

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE
KAIKOURA DISTRICT COUNCIL**

IN THE MATTER OF

The Resource Management Act 1991 (**RMA** or
the Act)

AND

IN THE MATTER OF

Proposed Plan Change 4 (**PC4**) to the Kaikoura
District Plan (**KDP** or **the Plan**) brought by
Kaikoura Business Park Limited (**KBP**)

AND

IN THE MATTER OF

The Hearing of Submissions and Further
Submissions on PC4

**EVIDENCE OF HAMISH WILLIAMS FOR THE APPLICANT
KAIKOURA BUSINESS PARK LIMITED**

Dated: 1 March 2024

Presented for filing by:
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INTRODUCTION

- 1 My full name is Hamish Mark Williams.
- 2 I am currently employed as a Senior Archaeologist at Underground Overground Archaeology Ltd (UOA), a private archaeological and heritage consultancy based in Christchurch. I first began my employment with UOA in September 2013.
- 3 I have a Bachelor of Arts with Honours (Anthropology) degree from the University of Otago, which I was awarded in 2008. Since leaving university, I have worked on a diverse variety of different archaeological and heritage projects for both public and private sector clients, mostly within Canterbury. I have approximately 12 years professional experience in the undertaking archaeological site work and advising on archaeological matters, including the preparation of archaeological and heritage assessments, excavation reports, and archaeological management plans. I am a full member of the New Zealand Archaeological Association (NZAA).
- 4 I began undertaking archaeological work in the Kaikōura District in early 2017 with the North Canterbury Transport Infrastructure Recovery (NCTIR) field archaeology team. With NCTIR I worked on a variety of archaeological excavations. I continued with my Kaikōura-based archaeological work independently as a sole trader in early 2020 (trading as Home Guard Heritage Archaeology). In early 2021 I was engaged by Richard Watherston on behalf of Kaikoura Business Park 2021 Ltd to undertake an archaeological assessment of 69 Inland Kaikōura Road; the subject of the PC4 application.
- 5 I have read the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. The matters addressed in my evidence are within my area of expertise, however where I make statements on issues that are not in my area of expertise, I will state whose evidence I have relied upon. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in my evidence.

SCOPE OF EVIDENCE

- 6 This statement of evidence will:
- (a) Provide a summary overview of the purpose, methodology, limitations, and key conclusions of Home Guard Heritage Archaeology's 2021 archaeological assessment report of the subject 69 Inland Kaikōura Road PC4 location that was commissioned by Richard Watherston on behalf of Kaikoura Business Park 2021 Ltd.
 - (b) Respond to the submissions received (if any) that relate to relevant archaeological issues associated with the proposed PC4 rezoning.

CONTEXT, METHODOLOGY, AND LIMITATIONS OF THE ARCHAEOLOGICAL ASSESSMENT

- 7 In early 2021 I was engaged by Richard Watherston on behalf of Kaikōura Business Park 2021 Ltd to produce an archaeological assessment of two adjoining rural land parcels located at 69 Inland Kaikōura Road, Peketā, Kaikōura District, that Kaikōura Business Park 2021 Ltd was looking to redevelop. The legal descriptions of these two land parcels are Lot 1 DP 527436 (50.73 ha size) and Lot 2 DP 501321 (11.02 ha size). The larger Lot 1 DP 527436 was to be redeveloped into a rural-lifestyle block subdivision (marketed under the name Kowhai Downs) and the smaller Lot 1 DP 501321 to be redeveloped into a business park, pending a Kaikōura District Plan land use rezoning from rural to light industrial.
- 8 Kaikōura Business Park 2021 Ltd commissioned the archaeological assessment in order to better understand the history and archaeological potential of both land parcels that they were intending to redevelop, to determine if redevelopment earthworks across either the two land parcels were likely to affect any recorded or unrecorded pre-1900 archaeological sites (protected under the provision of the *Heritage New Zealand Pouhere Taonga Act* (2014)), and whether or not Kaikoura Business Park 2021 Ltd would need to first obtain a general authority from Heritage New Zealand Pouhere Taonga before undertaking any of the required site redevelopment earthworks.

- 9 As part of the archaeological assessment process, desktop-based documentary research was carried out in order to inform the human history of both the wider Kaikōura and site specific Peketa location, and to provide information about the nature and significance of any archaeological or heritage sites potentially located within the boundaries of KBP's redevelopment area. Records of previous archaeological research and investigations within and around the project area were also consulted, in addition to ArchSite, the national online database of recorded archaeological sites. Two site visits and a programme of investigative test pitting was also carried out in order to better understand the stratigraphic profile and archaeological potential of the redevelopment area.
- 10 I affirm the contents of the following attached report:
- a Archaeological Assessment of Proposed Kaikōura Business Park and Kowhai Downs Subdivision at 69 Inland Kaikōura Road, Peketa, Kaikōura District dated July 2021. Unpublished report prepared for Richard Watherston and Kaikoura Business Park 2021 Ltd. (**Appendix A**)

THE PHYSICAL ENVIRONMENT

- 11 The assessment area is relatively flat farm land mostly still under pasture that has seen most recent use for beef and dairy farming. To the north of the assessment area is the Main North Railway line (constructed in the 1940s), and to the south is State Highway 1 (formed in the late 1890s as the Kaikōura – Cheviot Road). To the east is the Kaikōura Inland Road and the Kowhai River, and to the west the smaller spring-fed watercourse known as Stoney Creek.
- 12 The assessment area makes up a small part of a much larger alluvial fan that extends some distance inland. Various secondary sources relate how the adjacent stretch of the Kowhai River bed just east of the Kaikōura Inland Road was formed by a major flood in February 1868. This was the first documented flood event after Europeans settled in the area, described as being 'the greatest flood ever recorded on the Marlborough Coast'. Where present, the silty soils of the subject area are fertile and make for growing good pasture, something identified very early on by the first European settlers of the Peketā area. Soils on some parts of the subject area may be more sparse and thin and found in association with near surface gravels, rocks, stones, and boulders all of alluvial

deposition. This would have made the subject area less than ideal for the cultivation of kumara by Māori in the pre-European period. However adjacent watercourses would have been important mahinga kai (food gathering places) for Māori where resources such as birds and tuna (eels) could have been easily obtained.

CONTEXTUAL HISTORICAL BACKGROUND

- 13 There are strong oral histories associated with the Māori occupation of the wider Peketā area in pre-European times, those histories focusing largely around the Ngāti Māmoe occupation and subsequent Ngai Tahu siege of Peketā Pa, located on the ridge top high above and immediately south of the Kahutara River. The flat coastal land of the wider Peketā landscape is certain to have formed part of the wider sphere of the pa occupation, and there are traditions relating to inland Peketā areas having been the location of kumara gardens.
- 14 The Peketā area was evidently first taken up for European occupation sometime between 1842 and 1849, forming part of Fyffe's large pastoral lease known as the Kahutara run. By 1863 the Peketā area was surveyed out into larger farming blocks, which from February 1864 were put up for sale by public auction. Most would be purchased by the Bullen brothers and became part of their extensive 'Elms Estate. The redevelopment and PC4 area formed part of the Elms Estate and throughout the 19th century remained undeveloped and was used for pastoral activities, specifically sheep farming.

SUMMARY RESULTS AND CONCLUSIONS OF THE 2021 ARCHAEOLOGICAL ASSESSMENT REPORT

- 15 There are various recorded archaeological sites located in the surrounding area that are associated with pre-1900 Māori occupation of the Peketā area, but none are located in close proximity to, or otherwise located within the boundaries of the redevelopment or PC4 area. Most of the pre-1900 Māori occupation sites in Peketā are located along the coastal strip seaward of SH1. It is understood that the February 1868 flood substantially modified the landscape across the Peketā area, and this significant flooding event is likely to

have had a negative impact of the survivability of any pre-1900 Māori archaeological deposits possibly once present.

- 16 There are no recorded archaeological sites related to the pre-1900 European pastoral occupation of the PC4 area. It is considered highly unlikely that any subsurface archaeological deposits relating to pre-1900 European farming/pastoral activities would be found within the PC4 redevelopment area. No historical evidence was found to suggest that the PC4 area ever saw forms of development in the 19th century other than being fenced.
- 17 Two site visits and a programme of investigative test pitting were carried out in June 2021 in order to better understand the archaeological potential and subsurface conditions of the location. No surface archaeological material was observed anywhere across the redevelopment area, and nothing potentially archaeological was observed in any of the 16 test pits. Only natural, undisturbed alluvial layers of gravel, rocks, stones and silt was exposed in the test pitting – similar natural alluvial layers to those observed during open trenching along the western side of the Inland Kaikoura Road in June 2021 for Chorus ultrafast broadband provisioning.

RESPONSE TO MATTERS RAISED BY SUBMITTERS

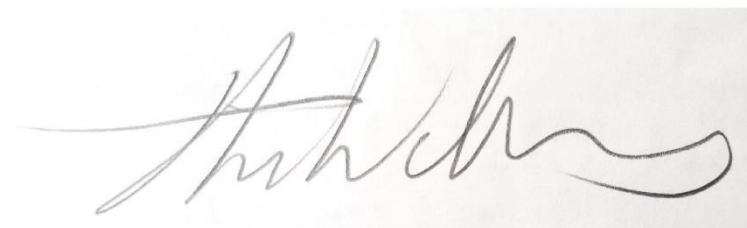
- 18 I am not aware of any objections to the PC4 that have been submitted on the grounds of archaeology or heritage being negatively impacted by the proposed development or the PC4.

KEY ISSUES AND SUMMARY OF CONCLUSIONS

- 19 Varied primary, secondary, and oral history sources that were consulted as part of the 2021 archaeological assessment of Lots 1 DP 527436 and Lot 2 DP 501321 for Kaikoura Business Park 2021 Ltd confirmed that the larger Peketā landscape was occupied by Māori prior to 1900. From the 1840s the subject land parcels saw European occupation and pastoral activity in the form of sheep farming, becoming part of the Bullen Brothers' expansive Elms Estate.
- 20 There are no recorded pre-1900 archaeological sites related to either Māori or European occupation located on either of the two subject land parcels that were archaeologically assessed.

- 21 The likelihood of encountering any unrecorded archaeological sites related to either pre-1900 Māori or European occupation on either of the two assessed land parcels is considered low. There is a low likelihood of any adverse effects to any pre-1900 archaeological sites or features.
- 22 It was determined that it is not necessary for a general archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 to first be obtained prior to undertaking any site redevelopment related earthworks at 69 Inland Kaikoura Road, nor for any of those earthworks to be subject to archaeological monitoring.
- 23 All redevelopment related earthworks located at 69 Inland Kaikōura Road are to be carried out in accordance with accidental discovery protocols (ADP). All contractors involved in forms of ground disturbance are to be made aware of the ADP that must be followed in the event that archaeological or suspect archaeological material is uncovered during the course of works. A copy of the ADP is included at the end of the archaeological assessment report in Appendix A.

Hamish Mark Williams

A handwritten signature in black ink, appearing to read 'Hamish Williams', written in a cursive style. The signature is positioned above a horizontal line.

HAMISH WILLIAMS

Dated: 1 March 2024