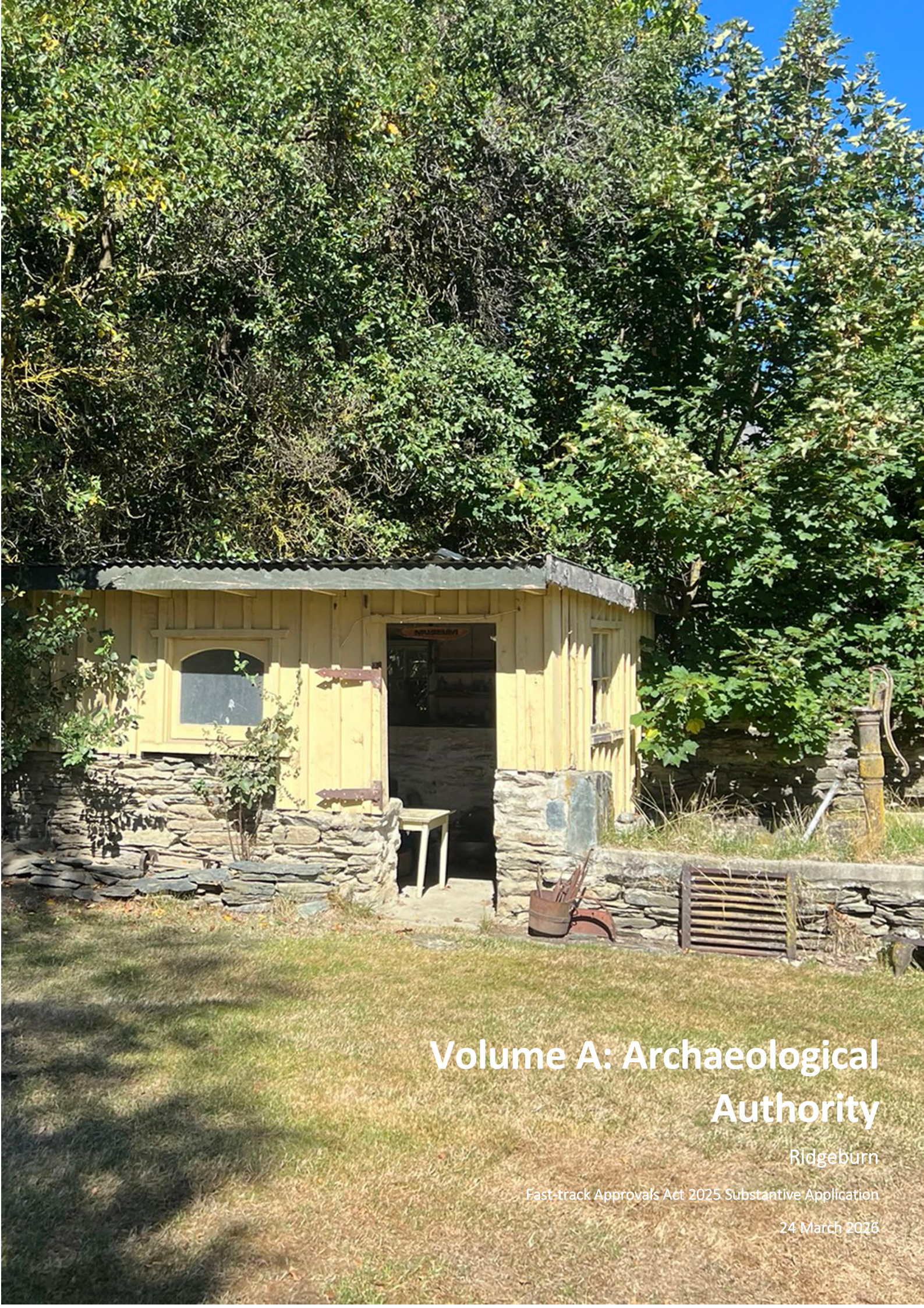




Volume A: Archaeological Authority

Ridgeburn

Fast-track Approvals Act 2025 Substantive Application

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1.0 Introduction

This Archaeological Authority application has been prepared in conjunction with the substantive application to the Environmental Protection Authority ('EPA') for a comprehensive residential and mixed-use development on approximately 212 hectares at 122 Morven Ferry Road, Arrow Junction, near Queenstown.

This volume of the Assessment of Environmental Effects ('AEE') addresses the Archaeological Authority that would otherwise be required under the Heritage New Zealand Pouhere Taonga Act 2014 ('HNZPT Act').

The proposal requires a General Authority to modify, or potentially modify, two recorded archaeological sites within the application area:

- F41/62 – a pre-1900 homestead complex (The Jolly Farmstead); and
- F41/890 – the remains of a pre-1900 hut site (Steele's Hut).

In addition, the Archaeological Assessment (Appendix 21) identifies the potential for previously unrecorded archaeological material within the wider site, including areas at Morven Hill and near the banks of the Kawarau River (including sluicing remains). Accordingly, the authority sought applies to the full extent of the site to address any such material that may be encountered during earthworks.

The application also seeks approval of the person nominated to undertake the authorised works. The Project Archaeologist is proposed to be Russell Cook of Origin Consultants Limited.

The information provided in this volume addresses the requirements of clauses 2 and 7 of Schedule 8 of the Fast-track Approvals Act 2024.

This report should be read in conjunction with the main AEE and the Archaeological Assessment contained in **Appendix 21**.

1.1 Purpose of the Report

This archaeological authority application is provided in accordance with the requirements of clause 43(3)(i) of the FTAA.

The information required for an application for archaeological authority is set out clause 2(1) – (3) of Schedule 8.

As set out within clause 2(2) of Schedule 8 of the FTAA, if the substantive application includes the information required by subclause (1) for the purpose of the resource consent application, the substantive application may –

- (a) include the same information for the purposes of this clause; but*
- (b) must ensure that all of the information required by subclause (1) is provided.*

In accordance with clause 2(2) of Schedule 8, the following subclause (1) information requirements have already been met within the main AEE report:

- (a) a legal description of the land or, if one is not available, a description that is sufficient to identify the land to which the application relates; and*

- (b) the name of the owner of the relevant land, if the applicant is not the owner of the land; and*
- (c) proof of consent, if the owner has consented to the proposed activity; and*
- (d) confirmation that the application complies with section 46(2)(a), (b), and (d).*

For this reason, they are not repeated here.

An FTAA checklist, which confirms that this application meets the requirements for approvals as set out in clause 2 of Schedule 8 is included as **Volume E**.

2.0 Archaeological Site Description

This section is provided in accordance with clause 2(1)(e) of Schedule 8 of the Fast-track Approvals Act 2024.

An Archaeological Assessment has been prepared by Origin Consultants Limited and is included in **Appendix 21**. The assessment addresses the full extent of the application site and provides detailed information on recorded archaeological sites and the potential for previously unrecorded archaeological material.

Two recorded archaeological sites are present within the application area:

- F41/62 – the Jolly Farmstead, comprising a pre-1900 homestead complex with associated buildings and features; and
- F41/890 – the remains of a pre-1900 hut site (Steele's Hut).

In addition, the Archaeological Assessment identifies areas of archaeological potential across the site, including at Morven Hill and in proximity to the Kawarau River, where evidence of historic sluicing activity may be present.

A detailed description of the recorded sites, including their extent, characteristics, and archaeological values, is provided in **Appendix 21**. A summary of the key features of these sites is provided in the following sections.

The location of the recorded archaeological sites and relevant features is shown on the Existing Features Plan (Figure 1).

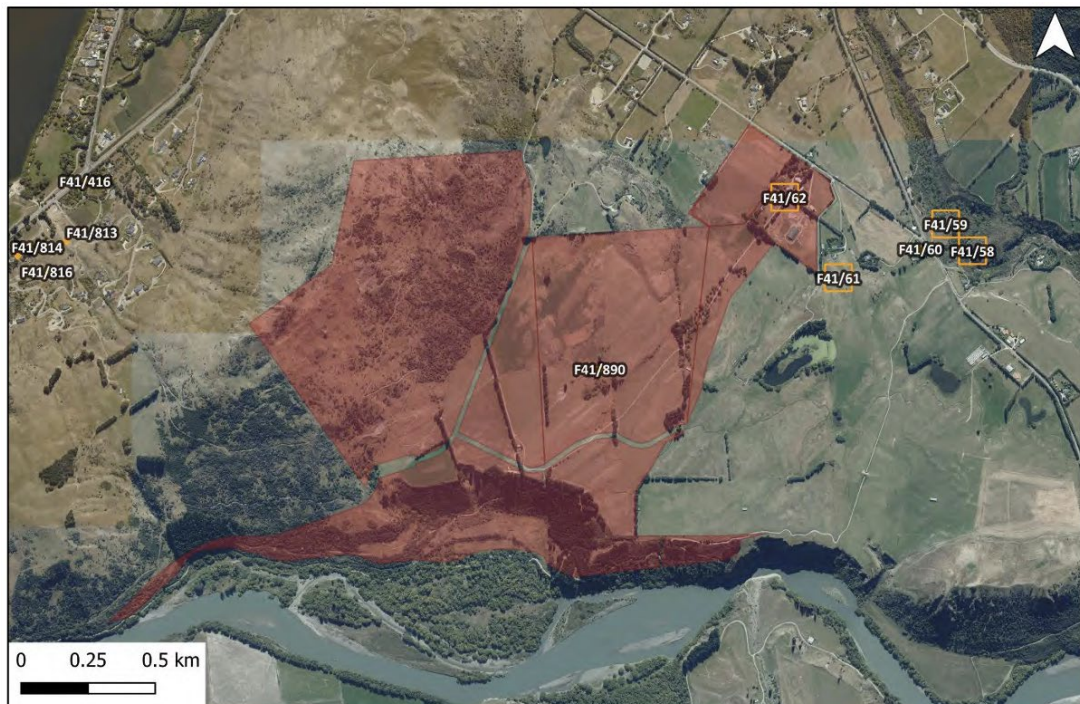


Figure 1: Map showing ArchSite recorded archaeological sites in vicinity of 122 Morven Ferry Road Fig. 29

2.1 F41/62 – The Jolly Farmstead

The location of the Jolly Farmstead (F41/62) in relation to the development area is shown on the Existing Archaeological Features Plan (**Figure 1**). Representative images of the site are provided in **Figures 2 and 3**.

As outlined in the Archaeological Assessment, (F41/62 comprises a pre-1900 farmstead complex associated with early European settlement of the site. The recorded archaeological features include:

- A 19th century stone farmhouse, which retains elements of its original form despite later additions and modifications, and remains in generally good condition;
- A small 19th century stone hut (now referred to as the ‘museum’), which has been modified in the 20th century but retains original fabric, including stone wall remnants and evidence of associated structural features; and
- A 19th century stone stables building, later adapted for use as a woolshed, which is in poor condition but retains its original footprint, stone flooring, and structural form.

Together, these features form a coherent archaeological site representing a historic farmstead complex, with associated subsurface archaeological material likely to be present across the wider site.



Figure 2: Recorded Archaeological Site F41/62 – Source: Archaeological Assessment Fig. 32.



Figure 3: Recorded Archaeological F41/62 - Source: Archaeological Assessment Fig. 38.

2.2 Steele's Hut - F41/890

The location of Steele's Hut (F41/890) in relation to the development area is shown on the Existing Archaeological Features Plan (**Figure 1**). An image of the site is provided in **Figure 4**.

As outlined in the Archaeological Assessment, F41/890 comprises the remains of a pre-1900 stone hut site located toward the southern extent of the application area (Section 71, Block XI). The recorded archaeological features include:

- Sparse visible surface remains, comprising a small concentration of stacked and loose schist stones;
- Evidence of disturbance from tree growth, stone removal, and grazing activities; and
- A highly modified site condition, where the original structure is no longer discernible above ground.

The site is interpreted as being associated with mid to late 19th century occupation by the Steele family, based on cadastral records, its location, and historical context, and is considered separate from the Jolly Farmstead to the north.

While the site is disturbed, subsurface archaeological material, including structural footings or occupation deposits, may remain present.



Figure 4: Recorded Archaeological Site F41/890 – Source: Archaeological Assessment Fig. 44.

2.3 Potential Unrecorded Archaeological Site – Kawarau Mining

The Archaeological Assessment identifies areas of potential unrecorded archaeological material within the application site, including at Morven Hill and in proximity to the banks of the Kawarau River. These areas are considered to have potential association with historic gold mining activity.

In relation to the Kawarau River margins, the assessment identifies:

- Landform modification consistent with historic sluicing activity, observed in aerial imagery and drone survey;
- Areas within Section 25 Block IX Shotover Survey District, Section 1 SO 420327, Lot 3 DP 300661 and the southern portion of Lot 4 DP 300661, which are likely to have been subject to small-scale historic mining activity; and

- Modified ground surfaces located primarily on flatter terraces adjacent to the river.

The visibility and confirmation of these features are constrained by dense vegetation, including scrub and willow growth, and access limitations. As a result, these areas have not been formally recorded as archaeological sites. However, they are considered to have archaeological potential, and subsurface evidence of historic mining activity may be present.

2.4 Wider Site Area

Outside of the recorded archaeological sites identified in Sections 2.1 and 2.2, no additional archaeological sites have been formally recorded within the wider application area. However, the Archaeological Assessment identifies several areas of archaeological interest and potential.

These areas are summarised as follows:

- **Morven Hill:**
The majority of visible surface features on Morven Hill are considered likely to relate to 20th century activity, including a quarry operation active during the 1980s. Dense vegetation limits visibility across this area, and the presence or absence of earlier archaeological features cannot be confirmed.
- **Water Races:**
Historical references indicate the possible presence of pre-1900 water races within the site. However, their precise location has not been confirmed.

Other Areas of Potential Interest:

- The area surrounding the Hawthorn Hedge (Grid Cells H22, G22) and poplar trees (Grid Cell J19), which are associated with early occupation by the Jolly and Steele families, are identified as areas of archaeological interest where subsurface material may be present.
- Two areas within Section 64 Block VIII Shotover Survey District contain depressions and loose rock that may represent 19th century exploration pits, although these features were not clearly identifiable in available aerial imagery.

These areas have not been formally recorded as archaeological sites. However, they are considered to have archaeological potential, particularly where visibility is constrained or where historical associations suggest the likelihood of subsurface remains.

3.0 Proposal

This section is provided in accordance with clauses 2(1)(f) and 2(1)(g) of Schedule 8 of the FTAA.

An Archaeological Authority granted under the FTAA has the same force and effect as an Authority granted under the HNZPT Act and, for purposes of the HNZPT Act, must be treated as if it were an authority under that Act (Schedule 8 Section 9 (a) and (b)).

A broad description of the activity for which the authority is sought is provided within the main AEE report.

The Jolly Farmstead buildings are proposed to be sympathetically restored and repurposed as part of the development, enabling their long-term protection and ongoing use. Restoration works will

retain and repair original building fabric, including stone masonry and historic elements, using appropriate materials and techniques.

Steele's hut is proposed to be removed to enable development, however, there is potential for interpretation of this site within the development, subject to detailed design.

Further archaeological investigation of the other areas will be undertaken as part of the development including Morven Hill and the Kawerau River Terrace, noting that the likelihood of uncovering archaeological remains is low. Mitigation measures are available in the event that they are, including amendments at detailed design stage and site recording. The Conditions of Consent allow this to be addressed during the construction phase in accordance with standard practice.

In summary, the proposal seeks:

- An Archaeological Authority to modify F41/62 – The Jolly Farmstead in accordance with section 42(4)(i) of the FTAA.
- An Archaeological Authority to destroy F41/890 – Steele's Hut in accordance with section 42(4)(i) of the FTAA.
- An Archaeological Authority for earthworks across the remaining parts of the site under section 42(3)(i) of the FTAA in the event that any unrecorded archaeological sites are uncovered during the proposed earthworks.
- Approval for a Project Archaeologist to oversee the works under the Archaeological Authority.

Details of how the archaeological works will be carried out, the proposed project archaeologist, and the proposed conditions of the authority are provided below.

3.1 Draft Archaeological Management Plan

In support of the Archaeological Authority, Origin Consultants Limited has prepared a Draft Archaeological Management Plan (**DAMP**), which is included in **Appendix 22**.

3.2 Project Archaeologist

In accordance with clause 7 of Schedule 8 of the FTAA, a substantive application that seeks an archaeological authority may include an application for approval of any person nominated to undertake an activity under the authority.

The application also seeks approval of a person nominated to undertake the activity under the Authority. In this case, the proposed Project Archaeologist is proposed to be Russell Cook of Origin Consultants Limited.

A statement has been provided by Russell Cook of Origin Consultants Limited and is included in **Appendix 21.1**. The statement is made in support of this Archaeological Authority which sets out relevant contact information along with a statement of skills and competency in being the Project Archaeologist.

3.3 Proposed Conditions of Archaeological Authority

This section of the application is provided in accordance with clause 5 of Schedule 8 of the FTAA, that conditions be imposed on the Archaeological Authority.

The proposed Archaeological Authority Conditions are included in **Volume J**. The conditions have been imposed to ensure that all works are carried out conforming to accepted archaeological practices and require:

- **Contractor briefing:** All contractors working within the area subject to the authority must be briefed by the approved archaeologist prior to the commencement of works.
- **Notification to Heritage New Zealand Pouhere Taonga:** Heritage New Zealand Pouhere Taonga must be notified prior to, and following, any archaeological works being undertaken.
- **Compliance with Archaeological Management Plan:** All works must be undertaken in accordance with the Archaeological Management Plan prepared by Origin Consultants Ltd (refer Appendix 21.1).
- **Earthworks monitoring:** All earthworks affecting archaeological sites must be monitored by the project archaeologist, or their nominated representative.
- **Investigation of archaeological material:** Any archaeological evidence encountered must be appropriately investigated, recorded, and analysed in accordance with current professional standards.
- **Mana whenua involvement:** Mana whenua will be provided access to the site to undertake tikanga, subject to site health and safety requirements. Mana whenua will be notified prior to the commencement and completion of works.
- **Kōiwi (human remains):** In the event that kōiwi are uncovered, works must cease immediately and the relevant authorities and mana whenua must be notified.
- **Taonga or Māori artefacts:** In the event that taonga or Māori artefacts are discovered, mana whenua must be notified.
- **Reporting:** Upon completion of works, a final archaeological report must be prepared and submitted to Heritage New Zealand Pouhere Taonga and mana whenua. Reporting will be undertaken in accordance with the Archaeological Guidelines Series (AGS12, 2023), and any new or updated site records will be lodged with the NZAA Site Recording Scheme.

4.0 Archaeological Assessment

This section is provided in accordance with subclauses 2(1)(h)(i) and 2(1)(h)(ii) of Schedule 8 of the FTAA, and those matters contained in Clause 4 of Schedule 8.

4.1 Archaeological Values

The archaeological values of the recorded sites and the Kawarau Sluicing Remains are set out in Table 2 of the Archaeological Assessment.

In relation to the Jolly Farmstead, the values are assessed as medium to high relative to its condition and other characteristics. As such, the Farmstead is proposed to be retained and enhanced within the development as a key feature. Relying on the evidence of the Archaeologist, the potential effects of the proposal on the historic values of this site will be positive for the following reasons:

- Restoration of original elements of the buildings will serve to both maintain the integrity of the buildings as well as assist in highlighting the 19th century elements. This will help preserve and even return some of the original archaeological value.
- Repurposing and restoring the building is a feasible solution to prevent condition from worsening and showcase the historic buildings in a public setting.
- Earthworks for the purpose of landscaping and pond formation will likely result in the removal of any subsurface archaeological evidence encountered in those areas. While unavoidable, any loss of archaeological information can be mitigated through the recording of all features following archaeological best practice.

In relation to Steele's Hut, the values are assessed as generally low. Relying on the evidence of the Archaeologist, the potential adverse effects of the proposal on the historic values of this site will be less than minor for the following reasons:

- As the above ground remaining features are in significantly degraded condition, with little remaining to interpret, there are low remaining archaeological values.
- Should any further intact portions of the structure be uncovered there is potential for interpretation of the site within the development and this is reflected in the proposed Conditions of Consent.

In relation to the Kowarau Sluicing, the values are assessed as generally low. Relying on the evidence of the Archaeologist, the potential adverse effects of the proposal on the historic values of this site will be less than minor for the following reasons:

- In relation to Morven Hill, no discrete archaeological features were identified during the site survey although it is likely that small scale goldmining features such as exploration pits or shallow adits could be present. Subject to further investigations, any potential impacts can be managed through the detailed design phase for the proposed wastewater disposal system. Where this is not possible recording of any potential sites is an appropriate method in accordance with archaeological best practice.
- In relation to the Kowarau river terrace, the likelihood of uncovering any remains in the flattened portions of Section 25 Block IX and Lot 4 DP 300661 to the north of the banks of the Kowarau is assessed as low. While the removal of the wilding pine would have a potentially greater impact, in both cases, any loss of information can be sufficiently mitigated through recording of the location and effect of the stone stacks.

In relation to all other areas of the site, the potential adverse effects of the proposed earthworks on the archaeological values of the site are considered to be less than minor and can be appropriately managed through standard archaeological best practice conditions.

4.2 Mana Whenua Values

A Cultural Impact Assessment (CIA) has been prepared by Te Ao Mārama Inc on behalf of Ngāi Tahu and is included as **Appendix 46**.

The CIA identifies the site as part of a wider cultural landscape of significance to Ngāi Tahu, with values associated with mauri, mahinga kai, kaitiakitanga, rangatiratanga, whakawhanaungatanga, and the interconnectedness of land and water (ki uta ki tai).

The CIA identifies that, without mitigation, the proposal has the potential to adversely affect these values, including through restrictions on access to ancestral land, effects on water quality and mahinga kai, and further disconnection from the cultural landscape.

Following receipt of the CIA, initial discussions have been initiated with Te Ao Mārama Inc. Engagement is ongoing to identify appropriate pathways to address the cultural effects identified, including potential mitigation and management measures.

In the context of the Archaeological Authority, effects primarily relate to potential disturbance of archaeological material, including wāhi tapu and previously unidentified sites. These effects can be appropriately managed through:

- Archaeological monitoring of all earthworks affecting archaeological sites;
- Investigation, recording and reporting of any archaeological material encountered;
- Implementation of accidental discovery protocols, including cessation of works and notification procedures for kōiwi and taonga;
- Notification to, and involvement of, mana whenua throughout works, including provision for site access to undertake tikanga; and
- Compliance with the Archaeological Management Plan and standard archaeological practice.

5.0 HNZPT Act

This section has been provided in accordance with subclauses 4(1) and 4(2) of Schedule 8.

The proposal is considered to accord with the purpose and principles of the HNZPT Act as follows.

5.1 Section 59(1)(a)

- Section 59(a)(i): The Archaeological Assessment assesses the historical and cultural heritage value of the archaeological site and this is summarised and assessed above.
- Section 59(1)(a)(ii): The proposal is considered to be consistent with the purpose of the HNZPT Act. A thorough Archaeological Assessment has identified existing and potential archaeological features on the site. Where the values are assessed as medium – high, as is the case for the Jolly Homestead, these features will be protected and preserved for the benefit of the public. Where the features are assessed as low, those areas will be subject to further investigation and sites will be appropriately assessed and recorded.
- Section 59(1)(a)(iii): The proposal is for a mixed use development on the site with supporting infrastructure and it is not practicable to preserve all potential archaeological features on the site.
- Section 59(1)(iv): Any persons directly affected by the proposal are being consulted and otherwise will be able to provide their views to the Panel.
- Section 59(1)(vi): The proposed Archaeological Authority conditions, including monitoring, investigation, recording, mana whenua engagement, and reporting, ensure that effects on

archaeological values are appropriately managed in accordance with the HNZPT Act 2014 and accepted practice.

5.2 Section 47(a)(ii) and (5): Effects

An assessment of effects has been undertaken in section 4 of this AEE. In summary, the potential adverse effects on archaeological values are considered to be less than minor and overall acceptable given the nature of the recorded archaeological sites and archaeological monitoring and recording proposed.

5.3 Relevant Statements of General Policy Confirmed or Adopted

The statement identified as relevant to this proposal is 'The Administration of the Archaeological Provisions'. It is considered that the Archaeological Assessment provided by Origin Consultants Limited has provided information and assessment which accords with the general policy. Given this, it is considered that the proposal is in accordance with this statement of general policy.

6.0 Consultation

This section has been provided in accordance with subclause 2(1)(i)(i) and 2(1)(i)(ii). The consultation undertaken to date is summarised as follows:

- Consultation has been undertaken with Heritage New Zealand Pouhere Taonga in relation to archaeological matters. A detailed record of consultation is provided in **Volume C**. This has included a meeting to confirm key areas of interest and the circulation of a draft Archaeological Assessment for review prior to lodgement. Heritage New Zealand Pouhere Taonga confirmed that its primary interest relates to archaeology and referred the draft assessment to its technical advisor, with no substantive issues raised at that time. Proposed conditions and an Accidental Discovery Protocol have been developed to respond to archaeological matters.
- Engagement has been undertaken with Te Ao Mārama Inc on behalf of Ngāi Tahu, including provision of technical information and preparation of a Cultural Impact Assessment. Engagement is ongoing.

7.0 Summary

In summary, an Archaeological Authority is sought to modify F41/62 – Jolly Farmstead and destroy F41/890 – Steele's Hut. An Archaeological Authority is also sought in relation to earthworks across the remaining parts of the site where there is some potential for archaeological material to be uncovered given the site's recorded history. Based on the above report, it is considered that:

- All information required under clause 2(1) – (3) of Schedule 8 has been provided;
- A Project Archaeologist has been identified under clause 7 of Schedule 8;
- Consultation has been undertaken with HNZPT, including circulation of a draft Archaeological Assessment, with no substantive issues raised and proposed conditions and an Accidental

Discovery Protocol developed to address archaeological matters; and consultation and engagement has also been undertaken with Te Ao Mārama Inc on behalf of Ngāi Tahu, including preparation of a Cultural Impact Assessment, with engagement ongoing.

- Having considered the actual and potential effects, the proposal will generate less than minor effects on the historic values of the environment.

It is therefore concluded that the proposal satisfies all matters the EPA is required to assess, and that Archaeological Authority can be granted under the FTAA.