OTAIHANGA RETIREMENT VILLAGE KĀPITI COAST: ARCHAEOLOGICAL ASSESSMENT

Prepared for Summerset Villages (Paraparaumu) Ltd

September 2026



By

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Contents

Executive Summary ii
Report Release and Reliance ii
Statement of Experience 2
Code of Conduct 2
Introduction 3
Project Background 3
Methodology 3
Historical Background 7
Māori Settlement 7
European Settlement 7
Historical Survey 8
Information from Early Maps and Plans 8
Information from Early Aerials 12
Archaeological Background 17
Recorded Archaeological Sites 17
Previous Survey and Investigation 17
Archaeological Landscape 18
Physical Environment 22
Geology and Landscape 22
Field Assessment 24
Field Survey Results 24
Discussion and Conclusions 36
Summary of Results 36
Māori Cultural Values 36
Survey Limitations 36
Archaeological Value and Significance 36
Effects of the Proposal 37
Fast-track Approvals Act 2024 (FTAA) Requirements 39
Resource Management Act 1991 Requirements 40
Heritage New Zealand Pouhere Taonga Act 2014 Requirements 41
Conclusions 42
Recommendations 43
Bibliography 44
Appendix A: CV of Ellen Cameron 45

Executive Summary

This archaeological assessment report provides an assessment of the effects to archaeological values from the proposed development of a retirement village at Otaihanga, Kāpiti Coast. This assessment has incorporated desk-top research and field surveys to establish whether the proposed development is likely to impact on archaeological or historic values.

Currently there are no recorded archaeological sites within or in proximity to the project area. Based on the findings of this assessment, however, it is considered possible that sites, such as shell midden / oven and possibly isolated artefact finds associated with Māori occupation and settlement may be present in the project area. As such, for risk management purposes, an Archaeological Authority is sought under the FTAA (2024) to prevent any delays during the works in the event that subsurface archaeological remains are exposed.

Report Release and Reliance

This report has been prepared by Clough & Associates on the instructions of our client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application.

While Clough & Associates has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

Statement of Experience

This archaeological assessment has been prepared by Ellen Cameron who is a Director of Clough & Associates Ltd, a Heritage Consultancy. Ellen Cameron is based in Auckland. She] provides expert advice on Archaeology, including, archaeological research, survey, excavation, analysis and report preparation. Her CV is provided in Appendix B.

She holds the qualifications of MSc in Environmental Archaeology and Palaeoeconomy from the University of Sheffield, and she is a full member of the new Zealand Archaeological Association.



Ellen Cameron

October 2026

Code of Conduct

While this is not a matter before the Environment Court, Ellen Cameron has read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 ('Code') and has complied with that Code in the preparation of this report.

The data, information, facts and assumptions Ellen cameron has considered as part of this report are set out in this report. The reasons for the conclusions of the report are also set out in this report. Unless stated otherwise, the matters addressed in this report are within Ellen Cameron's expertise and she has not omitted to consider material facts known to her that might alter or detract from the opinions expressed.

INTRODUCTION

Project Background

Summerset Villages (Paraparaumu) Limited proposes to develop a retirement village on approximately 12.7 hectares of land at 65-73 Ratanui Road, Otaihanga, Kāpiti Coast (legal description Lot 4 DP 58017 and Lot 3 DP 497389) which is shown in Figure 1 and to be referred to as the project area in this report. The development is expected to comprise a mix of independent living villas, cottages, and a central village hub with associated amenities and care facilities. The proposal will include the construction of residential buildings, internal roads, parking areas, communal facilities, three waters infrastructure, landscaped open spaces, stormwater management areas, and associated earthworks. The site will also incorporate significant stormwater and wetland features as part of the overall village design. Development of the site will occur in stages over multiple years. The masterplan and landscape concept plan are shown in Figure 2 and Figure 3, respectively.

This report has been commissioned by Summerset Villages (Paraparaumu) Limited to determine if the proposed development is likely to impact on archaeological values. This report has been prepared as part of the Substantive Application under the Fast-track Approvals Act 2024 to support an application for resource consent and an archaeological authority.

Methodology

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

A visual inspection of the property at 65 Ratanui Road was conducted on 2 March 2023 and at 73 Ratanui Road on 20 November 2024 which are to comprise the site following subdivision and amalgamation to form 73 Ratanui Road. The ground surface was examined for evidence of former occupation (in the form of shell midden, depressions, terracing or other unusual formations within the landscape relating to Māori settlement, or indications of 19th century European settlement remains). Exposed and disturbed soils were examined where encountered for evidence of earlier modification, and an understanding of the local stratigraphy. Photographs were taken to record the general area and features of interest.

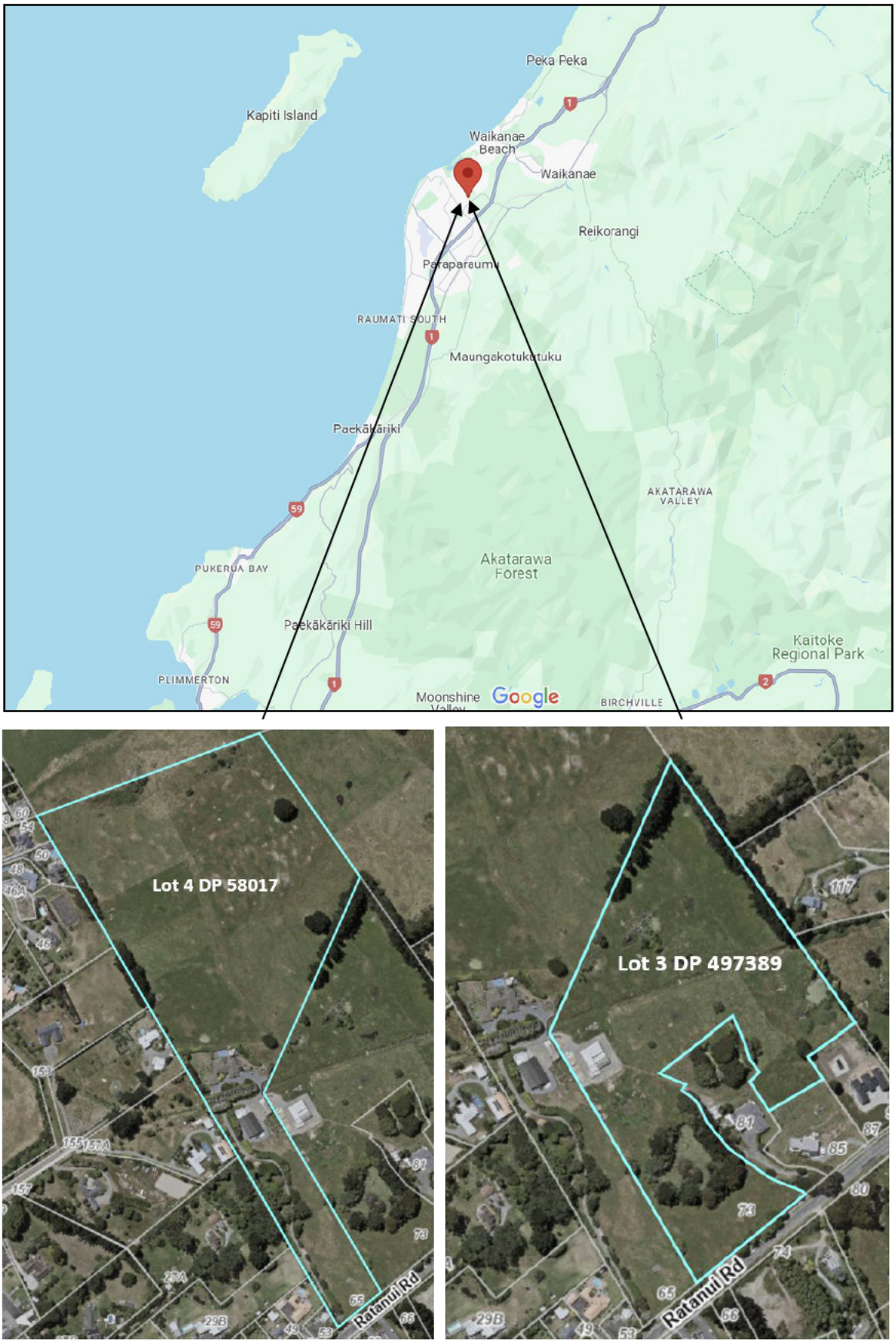


Figure 1. Upper map showing the regional location of the project area and lower aerials showing the property details (source: Upper- Google Maps and Lower- Kāpiti Coast District Council Local Maps)



Figure 2. Master Plan of the proposed development (source: Summerset)



Figure 3. Concept plan for landscaping including wetland features (source: Summerset)

HISTORICAL BACKGROUND

Māori Settlement[1]

The initial settlement of New Zealand from East Polynesia is believed to have occurred by AD 1250-1300 (c.800 BP/750 cal. BP) (Higham and Jones 2004:232). This is supported by environmental studies which show widespread forest clearance and establishment of fern species around AD 1200-1400 (McGlone and Wilmshurst 1999:12). To date, the earliest radiocarbon dates from archaeological deposits on the Kāpiti Coast fall in the 15th century AD. Davidson (1988) summarises the early settlement pattern prevalent on the Kāpiti Coast as follows:

> 'There were some actual settlements along the foreshore, particularly at the river and stream mouths, while others were situated on knolls and spurs in the swamps. These were probably the main focus of settlement … Shellfish collecting was dramatically illustrated by the countless middens that once lined the foredunes. Many middens were rubbish dumps left by people who went there just to gather shellfish to dry and take back to permanent villages a little further inland. It was only when the middens contained a range of artefacts and bones as well as shellfish that they marked the site of more permanent settlements.' (Davidson 1988:35).

During the 1820s, the tangata whenua of the Kāpiti Coast were overwhelmed by various northern iwi retreating from the musket wars. The pressure of a rapidly increasing population exacerbated competition for resources in the area, which resulted in a number of battles throughout the 1820s and 1830s, including the war of Haowhenua at Te Horo (Maclean and Maclean 2010). Once peace was restored, Katihiku, located at the mouth of the Ōtaki River, became the home of Ngāti Huia.

European Settlement

Early European settlement along the Kāpiti Coast began in earnest during the 1830s with the arrival of shore whalers, mainly from Australia, that set up stations along the coast and on the offshore islands. In 1839, Te Rauparaha's son and nephew travelled to the Bay of Islands to request a missionary teacher to settle in the Kāpiti area. In response, Reverend Octavius Hadfield set up a mission station at Kenakena Pā near the mouth of the Waikanae River (Kāpiti Coast District Council (KCDC) 2019). During the 1840s, after the signing of the Treaty of Waitangi, increasing numbers of British settlers arrived at Wellington and Whanganui, although focused settlement did not occur until the 1880s after the construction of the Wellington and Manawatu Railway Company rail line which ran from Wellington to Longburn, and which included a station at Paraparaumu. The railway attracted small lot farmers, flax millers and timber millers (KCDC 2012; Hawke 1990). Also, during the 1880s to the early 1900s, huge swathes of timber were cut from the coastal lowlands and the foothills of the Tararua Ranges in order to provide land for dairy farming, which became the Wellington region's staple industry (Dreaver 1984; KCDC 2019).

[1] This section has been adapted from Dodd 2018. It should also be noted that while based on reliable documentary sources, this information should not be viewed as complete or without other context, and many other histories are likely to be known to tangata whenua.

HISTORICAL SURVEY

Information from Early Maps and Plans

A review of early maps and plans was undertaken to gather information on early land use in the project area. A plan believed to pre-date 1886[2] in Figure 4 shows the general area as containing fern ridges and swamps. The 1892 plan in Figure 5 is a survey plan which indicated the presence of swamps in the area containing the project area, specifically, in Ngarara West A no. 9, but also throughout the surrounding lots. A subdivision plan from 1908 (Figure 6) shows that Lot 6 (which contains the project area) overlaps with Ngarara West A no. 9. A slightly later plan from 1919 shows a subdivision that includes Lot 6 into Lot 1 DP 4319 which incorporates the project area (Figure 7). The 1985 plan in Figure 8 shows the subdivision that created the current property at 65 Ratanui Road from Lot 1 DP 4319 and that the property at 73 Ratanui Road was located within Lot 3 of that subdivision.

The earliest plan shows that the project area is situated in an area that was characterised by an undulating landscape of swamps and dune ridges. Later plans indicate that these properties were part of a larger lot from 1919 and only subdivided into residential lots much more recently, from 1985.



Figure 4. Detail from WN SO 11036 (undated – probably pre-1886) with area around Paraparaumu annotated as 'Fern Ridge Swamps" (indicated by black arrow) to the south of Waikanae which is indicated by red arrow (with detail of annotation in inset) (source: Quickmap)

[2] Based on the lack of the railway constructed in 1886 shown on the plan (O'Keefe 2011b).

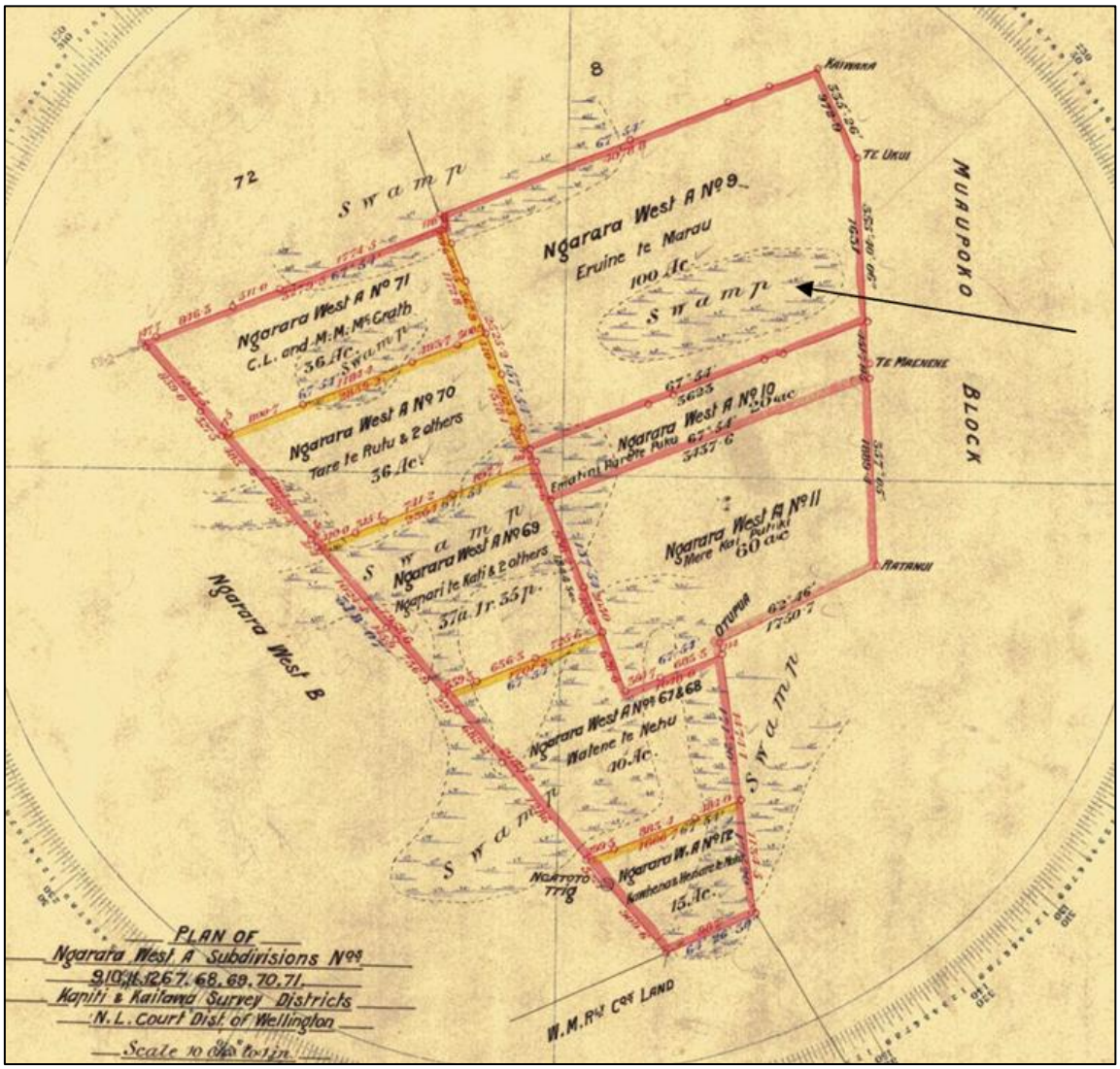


Figure 5. Detail from WN ML 1129 plan dated 1892, showing swamps in the vicinity of the project area (indicated by arrow) (source: Quickmap)

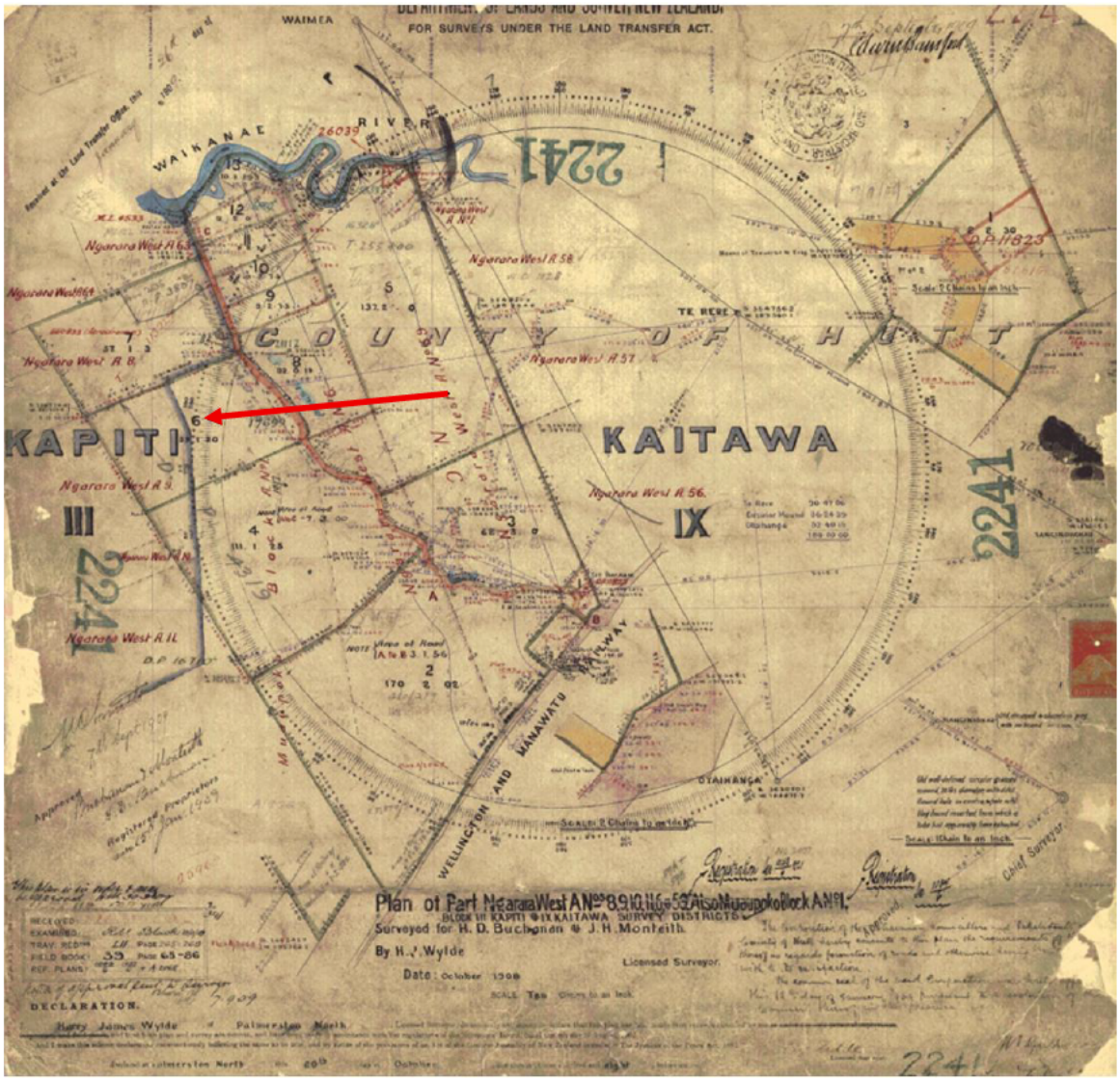


Figure 6. WN DP 2241 plan dated 1908 with Lot 6, which contains the project area, indicated by arrow (source: Quickmap)

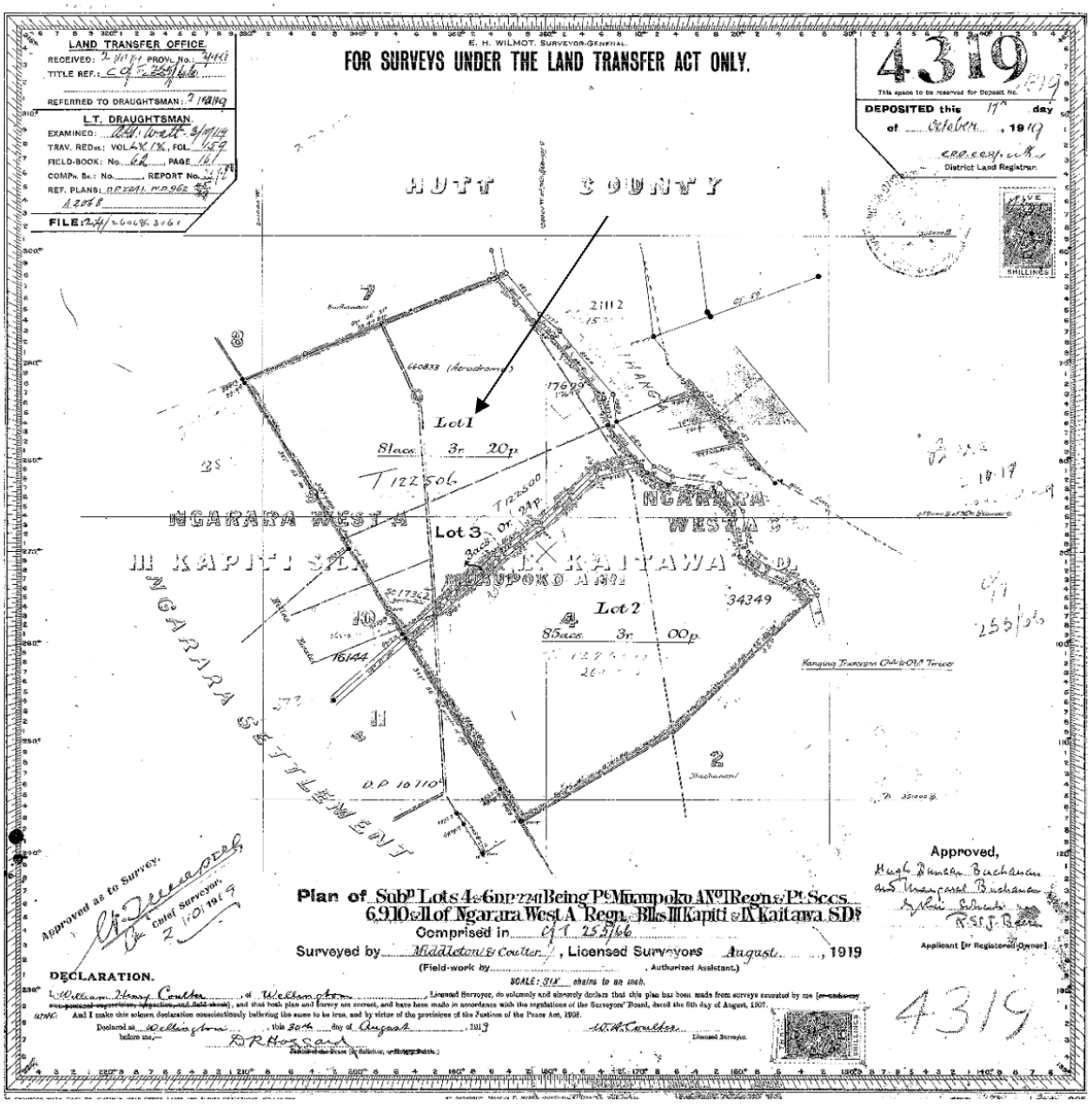


Figure 7. WN DP 4319 plan dated 1919 showing Lot 1 (indicated by arrow) which contains the project area (source: Quickmap)

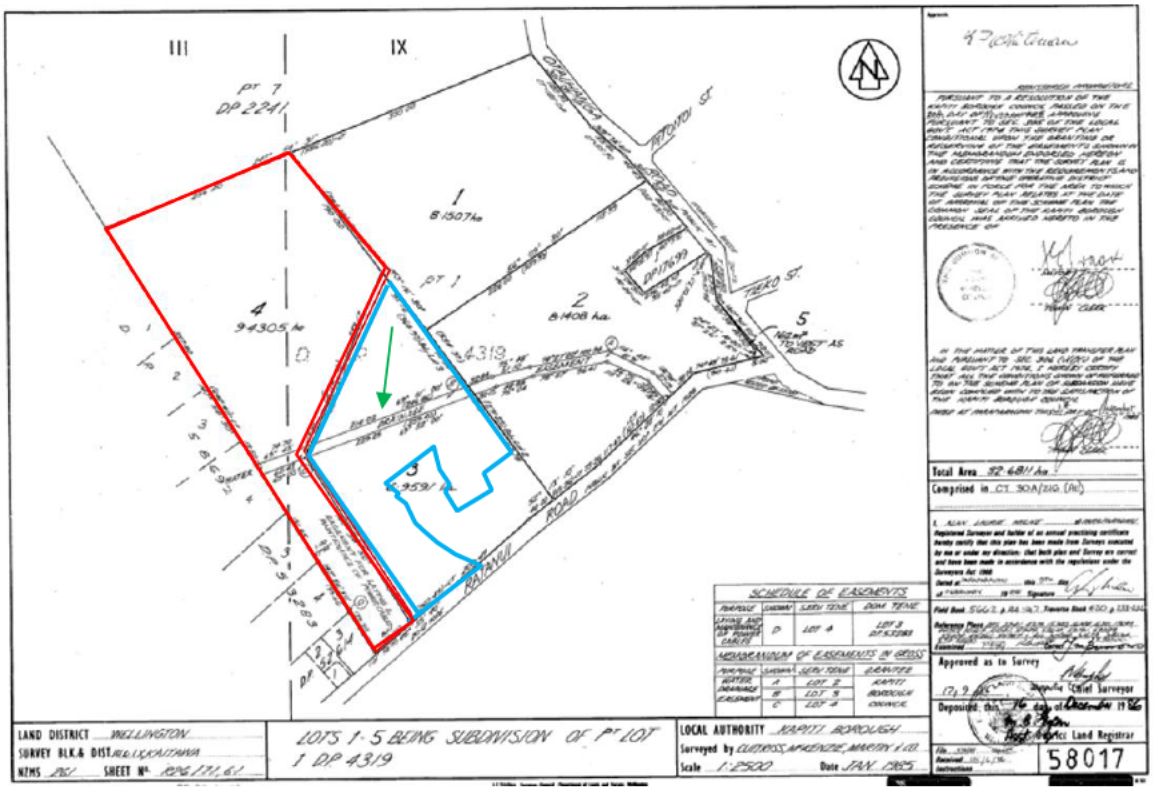


Figure 8. WN DP 58017 plan dated 1985 showing the subdivision that created the current property at 65 Ratanui Road outlined in red (Lot 4 DP 58017) and the outline in blue of the property at 73 Ratanui Road within Lot 3 DP 58017, with drainage easement labelled (green arrow) (source: Quickmap)

Information from Early Aerials

Aerial photographs were also reviewed to gather information on historical land uses in the Paraparaumu area. The aerial photograph dated 1942 (Figure 9) shows the general area containing the project area as open ground with an undulating landscape of dune ridges visible along with a series of ponds especially in the south near Ratanui Road. A later aerial photograph dated 1973 in Figure 10 shows that the ponds are no longer visible. The aerial photograph dated 1987 in Figure 11 shows that buildings have now been constructed on both properties. As well, a large pond of similar shape to one visible in the 1942 aerial photograph is once again visible at 73 Ratanui Road. As well, the presence of a dirt bike track in the northeastern part of 65 Ratanui Road (use confirmed by owner) is visible in a 2015 aerial photograph shown in Figure 12. This aerial photograph also shows that the pond at 73 Ratanui Road seen in the 1942 and 1987 aerial photographs is still present and is now bordered by trees. Finally, a channelled watercourse cutting across 73 Ratanui Road and to the south of the current house at 65 Ratanui Road is visible in all of the aerial photographs, indicating the likelihood that water management was ongoing throughout this period.

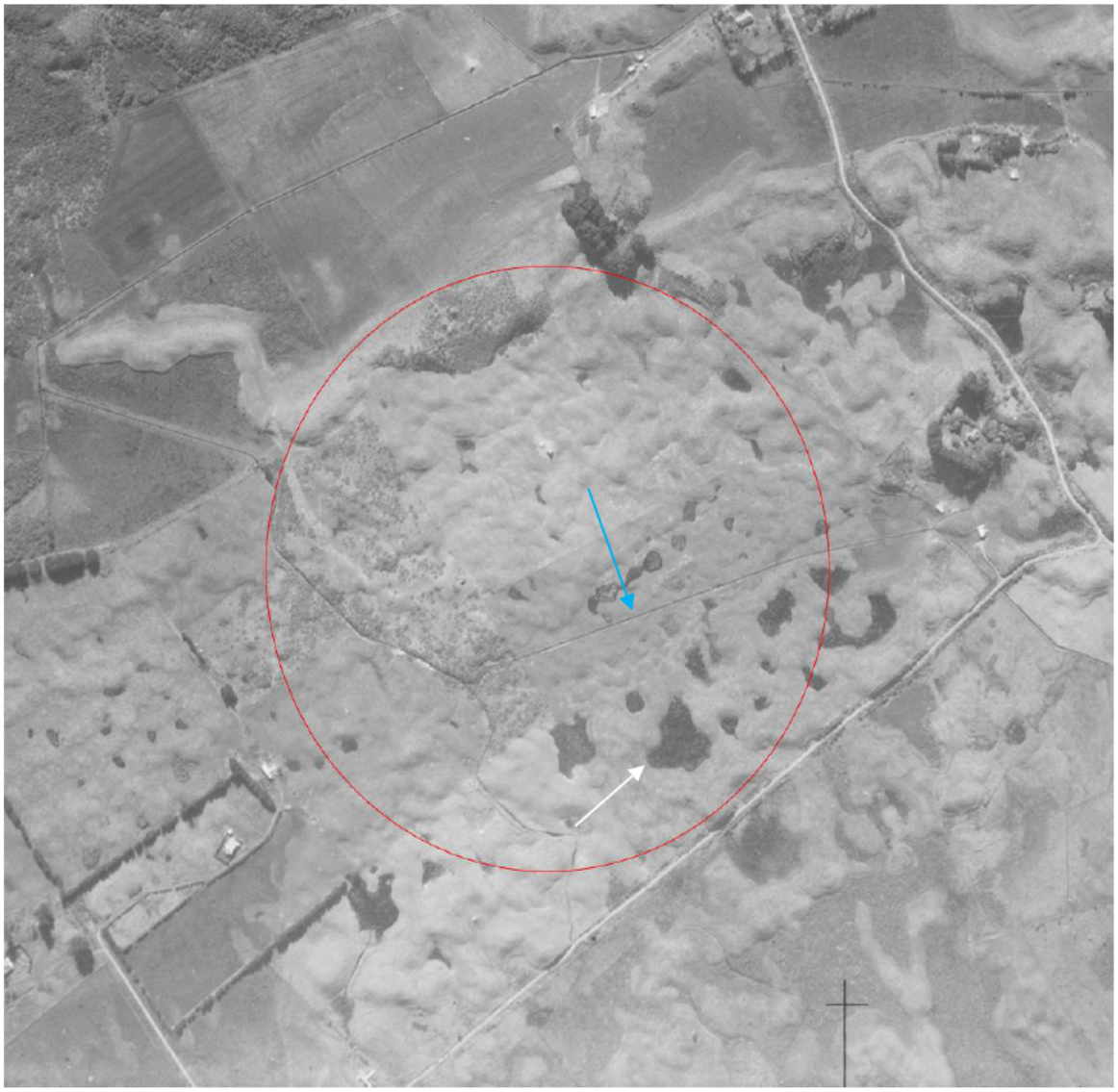


Figure 9. Aerial photograph dated 1942 (Crown 198 324 G) with the general area containing the project area circled in red, with ponds visible, but no structures present (note - the pond at 73 Ratanui Road also visible in later aerial photographs is indicated by white arrow and watercourse/drainage channel by blue arrow (sourced from: http://retrolens.nz and licensed by LINZ CC-BY 3.0)

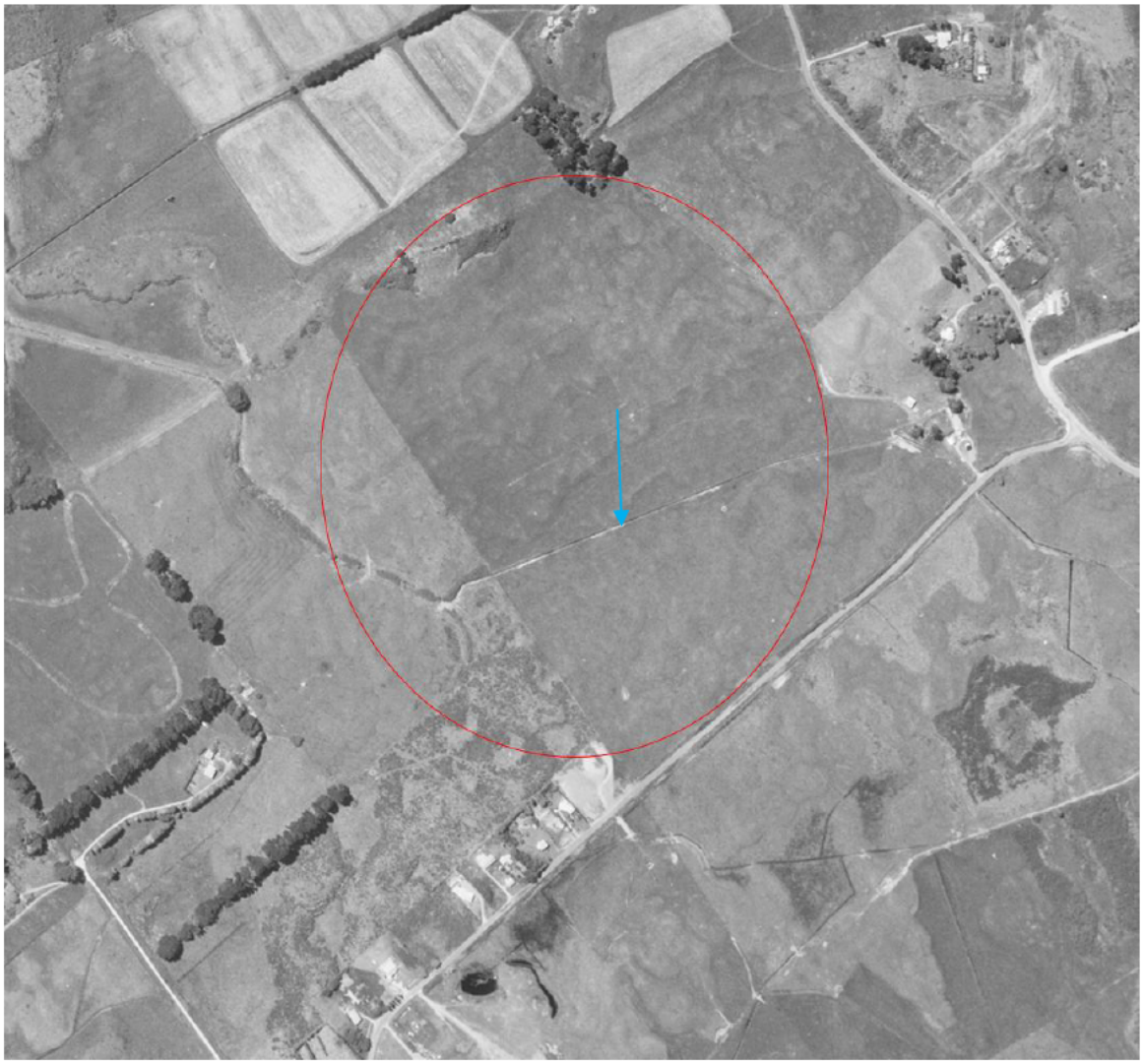


Figure 10. Aerial photograph dated 1973 (Crown 3686 B2) with the general area containing the project area circled in red and watercourse/drainage channel indicated by blue arrow (sourced from: http://retrolens.nz and licensed by LINZ CC-BY 3.0)

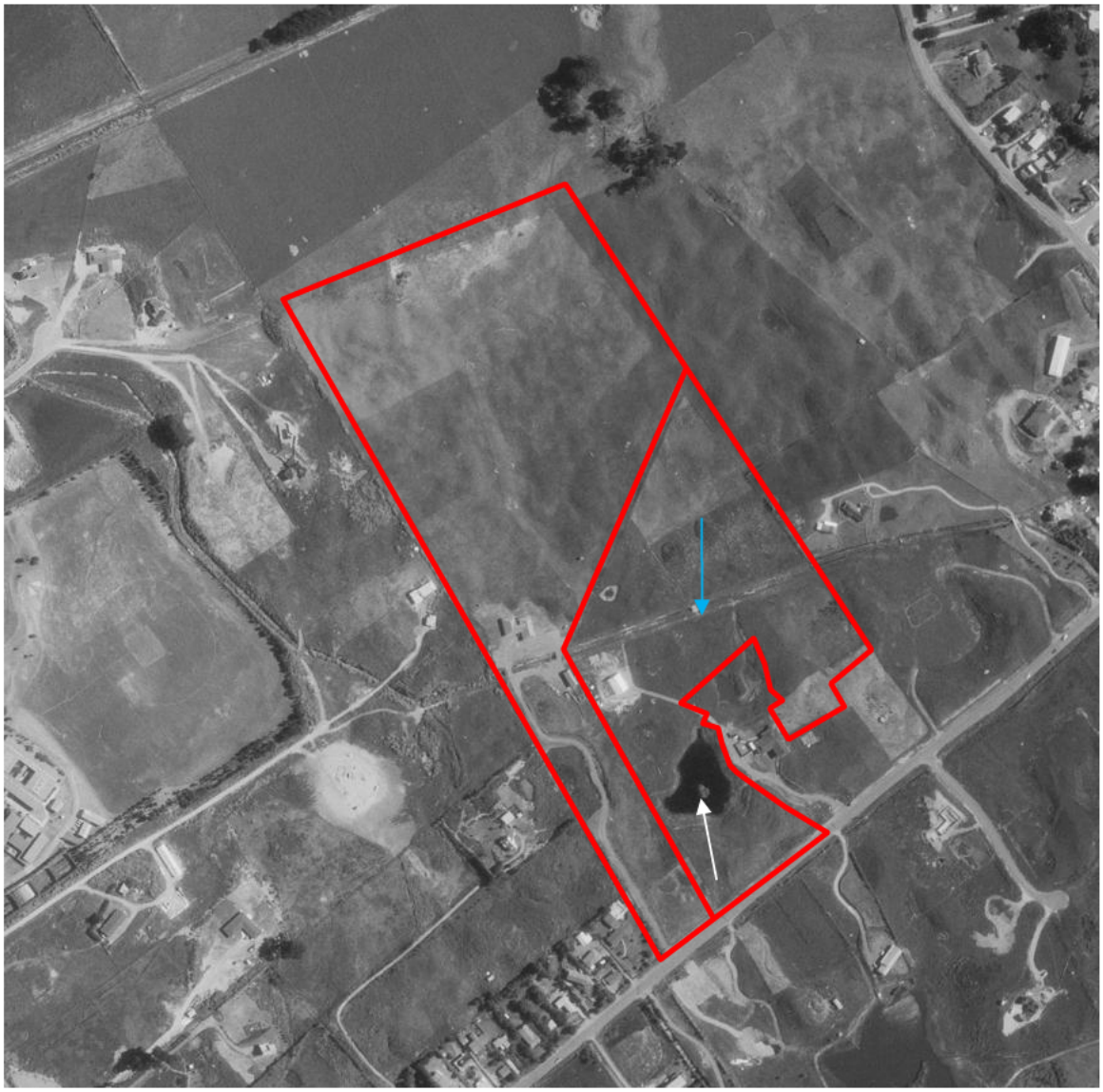


Figure 11. Aerial photograph dated 1987 (Crown 8790 B1) with the property outlines of 65 and 73 Ratanui Road in red and with buildings present and with the pond at 73 Ratanui Road seen in the 1942 and 2015 aerial photographs indicated by white arrow and watercourse/ drainage channel by blue arrow (sourced from: http://retrolens.nz and licensed by LINZ CC-BY 3.0)



Figure 12. Aerial photograph dated 2015 with area in northeast part of 65 Ratanui Road where a dirt bike track was in use indicated by white arrow; note that the pond at 73 Ratanui Road is also still present and is now surrounded by trees, indicated by yellow arrow, with watercourse/ drainage channel indicated by green arrow (source: Kāpiti Coast District Council Local Maps)

ARCHAEOLOGICAL BACKGROUND

Recorded Archaeological Sites

There are no recorded archaeological sites within the boundaries of the project area (Figure 13, Table 1). Four archaeological sites have been recorded in the general vicinity (within c.500m) of the property boundaries of 65 and 73 Ratanui Road. Two are located approximately 300m to 330m to the west-southwest. These are R26/323, which was originally recorded in 1962 as seven pits, six rectangular and one small circular one. An eeling channel was also recorded nearby. The site record was updated in 2003 to provide a more accurate location, although there is no mention that the site had been revisited since then. The second is R26/355, which is located just to the north of R26/323. This site was recorded in 2006 and described as approximately 20 tuatua shells eroding from a dune face in darkened soil situated above a sterile yellow sand. It was also noted that some of the shells were scattered down the side of the slope. No evidence of bone, oven stones or charcoal was observed. During topsoil stripping for residential subdivision works in the area, three additional areas of interest were identified – two scatters of shell and a small patch of charcoal – with later development earthworks exposing more shell scatters, burnt and cracked rock and charcoal. A third site, located further to the south-southeast of the previous two sites, is R26/322, at a distance of c.375m from the project area. This site was recorded in 1962 as three pits on a low spur projecting into an area of former swamp. A later site visit included on the site record form (but not dated) noted that only two ill-defined depressions were able to still be observed on a spur in this locality. The fourth site is R26/382 (midden) located c.515m to the north-northwest of the project area and recorded in 2003. It was identified during subdivision development and five areas containing archaeological material were recorded. These consisted of clusters of small shells, fish bone and remains of fire (blackened sand with scattered oven stones, charcoal and burnt shell). The material was found to be shallow and unstratified and no structural features were observed, although an adze was recovered. The locations of the sites described above are shown in Figure 13 and a brief description provided in Table 1.

Previous Survey and Investigation

No previous archaeological investigations or surveys have been undertaken within the project area or in close proximity. In general, archaeological investigations in the surrounding area have been associated with development works that have taken place since the 1980s. The most common site type recorded is midden, although it has been noted that this could be due to the more easily recognisable nature of middens compared to other types of sites (O'Keeffe 2011b:44). It is also noted that the shifting nature of the dunes means that remains can be located on the ground surface, near the top or along the slopes of dunes (O'Keeffe 2011b:46).

A selection of the results of previous investigations is described below to provide an overview of the types of sites identified in the general area. Archaeological testing at the Paraparaumu Airport, which is located c.2200m to the southwest of the project area, was undertaken between 2009 and 2011 for various works, including for a runway extension. Pre-construction testing was carried out in 2009 on dunes and a tuatua midden was identified and recorded as R26/386 (O'Keeffe 2009). Stage 1 of the airport development (the northwest area) was monitored during construction works in 2011 in an area of former swamp. The area was found to have been previously modified with fill deposited directly

on top of a peat layer, with rubble and sandy topsoil also deposited on top. Some of the topsoil was observed to have shell fragments, but it was concluded that the sand was imported and the original location was not able to be determined. An in-situ sand layer below the peat was also identified but no archaeological remains were present (O'Keeffe 2011a: 35-37).

The area in the northwest part of the Paraparaumu Airport was also investigated in 2011. The area tested consisted of a previously truncated dune and areas of former wetland that had been filled in. The test trenches did not identify any archaeological remains and noted that if material had been there in the past, the 20th century modifications appear to have destroyed them (Campbell 2011: 3-5).

An assessment including a survey for the Mackays to Peka Peka Expressway project was undertaken in 2011 (O'Keeffe 2011b). The central part of the project area was located to the south and east of the project area. A number of archaeological sites were recorded during archaeological monitoring of the works (O'Keefe 2019). As can be seen in Figure 14, there were two areas where clusters of sites were found. To the south of the project area, near Mazengard Road, five sites were identified, consisting of three midden/ oven deposits (R26/555, R26/556 and R26/557); another site containing shell (R26/535) which was found to contain redeposited material but no in situ remains were identified; and the fifth site was a rubbish dump containing bottle glass (clear, green and brown) and a nail. Thirteen sites were identified to the east of the project area with 11 (R26/370, R26/489, R26/490, R26/539, R26/541, R26/544, R26/545, R26/546, R26/548, R26/549 and R26/550) being midden/ oven deposits, with tuatua being the main species represented and with the deposits ranging from quite dense and thick layers to very thin lenses and scatters. The other two sites consisted of a European farm post, R26/547 and a possible terrace (R26/455), although the latter could not be confirmed to be archaeological in nature (O'Keeffe 2019: 69-70).

Archaeological Landscape

As stated by Dodd (2018), archaeological remains associated with pre-1900 Māori settlement of the Kāpiti dune belt form part of an extensive but rapidly diminishing archaeological landscape. The most common site type within this area is shell midden/oven sites located along the dunes. These sites have the potential to provide valuable information relating to occupation and the subsistence activities of the people who lived there and help with our understanding of the settlement patterns across the Kāpiti coast dunes. In addition to midden sites, kōiwi tangata (human remains) have frequently been uncovered along the dunes. These may be associated with deliberate dune burials or potentially with battle. Sites such as these are of high cultural and archaeological value.

The archaeological background indicates that the project area is located within a broad archaeological landscape associated with Māori settlement and occupation along the Kāpiti Coast. Based on the landform of dune ridges and former swampy ground, the possibility of archaeological sites being present, particularly shell midden and ovens, which are the most commonly recorded site types in the area, is considered likely.



Figure 13. Map showing the properties at 65 and 73 Ratanui Road outlined in red in relation to recorded archaeological sites within 500m of the project area (source: NZAA ArchSite)

Table 1. Brief description of recorded archaeological sites within c. 500m of the project area

NZAA Ref	Site Type	Description	NZTM Easting	NZTM Northing
R26/322	Pit/ Terrace	Three pits identified on a low spur projecting out into a former area of swamp.	1769316	5471272
R26/323	Pit/ Terrace	Originally recorded as seven pits and an eel channel in 1962.	1769208	5471372
R26/355	Midden/ Oven	Tuatua midden identified during survey with earthworks uncovering additional shell midden, charcoal and fire cracked rocks.	1769214	547141
R26/382	Midden/ Oven	Shell midden identified during development; an adze was also recovered.	1769082	5472585

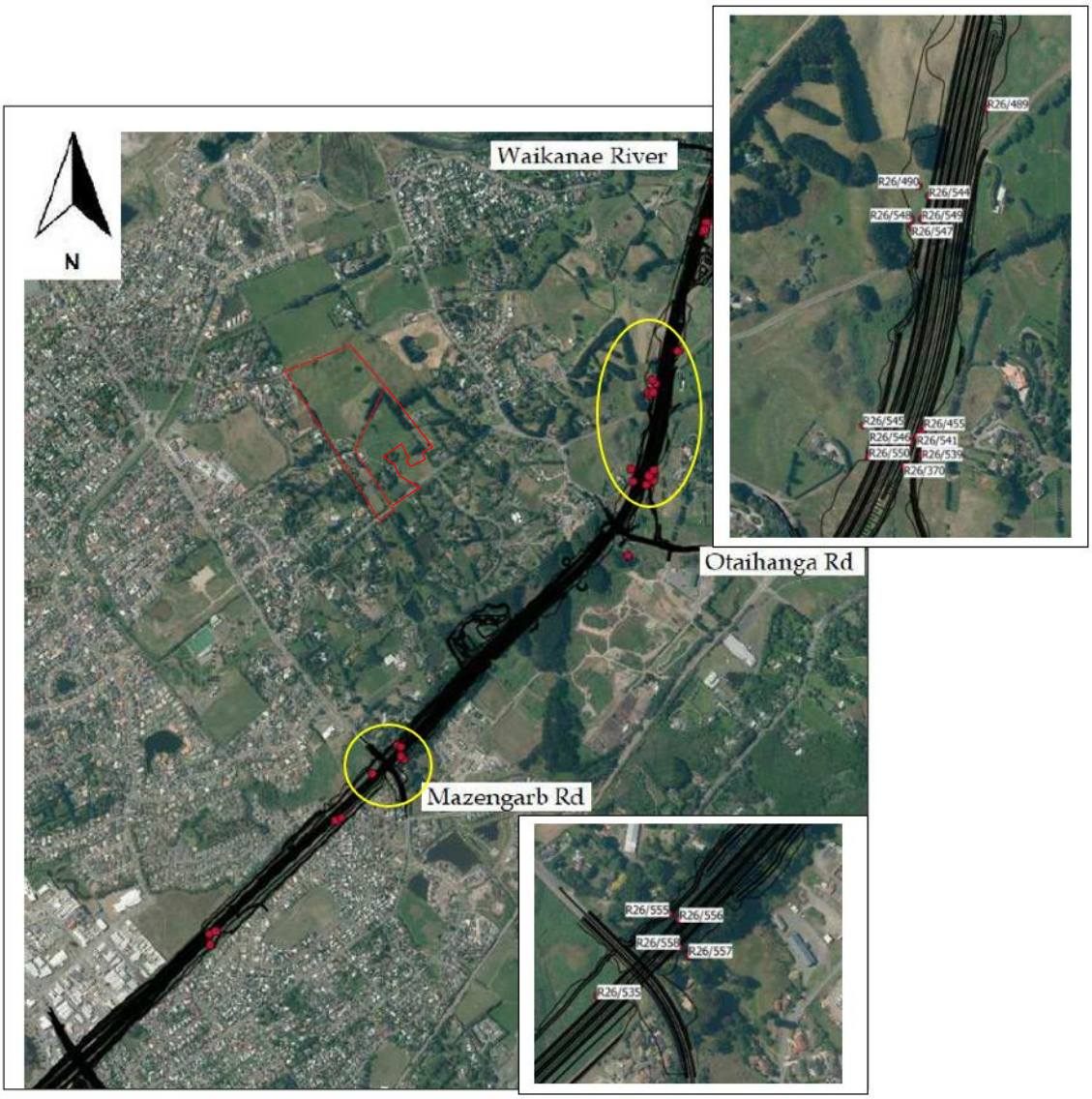


Figure 14. Aerial plan showing detail of some of the archaeological sites (red dots circled in yellow and shown in detail in insets) identified during survey and monitoring along the central part of the Mackays to Peka Peka expressway, with the project area outlined in red (source: O'Keeffe 2019: 70)

PHYSICAL ENVIRONMENT

Geology and Landscape

The topography of the Kāpiti Coast is a relatively narrow and flat coastal shelf characterised by interspersed sand dunes and wetlands. It has been noted that the coastal shelf is mostly made up of recent aeolian dunes dating from the Holocene comprising alluvial fan, scree and alluvial deposits, as shown in Figure 15. The dune belt extends down the southwest coast of the North Island and is approximately 65km long and up to 10km wide, with steep hills to the east. The dune sands overlie alluvial gravel and sandstone along the inland edge and are 'broken along their length by substantial deposits of river alluvium' (McFadgen 1997). The soils of the area comprise a mix of shallow topsoils overlying grey sands, which are well drained and therefore relatively suitable for crop cultivation, to brown soils in the imperfectly drained lower-lying areas, where swamps and lagoons accumulate, perfect for eel weirs and whitebait fishing (Dodd 2018).

The dune sequence on the Kāpiti/Horowhenua coast was first identified by Cowie (1963), who documented dune phases in the vicinity of the Manawatū River mouth. The dunes have been formed from sediment washed down rivers and streams, then redeposited inland and along the coast by wind and wave action. The oldest dunes are generally located further inland and the younger dunes, which are deposited over the top of older dune formations, are closer to the coast (Dodd 2018). The dune sequence in the area around Paraparaumu is characterised by Taupo dune and Foxton dune (Figure 16), the latter being the oldest (between 6500yrs and 2000yrs BP), with the Taupo dune being the foredune at the time of the Taupo eruption (1720yrs BP) (O'Keeffe 2011b: 9).

There is one highly modified stream present in the project area situated in a drainage easement running through 73 Ratanui Road and just to the south of the existing house at 65 Ratanui Road. There are also a number of natural wetland features present, along with manmade ponds. The properties in general are covered in sandy hummocks in a generally undulating landscape.

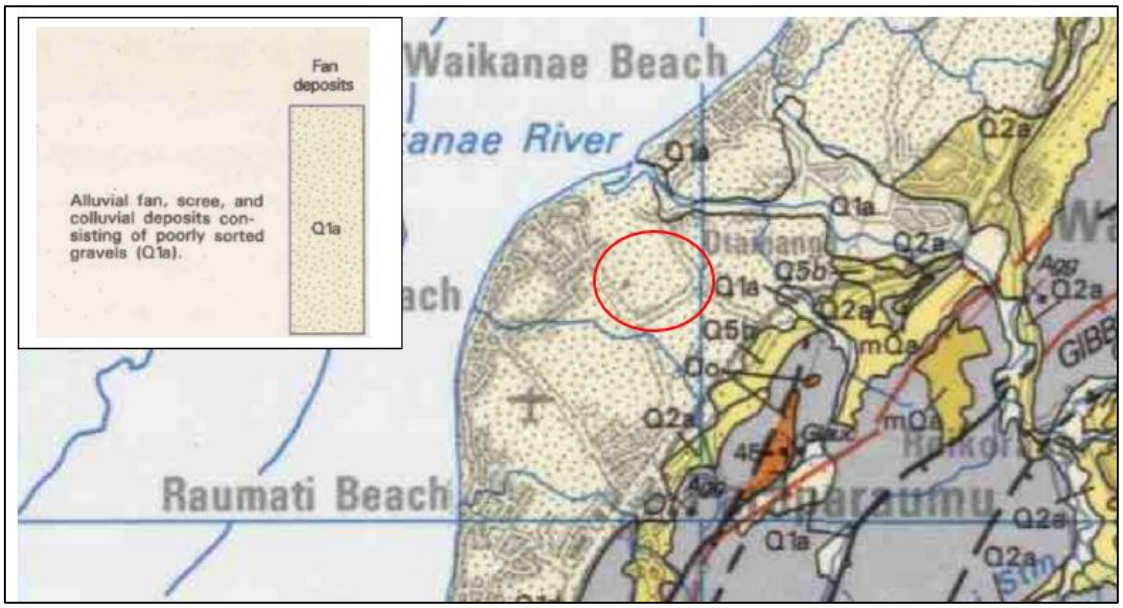


Figure 15. Geological map, with the area containing the project area circled in red (source: Begg and Johnston 2000)

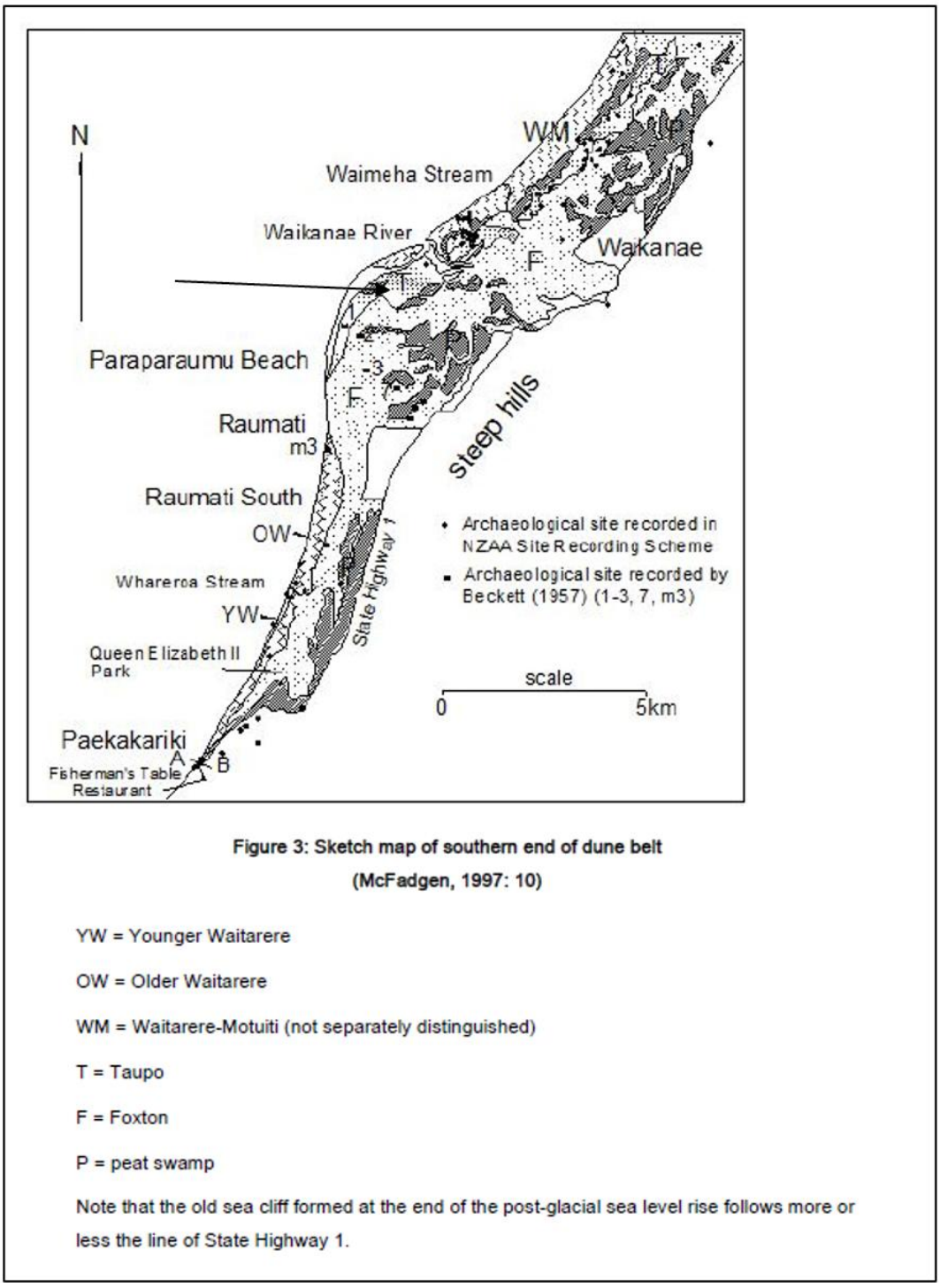


Figure 3: Sketch map of southern end of dune belt

(McFadgen, 1997: 10)

YW = Younger Waitarere

OW = Older Waitarere

WM = Waitarere-Motuiti (not separately distinguished)

T = Taupo

F = Foxton

P = peat swamp

Note that the old sea cliff formed at the end of the post-glacial sea level rise follows more or less the line of State Highway 1.

Figure 16. Map of the southern end of the dune belt with the approximate location of the project area indicated by arrow (McFadgen 1997:10, as shown in O'Keeffe 2019: 27)

FIELD ASSESSMENT

Field Survey Results

Two surveys have been previously undertaken. The first at 65 Ratanui Road on 2 March 2023 and the second at 73 Ratanui Road on 20 November 2024, both by Ellen Cameron noting that we understand these titles will be amalgamated and subdivided to form the approximate subject site. The surveys consisted of a visual inspection, probing and spade tests. The results of the surveys are included below.

65 Ratanui Road

All parts of the property were accessible for the survey, although the modified land containing the house and curtilage was not included. The survey consisted of visual inspection to identify any surface archaeological features, as well as subsurface testing with a probe. The area running from Ratanui Road to the house consists of a narrow strip of land with a gravel driveway connecting the road and the house. The area to the east of the driveway consists of grassed paddocks with some filling in of lower areas (according to the current landowner) (photograph in Figure 17).

The main part of the property lies to the north of the house and consists of grassed paddocks with a farm race running north to south through the central part of the property. According to the current landowner, the property was in use in the past as part of a large dairy farm, although at the time of the survey only a small number of cattle were being kept on the property. The land was characterised by dune ridges and low-lying areas, some of which still were waterlogged (photographs in Figure 18 and Figure 19).

It was noted that many of the dune ridges had soil exposed by a large number of rabbit warrens and also from stock movements. The exposed soils were inspected and found to consist of a darker sandy silt topsoil over a yellow sand subsoil (photographs in Figure 20 and Figure 21). No evidence of any archaeological features or deposits was noted in any of the areas of exposed soil. Probing on the dune ridges also did not identify any archaeological evidence.

It was noted that the back of the property along the northern boundary contained two elevated areas which were hillsides leading up to the crest of larger dunes. These areas were visually inspected, but heavy vegetation growth did not allow for full access and also hindered full visual inspection (Figure 22). As noted earlier, the northeast part of the property had been used as a dirt bike track in the past. The area was inspected and there was some evidence of tracks and minor soil displacement, but no major impacts to the topography were noted.



Figure 17. Photograph of the paddocks alongside the driveway leading to Ratanui Road, looking southeast



Figure 18. Photograph looking northwest along the central farm race

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Figure 19. Photograph of a low-lying marshy area in the northwestern part of 65 Ratanui Road, looking north-northwest



Figure 20. Photograph showing exposed soil in upper part of sand dune ridge exposed by rabbit activity (1m scale)

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Figure 21. Photograph showing exposed soil in a sand dune ridge from cattle activity, looking west (1m scale)



Figure 22. Photograph of the hillside along the northern boundary of 65 Ratanui Road, looking northwest

73 Ratanui Road

The survey included all parts of the property apart from one paddock which contained stock and was not entered but instead observed from the fence line. As noted earlier, a modified watercourse runs across the northern part of this property from east to west. It was observed to have had cut works with the sides being quite straight and deep (Figure 23). The area to the north of the watercourse was observed to be triangular in shape and consisted of undulating dune ridges and low-lying areas and two ponds were noted in the southwestern part of this area. From the review of older aerial photographs, the area along the eastern boundary and also partially along the northern boundary could be seen to contain mature trees in the past. It was observed during the survey that most of these trees had been cut down with stumps still present. Photographs of this area taken during the survey are shown in Figure 24 - Figure 26.

Two test pits were located in the northern area to observe the stratigraphy of the upper layers of soil, as no exposed sections of soil were observed. The locations of the test pits are shown in Figure 27. The first test pit (TP1) was located on a dune ridge near the area where the trees had been removed at coordinates E1769536 N5471909 +-4m. The test pit showed a dark greyish brown sandy silt becoming sandier with depth, rootlets were observed throughout the test pit which was excavated to 30cm below surface (bs). Probing indicated similar soil consistency to c. 90 cm below the bottom of the test pit. Photographs of the test pit 1 are shown in Figure 28. The second test pit was located on a lower area at coordinates E1769535 N5471869 +-4m. This test pit showed a mottled pale to greyish brown sandy silt with some yellowish sand from 0-15cm (bs) and a yellow sand from 15-25cm (bs). The upper layers appeared disturbed, likely from stock movements or possibly from modifications of the nearby pond. Photographs of test pit 2 (TP2) are shown in Figure 29.

The eastern and central parts of the property to the south of the highly modified stream were observed to again consist of dune ridges and low-lying areas. A large pond was also noted in the low-lying area along the eastern boundary. An area of exposed soil showed a dark sandy silt topsoil over a yellowish sand. Photographs are shown in Figure 30 - Figure 32.

The western part of the property to the south of the highly modified stream contained a house and outbuildings just to the south of the stream with undulating dune ridges and grassed paddocks and a large pond situated in the south near Ratanui Road. The pond area showed evidence of recent planting along the eastern slopes leading down to the pond. The area to the south of the pond contained a high dune ridge leading steeply down to Ratanui Road. It was noted that the top of the ridge had exposed soil from stock movements which exposed a dark greyish brown sandy silt topsoil. A track had also been cut into the dune from Ratanui Road which showed a clear soil profile also containing a dark greyish brown sandy silt topsoil ranging from 25 to 40cm in thickness over a yellowish sand. The areas of exposed soil were visually scanned and probed as was the area around them, but no changes in the subsoil layers were noted that would indicate the presence of archaeological deposits such as shell midden. Photographs are shown in Figure 33 - Figure 36.

Survey Results Summary

No archaeological features or deposits were identified during the surveys. In general, no major modifications to the land were visible, although many decades of stock movements and construction of the dirt bike track at 65 Ratanui Road had resulted in some displacement of soil. Also, the highly modified stream showed evidence of having been

cut down and widened, likely as part of flood management. The areas around the ponds also showed evidence of modification, through tree removal.

Although no archaeological remains were identified during the surveys, the presence of sites such as shell midden cannot be completely discounted, especially in the northern hillside at 65 Ratanui Road and the southern dune ridge at 73 Ratanui Road, which were considerably elevated over the other parts of the properties. It is also noted that the shifting and mobile nature of sand dunes means that older archaeological deposits, such as shell midden can be covered by later sand movements, and these would not be able to be detected through probing. It was also observed that the properties contained low-lying marshy areas and ponds which likely would have been more extensive in the past prior to drainage for farming. The presence of isolated artefact finds is therefore considered possible as artefacts are known to been stored/concealed in wetlands by Māori in the past.



Figure 23. Photograph showing the highly modified stream, looking east



Figure 24. Photograph showing a general view of the northern part of 73 Ratanui Road, looking north



Figure 25. Photograph showing one of the ponds in the northern part of 73 Ratanui Road, looking northwest



Figure 26. Photograph showing the northern boundary of 73 Ratanui Road with row of stumps, looking northeast



Figure 27. Aerial plan showing the location of test pits in northern part of 73 Ratanui Road (source: Kāpiti Coast District Council Local Maps)



Figure 28. Photographs showing the detail (left) and location (right) of test pit (TP1), looking southwest



Figure 29. Photograph showing the detail (left) and location (right) of test pit (TP2), looking southwest



Figure 30. Photograph showing the overgrown pond in the southeast part of 73 Ratanui Road, looking east



Figure 31. Photograph showing a general view of the eastern part of 73 Ratanui Road, looking south



Figure 32. Photograph showing the central part of 73 Ratanui Road with sand ridges and dunes and water present in low-lying parts, looking west



Figure 33. Photograph showing the southwestern part of 73 Ratanui Road, looking south



Figure 34. Photograph showing the large pond in the southwestern part of 73 Ratanui Road, looking north- northwest



Figure 35. Photograph showing the cut profile of a track leading to Ratanui Road in the southern part of 73 Ratanui Road, looking west (1m scale)



Figure 36. Photograph showing exposed sandy soil along the dune ridge in the southwestern part of 73 Ratanui Road, looking southeast

DISCUSSION AND CONCLUSIONS

Summary of Results

There are no previously recorded archaeological sites in the project area, and no sites were identified during the surveys. It should be noted that the presence of archaeological sites that are not visually detectable or identifiable by limited survey techniques (such as probing) cannot be confirmed.

Both of the properties are part of a broader archaeological landscape that runs along the Kāpiti dune belt. The Paraparaumu area contains a number of archaeological sites associated with Māori settlement and occupation, especially in the form of shell middens and ovens. The relatively unmodified nature of the properties (except the establishment of a house and curtilage and dirt bike track at 65 Ratanui Road) indicates the likelihood that unrecorded archaeological remains, especially in the form of shell midden, may be present, especially along the northern boundary of the property at 65 Ratanui Road and southern part of 73 Ratanui Road both of which contain more highly elevated dune ridges. The property at 73 Ratanui Road is also noted from early survey plans and aerial photographs to have contained a number of ponds and would likely have been swampier in the past, so the presence of isolated artefact finds associated with Māori occupation and settlement, which are sometimes found associated with swamps/wetlands, is considered possible.

Māori Cultural Values

This is an assessment of 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.

Consultation and engagement with Te Ātiawa ki Whakarongotai Charitable Trust has been ongoing throughout the project to date and will continue going forward.

Survey Limitations

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.

It is noted, however, that the mobile nature of the sand dune landscape makes the identification of older archaeological sites during field survey difficult, as they are likely to have been covered to depths that cannot be reached by probing and test pitting.

Archaeological Value and Significance

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 and traditional values.

The Project Area currently has no known archaeological value as no archaeological sites have been previously recorded within its boundaries and none were identified during the surveys for this assessment. If any unrecorded archaeological sites are present, they would have some value as part of the broader archaeological landscape of Māori settlement and occupation on the Kāpiti Coast, including providing chronological information if material suitable for radiocarbon dating is present and information on past environments and resource collection through environmental sampling.

Effects of the Proposal

The proposed earthworks required for the development are shown in Figure 37. The depths of the cuts in general will range from 1m to 2m. However, the higher dune ridges at the northern and southern parts of the project area will require cuts between 3-5m in depth. These elevated dunes also have higher potential for containing buried archaeological deposits, particularly shell midden/ oven associated with Māori occupation and settlement that were not able to be identified during the survey. As such, archaeological monitoring of the earthworks in the areas as shown in Figure 37 is recommended.

As well, topsoil stripping will be required across the site and these works have the potential to affect any archaeological remains that may be present, which would most likely be in the form of shell midden/oven and isolated finds.

Based on the findings of this assessment it is not expected that archaeological sites associated with early European settlement would be encountered during the works.

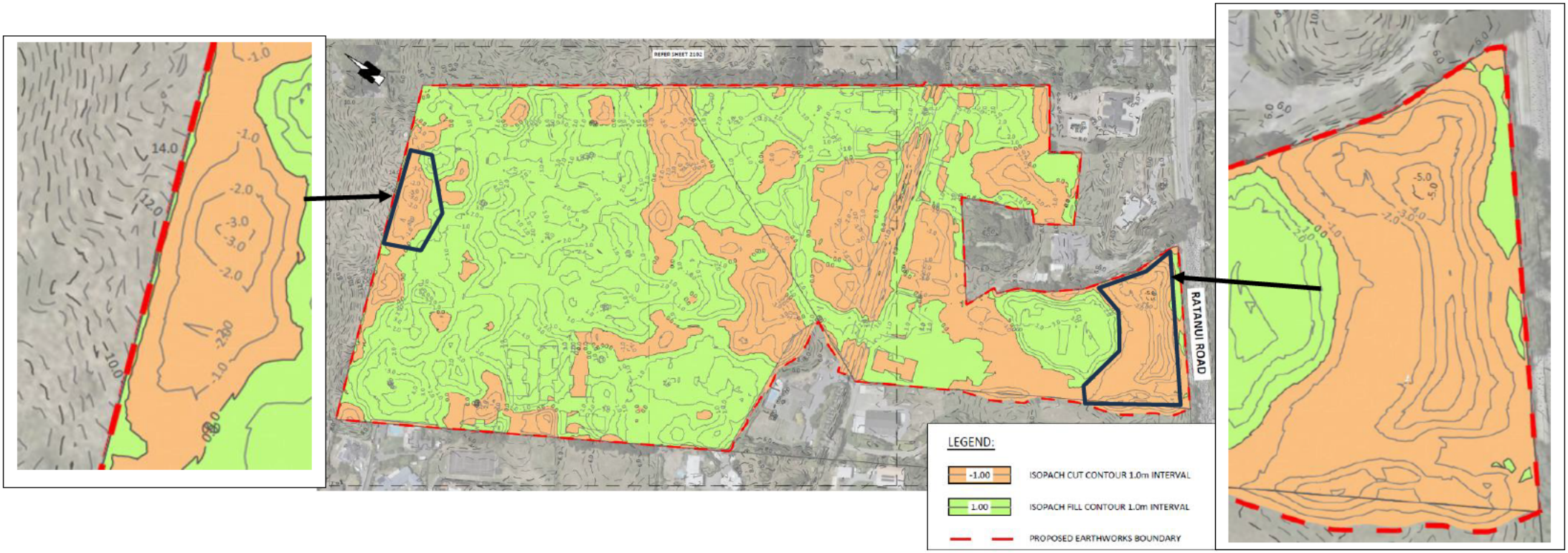


Figure 37. Earthworks plan showing the cut/ fill areas with the deeper cuts on the southern and northern dune ridges where archaeological monitoring of earthworks should take place outlined in black (source: CKL)

Fast-track Approvals Act 2024 (FTAA) Requirements

Under Section 42(1) of the FTAA, an authorised person for a listed project or a referred project may lodge a substantive application 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 (RMA) and under Section 42(4)(i) and an archaeological authority that would otherwise be sought under the Heritage New Zealand Pouhere Taonga Act 2014

Considerations for application for Resource Consent

Clause 17(1) of Schedule 5 of the FTAA states that, when considering a consent application (including condition under clauses 18 and 19), the panel must take into account the following matters, and that the grease weight must be given to the purpose of FTAA in that consideration:

(a) The purpose of this Act; and

(b) Parts 2, 2, 6 and 8 to 10 of the RMA; and

(c) The relevant provisions of any other legislation that directs decision making under the RMA.

Clause 31 of Schedule 5 of the FTAA states that a resource consent granted under this Act:

(a) Is to be treated as if it were granted under the RMA; and

(b) Must be administered and enforced by the local authority that would have been responsible for it, as if it had been granted under the RMA.

Effects on historic heritage, including archaeological sites and sites of significance to Māori, are a matter of national importance under section 6(f) of the RMA (Part 2) which is described further below. They are therefore relevant to the panel's assessment under clause 17(1)(b), although this is subject to the greatest weight being given to the purpose of the FTAA.

A resource consent granted under the FTAA does not authorise the modification or destruction of an archaeological site. That requires a separate archaeological authority, which Summerset Villages (Paraparaumu) Ltd is seeking under Schedule 8 of the FTAA.

Considerations for application for Archaeological Authority

Clause 4(1) of Schedule 8 of the FTAA states that when considering an application for an archaeological authority, the panel must take into account the following matters and that the greatest weight must be given to the purpose of the FTAA in that consideration:

(c) The purpose of this Act; and

(d) The matters set out in section 59 (1) (a) and (5) of the HNZPT Act; and

(e) The matters set out in section 47 (10 (a)(ii) and 5 of the HNZPT Act; and

(f) A relevant statement of the general policy confirmed or adopted under the HNZPT Act.

Clause 9 of Schedule 8 of the FTAA states that an authority granted under this Act-

(a) Has the same force and effect as if it were granted under section 48 of the HNZPT Act; and

(b) For the purposes of the HNZPT Act, must be treated as if it were an authority granted under that Act.

This assessment has established that no known archaeological sites have been identified in the Project Area; however, there is potential for unrecorded archaeological remains to be present so an Authority to cover the development works is being sought by Summerset Villages (Paraparaumu) Ltd under the FTAA for risk management purposes.

An archaeological Authority granted under the FTAA has the same force and effect as an Authority granted under the Heritage New Zealand Pouhere Taonga Act 2014 and for purposes of the HNZPTA, must be treated as if it were an authority under that Act (Schedule 7 Section 12A (a) and (b)).

This assessment meets the relevant requirements for information that must be provided with an application for authority in Section 46 of the HNZPTA as stated in Section 47 (1)(a)(i). As there are no recorded sites are affected, points relevant to the effects to recorded sites are not addressed.

Resource Management Act 1991 Requirements

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)).

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.

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'.

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 RMA. The Kāpiti Coast District Plan is relevant to the proposed activity. The purpose and principles of the RMA in relation to historic heritage are discussed below. Regional, district and local plans contain sections that help to identify, protect and manage archaeological and other historic heritage sites. The plans are prepared under the provisions of the RMA.

Based on the findings of this assessment, complex archaeological sites, such as pā are not expected to be encountered and any adverse effects on unidentified archaeological sites can be appropriately mitigated under the archaeological provisions of the HNZPTA.

Heritage New Zealand Pouhere Taonga Act 2014 Requirements

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).

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).'[3]

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.

No archaeological sites have been recorded in the project area, and it is considered unlikely that any complex sites such as pā, are present within that area. As such, if any archaeological sites are encountered during the works, the effects can be managed in accordance with an authority issued under the FTAA (through the substantive Fast-track application) and the HNZPTA.

The Tauākī Mātai Whaipara Archaeology Statement in the He Tauāki Kaupapahere Whānui (Statements of General Policy) October 2025 produced under the HNZPTA seeks to strengthen the management of Aotearoa New Zealand's archaeological heritage through protection of cultural heritage places that have archaeological values and compliance with the archaeological authority process, providing information recovered from sites and delivering professional leadership in archaeological practice working with hapū, iwi, and communities where appropriate. This assessment addresses the possibility of modification of any unrecorded archaeological sites through the application for an authority for risk management purposes. It therefore aligns with the Archaeology Statement in the General Policy Statement.

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[3] Under Section 42(3) an Authority is not required to permit work on a pre-1900 building unless the building is to be demolished. 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.

Conclusions

Currently, no archaeological sites have been identified in the project area. However, based on the findings of this assessment it is considered that there is potential for unrecorded subsurface remains, particularly in the form of midden/oven and possibly as isolated artefact finds associated with Māori occupation and settlement to be present.

As the presence of unrecorded sites is considered possible, an Authority to cover the development works will be applied for as a precaution, for risk management purposes. Based on the findings of this assessment, complex archaeological sites are not expected and any adverse effects associated with the proposed development will be less than minor, if the recommendations contained in this report are followed.

RECOMMENDATIONS

- There should be no major constraints on the proposed development as no known archaeological sites will be affected, and the possibility that archaeological remains may be present can be appropriately mitigated through the provisions of the FTAA and HNZPTA.
- As the exposure of subsurface archaeological remains is considered possible, particularly in the more highly elevated dunes in the northern and southern parts of the project area, an Authority is recommended to be sought for risk management purposes for the preliminary earthworks to minimise delays if archaeological remains are identified once works are underway.
- As it is also considered possible that archaeological remains could be present in other parts of the project area, the authority should cover all works for the development.
- Once an Authority is obtained preliminary earthworks should be carried out under archaeological supervision in the areas shown in Figure 37.

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APPENDIX A: CV OF ELLEN CAMERON

Clough
& ASSOCIATES LTD

Ellen CAMERON

Name:	**Ellen CAMERON**
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

Ellen is 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. Ellen has 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. Ellen is currently working on commercial archaeological projects in New Zealand including planning studies, assessments and archaeological monitoring and investigation. Recently, Ellen has also been involved with a number of projects under the Fast Track Approvals Act (2024).

Recent Relevant Experience

Cameron, E. and B. Larsen. 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 E. Cameron, (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.

Cameron, E. 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.

Cameron, E. (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.

Clough
& ASSOCIATES LTD

Ellen CAMERON

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

Cameron, E. 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.

Cameron, E. 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.

Cameron, E. (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/ Rārangi Kōrero and providing information on statutory requirements and mitigation recommendations.

Cameron, E. 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.

Cameron, E. (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 Thes scope included preparing and presenting evidence for hearings based on assessments for the plan change.

Cameron, E. 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. Thes 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