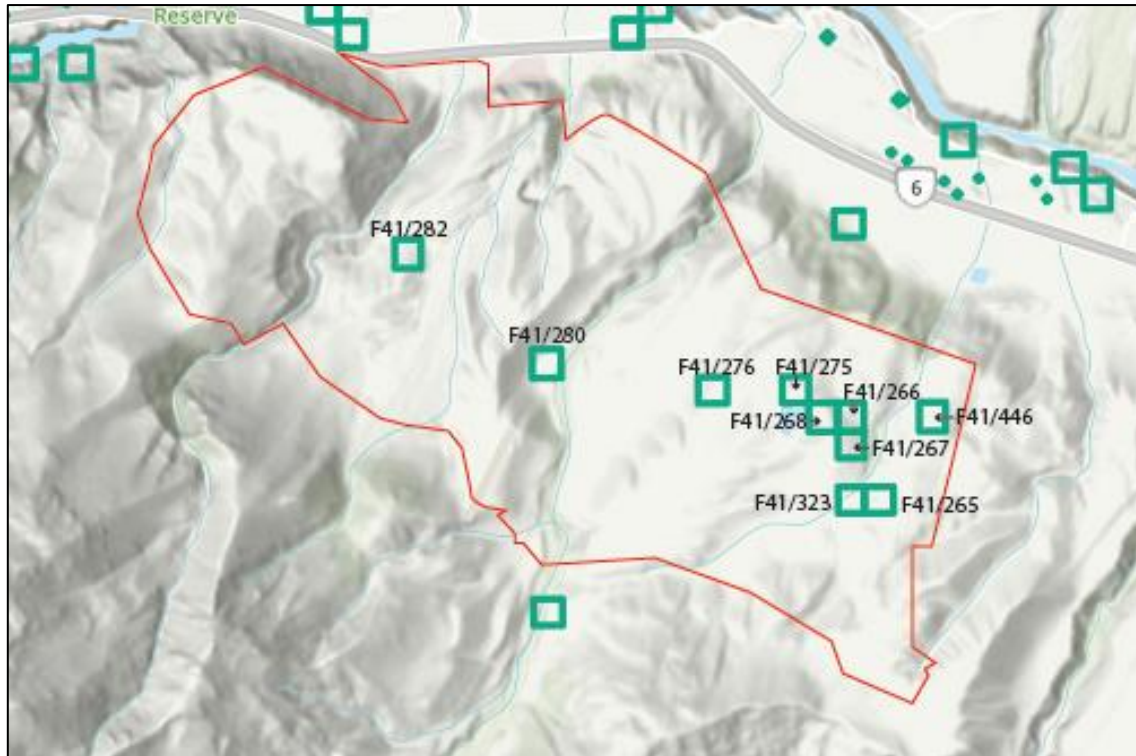


Figure 10. Recorded archaeological sites within the boundaries of proposed Glenlee Glenroy – Mānia, Lot 1 DP 387160 and Section 49 Block I Karawrau SD, Otago. Image: Modified from ArchSite with boundary outline from The Station at Waitiri, Queenstown Fast Track Proposal Planning Appraisal provided by Campbell Brown Planning Limited. North is to the top of image.

Table 1. Recorded archaeological sites within the boundaries of the proposed Glenlee Glenroy – Mānia subdivision, Lot 1 DP 387160 and Section 49 Block I Karawrau SD, Otago.

NZAA site no.	Site Description	Status
F41/265	stone wall	Possibly within a Super Lot.
F41/266	stone cairn	Possibly within Golf Course or Urban Living Lot.
F41/267	stone wall	Possibly with Golf Course or Super Lot.
F41/268	stone wall	Within area of Golf Course or Open Space.
F41/275	stone wall	Within area of Golf Course or Open Space.
F41/276	stone wall	Within area of Urban Living Lot.
F41/280	water race	Within Golf Course or Open Space.
F41/282	rabbiters hut	Within area of Super Lot or Open Space.
F41/323	farm buildings	Within area of Super Lot.
F41/446	stone cairn	Within Rural Lot.

3. Drystone – Karapuke

A noted above the proposed Drystone Karapuke subdivision comprises Lot 1 DP 24207, Part Lot 2 DP25018, Part Section 11 Block V Kwarau SD, Lots50-59 and 63-64 DP 300728, Lot 28 DP 339082, Lot1 &2 DP 580717 and Lot 2 DP 362778 (Figure 11). There is one archaeological site recorded on the New Zealand Archaeological Association (NZAA) Site Recording Scheme (ArchSite) within the boundary of, the proposed Drystone Karapuke subdivision (Figure 12). This is a stone farm building. Site F41/868 (a water race) is recorded as being just beyond the boundary of the proposed subdivision (Figure 12). Due to the nature of water races it is possible the sections of the race are within the boundary of the proposed subdivision. The ArchSite information for these sites requires updating and a site visit should be undertaken to update this information before any mitigation recommendations be made for the the proposed development of Lot 1 DP 24207, Part Lot 2 DP25018, Part Section 11 Block V Kwarau SD, Lots50-59 and 63-64 DP 300728, Lot 28 DP 339082, Lot1 &2 DP 580717 and Lot 2 DP 362778, Otago. The recorded archaeological sites with the boundaries of the proposed Drystone Karapuke subdivision are listed in Table 2

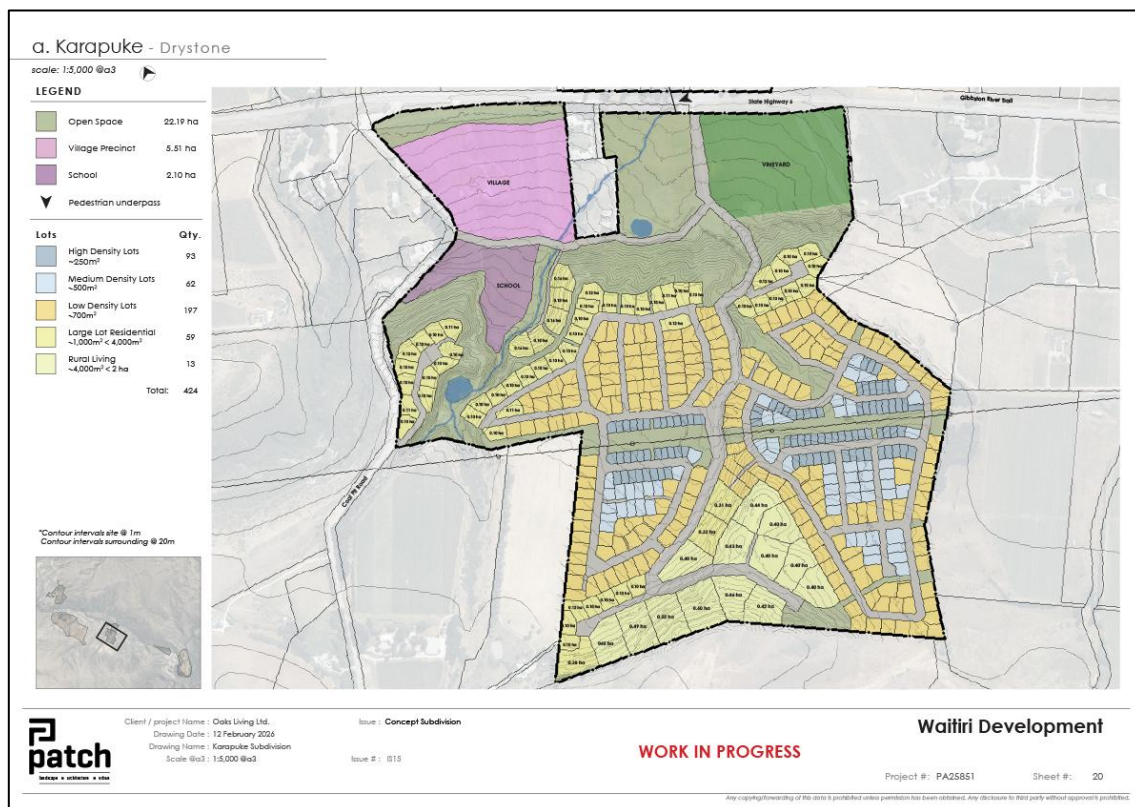


Figure 11. Proposed Drystone Karapuke subdivision, Lot 1 DP 24207, Part Lot 2 DP25018, Part Section 11 Block V Kwarau SD, Lots50-59 and 63-64 DP 300728, Lot 28 DP 339082, Lot1 &2 DP 580717 and Lot 2 DP 362778. Image: PATCH Landscapes. North is to the top left of image.

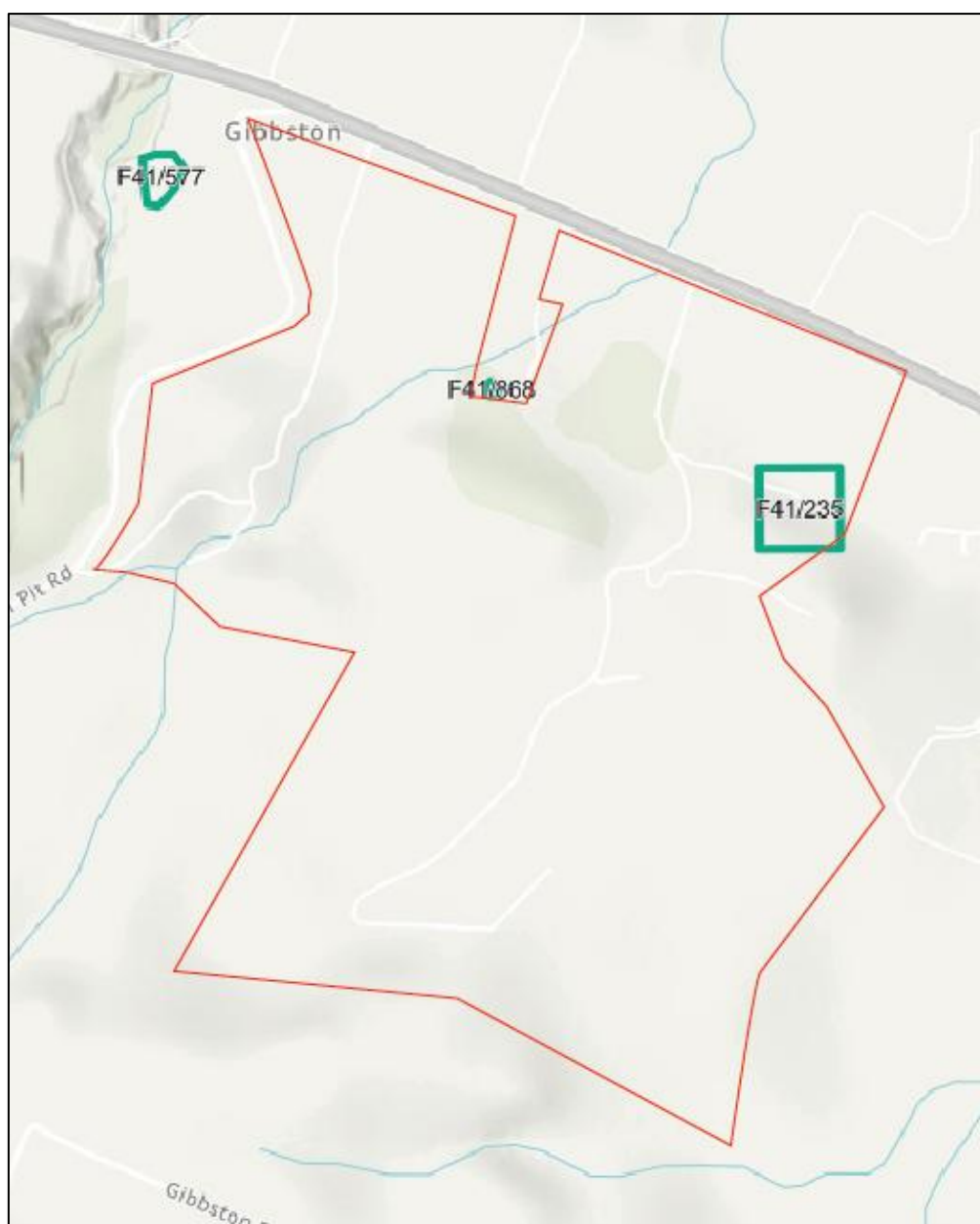


Figure 12. Recorded Archaeological sites within the boundaries of proposed Drystone Karapuke subdivision, Lot 1 DP 24207, Part Lot 2 DP25018, Part Section 11 Block V Kawarau SD, Lots50-59 and 63-64 DP 300728, Lot 28 DP 339082, Lot1 &2 DP 580717 and Lot 2 DP 362778, Otago. Image: Modified from ArchSite with boundary outline from The Station at Waitiri, Queenstown Fast Track Proposal Planning Appraisal provided by Campbell Brown Planning Limited. North is to the top of image.

Table 2. Recorded Archaeological sites within the boundaries of the proposed Drystone Karapuke subdivision, Lot 1 DP 24207, Part Lot 2 DP25018, Part Section 11 Block V Kawarau SD, Lots50-59 and 63-64 DP 300728, Lot 28 DP 339082, Lot1 &2 DP 580717 and Lot 2 DP 362778, Otago and mitigation recommendations.

NZAA site no.	Site Description	Status
F41/235	stone farm building	Within area of Open Space.
F41/868	water race	Possible that sections of the water race are in situ within areas of Open Space.

4. Riverside - Taiheke

As noted above the proposed Riverside – Taiheke subdivision comprises Part section SO 24038, Part Section 2 SO 24038, Part Section 3 So 24038, Part Section 8 Block V Kwarau SD, Section 40 Block V Kwarau SD and Lot 43-44 DP 24521, Otago (Figure 13). There are five archaeological sites recorded on the New Zealand Archaeological Association (NZAA) Site Recording Scheme (ArchSite) within or adjacent to the boundary of, the proposed Riverside – Taiheke subdivision (Figure 14). Site F41/236 (Tomanovich Cottage) is also on the Heritage New Zealand Pouhere Taonga (NZHTP) List of Historic Places, (List no. 7595) as a Category 2 Listed Historic Place. It is located within the proposed Cultural Zone. Sites F41/623 and F41/680 are within or adjacent to the north boundary and are within Open Space. Site F41/685 is an historic orchard associated with these sites and is located within a proposed Large Residential Lot. The ArchSite information for these sites requires updating and a site visit should be undertaken to update this information before any mitigation recommendations be made for the proposed development of Part section SO 24038, Part Section 2 SO 24038, Part Section 3 So 24038, Part Section 8 Block V Kwarau SD, Section 40 Block V Kwarau SD and Lot 43-44 DP 24521, Otago. The recorded archaeological sites within the boundaries of the proposed Riverside – Taiheke subdivision are listed in Table 3.

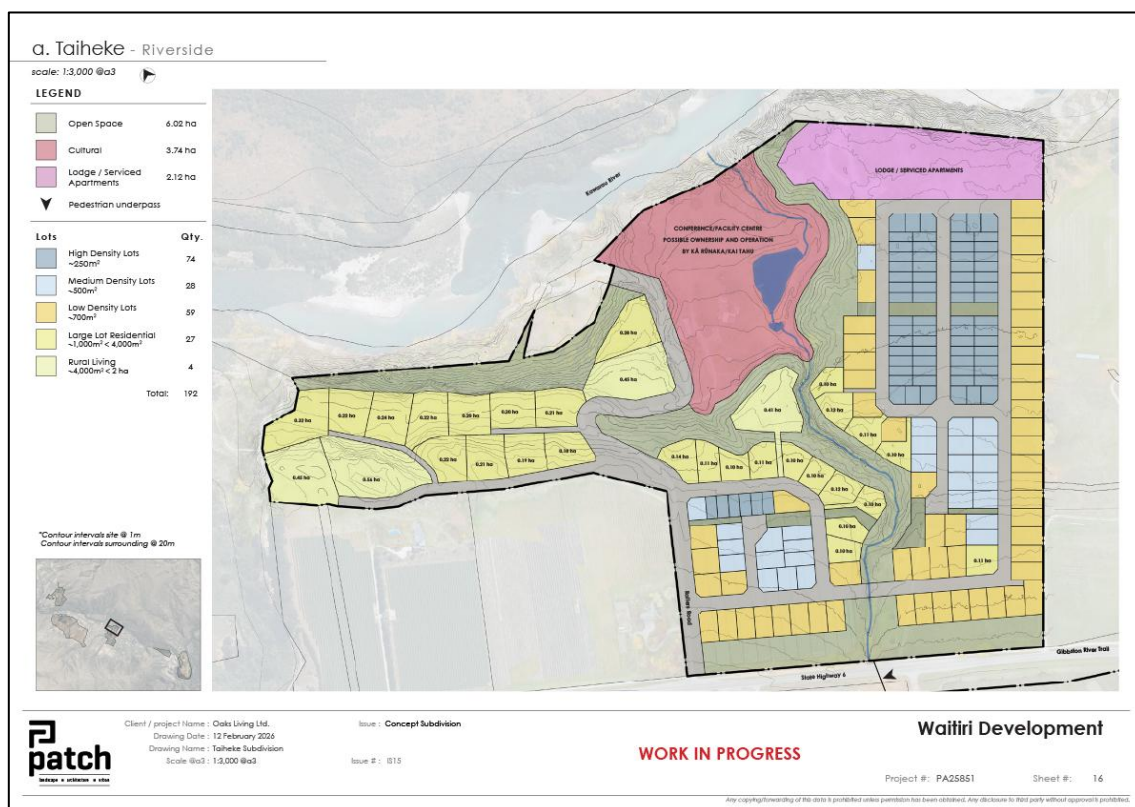


Figure 13. Proposed Riverside – Taiheke subdivision, Part section SO 24038, Part Section 2 SO 24038, Part Section 3 So 24038, Part Section 8 Block V Kwarau SD, Section 40 Block V Kwarau SD and Lot 43-44 DP 24521. Image: PATCH Landscapes. North is to the top left of image.

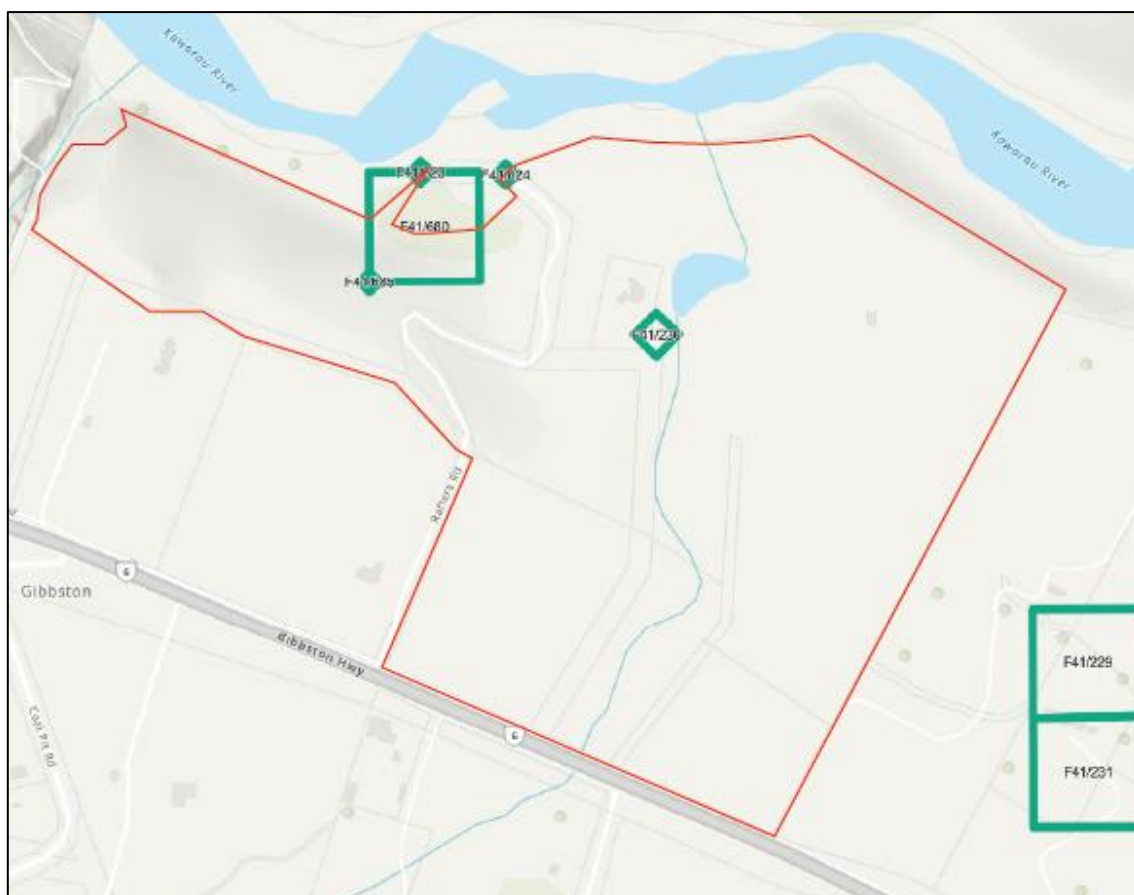


Figure 14. Recorded archaeological sites within or adjacent to the boundary of proposed Riverside – Taiheke subdivision, Part section SO 24038, Part Section 2 SO 24038, Part Section 3 So 24038, Part Section 8 Block V Kowarau SD, Section 40 Block V Kowarau SD and Lot 43-44 DP 24521, Otago. Image: Modified from ArchSite with boundary outline from The Station at Waitiri, Queenstown Fast Track Proposal Planning Appraisal provided by Campbell Brown Planning Limited. North is to the top of image.

Table 3. Recorded archaeological sites within or adjacent to the boundary of proposed Riverside – Taiheke subdivision, Part section SO 24038, Part Section 2 SO 24038, Part Section 3 So 24038, Part Section 8 Block V Kowarau SD, Section 40 Block V Kowarau SD and Lot 43-44 DP 24521, Otago.

NZAA site no.	Site Description	Status
F41/236	Tomanovich Cottage. 1860s mud brick cottage and associated archaeological remains	Located within the proposed Cultural Area. In addition to being a recorded archaeological site Tomanovich Cottage is a Category 2 Listed Historic Place (List no. 7595) on the Heritage New Zealand Pouhere Taonga (NZHTP)List of Historic Places.
F41/623	stone walled enclosure	Appears to be located on the north boundary of the proposed development or within an Open Space.
F41/624	Rum Curries Hut	Located just beyond the north boundary of the proposed development
F41/680	two stone huts	Located within proposed Open Space.
F41/685	historic orchard	Located within proposed Large Residential Lot. The orchard is associated with the other recorded archaeological sites in the area.

5. Waitiri – Kūrae

As noted above the proposed Waitiri – Kūrae subdivision comprises Lot 51 – 56 DP 390679 and Section 12 SO 342162, Otago (Figure 15). There are 16 archaeological sites recorded on the New Zealand Archaeological Association (NZAA) Site Recording Scheme (ArchSite) within the boundary of, the proposed Waitiri - Kūrae subdivision (Figure 16). The majority of these relate to gold mining and most are in areas proposed to be Open Spaces. Some sites straddle Open Spaces and Large Lot Residential, and three appear to be located in areas of proposed roadway. The ArchSite information for these sites requires updating and a site visit should be undertaken to update this information before any mitigation recommendations be made for the proposed development of Lot 51 – 56 DP 390679 and Section 12 SO 342162, Otago. The recorded archaeological sites with the boundaries of the proposed Waitiri – Kūrae subdivision are listed in in Table 4.

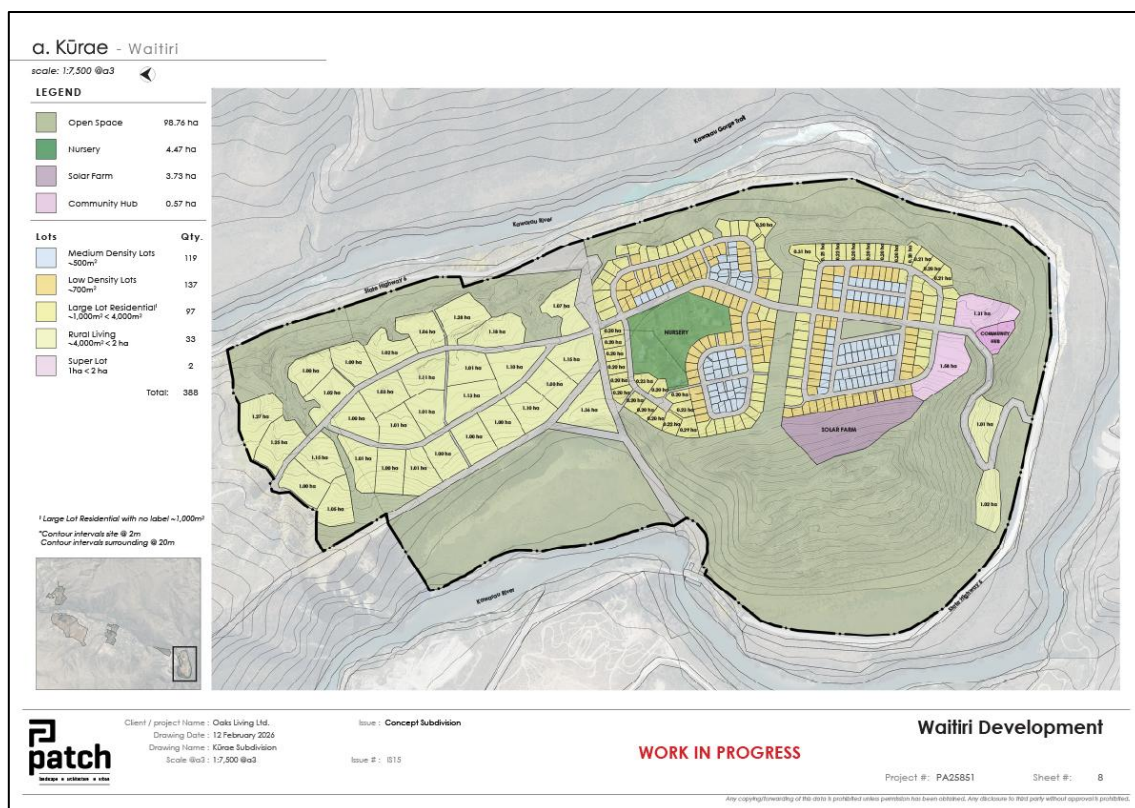


Figure 15. Proposed Waitiri – Kūrae subdivision, Lot 51 – 56 DP 390679 and Section 12 SO 342162 Otago. Image: PATCH Landscapes. North is to the left of image.

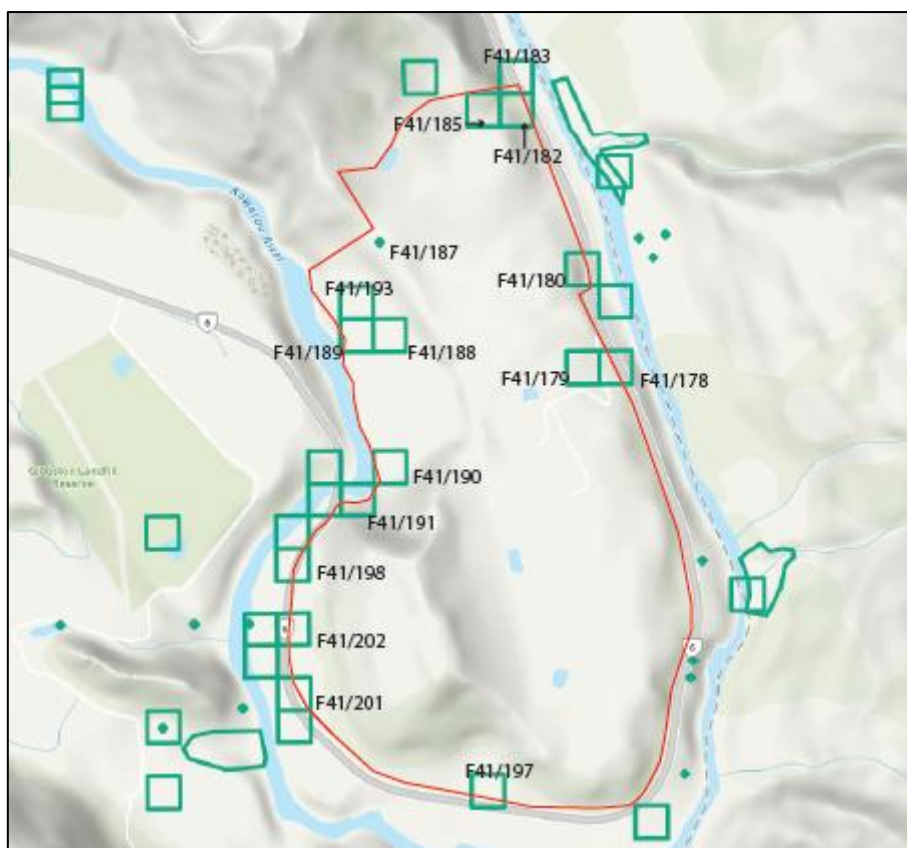


Figure 16. Recorded archaeological sites on the New Zealand Archaeological Association (NZAA) Site Recording Scheme (ArchSite) within or adjacent to the proposed Waitiri – Kūrae subdivision, Lot 51 – 56 DP 390679 and Section 12 SO 342162 Otago. Modified from ArchSite with boundary outline from The Station at Waitiri, Queenstown Fast Track Proposal Planning Appraisal provided by Campbell Brown Planning Limited. North is to the top of image.

Table 4. Recorded archaeological sites on the New Zealand Archaeological Association (NZAA) Site Recording Scheme (ArchSite) within or adjacent to the proposed Waitiri – Kūrae subdivision, Lot 51 – 56 DP 390679 and Section 12 SO 342162 Otago.

NZAA site no.	Site Description	Status
F41/178	chimney	Within Open Space.
F41/179	gold workings, sluice pits, stone buildings and water races	Straddles Open Space and Large Lot Residential.
F41/180	dam, water races	Straddles Open Space and Large Lot Residential.
F41/182	stone house demolished 1991	Within Open Space. Demolished 1991.
F41/183	tail race	Within Open Space.
F41/185	dam	Straddles Open Space and Large Lot Residential.
F41/187	Springburn Race, water race	Within Open Space in an area marked for a road way. Full extent of feature not recorded.
F41/188	earth dam	Within Open Space.
F41/189	sluicings, reservoir and race system	Within Open Space.
F41/190	stone hut	Within Open Space in an area marked for a road way.
F41/191	hut remains	Appears to be just inside the boundary of the proposed development.
F41/193	mining dam?	Within Open Space.
F41/197	stone chimneys and fireplaces	Within Open Space in an area marked for a road way.
F41/198	mining dam and sluicings	Appears to be just inside the boundary of the proposed

		development.
F41/201	sluiced gullies	Appears to be just inside the boundary of the proposed development.
F41/202	hotel site	Within Open Space.

6. Recommendations

As a result of this desktop appraisal, it has been found that four of the five areas proposed for subdivision have archaeological sites within their boundaries. It has been found that the information recorded on the NZAA Archaeological Site Recording Scheme (ArchSite) for the archaeological sites within the boundaries of the proposed subdivisions is not up to date, with some records dating from the 1970s. As such these records no longer meet the standard that Heritage New Zealand Pouhere Taonga will require for any consideration of archaeological assessments. They are also inadequate for any consideration of avoidance planning or mitigation proposals as the locational and extent information is out of date or non-existent, and other as-yet unrecorded archaeological sites might be present.

It is therefore recommended that site inspections be carried out by an archaeologist to all five proposed subdivisions and that all relevant site record forms be updated and any new sites recorded on the NZAA Archaeological Site Recording Scheme (ArchSite) prior to any decisions regarding site mitigation being made.

7. Conclusion

Four of the five subdivisions within and nearby the Gibbston Valley area of Queenstown proposed by Oaks Living Limited contain archaeological sites recorded on NZAA Site Recording Scheme (ArchSite). It should be noted here that there is the possibility of in situ archaeological sites within the boundaries of these proposed subdivisions that have not yet been recorded on the NZAA Site Recording Scheme (ArchSite).

As noted above, this desktop appraisal has found that the information recorded on the NZAA Archaeological Site Recording Scheme (ArchSite) for many of these sites is out of date, with some sites having not been updated since 1978. These areas should be visited by an archaeologist and the site record forms updated before any mitigation measures can be recommended. An archaeologist has visited the site of the proposed Victoria Flat North Subdivision (25.02.2026) and updated the ArchSite entries for the recorded archaeological sites in this location. It seems prudent to hold off until all six areas of proposed development have been visited, and the site record forms updated before recommending mitigation for the proposed subdivisions.

Sources

ArchSite, New Zealand Archaeological Recording Scheme www.archsite.org.nz

The Station at Waitiri, Queenstown Fast Track Proposal Planning Appraisal provided by Campbell Brown Planning Limited.

Waitiri Development, Landscape Strategy Oaks Living Ltd. Fast Track Approvals Act Application.
PATCH Landscapes.