

PROPOSED LAND EXCHANGE FOR WELLINGTON BELMONT QUARRY, OBDA: ARCHAEOLOGICAL ASSESSMENT

Prepared for Winstone Aggregates
A Division of Fletcher Concrete and Infrastructure Ltd
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By

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Executive Summary

This archaeological assessment report provides an assessment of the effects to archaeological values from the proposed land exchange between Winstone Aggregates and the Department of Conservation. This assessment has incorporated desk-top research and a field survey to establish whether the proposed land exchange is likely to impact on archaeological or historic values and compare the values of the sites.

Currently there are no archaeological or historic heritage sites recorded within the land exchange properties or in close proximity with the closest sites within Belmont Regional Park located c. 4km to the west. As such, the proposed land exchange will have no known effects on archaeological or historic values. Three of the proposed land exchange properties have been determined to have some potential to contain archaeological sites associated with early European settlement, one of which is currently within the Belmont Regional Park and two which are currently owned by Winstones. These are the OBDA (DOC property) and the Northern and Southern Gullies (Winstone properties). The values of any sites that may be present in these land exchange areas are estimated to be low to moderate. The presence of archaeological sites associated with Māori occupation and settlement are considered to be very low and no values have been estimated.

Based on the findings of this report, no major constraints have been identified from the proposed land exchange as no archaeological sites have been recorded within the land exchange properties, and none were identified during the surveys for this assessment. However, it is recommended that as potential for archaeological remains has been identified in the OBDA, further detailed assessment should be undertaken to identify any impacts to archaeological values arising from the proposed development and to provide appropriate mitigation measures if required, under the provisions of the FTAA or HNZPTA. It is also considered practical for DOC to provide ongoing management of the four Winstone land exchange areas, as no archaeological sites have been recorded and with the only consideration being that any future development by DOC in the Northern and Southern Gullies and possibly in the Firth Block and Dry Creek Quarry properties may require further archaeological assessment and approvals.

Statement of Qualification and Experience

I am a co-director at Clough & Associates. Clough & Associates is a heritage consultancy specialising in archaeological and historic heritage assessment and management. I hold a Master of Science Degree in Environmental Archaeology and Palaeoeconomy from the University of Sheffield which I completed in 1991. I am also a member of the New Zealand Archaeological Association (NZAA).

I have 27 years of professional experience in the heritage consultancy field. My experience includes archaeological research, survey, excavation, analysis and report preparation, initially in Asia and have worked full time in New Zealand carrying out assessments of effects for development and infrastructure projects since 2014. I have attached my CV in Appendix

I have been involved in the Belmont Quarry Expansion project since 2022.

I confirm that, in my capacity as the author of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.



November 2025

1. INTRODUCTION

Project Background

1. Winstone Aggregates Ltd is proposing a land exchange with the Department of Conservation to enable it to develop a new overburden disposal area (OBDA) at the Belmont Quarry, Lower Hutt. The proposed land exchange will consist of four land parcels owned by Winstone Aggregates, i.e. the Northern Gully (located in Lot 1 DP 60552 and Lot 5 DP 322126), the Southern Gully (located in Lot 4 DP 322126 and Lot 5 DP 322126), the Firth Block (located in Lot 1 DP 60552 and the Dry Creek Quarry (former) located in Pt Lot 1 DP 28205. These parcels will be exchanged for the proposed OBDA area which is currently part of Belmont Regional Park (located in Part Section 200A Hutt District, Section 255 Hutt District and Part Section 261 Hutt District and includes a paper road (not to be part of the land exchange), which is owned by the Department of Conservation (see Figure 1 and Figure 2).
2. An archaeological assessment was commissioned by Winstone Aggregates as part of the exchange application to assess the historic values of the land that forms the proposed exchange land offered by Winstone's, (i.e. the Northern Gully, the Southern Gully, the Firth Block and the Dry Creek Quarry (former) and the land proposed to be exchanged by the Crown (the proposed OBDA site) to establish whether the proposed land exchange is likely to impact on archaeological or historic values, and compare the values of those sites.
3. This assessment feeds into the Conservation Values assessment component of the land exchange. The definition of "Conservation" in the Conservation Act 1987 includes 'the preservation and protection of natural and historic resources for the purpose of maintaining their intrinsic values, providing for their appreciation and recreational enjoyment by the public, and safeguarding the options of future values'.
4. This report has been prepared to assess and compare historic values of the proposed land to be exchanged as the first part of the assessment application. The substantive application that follows the land exchange component will include the application for all approvals under the Fast Track Approvals Act (2024).
5. It should be noted that the scope of this report covers the proposed land exchange only and the assessment of effects arising from the development of the proposed OBDA will be presented in a separate report on the substantive application.

Methodology

6. The New Zealand Archaeological Association's (NZAA) site record database (ArchSite), District Plan schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero were searched to determine whether any archaeological sites had been recorded on or in the immediate vicinity of the proposed land exchange properties for

information on sites recorded in the vicinity. Literature and archaeological reports relevant to the area were consulted (see Bibliography). Early survey plans were checked for information relating to past use of the land exchange properties and aerial photographs were checked to identify past land use in the area.

7. Two brief visual inspections of the proposed land exchange properties have been carried out, the first on 25 November 2022 and the second on 27 June 2025. The properties in the Belmont Quarry (the Northern Gully and the Firth Block) were observed from the boundaries. The Dry Creek Quarry was observed from the existing roadways in the property. The proposed OBDA area was walked over where possible, although the gully areas were not able to be entered due to the steep slopes and heavy vegetation. Particular attention was paid to the ridge area for evidence of Māori or early European settlement remains, although parts of this area were also covered by thick vegetation which did not allow for full inspection of the ground surface. Photographs were taken to record the topography and features of interest within the properties and their surrounds.
8. It should be noted that the southern gully has been assessed through desk-based research, as the short timeframe for the submission did not allow for a survey to be carried out.

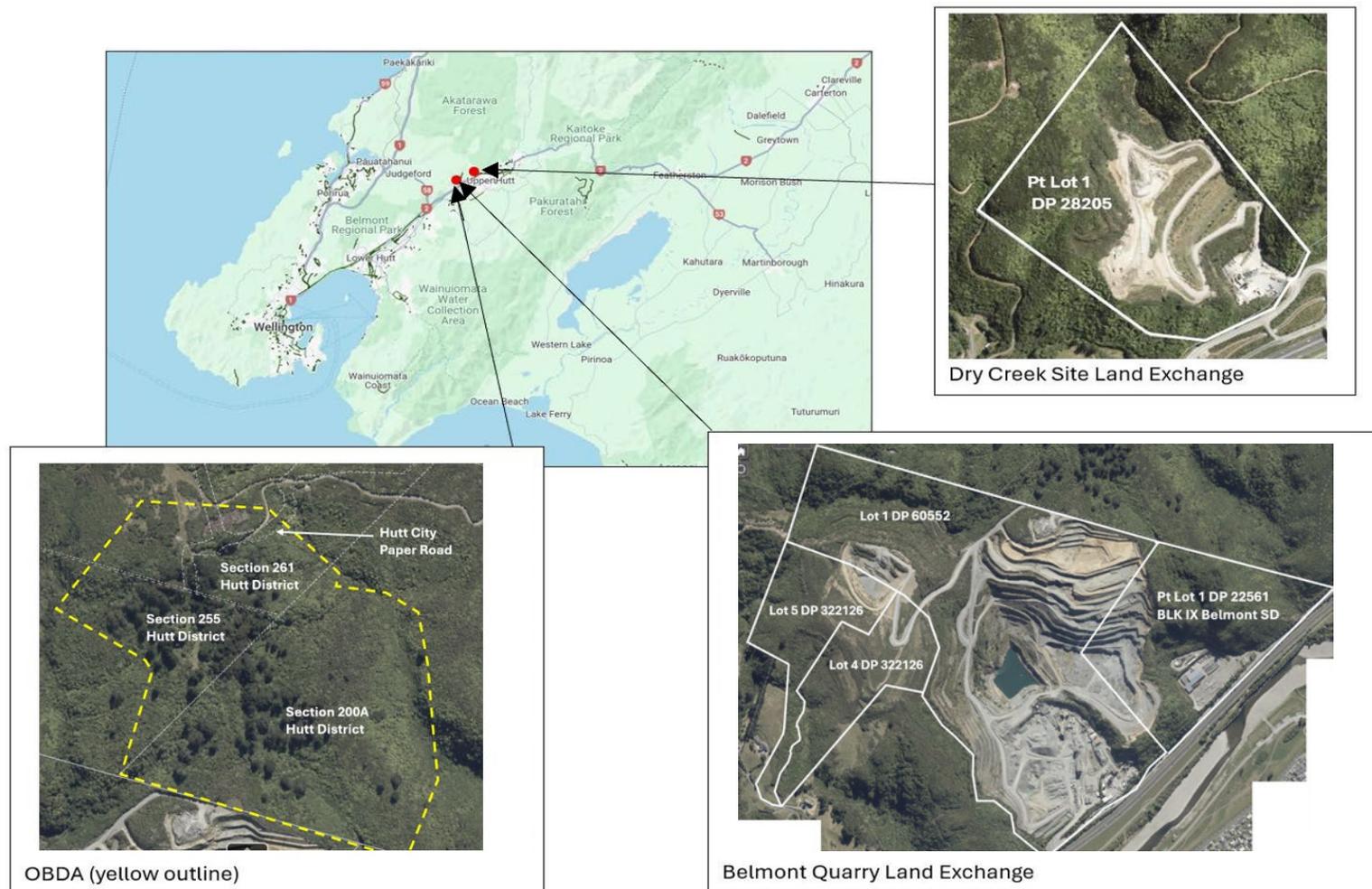


Figure 1. Map showing the regional location of the proposed land exchange areas with aerial plans showing details of the properties (source: Map – Google Maps and aerial plans – Hutt City District Council Online Maps)

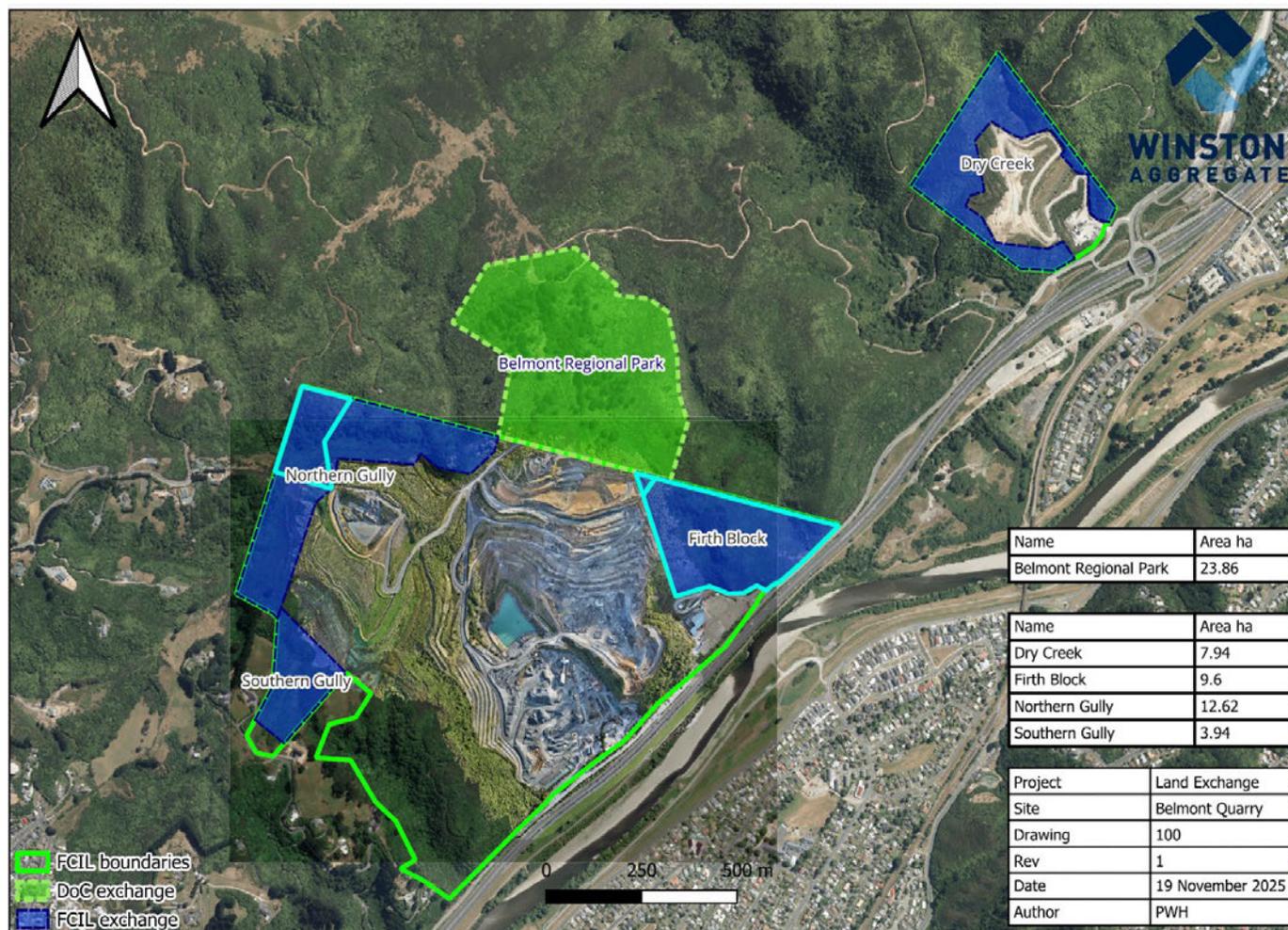


Figure 2. Aerial plan showing the location of the proposed OBDA (shaded green) and the Winstone land exchange areas (shaded blue) (source: Winstone Aggregates)

2. HISTORICAL BACKGROUND

Māori Settlement

9. Ancestral to most iwi groups in the Wellington Region is Whatonga, a Polynesian navigator whose son, Tara is the namesake of the Wellington Harbour: Te-Whanga-nui-a-Tara (the great harbour of Tara). Tara is also known as the ancestor of the Ngāi Tara people, who were spread around the shores from the Hutt to Pukerua Bay. Ngāi Tara were joined by Ngāti Ira from the East Coast, and the two were closely interconnected, living from Te-Whanga-nui-a-Tara to Paekakariki up the West Coast.
10. The early pre-European history of the Wellington region is somewhat obscured by upheavals in 1820-1840, when Ngāti Toa, situated at Kawhia, began a migration south to avoid political pressures associated with the Waikato tribes. Ngāti Toa, along with Taranaki people, moved into the area and the Hutt Valley was occupied by Te Āti Awa people shortly before the arrival of Europeans (Millar 1972:1-3).
11. The Hutt River was navigable and the land bordering it was thickly forested and would have provided an area rich in natural resources; villages are known to have been established along the mouth of the river and also along the river at Upper Hutt (Wadsworth and Mearns 2019: 7). The hillsides on the western side of the Hutt Valley are known to have contained traditional trackways connecting the area with Porirua. These tracks were documented by early Europeans, including James Coutts Crawford, who had travelled from Sydney to investigate trading opportunities and described a trip along a track from Porirua over the hills and then following the Korokoro Stream down to the harbour (Belmont Regional Park Resource Statement 2007: 8-9)

European Settlement

12. In 1839 representatives of the New Zealand Company negotiated the purchase of the Wellington region from local Māori as part of the ‘Port Nicholson Purchase’. Initially the land around the mouth of the Hutt River (initially known by its Māori name Heretaunga) was divided into parcels and later the surveys extended up the length of the Hutt River into what were to become Upper and Lower Hutt, which, along with the river, were named after Mr William Hutt, one of the directors of the New Zealand Company. By the 1840s European settlers began settling on the land and a contract for the cutting of a road through the forest along the eastern side of the Hutt River was granted to two of the local settlers, Deans and White (Wadsworth and Mearns 2019:8). Development of roads on the western side of the river was mainly concerned with making a connection through to Pauatahanui and the west coast from the late 1850s (Belmont Regional Park Resource Statement 2007: 8-9)
13. Settlement in what is now the Belmont Regional Park is generally thought to have occurred after 1857, when a small farms settlement was surveyed in the area around the Korokoro Stream (Belmont Regional Park Resource Statement 2007: 16). The remaining land in the area was settled over the next

several decades and in the 1870s a new railway line was constructed as part of a national railway system with the section running through the Hutt Valley being part of the Wellington to Napier line. The railway increased the accessibility of the area and accelerated the rate of settlement (Grouden 2021: 32). During the 1870s William Fitzherbert, who was the member of parliament for Hutt from 1858 to 1879 began acquiring land in the western hills and formed the Western Hutt Sheep Station, which eventually became converted for housing purposes on land located to the southwest of the proposed land exchange areas (Belmont Regional Park Resource Statement 2007: 20-21).

Quarrying

14. The need for raw materials for the roading and railway boom in the 1870s provided the impetus for the establishment of large quarrying operations in the Wellington region. References identified during the background research for this assessment indicate that moderate to large scale quarrying in the Upper and Lower Hutt area date back to the early years of the late 19th century. An example is a quarry at Normandale which is located to the southwest of the Belmont Quarry and which is referenced in a 1905 newspaper article (*New Zealand Times* 27 June 1905).
15. A 1910 newspaper mentions the ‘offer of a quarry at Belmont’ for government purposes, which indicates that quarrying was ongoing at this point at Belmont (*Evening Post* 15 November 1910). As well, mentions of a quarry at Belmont are found in newspaper articles from 1913 (*Evening Post* 10 May 1913), although the official establishment of the Belmont Quarry occurred somewhat later in the 1920s (Belmont Quarry Website).
16. The photograph from this period in Figure 3 shows the buildings of the Belmont Quarry Company. It is noted that quarrying did take place on the Belmont Quarry property prior to formal establishment, as noted in a newspaper article from 1901 regarding the sale of a deceased estate (*Manawatu Standard* 21 January 1901).
17. The property containing the former Dry Creek Quarry is located to the northeast of Belmont Quarry. The quarry is no longer in operation, although a concrete plant in the southeast, just off Hebden Crescent, which will not be included in the proposed land exchange, is still present.

Belmont Regional Park

18. Belmont Regional Park is located in the hill country between Porirua and the Hutt River and consists of numerous steep hills and valleys. The park was established in 1989 and the land containing the park was traditionally used by both Māori and early European settlers for travelling between the two harbours (Walzl nd: 9). An example is the Belmont to Pauatahanui Road located to the west of the proposed land exchange areas, which was constructed on an existing Māori track that was adapted for use by the early European settlers (Walzl nd:24). This track was located near the Korokoro Stream and much of the early settlement was located in this area.
19. In general, European settlement in the area covered by the land in the Belmont Regional Park was hindered by the hilly environment, which was found

difficult to farm and some of the earliest European settlers left their land and moved elsewhere (Walzl nd :25). Timber mills were set up during the late 1850s and 1860s, with many along the Korokoro Stream, and much of the forested land in the Belmont Hills was cleared (ibid.). After forest clearance, sheep stations were established in the hills and later cattle were also grazed. The land containing the Belmont Regional Park was still for the most part privately owned at the start of the 20th century, but due to the marginal occupation of the land, informal public recreational usage was well under way in the early decades of the 20th century, as can be seen in the 1927 photograph in Figure 4, which shows members of tramping clubs at the Belmont Trig.

20. The proposed OBDA land exchange area is currently set apart as a reserve for recreation purposes managed by the Wellington Reginal Council with the underlying ownership remaining under the Crown. It is noted that before 13 September 1979, the parcels were owned by Dry Creek Holdings (which was removed from the Companies Register in 1984). In 1979 the site was taken for state housing purposes, however, the site was not used for such purposes and in 1989 it was set apart as a reserve for recreation purposes¹.

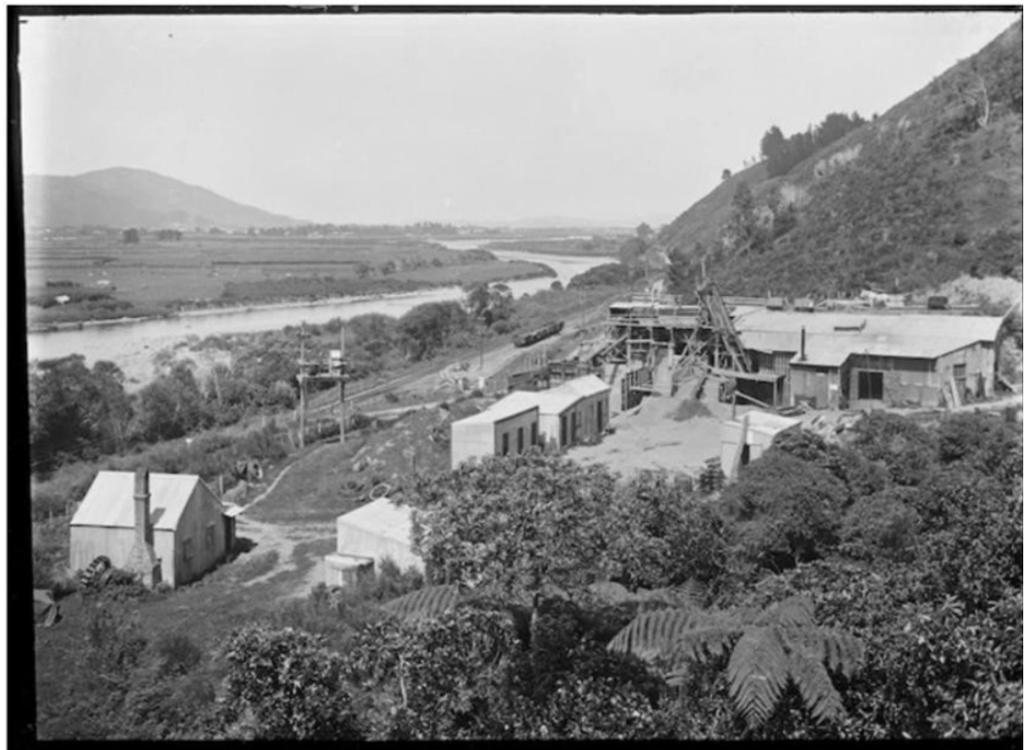


Figure 3. Photograph taken during the 1920s showing the buildings of the Belmont Quarry Company with the Hutt River in the background (source: A P Godber Collection, Alexander Turnbull Library)

¹ New Zealand Gazette 30 May 1991 No. 80 p. 1765; New Zealand Gazette 22 June 1989 p. 2757; New Zealand Gazette 13 September 1979 No. 84 p. 2687; The New Zealand Gazette 17 March 1983 p. 751; Deed Register F2/1439 Archives NZ; Deeds Register 352/129 Archives NZ



Figure 4. Photograph of members of the Tararua Tramping Club and Hutt Valley Tramping Club at Belmont Trig dated 4 December 1927 (source: Alexander Turnbull Library, PA1 0=650-01-2)

3. HISTORICAL SURVEY

Information from Early Maps and Plans

21. Early plans were reviewed to gain additional information on historical land ownership and usage. The plan in Figure 5 dating from the 1870s shows the land grants from that decade, which include the properties containing the proposed OBDA. These are Section 200A, Section 255 and Section 261. The plan also shows a track leading from the valley floor up through the hills to the proposed OBDA. Two 19th century plans that were redrawn in 1959 show the 19th century ownership of these sections (Figure 6 and Figure 7) and indicate that the land for the proposed OBDA was owned by Jas. May (Section 200A), G. Ebden (Section 255) and S. Judd (Section 261).
22. The plan in Figure 6 also shows the property containing the proposed land exchange areas at the Belmont Quarry as being located in Section 202 with the name J. Liverton annotated as the owner. Information on this property is contained in a newspaper article and map prepared for the sale of the land after Liverton's death. The map dated 1900, titled 'Plan of the Liverton Estate Hutt District' is shown in Figure 8. The plan of Liverton's property shows the location of the land exchange Firth Lot described as 'Bush'. It also shows that a tramway was located in the gully in Lot 5 leading to bush in Lot 4. It is noted that although the exact location cannot be determined from the plan it may have run through part of the proposed Northern and Southern Gully land exchange areas. It also likely ran through the area in the main part of Lot 5 that has been quarried.
23. The newspaper advertisement for the auction of Liverton's land described it as:

'1132 acres of the well known block of land, part of the estate of the late John Liverton, selected by him in the early days of the colony, situated about two miles from Belmont Railway Station and having frontage to the Belmont-Hayward's Road and Railway Line.'

And Lot 5, which contains the Belmont Quarry as:

'hilly land, partly cleared and in mixed grasses suitable for sheep and cattle. 129 acres in bush. Through the section a sawmill track and tramway line have been laid, leading to the bush on lot 4. There is a large quantity of firewood, which is accessible by the tramway track, and several extensive quarries of stone suitable for street-making. Ten acres are out of this lot reserved from sole, with a frontage to the main road, on which is erected a small dwelling' (*Manawatu Standard* 21 January 1901).
24. The newspaper article also notes that quarrying was underway in Liverton's property, although the earliest plan showing a quarry being present is dated to 1926 (Figure 9).
25. The Dry Creek land exchange property is located in Section 200, which was owned by W. Judd in the late 1800s (Figure 7). The Judds were one of the early settler families in the Hutt Valley with the elder Mr William Judd arriving in New Zealand in 1840 (*Dominion* 26 December 1930; *Evening Post* 18 March 1941). The plans in Figure 6 and Figure 7 show that apart from

ownership of Sections 261, 260 and 200, Judd family members also owned additional land, i.e. Sections 263 and 259. There is no indication of buildings such as homesteads indicated on any of the 19th century plans reviewed.

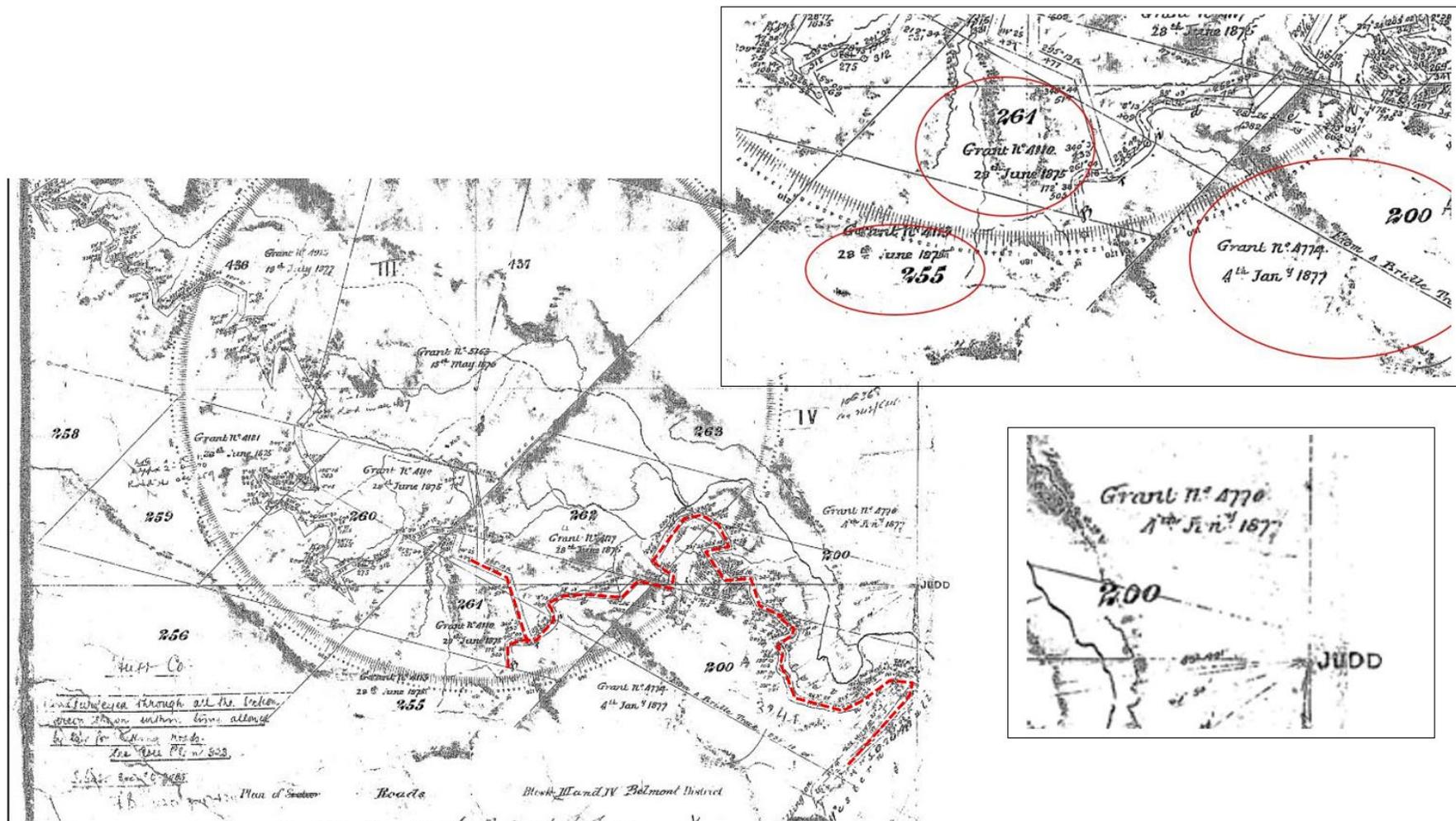


Figure 5. WN SO 11420 plan showing land grants dating to the 1870s with track leading to the OBDA from the river valley shown by red dashed line in main plan; with the three properties containing the OBDA circled in upper right inset, with grant date shown; and Section 200 containing the Dry Creek land exchange property detail in lower right inset (source: Quickmap)

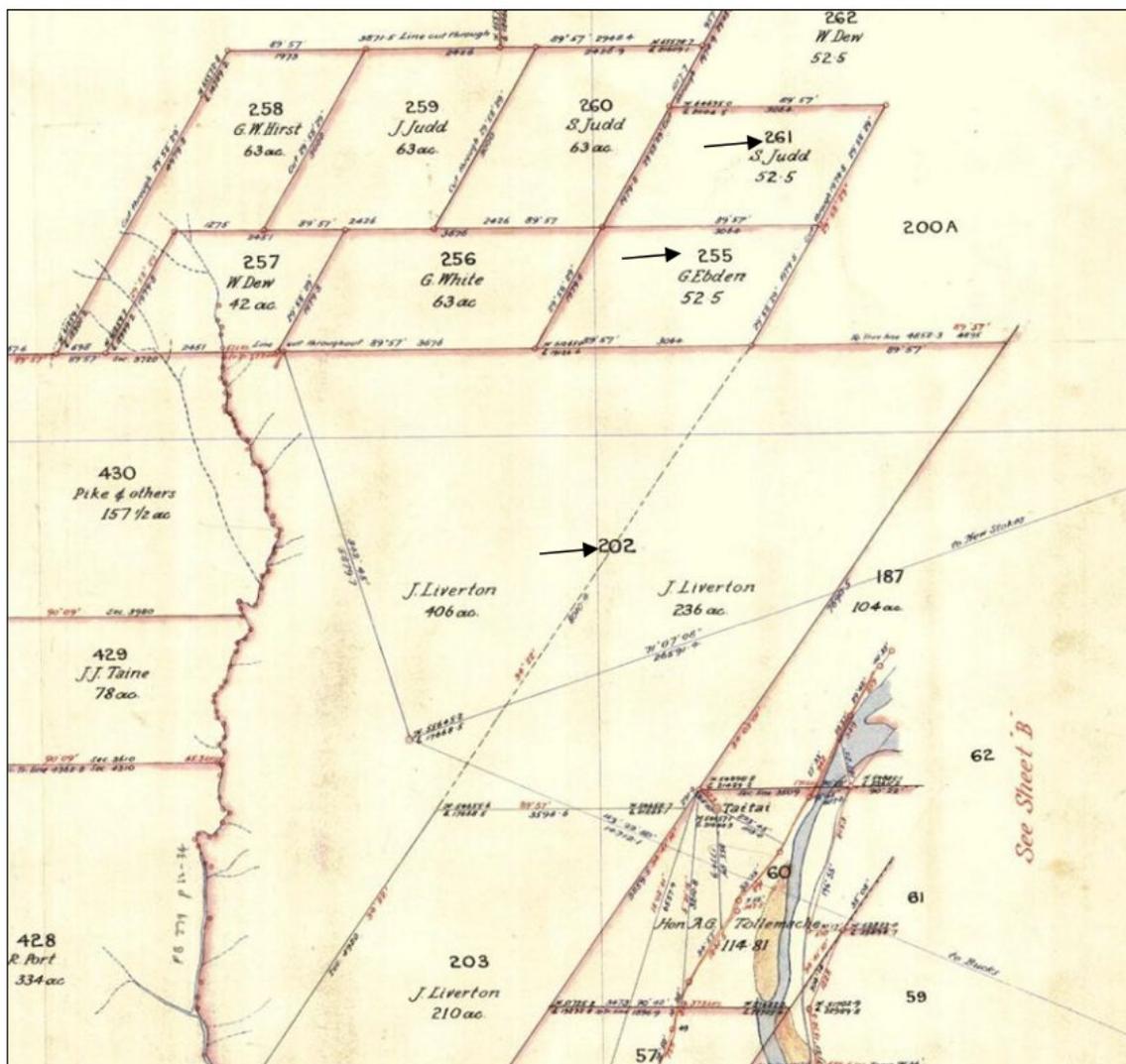


Figure 6. WN SO 10984 A showing 19th century ownership of Section 255 and Section 261 which contain part of the OBDA and Section 202 containing the Firth Block and Northern and Southern Gully land exchange areas – indicated by arrows (source: Quickmap)

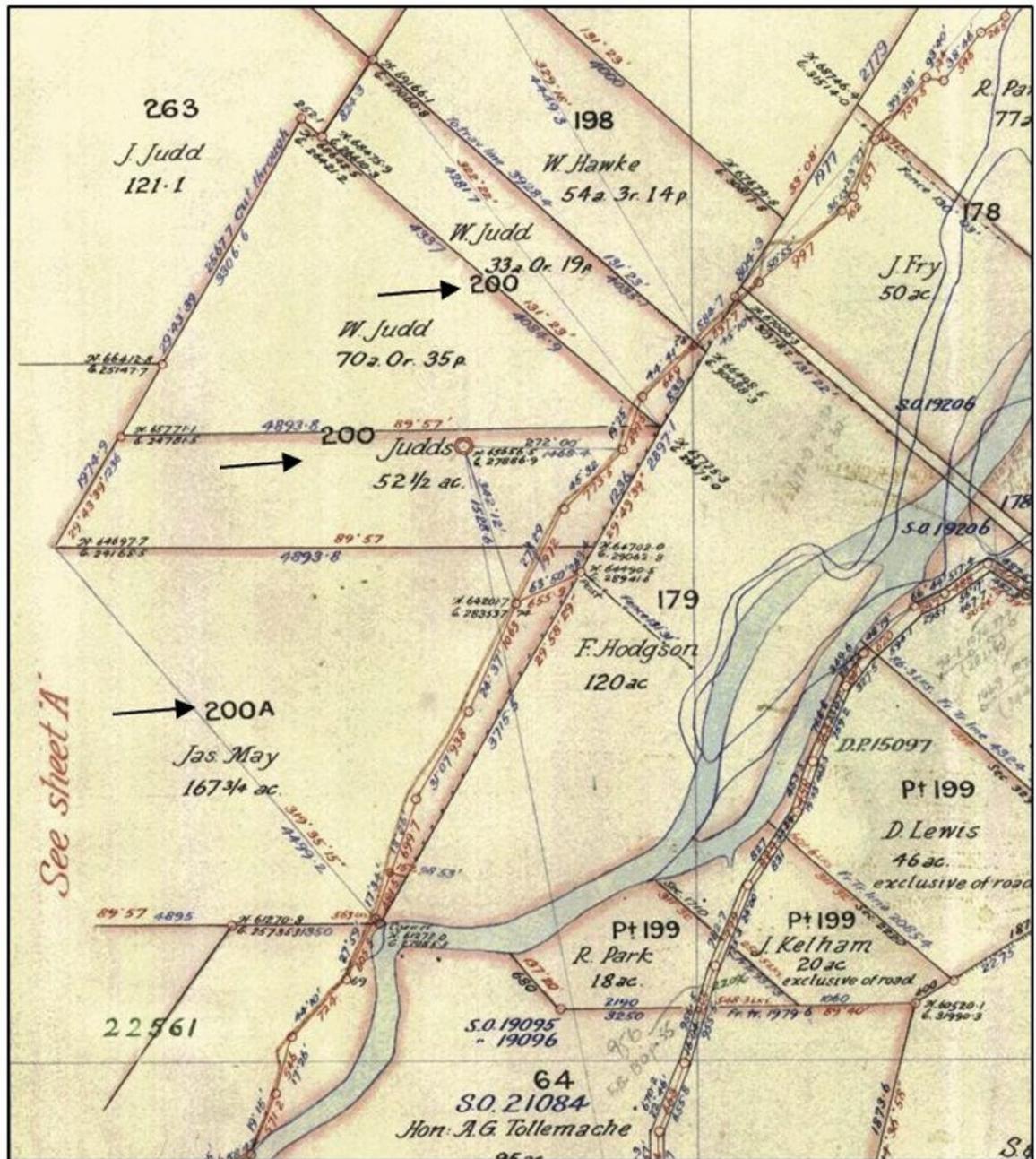


Figure 7. WN SO 10984 B showing 19th century ownership of Section 200A (which contains part of the OBDA) and Section 200 which contains the Dry Creek land exchange area – indicated by arrows (source: Quickmap)

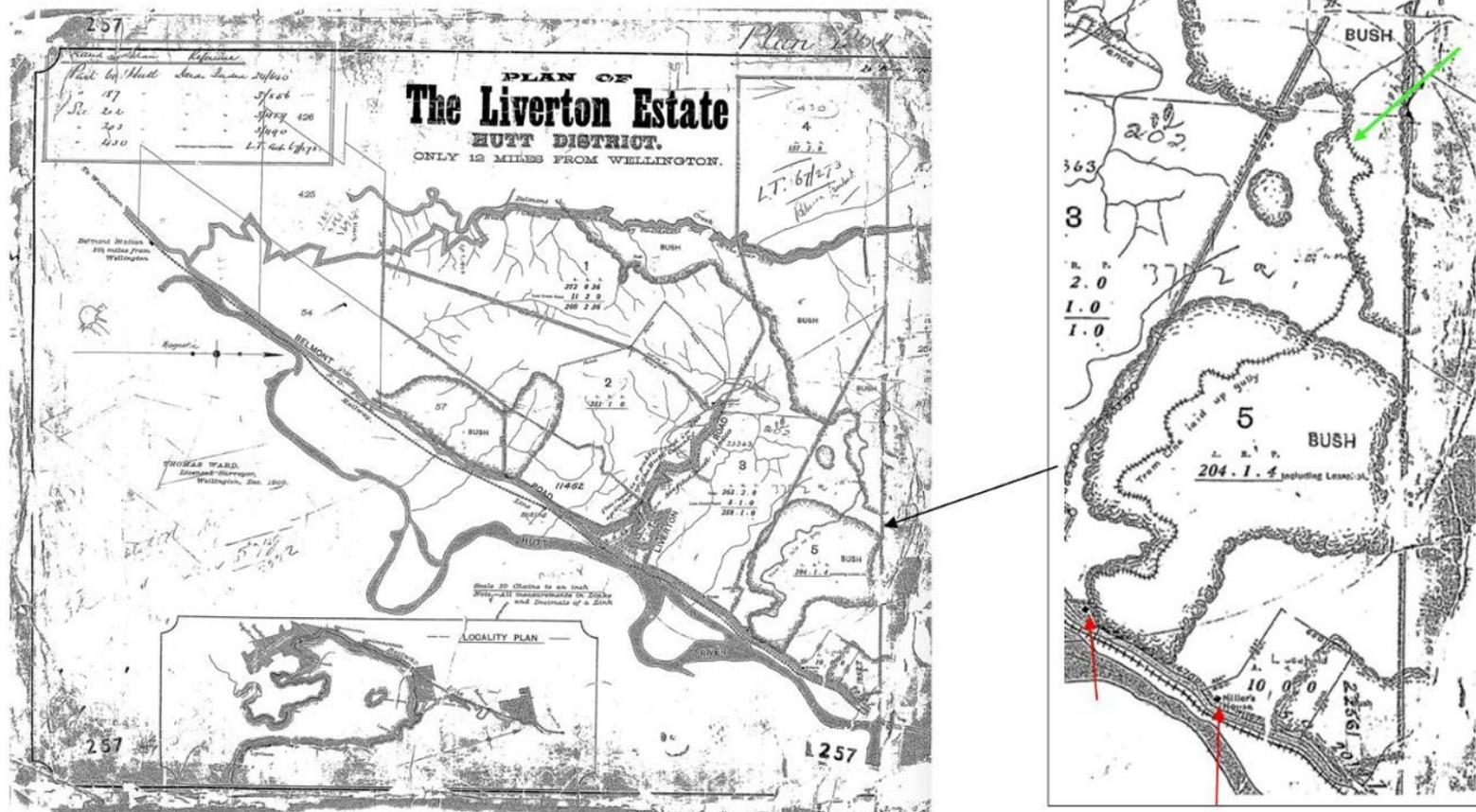


Figure 8. WN Deed 257 surveyed in 1900 and titled ‘Plan of the Liverton Estate Hutt District’ with area in Lot 5 showing a tram line (indicated by green arrow) which may run through the Southern and Northern Gully land exchange areas and buildings along the southern boundary (red arrows) shown in detail in right inset (source: Quickmap)

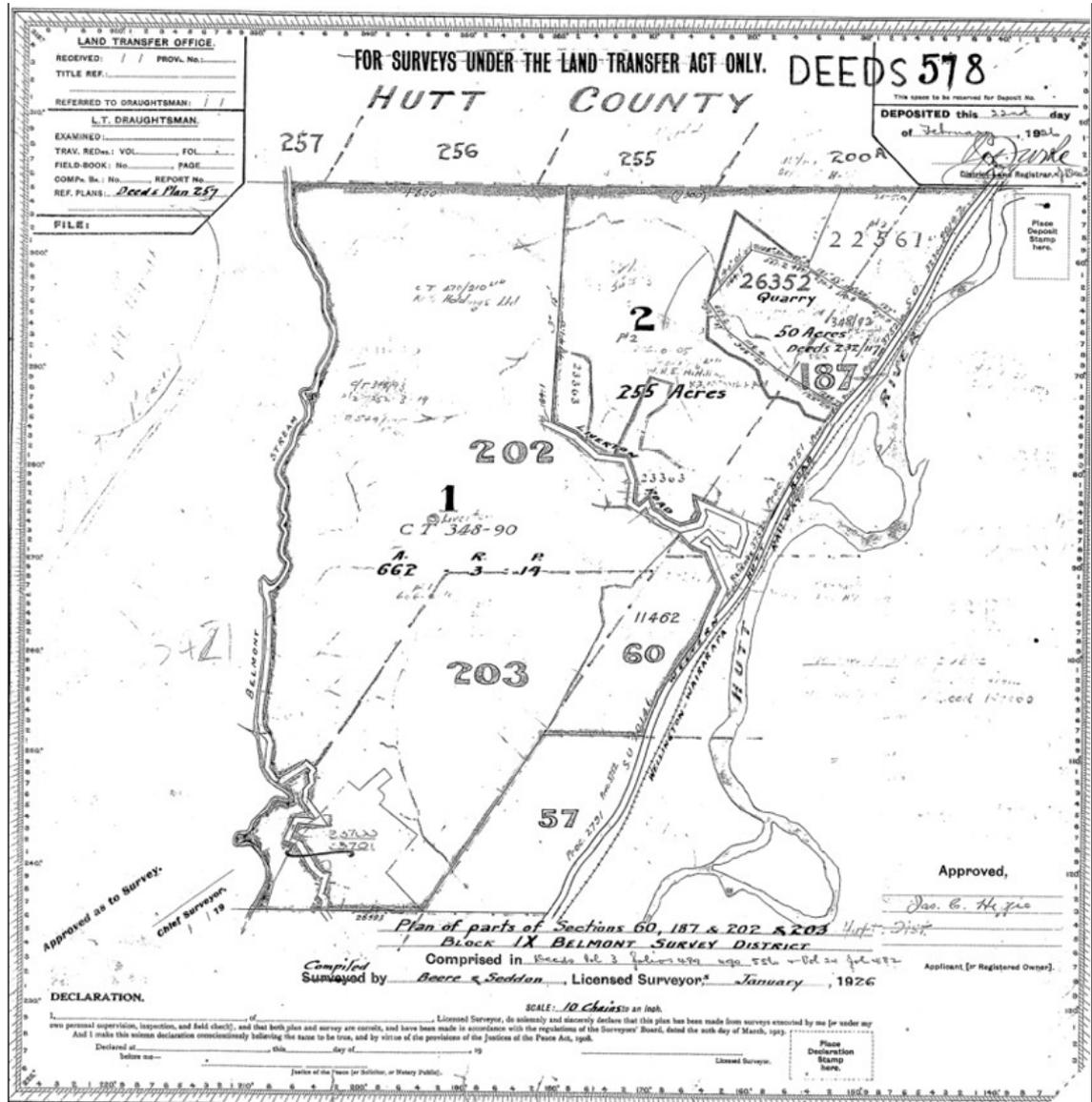


Figure 9. WN Deed 578 dated 1926 with 'quarry' marked out in Lot 2 and which is included in the current Belmont Quarry and with DP 22561 which contains the Firth Block bordering the Quarry (source: Quickmap)

4. ARCHAEOLOGICAL BACKGROUND

26. There are no recorded archaeological sites located within the boundaries of the properties containing the proposed land exchange areas or in close proximity. A total of six sites have been recorded at distances between c.200m and 3500m from the proposed land exchange areas outside of the Belmont Regional Park (shown in Figure 10) and described below. Ten additional sites have been recorded within Belmont Regional Park with the closest being located c. 4km from the proposed land exchange areas. The ten sites within the park are also described below and the locations are shown in Figure 11. As well, a brief summary of the recorded sites is provided in Table 1 for ease of reference.

Recorded Archaeological Sites outside of Belmont Regional Park

27. The closest of these sites to the proposed land exchange areas is **S26/13**, the former Wellington – Wairarapa railway line, which is located at a distance of c.200m to the southwest of the Dry Creek land exchange area and c.900m from the land exchange areas at the Belmont Quarry. It was built between 1874 and 1880 and ceased operation in 1955. Some sections of the railway have been converted to roadways or cycleways, although most have been removed or destroyed with little or no surface evidence remaining.
28. **R27/535**, the former Silverstream Railway Bridge is located at a minimum distance of c.1700m to the east of the proposed land exchange property at Dry Creek. The site consists of three wooden bridge piers from a bridge constructed in 1903 and dismantled in 1957. There are also remnant metal features eroding out of the cliff face on the western side of the river and in the river itself.
29. **R27/684**, the Stokes Valley School is located at a minimum distance of c.1300m to the southeast of the proposed land exchange areas. The school was constructed in 1893 and was used until a new school was built in 1929. The school building was modified for residential use, but the core is still believed to be intact.
30. **R27/459**, Christ Church is located at a minimum distance of c.2100m to the south of the proposed land exchange areas. The church, which was constructed in 1854, was one of the first five Anglican churches to be built in the Wellington District. It was built in a simple style to a high standard of workmanship and is an excellent example of an English parish church designed with local materials and technology. It is included in the New Zealand Heritage List/Rārangī Kōrero (#1325) and Appendix 14F of the Hutt City District plan in Appendix Heritage 1.
31. **R27/693** (site of the former Taita Hotel) is located nearby Christ Church. The hotel was constructed in the 1890s and continued on in some form for many decades. It was demolished in 2019. Part of the site was monitored during residential development in 2020/21 and artefacts dating to the 19th and 20th

centuries were identified, with additional subsurface material expected to still survive. It is located at a minimum distance of c.2400m to the south of the proposed land exchange areas.

32. One pā site has also been recorded to the southwest of the proposed land exchange areas. This is **R27/733**, Motutawa Pā. It was occupied by Ngāti Tama hapū of Ngāti Awa, who left the area in 1846. It is believed to have been located directly opposite the site of the former Belmont Railway Station (Adkin 1959:44). There are no visible remains of the pā.

Recorded Archaeological Sites within Belmont Regional Park

33. There are ten recorded sites within the Belmont Regional Park and they are all of European origin. The sites are located at significant distances from the proposed land exchange areas but have been included in this report as they represent the overall archaeological values of the park.
34. **R27/195** (WWII Magazines for ammunition storage) consists of a series of magazines that were built in 1942-44. They were built as part of a countrywide programme. There are 62 magazine structures situated at regular intervals along a system of loop roads. The magazines are located on terraces cut into the upper slopes along ridges. A demolition area was added to the northeast end of the complex in 1947. The magazine area is located at a minimum distance of c.4000m to the west-northwest of the proposed land exchange areas.
35. **R27/252** is the Old Coach Road which almost certainly follows an older traditional Māori track from Belmont to Pauatahanui. It has been widened for motorised vehicles and runs between Normandale Road and Belmont Road. It is located at a minimum distance of c.5200m to the southwest of the proposed land exchange areas. The site is also included in the Heritage NZ List Rārangī Kōrero Ref: 7396 (Category 1).
36. There are also four small quarry faces recorded in the area that are considered likely to be associated with road construction based on their proximity to the roadways. **R27/246** is described as a small vertical quarry face with lumps of stone lying at the base. The site is located along Hill Road and there is a small stream between the quarry face and the road, with the possible remains of a small bridge structure at the stream edge. **R27/249** is also quite small, measuring c.3m across, located along the Normandale Road near the park entrance. **R27/250** is slightly larger than the previous two quarry faces being c.5m across and 7m deep. It is located at the top of the Old Coach Road at the intersection with Hill Road. A quantity of loose quarried material is present at the base. **R27/251** is described as a small quarry face located directly alongside of the Old Coach Road on the higher part of a ridge.
37. **R27/248** is a concrete weir and spillway built across the Korokoro Stream. It was built in the late 1880s to provide water for the Wellington Woollen Manufacturing Mill. It is located at a minimum distance of c.7700m to the southwest of the proposed land exchange areas.

38. **R27/397** is the Old Belmont Hill Road which was a formed track in use from 1846 to 1896. It was the original road between Belmont and Pauatahanui and it is believed that it had previously been a Māori track linking the Hutt Valley and the West Coast. In 2011 the track was described as overgrown but with benching and cuttings still visible. The recorded grid location on the NZAA Archsite Site Record Form is located at a minimum distance of c.3400m to the southwest of the proposed land exchange areas.
39. **R27/438** (Pareraho Pā) is situated on top of a steep ridgeline at the confluence of the Belmont and Speedy streams. The top of the ridge is levelled off and two terraces have been cut into the southern side facing Lower Hutt. It is a gunfighter pā and musket balls have been reported to have been found at the site. In 1886 surface features of the site were reported by the local landowner. No remains are visible today and it is located at a minimum distance of c.3300m to the southwest of the proposed land exchange areas.
40. **R27/538** is Municipal Water Supply Dam built in 1903 (in use 1904-1962) at Korokoro. Features include a stepped spillway and incised foundation stone, water supply pipe and tramway rails.

Historic Heritage Sites

41. There are no historic heritage sites within or in proximity to the proposed land exchange areas. The following sites within Belmont Regional Park are identified in the Lower Hutt District Plan Appendix 14E – Significant Natural, Cultural and Archaeological Resources. Two of these are also recorded archaeological sites that have been described above. These are R27/195 (WWII Magazine Area), which is included under Significant Archaeological Resources, and the Old Coach Road linking Belmont and Pauatahanui which is recorded as R27/252, and which is included under Sites of Significance to European Culture (no.25) in the Hutt City District Plan. As well, the location of nine early settler homesteads which are not currently recorded as archaeological sites are also included in Sites of Significance to European Culture (no.26) in the Hutt City District Plan. There is also one Historic Place – Korokoro Dam which is included in Appendix 14F of the Hutt City District Plan in Appendix Heritage 2 – Heritage Buildings and Structures. The map in Figure 12 shows the locations of these heritage sites. As can also be seen on the plan, the sites are not in proximity to the proposed land exchange areas.

The Parks Network Plan 2020-2030 (Toitū te Whenua) is a composite statutory management plan for eight regional parks, including Belmont Regional Park. With regards to historic heritage the plan identifies the following key features at Belmont Regional Park; historic cross park Māori routes, Historic water supply dams (woollen mills and Korokoro); the Old Coach Road and 64 historic WWII munition bunkers and magazines. As noted above, none of these features are in the vicinity of the proposed land exchange areas. The plan also highlights opportunities for education, such as museum development, storytelling and interpreted heritage trails. The master planning includes enabling heritage values and cultural heritage and landscape features. Goals include a conservation management plan for the WWII features and the

Old Coach Road. There are no identified heritage policy goals that would affect the proposed OBDA.

Potential for Unrecorded Archaeological Sites to be Present in the Land Exchange Areas

42. The steep hilly nature of the proposed land exchange areas would not have made them attractive for Māori settlement or other activities, apart from resource collection and for trackways over the hills. The existence of a traditional track cannot be completely discounted, although it is unlikely that any evidence of such a track, if once present would have survived. Such tracks would generally be unformed, with little in the way of an archaeological footprint. As such, the possibility that the proposed land exchange areas contains any surviving archaeological sites associated with Māori occupation and settlement is considered very low.

OBDA

43. If any unrecorded sites are located in the proposed OBDA, they are most likely associated with early European settlement, as the OBDA is located in properties that were granted to European settlers in the 1870s and a track leading from the valley floor up to the proposed OBDA is also shown on a plan from that period. As such, it is possible that archaeological sites associated with late 19th century use of the area may be present. It should be noted that no evidence has been found during the research for this assessment that a homestead or any other structures were located there prior to 1900 and as such any sites would, likely consist of isolated deposits such as rubbish pits. It is noted that the locations of early settler house sites have been identified in Belmont Regional Park along the Old Coach Road, which is located c. 5km to the southwest of the OBDA. No surface remains have been identified, although these sites often contain stands of large macrocarpa and evidence of introduced flowers such as daffodils, which have been noted by park rangers (Belmont Regional Park Resource Statement 2007:16). The plan shown in Figure 12, taken from the Belmont Regional Park Resource Statement (2007) shows the locations of the sites along the Old Coach Road.

Firth Block

44. It is considered unlikely that any archaeological sites associated with early European settlement are located within the Firth Block. This is based on the steep and hilly nature of the terrain and also that no old tracks have been identified on historic plans leading into the block which could indicate 19th century European use. The plan shown in Figure 12, taken from the Belmont Regional Park Resource Statement (2007) shows the locations of possible farm homestead sites to the north of the Firth Block, however, the presence of any such sites has not been confirmed to date.

Northern Gully and Southern Gully

45. If any unrecorded sites are located in the Northern and Southern Gullies, they are most likely associated with early European settlement activities. It is noted that a 19th century tramway associated with timber extraction is described as being located in the area containing the current Belmont Quarry on a 1900 plan and also in an accompanying written newspaper description. The exact

location of the tramway has not been able to be established, although it is considered possible that it may have been partially located within the Southern and Northern Gully lands to be exchanged. Any remains of the tramway would most likely exist of evidence of cuttings or base course of the alignment, as any structural remains would likely have been removed for reuse after the tramway ceased to be used.

Dry Creek Quarry (former)

46. It is considered unlikely that any archaeological sites associated with early European settlement are located within the Dry Creek land exchange area. This is based on the steep and hilly nature of the terrain and also that no old tracks have been identified on historic plans leading into the area. As well, although the land exchange area excludes the main quarry, activities associated with the quarrying and also possibly bush clearance have also affected the property.

Table 1. Brief Description of the recorded archaeological sites in the general vicinity of the proposed land exchange areas (with sites within the Belmont Regional Park shaded Grey)

NZAA Ref	HCDP ref (NZ List ref)	Site Type	Description	NZTM Easting	NZTM Northing
R27/195	Significant Archaeological Resources Appendix 14E	Military/ Non - Māori	WWII magazines occupying a large area (c.1.4 km long and c.1.2km wide).	1759779	5441686
R27/246	n/a	Quarry/ Industrial	Quarried lumps of stone lying at base of vertical face near stream with possible remains of a bridge.	2666041	5997908
R27/248	n/a	Weir	Concrete weir and spillway built across stream – dated 1880s to provide water to the Wellington Woollen Mill.	1755994	5436000
R27/249	n/a	Quarry/ Industrial	Small vertical quarry face (c.3m across) beside Normandale Road near park entrance.	2669343	5997908
R27/250	n/a	Quarry/ Industrial	Small vertical quarry face (c.5m across and 7m deep) at top of Old Coach Road near intersection with Hill Road.	2669443	6002229
R27/251	n/a	Quarry/ Industrial	Small vertical quarry face (c.3m across) beside Old Coach Road.	2669381	6002431
R27/252	No.25 Appendix 14E Sites of Significance to European Culture (7396 Cat 1)	Transport/ Communication	Old Coach Road which almost certainly follows part of an original Māori track from Belmont to Pauatahanui.	1759220	5438896

NZAA Ref	HCDP ref (NZ List ref)	Site Type	Description	NZTM Easting	NZTM Northing
R27/397	n/a	Transport/ Communication	Old Belmont Hill Road – original road between Belmont and Pauatahanui – phased out in the 1890s.	1761050	5439000
R27/438	n/a	Pā- gunfighter	Pareraho Pā – Levelled spur top on a steep ridge with two terraces.	1761454	5438664
R27/459	Appendix 14F Heritage 1- Heritage Buildings and Structures. (1325 Cat 1)	Religious/ Ecclesiastical Historic Building	Christ Church (Anglican) – one of the first Anglican churches to be built in Wellington District.	1757181	5437605
R27/535	n/a	Transport/ Communicati on	Former Silverstream Railway Bridge – three wooden bridge piers and railway irons still visible.	1767103	5442844
S26/13	n/a	Transport/ Communicati on	The former Wellington – Wairarapa railway line built between 1874-1880 and ceased operation in 1955.	1765375	5441519
R27/538	n/a	Industrial	Municipal Water Supply Dam built in 1903 (in use 1904-1962) at Korokoro.	1757181	5437605
R27/684	n/a	Educational	Stokes Valley School House (former) – built in 1893. Original core remains – adapted for residential use.	1766546	5440951
R27/693	n/a	Commercial	Site of the Taita Hotel – limited excavation was monitored with artefacts (19th and early 20th century) recovered.	1764034	5438838
R27/733	n/a	Pā	Motutawa Pā – location estimated from written descriptions on eastern side of Hutt River near former Belmont Railway Station.	1761948	5438091
n/a	Appendix 14F Heritage 2 – Heritage Buildings and Structures	Historic Place	Korokoro Dam.	1756005	5435288
n/a	No.26 Appendix 14E – Sites of Significance to European Culture	Domestic	Locations of early settler houses.	1759220	5438896



Figure 10. Map showing the locations of recorded archaeological sites (blue stars and blue line) in the general area (between c.200m and c. 3500m) from the proposed land exchange areas outside of Belmont Regional Park with proposed land exchange areas indicated by yellow outlines (source: NZAA Archsite Website)

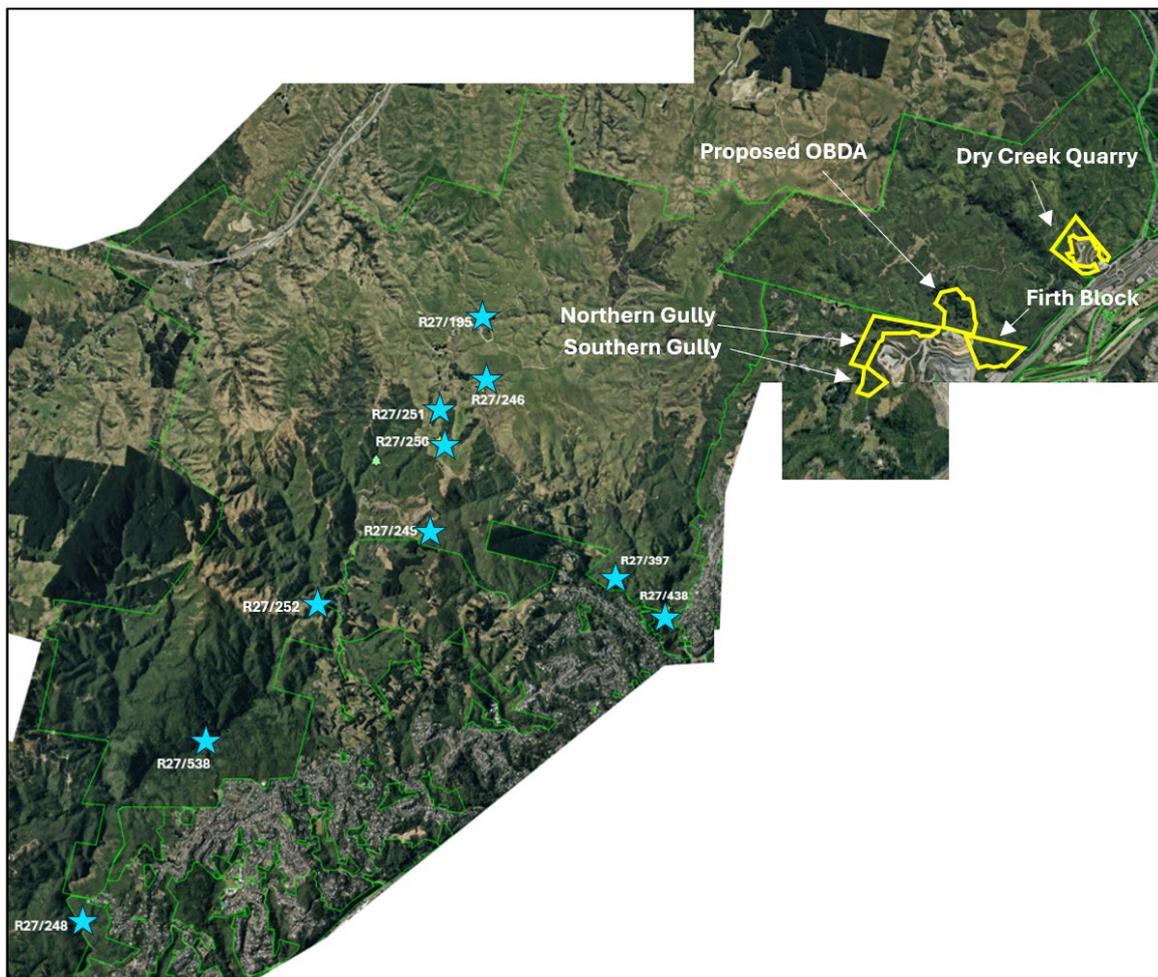


Figure 11. Aerial plan showing the ten recorded archaeological sites (indicated by blue stars) within the Belmont Regional Park in relation to the proposed land exchange areas which are outlined in yellow (source: Google Maps)

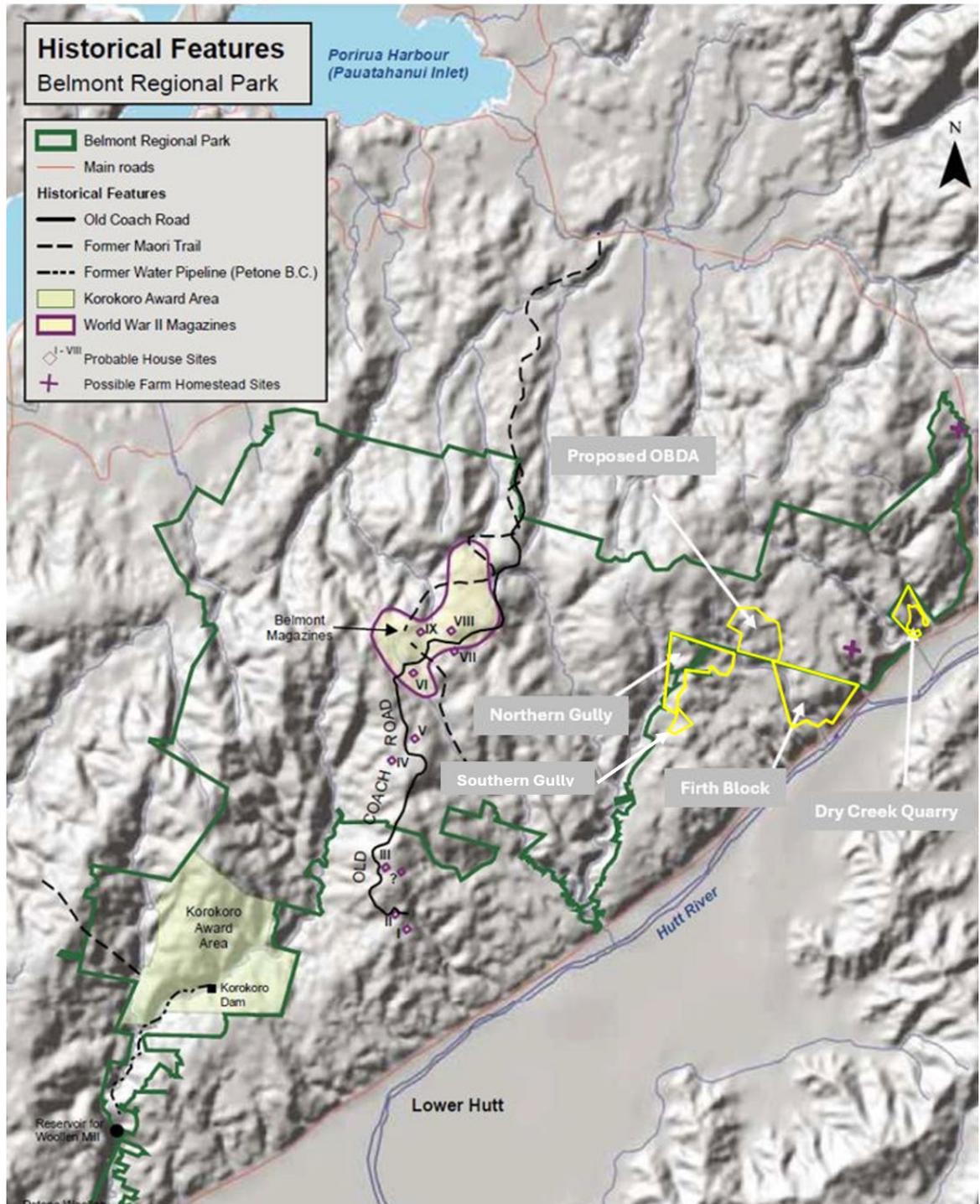


Figure 12. Map showing the locations of the WWII Belmont Magazines, Korokoro Dam, the Old Coach Road and the probable locations of early settler homesteads along the Old Coach Road and former Māori track – with the possible farm homesteads near the Belmont Quarry indicated by the purple cross and the approximate locations of the proposed land exchange areas outlined in yellow (source: Belmont Regional Park Resource Statement 2007: 4)

5. PHYSICAL ENVIRONMENT

Geology and Geomorphology

47. The Wellington region contains a number of geological faults that over time have pushed up the ranges in the area. The Wellington fault, which is still currently active, played an important role in the shaping of the geology of the Hutt area. The Belmont Hills, which lie to the west of the fault line, were pushed up, while the area to the east of the fault line was tilted down, creating the Hutt Valley (Boffa Miskell 2012:74). There are two main groups of sedimentation episodes in the Hutt Valley, the Mesozoic greywackes and the Quaternary terrestrial and estuarine sediments (Grant-Taylor 1958 31: GNS Science Website). The soils of the Hutt District range from those present on the river flats, to sand dunes, low-lying rolling hills and moderately steep ranges. The soils in the OBDA consist of two soil types (Figure 13). The Korokoro series are found on moderately steep to steep slopes and some rolling ridge crests that have developed for the most part in greywacke colluvium. The silt loam surface horizon lies above a silt loam or clay loam subsoil overlying weathered greywacke at 50-90cm (Belmont Regional Park Resource Statement 2007: 45). As well, Ngaio series soils are present in the OBDA. This silty loam soil developed in silty loess and slope deposits on weathered greywacke or greywacke gravels (ibid.: 46). These thin soils, which are derived from the weathering of the predominantly underlying greywacke rock, are vulnerable to erosion and slips, especially when vegetation cover is removed (Boffa Miskell 2012:78). The Greywacke in the Belmont area has been quarried for many decades and quarrying continues today.

Topography, Vegetation and Landuse

48. The proposed land exchange areas are situated in steep to rolling hill country running down into the Hutt Valley, the geological process of repeated uplifting and ongoing erosion creating the character of the hills that is seen today. The valleys or basins have been shaped by alluvial processes which have formed relatively flat land. It is noted that although much of the hill country is characterised by jagged ridges in the north, the hills in the Belmont Ranges are described as being more rounded, with a series of steep gullies and valleys (Boffa Miskell 2012:19). Much of the hill country was cleared with the intention of farming; however, the poor quality of the soil did not suit intensive grazing and much of it was left to revert to native scrubland or gorse before development into residential lifestyle blocks or incorporation into the Belmont Regional Park (ibid.).
49. Aerial photographs were reviewed to provide additional information on the land use and extent of quarrying in the proposed land exchange areas. The aerial photograph dated 1941 in Figure 14 shows the proposed OBDA and the three Winstone land exchange areas at the Belmont Quarry. The proposed OBDA appears for the most part as open high ground with vegetated gullies. There are also one or possibly two structures visible, although the nature of the buildings cannot be discerned from the image. The three Winstone land

exchange areas appear to contain a mixture of scrubby and more mature vegetation with possibly some open ground. The 1966 aerial photograph in Figure 15 shows the same areas with little change in the proposed OBDA and with some quarrying activity in the Firth Block. The Northern Gully shows open higher ground with thickly vegetated gullies in the north. The southern part of the Northern Gully is for the most part open ground, while the Southern Gully shows the vegetated gully bordered by open land. The 2005 aerial photograph in Figure 16 shows that the structures in OBDA have been removed and a small area of ground disturbance is visible in the southern part of the OBDA. The southern part of the Northern Gully can now be seen to have undergone quarrying activity, while the Southern Gully appears to be for the most part covered in vegetation.

50. The proposed land exchange property at the Dry Creek Quarry is shown in the aerial photographs in Figure 17. The 1941 aerial photograph shows the property cleared of vegetation with what appears to be some small-scale quarrying in the southeast. The 1969 and 1995 aerial photographs show that the quarry has expanded to cover the central part of the property with only the areas bordering the property boundary unaffected. Aerial photographs from the 2010s through to 2024 (accessed on Google Earth but not shown) display the filling in of the quarry and subsequent vegetation growth, with only the road through the quarry and the concrete plant in the southeast corner, which is to be excluded from the proposed land exchange, being the remaining features from the quarry left intact.

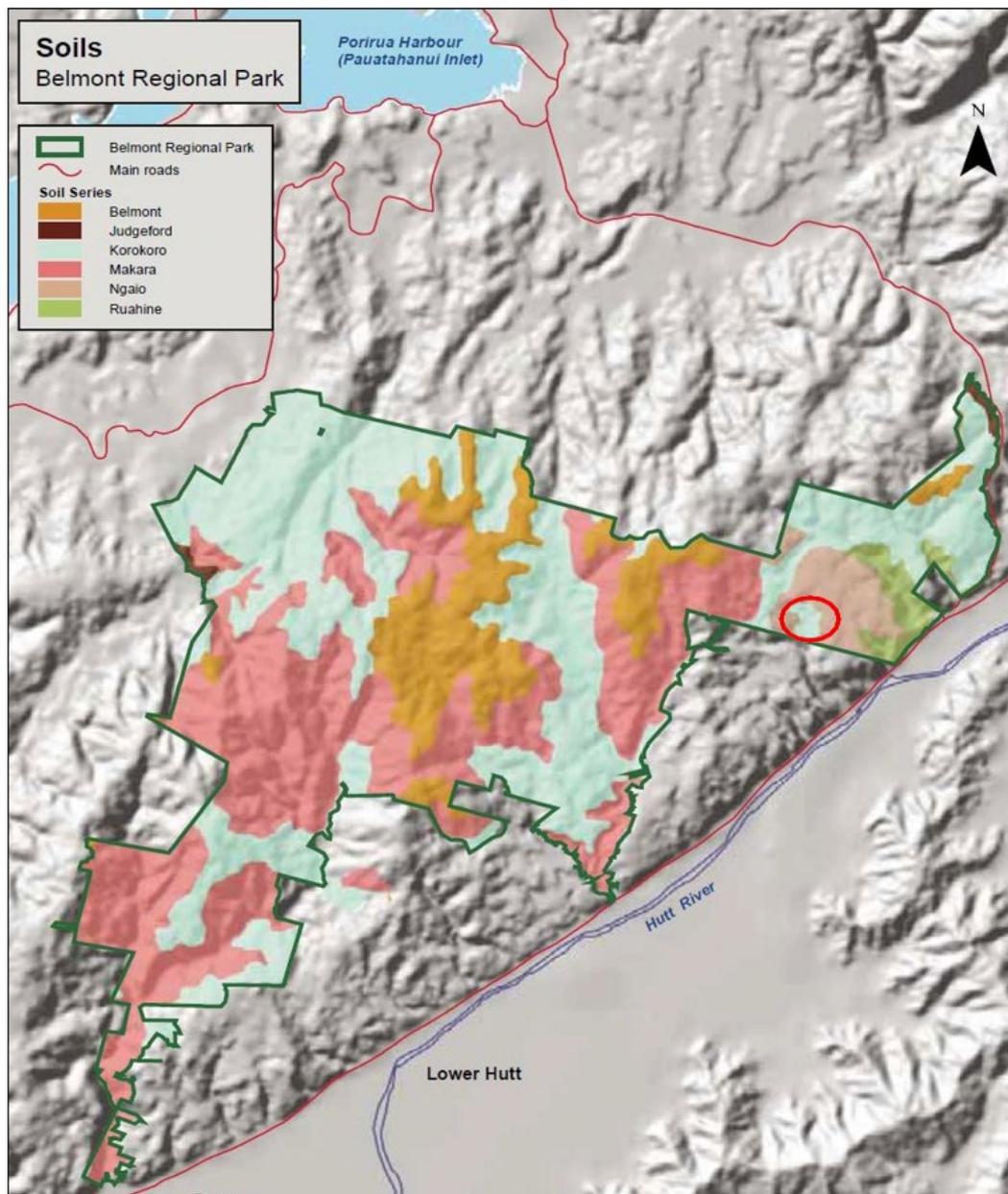


Figure 13. Map showing the soils of Belmont Regional Park with the approximate location of the proposed OBDA circled (source: Belmont Regional Park Resource Statement 2007: 47)

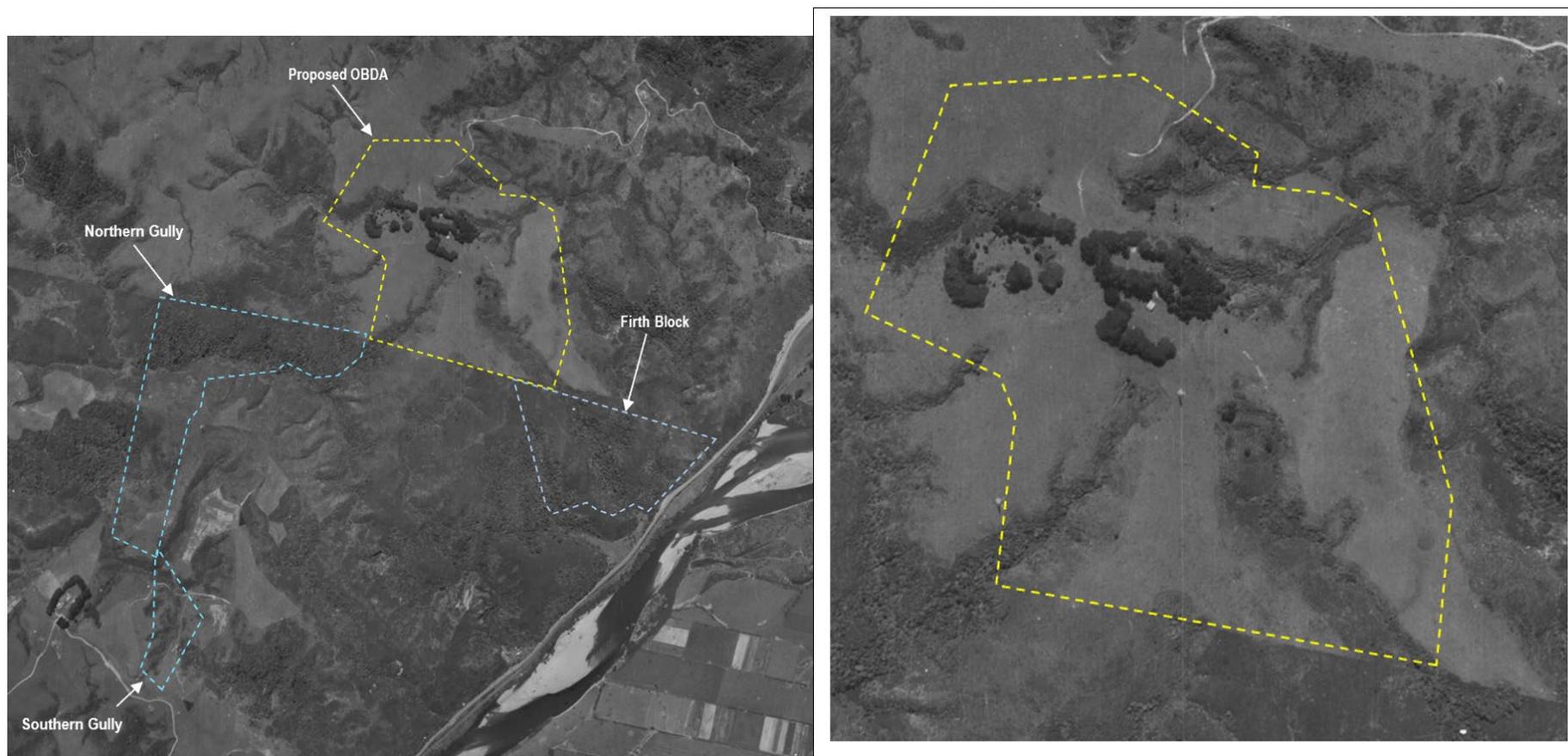


Figure 14. Aerial photograph dated 1941 (Crown 163 182 19) Left showing the approximate areas of the proposed OBDA (yellow dashed outline) and three land exchange areas at the Belmont Quarry (blue dashed outline); and right showing detail of the OBDA (sourced from: <http://retrolens.nz> and licensed by LINZ CC-BY 3.0)

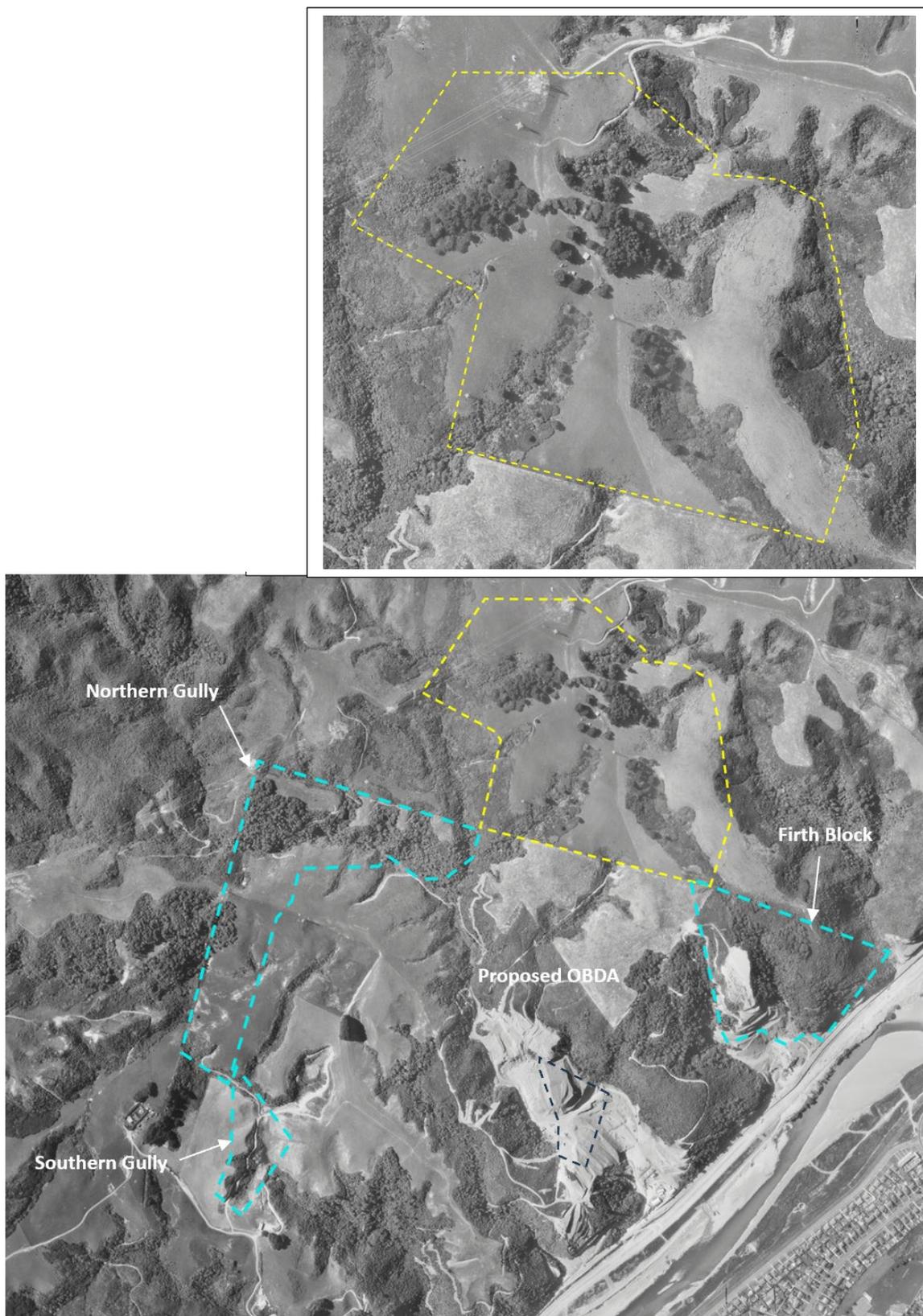


Figure 15. Aerial photograph dated 1966 (Crown 1407 3292 42) showing the approximate area of the proposed OBDA (yellow dashed outline) and the three land exchange areas in the Belmont Quarry (blue dashed outline), with detail of OBDA in upper inset (sourced from: <http://retrolens.nz> and licensed by LINZ CC-BY 3.0)



Figure 16. Aerial photograph dated 2005 showing the proposed OBDA (outlined by yellow dashed line) and three land exchange areas at the Belmont Quarry (outlined by blue dashed lines,) with detail of the area that previously contained structures shown in upper inset (source from: Google Earth)

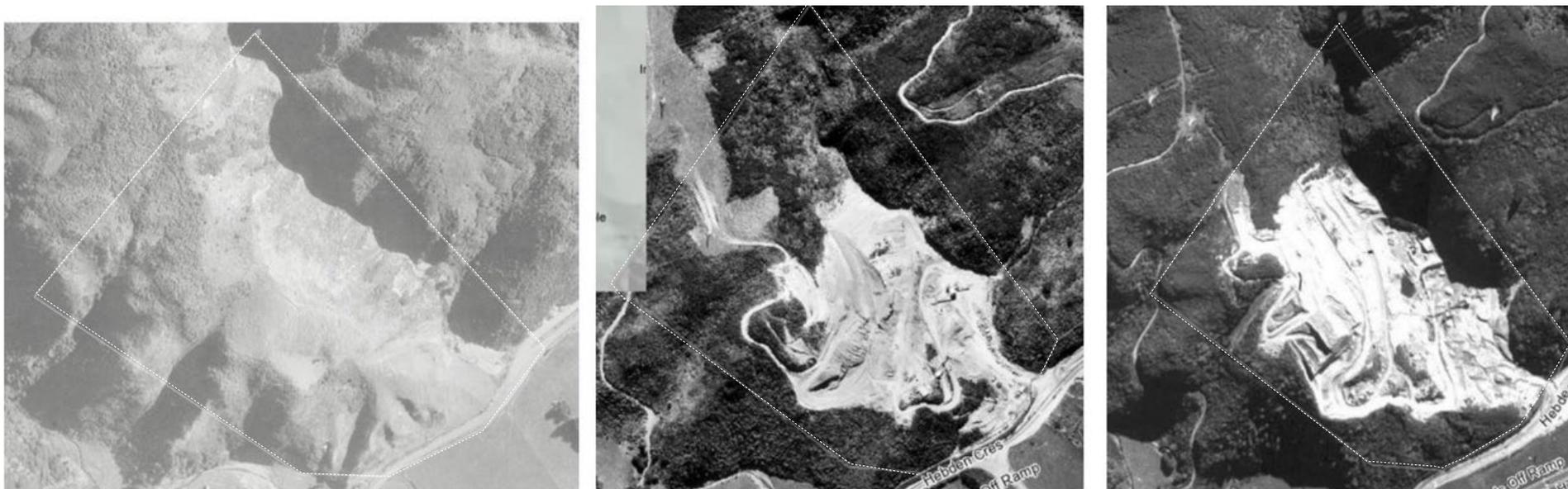


Figure 17. Aerial photographs dated 1941 (Crown 163 185 7) left, 1969 (centre) and 1995 (right) of the proposed Dry Creek Quarry land exchange property (left aerial photograph sourced from: <http://retrolens.nz> and licensed by LINZ CC-BY 3.0 and centre and right aerial photograph sourced from Hutt City District Council Online Maps)

6. FIELD ASSESSMENT

Field Survey Results

51. A preliminary site visit was undertaken on 25 November 2022. Only limited access to the northern part of the proposed OBDA was able to be achieved. A second site visit was carried out on 27 June 2025 and the northern part of the proposed OBDA where structures were visible on a 1941 aerial photograph was able to be accessed. Both site visits consisted of a visual inspection and walkover where possible.

Results of the 2022 Survey

52. Entry to the OBDA was attempted from the northern point of the quarry through an area of grassed land that had been previously modified (Figure 18, left). The surrounding area was found to be covered by very thick scrub and also with very steep hillsides, also shown in Figure 18 (right), and it was decided that a full walkover survey could not be safely undertaken.



Figure 18. Left photograph showing the modified area where entry to the proposed OBDA was accessed, looking southwest; and right photograph taken during the survey showing the thick vegetation cover, looking east

Results of the 2025 Survey

53. The Firth Block and the Northern Gully were observed from the property boundaries. Both areas were found to be thickly vegetated with steep hillsides. The Dry Creek Quarry was observed from the existing quarry road. The remaining parts of the Dry Creek Quarry property were found to consist of steep hillsides covered by thick vegetation and were not entered.

54. The OBDA was entered from the north along the ridge and the area where structures were observed in early aerial photographs was visited. The area was accessed by a grassed vehicle track with large trees on either side. This opened onto some cleared areas containing tall grass and areas of scrubby vegetation. The area was walked over but no evidence of the former structures was observed. As well, no evidence of features or deposits on the ground surface were visible. However, it is noted that the thick vegetation cover hindered visibility over much of the survey area. Finally, it was noted that one of the open grassed areas contained beehive boxes, and this area was only observed from a distance. Photographs taken during the survey are shown in Figure 19 - Figure 22.



Figure 19. View of the grassed access track in the proposed OBDA looking north



Figure 20. View of the southern end of the access track leading to the open area in the proposed OBDA, looking south



Figure 21. View of an area covered by thick grass and surrounding vegetation in the proposed OBDA, looking south



Figure 22. View of an open area with thick grass and surrounding thick vegetation in the proposed OBDA, looking west

7. DISCUSSION AND CONCLUSIONS

Summary of Results

55. No archaeological sites have been previously recorded in the proposed land exchange areas, and none were identified as a result of this assessment and surveys. Recorded archaeological sites associated with Māori settlement and occupation in the general area are usually located closer to major waterways or along the coast. Historical research has shown that the land containing the proposed land exchange areas was granted to European settlers in the mid-19th century with many of the grants dating to the 1870s. No evidence of archaeological remains was able to be identified during the surveys for this assessment; however, the possibility that the proposed OBDA may contain evidence of 19th century historical settlement cannot be completely excluded, based on the known history of land ownership. It is also considered possible that a 19th century tramway associated with timber felling may have been located in the Northern and Southern Gully land exchange areas, although it is not known if any remains have survived.

Māori Cultural Values

56. This is an assessment of effects on archaeological values and does not include an assessment of effects on Māori cultural values. Such assessments should only be made by the tangata whenua. Māori cultural concerns may encompass a wider range of values than those associated with archaeological sites. The historical association of the general area with the tangata whenua is evident from the recorded sites, traditional histories and known Māori place names.
57. Ongoing liaison and engagement with Ngāti Toa has been undertaken for the land exchange and will continue throughout the remainder of the project.

Survey Limitations

58. It should be noted that archaeological survey techniques (based on visual inspection and minor sub-surface testing) cannot necessarily identify all sub-surface archaeological features or detect wahi tapu and other sites of traditional significance to Māori, especially where these have no physical remains. As the survey area was covered by thick vegetation and is situated on steep, hilly terrain, it could not be safely accessed at the time of the survey.
59. It should also be noted that due to the ground surface in some parts of the proposed OBDA being obscured by thick vegetation, inspection of some areas prior to vegetation clearance is not possible.

Archaeological Value and Significance

60. The archaeological value of sites relates mainly to their information potential, that is, the extent to which they can provide evidence relating to local, regional and national history using archaeological investigation techniques, and the research questions to which the site could contribute. The surviving extent,

complexity and condition of sites are the main factors in their ability to provide information through archaeological investigation. For example, generally pā are more complex sites and have higher information potential than small midden (unless of early date). Archaeological value also includes contextual (heritage landscape) value. Archaeological sites may also have other historic heritage values including historical, architectural, technological, cultural, aesthetic, scientific, social, spiritual, traditional and amenity values.

61. There are no known archaeological values for the proposed land exchange areas based on recorded archaeological sites as none have been previously recorded and none were identified during the surveys for this assessment. Potential comparative archaeological values of the four proposed land exchange areas (if sites are found to be present) is provided below.

DOC Land

The Proposed OBDA

62. The proposed OBDA properties were granted to European settlers during the 1870s and a map dating to that period indicates that an access track was present leading from the valley floor up to the OBDA area. As such, the presence of archaeological remains associated with activities from this period, such as farming or tree clearance, is considered possible. No archaeological remains have been identified, although it is noted that the thick vegetation cover did not allow for full inspection of the ground surface. Based on the lack of evidence of a homestead being located in the proposed OBDA, any subsurface remains are unlikely to have been extensive but could consist of rubbish deposits or artefacts associated with late 19th century activities on the property. In general, the type of expected remains would be considered to have low to moderate archaeological values, which would be dependent on the condition and extent of any surviving remains.

Winstone Land

The Northern and Southern Gullies

63. Research for this report has shown that the Northern and Southern Gullies may have contained part of a 19th century tramway associated with timber extraction. If part of the tramway was present in the gullies, it is not known if any remains of it or associated features have survived and the thick vegetation and steep hillsides did not allow for a visual inspection. If any remains have survived, such as evidence of the track route, they would have some value from being associated with 19th century timber extraction activities. In general, the type of expected remains would be considered to have low to moderate archaeological values, which would be dependent on the condition and extent of any surviving remains.

The Firth Block

64. The research for this assessment has indicated that the potential for archaeological sites to be present in the Firth Block is very low. This is based on the steep and hilly nature of the fact that there is no evidence of an

historical access track being present in the block. As well, parts of the block have been affected by quarrying activities in the past. As research for this assessment does not indicate the likelihood of archaeological sites being present, no archaeological values have been estimated for this area.

Dry Creek Quarry (former)

65. The research for this assessment has indicated that the potential for archaeological sites to be present in the Dry Creek property is very low. This is based on the steep and hilly nature of the fact that there is no evidence of an historical access track being present in the block. Also, parts of the block have been affected by quarrying activities in the past. As research for this assessment does not indicate the likelihood of archaeological sites being present, no archaeological values have been estimated for this area.

Effects of the Proposal

66. Based on current knowledge, the proposed land exchange will have no known effects on archaeological values as no archaeological sites have been previously recorded within or in proximity to the property boundaries and none were identified during the surveys for this assessment.
67. The potential archaeological values of the land exchange areas has been presented in the previous section. The possibility of archaeological sites associated with late 19th century European settlement has been identified in the proposed OBDA and in in two of the Winstone land exchange areas, namely, the Northern and Southern Gullies. The estimated archaeological values in the OBDA and the Northern and Southern Gullies are both found to be low to moderate, based on the type of sites that may be present. The remaining two Winstone land exchange areas (the Firth Block and the Dry Creek Quarry site) are considered to have a very low likelihood of containing archaeological sites and based on this archaeological low potential, no values have been proposed.
68. Any future development of the OBDA could affect any archaeological remains associated with early European settlement (estimated to have low to moderate archaeological values) that may be present within its boundaries. The exchange of the Northern and Southern Gullies, where no development is planned, would provide protection for any archaeological sites associated with 19th century timber extraction (also estimated to have low to moderate archaeological values), as part of DOC administered land. The other two Winstone land parcels to be exchanged are considered to have very low potential for containing archaeological sites. Based on the research for this report, the effects from the exchange will not result in any reduction of historic values of the DOC land, as the loss of the OBDA will be compensated by the addition of the Northern and Southern Gullies, as all have some potential for containing archaeological sites of similar values.
69. As the proposed OBDA will cease to be part of the Belmont Regional Park (if the land exchange proposal is successful) the intention is that approvals be sought for the OBDA. A detailed assessment of the effects will need to be prepared based on the final staging and earthworks plans submitted at the substantive stage of the Fast Track Approvals.

Fast Track Approvals Act 2024 Requirements

70. Under the Act in Section 42 (1), an authorised person for a listed project or a referred project may lodge with the EPA. Under section 42 (3) (a) the applicant must be eligible to apply for any corresponding approval under a specified Act. A substantive application may seek: under Section 42(4)(a) a resource consent that would otherwise be applied for under the Resource Management Act 1991; and under section 42(4)(d) a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991.
71. This report supports the land exchange assessment under the provisions of section 33(1) which states that before lodging the substantive application, the authorised person for the project must lodge with the Director General of Conservation a land exchange application that consists of:
- (a) the information set out in clause 24 of schedule 6; and
 - (b) the information relevant to the land exchange that
 - (i) in the case of a listed project, is required under section 43(2):
 - (ii) in the case of an unlisted project, was contained in the referral application; and
 - (c) any information specified by the Minister under section 27(3) (c)
 - (ii)
72. In addition Schedule 6, clause 24 states that the information provided for purposes of section 33 must include:
- (a) an assessment of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate:
 - (b) details of any improvement work to be done to provide a net conservation benefit, including how any money to be provided for improvements to the land could be spent:
 - (c) any proposals to address impacts on existing users of the land to be disposed of by the Crown, such as proposed easements where access to private land or a culturally significant site is via the Crown land that will become private land:
 - (d) information about financial and legal liabilities and obligations associated with the land to be acquired by the Crown: if the land exchange would trigger a right of first refusal or a right of offer or return, a copy of the written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange:
 - (e) full details of any consultation undertaken by the applicant with relevant iwi, and any others with rights or interests in the land to be exchanged by the Crown.

73. Schedule 6 clause 29(1)(iv) states that the panel must take into account whether the consequences of the land exchange would be practical to manage on an ongoing basis including consideration of whether the land exchange would result in an enclave of private land within a conservation area or a Crown-owned reserve.
74. This assessment has established that there are no recorded archaeological or historic heritage sites in the proposed land exchange areas, and the possibility for unrecorded subsurface archaeological remains in the Northern Gully can be adequately managed by DOC through archaeological assessment in advance of any future development. The potential archaeological values of any sites that may be located in the proposed OBDA and Northern Gully are considered to be low to moderate, and no potential archaeological values have been identified in the Firth Block and Dry Creek Quarry areas. Based on these findings, the benefits of the exchange for DOC and Winstone are considered neutral.
75. Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other heritage sites. The plans are prepared under the provisions of the Resource Management Act 1991 (RMA). The Hutt City District Plan is relevant to the proposed activity. There are no scheduled historic heritage sites included on the Hutt City District Plan in the proposed land exchange areas.

Resource Management Act 1991 Requirements

76. Section 6 of the RMA recognises as matters of national importance: ‘the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga’ (S6(e)); and ‘the protection of historic heritage from inappropriate subdivision, use, and development’ (S6(f)).
77. All persons exercising functions and powers under the RMA are required under Section 6 to recognise and provide for these matters of national importance when ‘managing the use, development and protection of natural and physical resources’. There is a duty to avoid, remedy, or mitigate any adverse effects on the environment arising from an activity (S17), including historic heritage.
78. Historic heritage is defined (S2) as ‘those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological’. Historic heritage includes: ‘(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Māori, including wahi tapu; (iv) surroundings associated with the natural and physical resources’.
79. Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other heritage sites. The plans are prepared under the provisions of the Resource Management Act 1991 (RMA). The Hutt City District Plan is relevant to the proposed activity. There are no scheduled

historic heritage sites included on the Hutt City District Plan in the proposed land exchange areas.

Heritage New Zealand Pouhere Taonga Act 2014 Requirements

80. In addition to any requirements under the RMA, the HNZPTA protects all archaeological sites whether recorded or not, and they may not be damaged or destroyed unless an Authority to modify an archaeological site has been issued by Heritage NZ (Section 42).
81. An archaeological site is defined by the HNZPTA Section 6 as follows:
 - ‘archaeological site means, subject to section 42(3), –
 - (a) any place in New Zealand, including any building or structure (or part of a building or structure) that –
 - (i) 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
 - (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
 - (b) includes a site for which a declaration is made under section 43(1)’
82. Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished.
83. Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide ‘significant evidence relating to the historical and cultural heritage of New Zealand’ can be declared by Heritage NZ to be an archaeological site.
84. Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Māori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapu and are subject to the recommendations of the Māori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.
85. At present no archaeological sites have been recorded in the proposed land exchange areas; however, it is considered possible that unrecorded archaeological sites may be encountered during the proposed works in the OBDA and to a lesser extent if future works are planned in the Northern and Southern Gullies. The type of sites that may be encountered would most likely be associated with early European settlement and the effects can be managed

under the FTAA (through Winstone’s substantive fast track application) or the HNZPTA.

Conclusions

86. No previously recorded archaeological sites are located in the proposed land exchange properties, and no unrecorded archaeological sites were identified during the survey for this assessment. It is considered unlikely that unidentified archaeological sites relating to Māori settlement would be present, as such sites are usually located closer to major waterways or along the coast.
87. No significant adverse effects on archaeology are expected to arise from the proposed land exchange, although the presence of unrecorded subsurface remains associated with early European settlement cannot be completely excluded in the proposed OBDA and also in the Northern and Southern Gullies.
88. For management purposes it is considered practical for DOC to provide ongoing management of the four Winstone land exchange areas, as no archaeological sites have been recorded with the only consideration being that future development in the properties may require archaeological assessment and approvals.
89. Overall, it is considered unlikely that any complex sites are located in the proposed land exchange areas. Any adverse effects on archaeological values resulting from the proposed land exchange are likely to be minor subject to the implementation of the recommendations set out below.

8. RECOMMENDATIONS

90. There should be no major constraints on the land exchange on archaeological grounds, as the possibility that archaeological remains may be present in the land exchange areas can be appropriately mitigated through the provisions of the FTAA or HNZPTA. This is relevant to the proposed OBDA and also if DOC plans to develop any of the three Winstone land exchange areas in future.
91. If the land exchange proceeds, detailed assessment of the proposed OBDA should accompany the FTAA substantive application to provide a full assessment of effects on archaeological values once the staging and earthworks plans have been prepared.
92. Since archaeological survey cannot always detect sites of traditional significance to Māori, such as wāhi tapu, the tangata whenua should be consulted regarding the possible existence of such sites in the proposed land exchange areas.

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10. APPENDIX A: CV OF [REDACTED]

[REDACTED]

Name: [REDACTED]
Present Position: Co-Director Clough & Associates New Zealand
Nationality: Canada/ New Zealand
Profession: Archaeologist
Specialisation: Archaeological Assessment/ Archaeological Monitoring
Qualifications: BA, Sociology and Anthropology, Carleton University, Ottawa, Canada 1987
 MSc, Environmental Archaeology and Palaeoeconomy, University of Sheffield, UK, 1991
Professional Association Membership: NZAA; IPPA.
Years of Experience 27

Profile

[REDACTED] a qualified archaeologist and cultural resource manager with over twenty years' experience in Hong Kong and 11 years' experience in New Zealand, where she has been based since 2014. [REDACTED] as worked on numerous archaeological projects including excavations and impact assessment projects both in Hong Kong and New Zealand. She is also involved in the development of mitigation strategies for protection from various types of construction and development activities. [REDACTED] currently working on commercial archaeological projects in New Zealand including planning studies, assessments and archaeological monitoring and investigation. Recently, [REDACTED] as also been involved with a number of projects under the Fast Track Approvals Act (2024).

Recent Relevant Experience

[REDACTED] 2025. Foxton Solar Farm, Foxton, Fast Track Approvals Act: Archaeological Assessment. Project archaeologist responsible for the report preparation and background research for the Fast Track substantive application submission.

Shakles, R., S. Phear and [REDACTED] (2024). Otaika Quarry, Phase 2 Enabling Works: Addendum report. Input to the reporting and review. Responsible for the reparation of an Archaeological Management Plan and Authority application. Currently section 45 archaeologist for the ongoing enabling works.

[REDACTED] and J. Low (2024). Sunfield, Auckland, proposed Future Development: Preliminary Archaeological Assessment. Responsibilities included background research of the history of the area and survey and preparation of the report for Fast Track substantive application submission. Recommendations for further detailed assessment were made for the proposed development.

[REDACTED] (2024). 65 and 73 Ratanui Road, Paraparaumu, proposed Plan Change: Archaeological Assessment. Project archaeologist with scope including background research and site surveys to determine if any archaeological sites could be identified in the Plan Change area. Recommendations for further detailed assessment were made for the proposed development.



Roth, K., J. Low and [REDACTED] (2024) 61 Hampton Downs Road, Waikato: Archaeological Assessment. Project archaeologist overseeing the reporting and preparation of the input for the Fast Track substantive application.

[REDACTED] and J. Low (2023) Belmont Quarry Expansion, Wellington: Preliminary Archaeological Assessment (2022) – Project archaeologist responsible for preparing report, historical research and site survey to determine the archaeological values of the proposed OBDA at that time.

[REDACTED] and R. Clough (2023). Cambridge Whitehall, proposed Quarry Expansion and Overburden Deposition Area: Archaeological Assessment. Project archaeologist with report input including background research and survey. Preparation of an Archaeological Management Plan and Authority application. Currently, the section 45 archaeologist for the project. Involvement with quarry projects at Whitehall date back to 2019.

[REDACTED] (2023). 20 Musick Point Road and 4 Clovelly Road Replacement of Transformer and Switch Removal: Archaeological Assessment. Project archaeologist for the project. Background research for the project included details of heritage sites located in the project area, including sites included on heritage schedules and on the Heritage NZ List/ Rārangī Kōrero and providing information on statutory requirements and mitigation recommendations.

[REDACTED] and R. Clough (2022). Mt Welcome Station: Archaeological Appraisal for Variation to the Proposed Porirua District Plan. Scope included the updating of a previous preliminary appraisal based on the potential effects of future development. The report included recommendations for the detailed planning stage to determine if an Authority would be required for future development.

[REDACTED] (2022). Proposed Drury Town Centre development, Stage 1: Archaeological Assessment. Preparation of assessment report and Archaeological Management Plan. Also was project archaeologist for previous private plan change. This scope included preparing and presenting evidence for hearings based on assessments for the plan change.

[REDACTED] and R. Clough. (2019). Proposed Drury East Residential Plan Change: Preliminary Archaeological Assessment. Report preparation for the proposed plan change. Historical research was carried out to identify the presence of archaeological site R12/1122, a 19th century horse drawn tramway and later railway. A preliminary field survey was carried out and assessment findings included the preliminary mitigation for future development. This scope included preparing and presenting evidence for hearings based on assessments for the plan change.

Employment History

2014 to date	Senior Archaeologist (Co-Director from 2022) at Clough & Associates
1999 to 2014	Senior Archaeologist (Co-Director from 2005) at Archaeological Assessments Ltd Hong Kong
1992 to 1996	Freelance Archaeologist in Hong Kong