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## Summerset Retirement Village Development: Evaluation of Actual and Potential Archaeological Effects

### Introduction

My full name is Emily Ann Howitt. I hold a Master of Arts with distinction in Archaeology from the University of Otago. I also hold a Bachelor of Arts with honours, majoring in Anthropology, also from the University of Otago.

I have seven years' experience as a consultant Archaeologist. I have worked for WSP Opus (formerly Opus International Consultants) as an Archaeologist since April 2014. Prior to that I was a consultant Archaeologist at Underground Overground Archaeology Limited for two years, and at New Zealand Heritage Properties Limited for one year. I have worked on a variety of archaeological projects throughout New Zealand.

I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014. This report has been prepared in accordance with the Code and I agree to comply with it. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.

### My Involvement with the Proposal

I have evaluated the actual and potential effects of the proposed Summerset Retirement Village Development on the Archaeological resource. I have primarily relied on the information contained in the following documents:

- Grouden, V. 2017. Summerset Retirement Village Development, Stages 1 & 2 Boulcott, Hutt City, Wellington: Archaeological Assessment Report. Prepared for Summerset Group Holdings Ltd.
- Love, M. 2017. Cultural Impact Report: Summerset – Boulcott Retirement Village. Prepared for Summerset Holdings Ltd.

### Assessment

#### *Project Site and Context*

The site of the proposal is situated what was formerly part of the Boulcott's Farm Heritage Golf Club grounds, in Boulcott, Lower Hutt. The proposal will involve ground modifications such as topsoil stripping, foundation excavations, and other earthworks (cut and fill) activities, and the subsequent construction of buildings, site landscaping and vehicle access. The earthworks component of the proposal is split into two stages; Stage 1 involves the parcel between Boulcott Street and Hathaway Avenue, and Stage 2 involves the parcel north of Hathaway Avenue.

There is presently an active Exploratory Archaeological Authority granted by Heritage New Zealand Pouhere Taonga that has been issued for the geotechnical and archaeological testing associated with the proposal. The geotechnical testing excavations have been monitored by Grouden, and no archaeological material has been found to date (Grouden 2017).

#### *Archaeological Sites*

There is one recorded archaeological site situated just outside the proposal area on Boulcott Street (Fry's Farm – R27/516), and one within the proposed development area (Boulcott's Farm and Stockade – R27/515) (Figure 1).

Fry's Farm is recorded just outside the Stage 1 proposal area and marks the site of the Fry family residence which was built in the 1860s. While Fry's Homestead was not situated within the proposed development area there is potential for remains of associated nineteenth century buildings and farm activities to be present. Grouden (2017) finds that any intact archaeological material associated with this site will have moderate local significance. I agree with this finding.

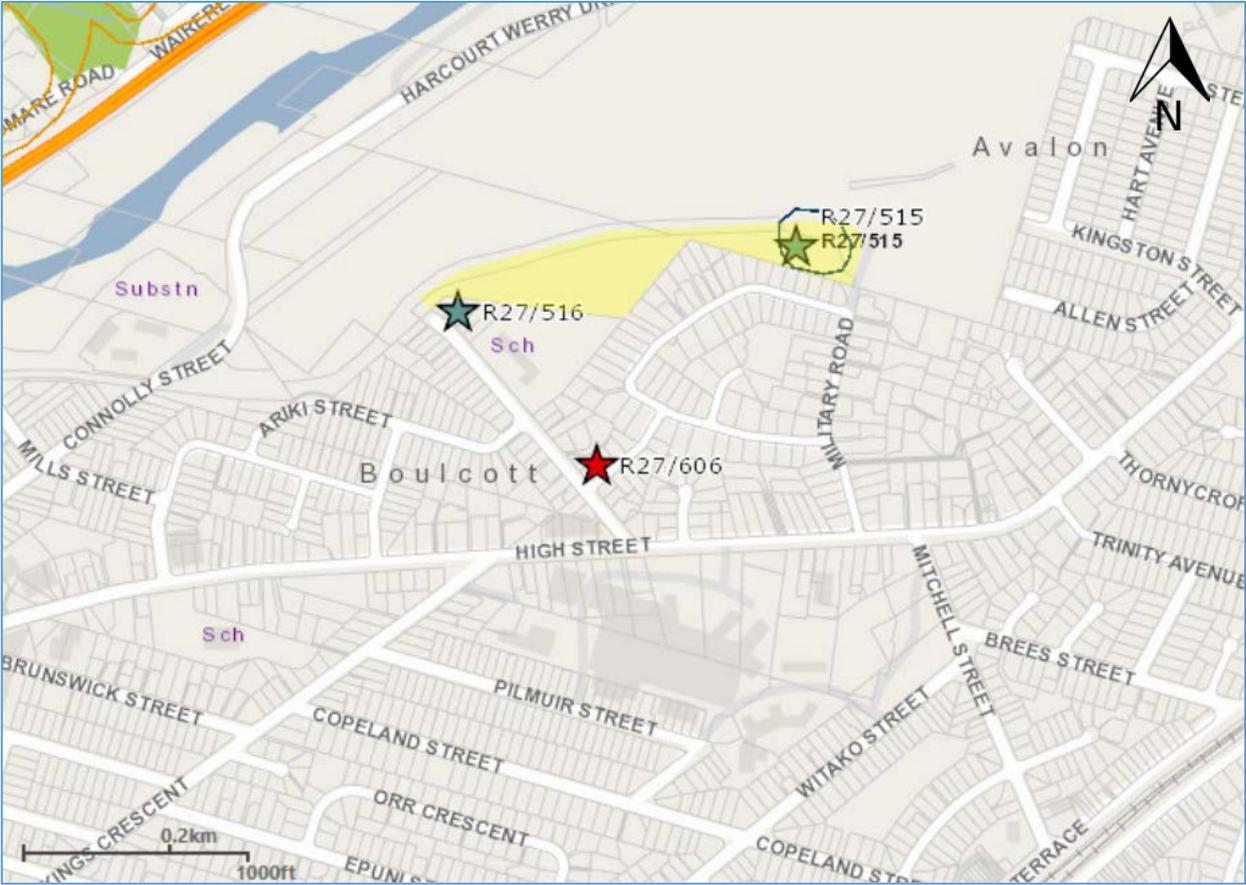


Figure 1: The recorded archaeological sites (green stars) potentially affected by the proposal (area highlighted in yellow).

Boulcott's Farm site is situated within the proposed Stage 2 area and marks the location of Almon Boulcott's residence and associated farm buildings which were constructed in the early to mid-1840s. A stockade fence surrounded the cottage, house and barn. In 1846 the farm was the site of a fatal battle between a contingent of local Māori led by Topine Te Mamaku and government troops of the 58<sup>th</sup> regiment. Several soldiers were killed and were buried on the farm property. There were also Māori casualties, but there is no written documentation of the numbers or where they were interred. Love (2017) suggests that it is possible that there may also be Māori burials on the site.

There is potential for subsurface archaeological material relating to the general occupation of the Boulcott's Farm to be present within the proposal area. This might include structural remains from buildings and farming activities, European midden from residential and farm discard, and artefact material from the battle such as musket balls. There is also a possibility that the military graves containing human remains may be within the proposal area. Grouden (2017) finds that any intact archaeological material associated with the Boulcott's Farm site will have moderate national and high local significance. I agree with this finding.

*Assessment of Effects*

During her site visit Grouden (2017) did not observe any surface archaeological features in relation to the recorded sites, nor during the limited test pitting undertaken to date under Exploratory Authority 2015/379. However,

historic research undertaken for the preparation of the Assessment (Grouden 2017) finds that there is potential for archaeological material to be present below the ground surface in the proposal area. I agree with this finding.

Grouden's (2017) Assessment finds the likelihood of encountering archaeological material associated with Fry's Farm to be low-moderate and that the most practical form of mitigation for the Stage 1 area of the proposal would be to carry out archaeological monitoring during the ground preparation earthworks within a 50m radius of the Fry's Farm cottage (at 3 Boulcott Street). Grouden (2017) recommends that an application to Heritage New Zealand Pouhere Taonga for a General Archaeological Authority (under section 44a of the HNZPTA). I agree with this recommendation. A General Archaeological Authority to cover Stage 1 of the development would be a legal requirement under the HNZPTA.

Grouden's (2017) Assessment finds the likelihood of encountering archaeological material associated with Boulcott's Farm to be low-moderate but notes this may change following the results of further test excavations to be carried out under Exploratory Authority 2015/379. Grouden (2017) states that the full results of the exploratory investigation in the Boulcott Farm / Stage 2 area will determine the subsequent approach for this area of the proposal. Following completion of the Exploratory Authority and submission of a final report to Heritage New Zealand Pouhere Taonga, an application will be submitted for the general development work. This will be for either:

- A General Archaeological Authority (under Section 44a of the HNZPTA) if there is little or no evidence of archaeological remains) or
- A Scientific Archaeological Investigation Authority (under Section 44c of the HNZPTA) if there is significant evidence relating to the nineteenth century Boulcott occupation, including the military graves.

I consider this approach to be appropriate.

If archaeological features or material is found during the proposal works, it will be a requirement under the HNZPTA that the archaeological sites are investigated and recorded. I consider that this would be an adequate mitigation for the actual and potential adverse effects of the proposal.

### Matters Raised in Submissions

Submission #160 (Warwick Johnston) notes a discrepancy in wording about the significance of the archaeology in the proposal area between Grouden 2014 and Grouden 2017. Grouden (2017) states in Section 4.5 that intact archaeological material associated with Boulcott's Farm will have high local significance in relation to local colonial history, and moderate national significance in relation to colonial military history. I consider the recommendations made by Grouden to be in line with the level of archaeological significance both nationally and locally. The submitter also raises the possibility of human remains associated with the military graves. Grouden (2017) has outlined that part of the purpose of the Exploratory Authority testing is to identify whether the military graves are present on this site. I consider this issue to have been thoroughly covered in the report prepared by Grouden (2017).

Submission #160 (Warwick Johnston) also seeks full ground penetrating radar analysis to be conducted over the area surrounding archaeological site R27/515 and under the former Club House. Ground penetrating radar may be able to pick up the grave sites, but it is likely to pick up other ground disturbance associated with the club house buildings and the golf course development. I consider the test excavations proposed under the Exploratory Authority to be sufficient to assess the presence of the military graves in this area. If the graves should be discovered then a Scientific Archaeological Investigation Authority would need to be applied for and appropriate actions would be required to be undertaken as part of the Archaeological Authority, possibly including the excavation and reburial of the human remains if this was considered appropriate. However, this would be fully considered under any Archaeological Authority application under the HNZPTA which is separate to any resource consent considerations. The requirements of a Scientific Archaeological Investigation Authority will be sufficient to address any actual and potential effects of discovery of military graves, and no additional consent conditions are necessary.

Submission #160 (Warwick Johnston) requests archaeological monitoring during earthworks, and Submission #62 (Lance McClure) also identifies the likelihood of archaeological material being present in the proposal area. Archaeological monitoring will be a condition of any General Authority issued by Heritage New Zealand Pouhere Taonga, and therefore the relief sought by the submitters would be addressed by the Archaeological Authority process.

Submissions #31 (Sydney Cummings) and #160 (Warwick Johnston) both suggest that a memorial plaque is installed at the site to commemorate the history of the Battle of Boulcott. A memorial plaque of this nature already exists on High Street, Lower Hutt. I agree that the installation of an additional plaque or memorial in the location of the military graves has merit, if military graves are found. However, if no archaeological evidence of the military graves is found through the works, an additional plaque would not add significant archaeological or heritage value. This is a matter that the applicant may want to consider separately to this resource consent application.

## Conclusions

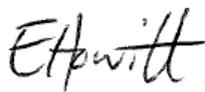
There is one recorded archaeological site within the project area, and one within very close proximity to the project area. No archaeological material was observed in the proposal area during the site walkover, or the test excavations, however, there remains the potential for intact subsurface archaeological features or material to be present.

There is a moderate probability that archaeological features associated with Fry's Farm will be disturbed during the earthworks for proposed Stage 1. I recommend that an application for a General Archaeological Authority is made to Heritage New Zealand Pouhere Taonga, and that archaeological monitoring of all earthworks that could affect archaeological deposits within a 50m radius of the recorded site is undertaken. This is a legal requirement under the HNZPTA 2014.

There is a moderate probability that archaeological features associated the Boulcott Farm and battle, including the military graves, will be disturbed by the earthworks for proposed Stage 2 of the proposal. I consider the completion of the exploratory excavations and the application of either a General Archaeological Authority (if little, or no material is found) or a Scientific Archaeological Investigation Authority (if significant archaeological features are found) to be an appropriate condition of any consent granted for the proposal.

Should any archaeological evidence be found during the exploratory testing or archaeological monitoring of the earthworks it is likely that those effects are able to be adequately mitigated through archaeological investigation and recording.

Regards



Emily Howitt  
Archaeologist