

ARCHAEOLOGICAL ASSESSMENT

PROPOSED PRIVATE
PLAN CHANGE
MASTERTON

PREPARED FOR WELHOM DEVELOPMENTS LTD



PO BOX 31 | PAEKAKARIKI 5258 | 021 148 3290

TABLE OF CONTENTS

Introduction	3
Methodology	3
Constraints and limitations	4
Statutory context.....	4
Physical environment.....	6
Location and geography	6
Geology and Soils.....	9
Vegetation.....	9
Historic Background.....	10
Māori occupation.....	10
European arrival	11
Crown purchase.....	12
Masterton township	12
Small town settlement rural section 69	13
Section 65 Ōpaki block.....	14
Section 56 Ōpaki block.....	14
Mahunga Farm.....	15
Previous archaeological work	16
Previously recorded sites and listed places	17
Proposed works	20
Assessment	21
Recorded and potential archaeological sites.....	21
Archaeological significance.....	21
Effects on archaeological values	21
Conclusion.....	22
References.....	22

Revision History:

Draft	03 February 2022	Dodd (Subsurface)
Review	09 March 2022	
	24 March 2022	
	28 April 2022	
This version	29 April 2022	

© Subsurface Limited 2022

The information contained in this document produced by Subsurface Limited is solely for the use of the client (Welhom Developments Ltd) for the purpose for which it has been prepared and Subsurface Limited undertakes no duty nor accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission from the client or Subsurface Limited.

INTRODUCTION

Welhom Developments Ltd have commissioned an archaeological assessment to support their private plan change for the subject land at Masterton.

The wider Masterton area has a long history of human occupation and land near the subject property was the site of a Ngāti Kahungunu pā known as Kaikōkirikiri. It was part of the Kōhangawariwari Papawhakarau and Kaiaho Block purchase of 1854 that preceded the establishment of the small farm settlement of Masterton.

Subsurface Ltd was contracted to prepare an archaeological assessment of the proposed site to accompany the application for a private plan change. The format of this report follows that of an archaeological assessment prepared for an application to Heritage New Zealand for a general authority to modify archaeological sites and may be used for that process if required.

METHODOLOGY

The information for the historical narrative in this report was compiled from primary and secondary sources including from work previously undertaken by the author in the wider Masterton District (Dodd 2015, 2020).

Additional research has been carried out with reference to the files held in the Heritage New Zealand digital library,¹ Pataka Pataka Library and Museum, NZAA Archsite,² the New Zealand Heritage List / Rārangī Kōrero³ and the Porirua City District Council online GIS were reviewed to identify local heritage listings, and historic research was carried out using Retrolens,⁴ Digital NZ,⁵ Land-on-line⁶ and archival plans available through Quickmap.

¹ <https://www.heritage.org.nz/protecting-heritage/archaeology/digital-library>

² <https://nzarchaeology.org/archsite>

³ <https://www.heritage.org.nz/the-list>

⁴ <https://retrolens.co.nz/>

⁵ <https://digitalnz.org/>

⁶ <https://www.linz.govt.nz/land/landonline>

CONSTRAINTS AND LIMITATIONS

This report has been prepared as a desk-based assessment. Photographs of the subject property have been supplied to the author, and on the basis of these it has been determined that inspection of the property is unlikely to add further value. The land in question is more or less level, and has been subject to ploughing which is likely to have removed any visible surface indicators or features.

While this assessment covers aspects of the Māori history in the wider area, and assesses archaeological values associated with Māori sites, cultural values have not been assessed.

STATUTORY CONTEXT

There are two main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the *Heritage New Zealand Pouhere Taonga Act 2014* (HNZPTA) and the *Resource Management Act 1991* (RMA).

Heritage New Zealand administers the HNZPTA. It contains a consent (authority) process for any work affecting archaeological sites, where an archaeological site is defined as:

(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 that 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)

Any person who intends carrying out work that may damage, modify or destroy an archaeological site, or to investigate a site using invasive archaeological techniques, must first obtain an authority from Heritage New Zealand. The process applies to sites on land of all tenure including public, private and designated land. The HNZPTA contains penalties for unauthorised site damage or destruction. The archaeological authority process applies to all sites that fit the HNZPTA definition, regardless of whether:

- The site is recorded in the New Zealand Archaeological Association Site Recording Scheme or registered by Heritage New Zealand,
- The site only becomes known about as a result of ground disturbance, and/or
- The activity is permitted under a district or regional plan, or a resource or building consent has been granted.

Heritage New Zealand also maintains a list of Historic Places, Historic Areas, Wāhi Tūpuna, Wāhi Tapu and Wāhi Tapu Areas. The New Zealand Heritage List / Rārangi Kōrero can include archaeological sites, and its purpose is to inform members of the public about such places and to be a source of information for the purposes of the *Resource Management Act*.

The RMA requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the wellbeing of today's communities while safeguarding the options of future generations. The protection of historic heritage

from inappropriate subdivision, use, and development is identified as a matter of national importance (section 6f). Historic heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities. Historic heritage includes:

- historic sites, structures, places, and areas
- archaeological sites;
- sites of significance to Māori, including wāhi tapu and wāhi tūpuna; and
- surroundings associated with the natural and physical resources (RMA section 2).

These categories are not mutually exclusive, and some archaeological sites may include above-ground structures or may also be places that are of significance to Māori. Where resource consent is required for any activity, the assessment of effects is required to address cultural and historic heritage matters.

Statutory acknowledgements are outlined in various Claims Settlement Acts and may apply when consents or archaeological authorities are being sought for activities in certain areas. The purpose of a statutory acknowledgement is to formally acknowledge statements of association between iwi and specific areas of land or coastal waters. They also to require the notification of resource consent applications affecting those places to the relevant iwi authority.

The Operative Wairarapa Combined District Plan and the Greater Wellington Regional Council Natural Resources Plan (NRP 2019) covers the project area. Both documents have a number of objectives, policies and methods relating to cultural and heritage values intended to result in the protection of significant historic heritage values, the identification of sites of heritage value, and the recognition of heritage character.

Statutory acknowledgements in the Masterton District apply under the *Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Claims Settlement Act* 2017, and the Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Deed of Settlement 2020. The subject property is not affected.

PHYSICAL ENVIRONMENT

LOCATION AND GEOGRAPHY

The subject property is located on the outskirts of Masterton between Opaki Road and the railway line in the northwest quarter of Lansdowne at the southern end of the Opaki plain (Figures 1 and 2). It is 680 metres east of the Waipoua River and lies adjacent to the Mahunga golf course. It is on the north side of the Cashmere Oaks development, which is under construction at the time of drafting. The legal description for the 14.6175 ha property is Lot 1 DP 69308; Pt Lot 9 DP 65445; Lot 3 DP430013; Lot 3 DP516269, Wellington Land District.

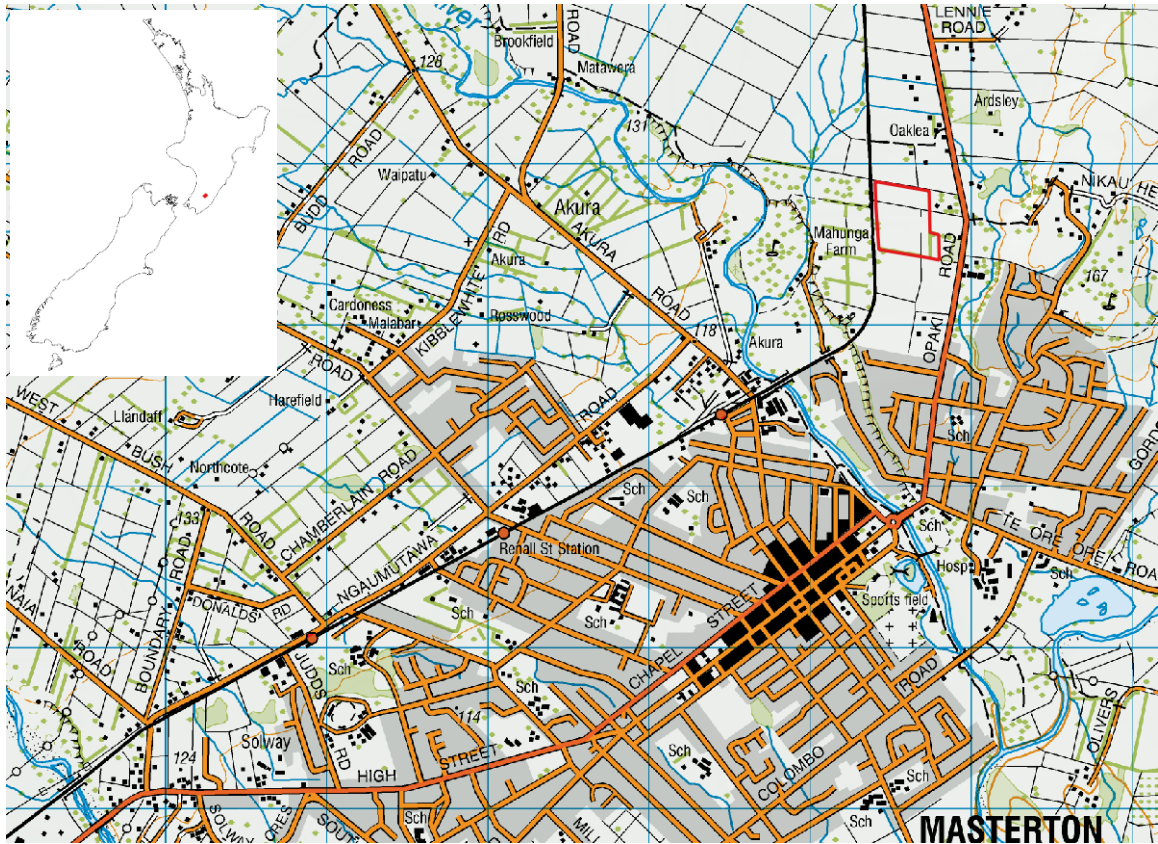


Figure 1: Location of project area. See Figure 3 for detail.



Figure 2: 2016 03m aerial photography with subject property boundary in red



Figure 3: Subject property – looking southeast, January 2022 (supplied)



Figure 4: Subject property – looing east, January 2022 (supplied)



Figure 5: Subject property – looking north, January 2022 (supplied)

GEOLOGY AND SOILS

The recorded soils in the immediate vicinity of the project area are recorded in the New Zealand soil classification as Pirinoa silt loam. Further west towards the golf course and the river is Tauherenikau stony silt loam (Begg and Johnston 2000:35; Molloy 1988:117-119).

The soil orders are divided between 'brown' and 'pallid' soils. Brown earth soils are generally formed by weathering of parent material (eg. greywacke), whereas pallid soils are comprise loess derived silts and often form a pan which can make them drier in summer and wetter in winter (Hewitt et. al. 2021:57-70;145-161). Maps showing the extents of New Zealand soil classification and New Zealand soil orders are shown below (Figure 6 and 7).

The underlying geological unit is Wellington belt greywacke.



Figure 6: NZ Soil classification around subject area

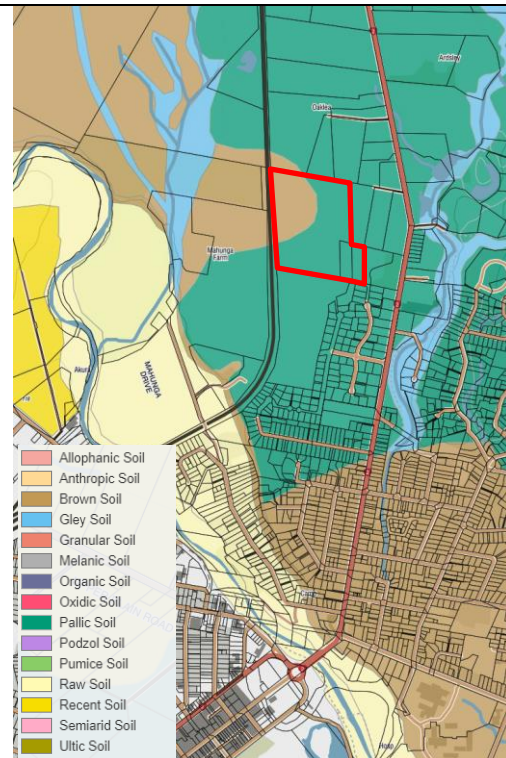


Figure 7: SMap 7 showing soil orders around subject area

VEGETATION

The subject property is in pasture and has been farmed since the mid-nineteenth century. Prior to this the Ōpaki area was open grassland (McFadgen 2003:40).

⁷ <https://smap.landcareresearch.co.nz/>

HISTORIC BACKGROUND

MĀORI OCCUPATION

The initial settlement of New Zealand from East Polynesia is believed to have occurred by AD1250-1300 (Higham and Jones 2004:232). This is supported by environmental studies which show widespread forest clearance and establishment of fern species around AD1200-1400 (McGlone and Wilmshurst 1999:12), research into commensal species such as the Pacific rat (Wilmshurst et. al. 2008:7679) and by length-frequency studies of whakapapa (Anderson et. al. 2015:56). People rapidly explored and settled the new country shortly after their arrival.

Early radiocarbon dates in the coastal Wairarapa suggest an occupation from the mid-thirteenth century (Anderson 1991; McFadgen 2003:77; Leach et. al. in press), and early sixteenth century for settlement of the inland Wairarapa valley (Leach 1981:21; McFadgen 2003:47). Charcoal has been found below Loiseles pumice on the Wairarapa coast which probably represents thirteenth century bush clearance (McFadgen 2007:180). The inland settlement of the Wairarapa valley is believed to have occurred later, with archaeological sites dating to the early sixteenth century (Leach 1981:21; McFadgen 2003:47).

Rangitāne's ancestors were the first people to migrate from Hawkes Bay and settle the Wairarapa in around the fourteenth century and in turn they were followed by other Hawkes Bay iwi groups including the ancestors of Ngāti Ira, Ngāi Tahu, Ngāti Kahungunu and Muaūpoko (WAI863:3).

From the fifteenth century archaeological evidence suggests Palliser Bay was abandoned, and people moved inland to settle the Wairarapa valley. The possible reasons put forward for this have been varied but have been largely interpreted as a response to environmental change, either the result of devastation of coastal margins by earthquake and tsunami (Goff and McFadgen 2001:157), loss of topsoil due to wind stripping (Jones 1994:65), climate change (Leach 1981:18-19) or a combination of the three.

Ngāti Kahungunu settled the Masterton area in the mid-eighteenth century when Manawatū was given land by Rangitāne chief Tīkawenga in return for his assistance in obtaining utu against the Ngāti Moe chief Tamahau (Bagnall 1976:7-8; McEwen 1986:95).

The principal pā in the area was Kaikōkirikiri, which was the stronghold of the Ngāti Kahungunu chief Retimana Te Kōrou. It is said to have comprised a large inner palisade pā with kainga positioned nearby. Cultivations for the pā were established near what is now the corner of Ngaumutawa and Ākura Roads. Te Kōrou built the second pā to occupy Kaikōkirikiri, the first having been built around 1780.

During the musket wars of the early nineteenth century the Wairarapa Valley was twice afflicted by large scale raids where the invading heke armed with muskets. The first was the Ngāpuhi heke of Patuone and Tuwhare in 1819. A significant conflict with Ngāti Kahungunu occurred at Ruamahanga (Crosby 2012:67). Two years later the Ngāti Whatua led Amiowhenua passed through the Wairarapa in the opposite direction, attacking a pā at Hakakino on the Wainuioru River before continuing onto Whanganui a Tara (Bagnall 1976:10, Crosby 2012:92).

In 1833, Te Ātiawa under the leadership of the Ngāmotu chief Te Wharepouri established a presence in the Wairarapa, taking Pēhikatea pā (near Greytown) in 1833 (Ballara 2003:447-448). For a brief period, the area around Masterton was occupied by Ngāti Raukawa (WAI863:13). Te Kōrou was captured during the affray but managed to escape while being escorted back to Wellington, near Orongorongo. Ngāti Hamua, Ngāti Moe and Ngāti Aomataura constructed and occupied a pā at

Punanga, near what is now the Holdsworth Road end (Royal 2011:45), and many Ngāti Kahungunu including Te Kōrou after his escape temporarily withdraw to Nukutaurua in Hawkes Bay. They returned in 1835 when a force led by Nukupewapewa retook Tauwharerata pā (near Featherston) forcing the retreat of Te Ātiawa. Peace was concluded with an exchange of hostages including Te Umairangi, the wife of Te Wharepouri (Ballara 2011).⁸ Te Kōrou re-established his occupancy at Kaikōkiri after his return.

The people resident in the Wairarapa valley around Masterton at the time of the first Crown Purchases were principally Rangitāne, and Ngāti Kahungunu (WAI 863:4-6). The nearby Ngāti Kahungunu settlements at Ngāumutawa and Kaikōkiri were under the leadership of Retimana Te Kōrou (Bagnall 1953:8) and at this time cultivations at Te Rua-o-Te Taniwha were occupied by Rangitāne (Bagnall 1954:3-4; Royal 2011:14).

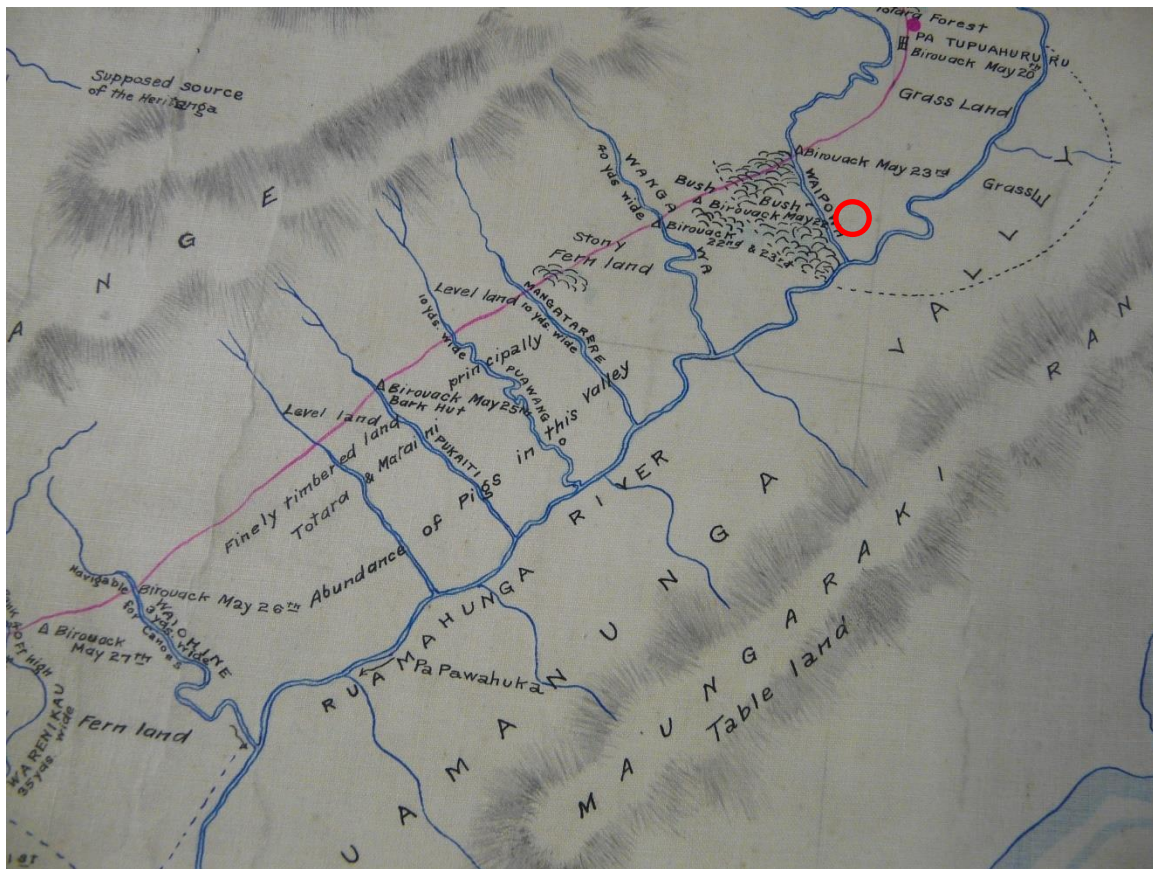


Figure 8: Detail of RP538 (SO 10417) dated 1842 showing the route that Kettle took through the Masterton area

EUROPEAN ARRIVAL

The first European travelers to pass through the Masterton area were the New Zealand Company surveyors Charles Kettle and Alfred Wills on 23 May 1842 (Bagnall 1957:1). They were travelling from the Manawatū hoping to reach the Hutt Valley from the eastern side (Figure 12). They crossed the Waipoua and passed through the Matahiwi area, describing the plains around Masterton area as:

⁸ Angela Ballara. 'Nuku-pewapewa', Dictionary of New Zealand Biography, first published in 2010, updated September 2011. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/1n16/nuku-pewapewa> (accessed 31 March 2018)

“large tracts of grazing land interspersed with groves of trees, stretched to the distance of 12 miles or the whole width of the valley...” (as cited by Bagnall 1954:3).

The following year in May 1843 another expedition of colonists, including Charles Clifford and William Vavasour, explored the area. They later negotiated with the Ngāti Kahungunu chief Te Manihera to settle in the Martinborough area (McIntyre 2012:35). A third New Zealand Company expedition up the Ruamahanga River was made in March 1845 to identify a suitable location for the Canterbury settlement. Surveyor Henry Stokes Tiffen recommended the site of Carterton, but the Company was unable to secure the purchase of the land and the resulting delays mean the settlement was instead established in the South Island (Bagnall 1957:1).

The missionary William Colenso stayed at Kaikōkirikiri in April 1845, at which time it accommodated about 100 people (Bagnall 1954:4).

CROWN PURCHASE

The newly formed colonial government prevented direct land sales between Māori and settlers, so the first Pākehā to move into the Wairarapa negotiated private leases with the Māori owners who were initially interested in attracting settlers to live alongside them.

From 1848, land between Masterton and Carterton at Manaia was leased as a cattle-run by William Barnard Rhodes and William Hodgson Donald. Rhodes was a Wellington based merchant, with Donald settling in the Wairarapa to manage the lease (Bagnall 1954:5; MacIntyre 2012:62).

In January 1853 Joseph Masters (1802-1873) wrote to the Commissioner of Crown Lands soliciting the purchase of Wairarapa lands for a farming settlement (Bagnall 1953:7). Governor Grey encouraged Masters to try and convince the Ngāti Kahungunu chiefs directly, who had previously been hesitant, to sell. Masters met with Retimana of Ngāumutawa in April 1853 (Bagnall 1953:8; Morrison 1991:3-4).

The area that would later become Masterton was part of the Kōhangawariwari Papawhakarau and Kaiaho Block purchase (Rigby 2002:140-141). The sale was negotiated between 25 Ngāti Kahungunu chiefs including Te Manihera, Wiremu Waka and Ihaia te Whakamairu, and Land Purchase Commissioner, Donald McLean taking place on 11 January 1854 (WAI 863:146). The Kōhangawariwari Block comprised approximately 150,000 acres between the Waingawa Rivers and Ruamahanga Rivers north of Masterton to the Tararua Ranges. It was the last of the large-scale land purchases in the Wairarapa valley at this time negotiated by McLean for the Crown.

MASTERTON TOWNSHIP

Masterton was established in 1854 as one of the small farm settlements (Bagnall 1954; Bagnall 1976:151-152). Joseph Masters was a key instigator and provided additional funds for the town survey to supplement the inadequate government contribution.⁹ Many of the early settlers emigrated from the Australian goldfields and in order to encourage settlement of the area the government offered loans for passage and promissory notes of land (Bagnall 1957:6). The initial sections were surveyed at ten-acres each, which settlers found difficult to subsist on. A ballot was held in March 1854, each settler got a one-acre town section and 40 acres of rural land. The Small Farms Association eventually wound up in the 1870s.

⁹ <https://teara.govt.nz/en/1966/masterton>

Between 1853 and 1856 the access to the Wairarapa Valley was via a dray road over the Remutaka ranges (Bagnall 1954:19; Grant 1995:6). This was subsequently upgraded to a formed road and serviced by the Cobb & Co coach service (Bull 1986:12-13; McIntyre 2012:78). The first coach service in April 1866 took ten hours to reach Masterton (Bagnall 1954:34). Masterton became part of the Masterton Highway District in 1871, and the bridges across the Waingawa and Waipoua were completed in 1872 and 1873 (Bagnall 1954:32). The town was constituted a local district in 1873, and a borough in July 1877.

The railway from Wellington was extended to Masterton by November 1880, and a twice daily service reduced the travel time to a little over four hours (Cameron 1976:282-283; Yonge 1993, NZR Mileage Table 1957). The line was extended to Woodville in 1897.

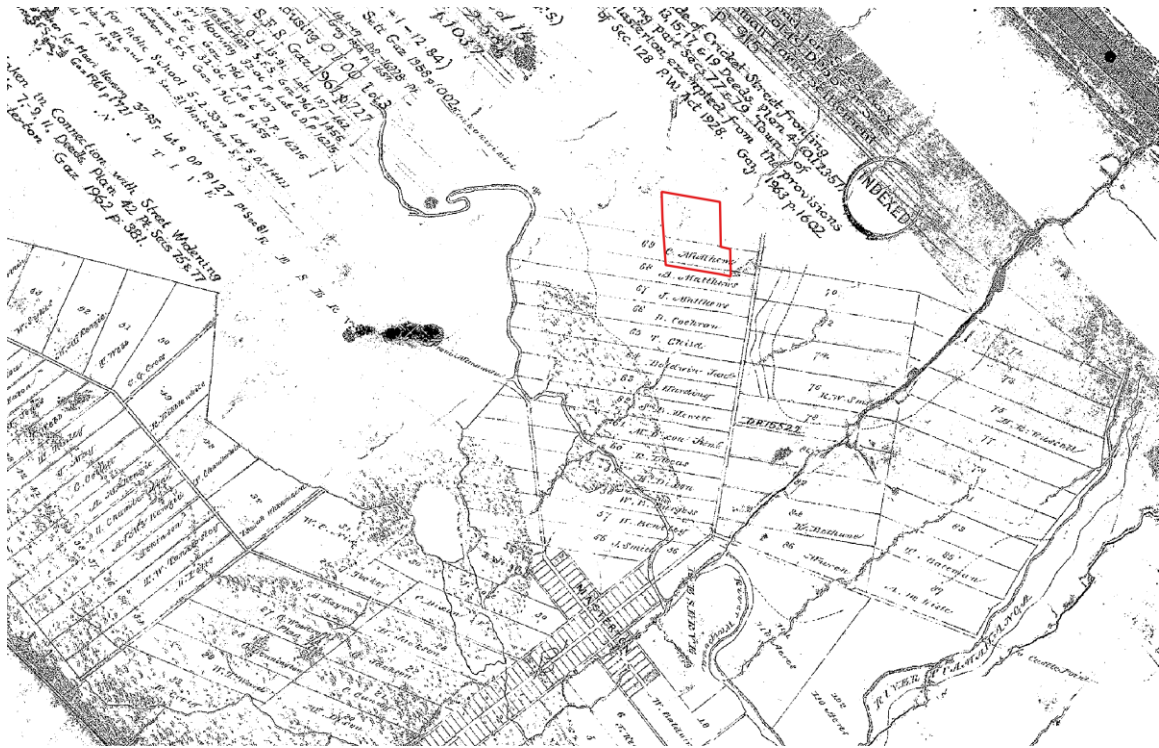


Figure 9: Detail of SO10551 (1856) showing allocations to Charles Matthews, Alfred Matthews, and Jacob Matthews

SMALL TOWNS SETTLEMENT RURAL SECTION 69

The Crown grant for the southern part of the subject property was allocated to Charles Matthews on 18 March 1859 (*Wellington Independent* 29.03.1859, p.4). Charles Matthews and his brother Alfred were sons of Jacob Matthews.

Jacob Matthews (1821-1908) was born in Wiltshire England and for a time resided in Rochester Street, New York before emigrating with his wife Ann and their young family to New Zealand. They arrived in Wellington on board the *Westminster* in 1856 and proceeded to the Wairarapa. Jacob purchased three neighbouring town sections in Masterton (57, 59 and 61) and in doing so obtained titles to three adjoining sections (40-acre rural allotments 67-69) at Ōpaki (*New Zealand Times* 03.10.1874, p.1; *Waipawa Mail* 07.03.1908, p.2; *Wairarapa Age* 22.07.1910, p.3; *Wairarapa Daily Times* 15.08.1921, p.4). Jacob put one section each in the names of his sons Matthew and Alfred who were aged 4 and 2 at the time. Jacob and Ann also had a daughter Mary, aged 1 (*Wairarapa Daily Times*

11.11.1936, p.3). She eventually married Charles Francis Wilton in 1876 and settled at Taratahi (Carterton).

Charles Matthews (1852-1921) took up farming at Pongaroa but returned to Masterton later in life. He had four children, three girls and one boy (*Wairarapa Daily Times* 15.08.1921, p.4). He died at his residence at Queen Street south, Masterton. Other than having his name on the title and residing there during his childhood he doesn't appear to have any further active interest in the Ōpaki farm.

SECTION 65 ŌPAKI BLOCK

Jacob Matthews (1821-1908) expanded his Ōpaki holdings in 1866 by obtaining the Crown grant for the section to the north which he appears to have obtained from E Toomath (SO10785; Figure 7). The farm was bisected by the extension of the Wellington-Woodville railway line from 1880 (SO11602). He farmed at Ōpaki until 1892, when he and Ann retired to his Queen Street section in Masterton.

Ann Matthews (1831-1910) apparently suffered badly from rheumatism but credited her cure to Dr Williams' 'Pink Pills for Pale People' in an enthusiastic advertorial published widely in the newspapers (*Wairarapa Daily Times* 1.10.1903, p.3). Her daughter-in-law to Alfred also gave glowing testimony.

SECTION 56 ŌPAKI BLOCK

An 1866 plan of the Ōpaki block shows the 2577-acre section 56 Ōpaki Block allocated to a Mr Bridges. By 1867 Bridges appears to have sold to Richard Read Welch (1842-1888) who farmed that block until his death in 1888, after which his wife Ann (1848-1915) took over the running of the farm (*Wairarapa Daily Times* 31.07.1915, p.5).



Figure 10: Detail of SO10785 (1866). The middle third of the subject property is allocated to Jacob Matthews (65) and 2577-acre block encompassing the northern third is allocated to Bridges

Before retiring Jacob Matthews appears to have acquired section 56 Ōpaki Block from the Welch's estate (*Wairarapa Daily Times* 08.05.1908, p.1); and registered this in the name of his daughter, Mary Wilton (A3004; Figure 8).

MAHUNGA FARM

Alfred Matthews (1854-1933) took over the running of the Ōpaki farm in 1892. In his younger days he was a member of the North Wairarapa, and Ōpaki Rifle Clubs winning the 1889 and 1891 Wairarapa Championships (*Wairarapa Daily Times* 20.03.1933, p.4). He sold the farm in 1911 to Donald Donald (*Wairarapa Daily Times* 09.03.1911, p.8; *Evening Post* 16.04.1912, p.8).

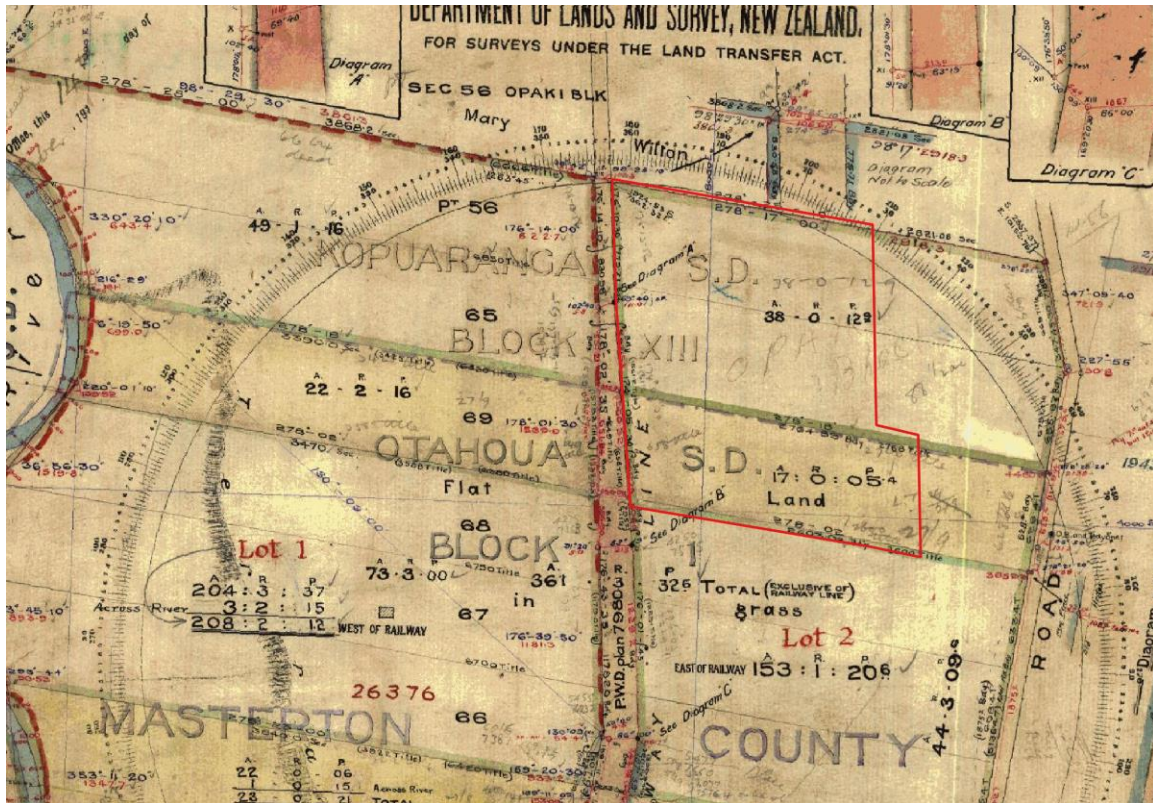


Figure 11: Detail of A3004 (1911) showing Mahunga Farm surveyed for Alfred Matthews.

Major Donald Donald (1854-1922) was the son of W H Donald who had the 1855 leasehold on the Manaia run with W H Rhodes (*Wairarapa Daily Times* 24.06.1922, p.5). In addition to his farming interests, he was involved in local politics and was something of an inventor of farm equipment patenting wool presses, wire strainer and a gate hinge and fastener. He founded the firms Donald and Sons Ltd, and Donald Patents Ltd.

Donald Donald sold the 210-acre Mahunga Farm to Hugh Douglas in 1917 (*Wairarapa Daily Times* 26.11.1917, p.4). In 1924 Alfred Matthews re purchased the land west of the railway line (CT WN251/257). When Alfred died in 1933 the farm passed to his two sons Ronald Ivan Matthews and Stanley Alfred Matthews. Stanley received the portion west of the railway which he sold to Charles Arthur Burling in 1936. Ronald received the portion east of the railway line (CT WN213/155).

PREVIOUS ARCHAEOLOGICAL WORK

There has been limited recent archaeological work done in and around Masterton.

The New Zealand Archaeological Association commenced its Site Recording Scheme in 1958. The first widespread recording project in the Wairarapa valley was undertaken by Masterton resident Keith Cairns in the early 1960s (Figure 12). He approached farmers requesting access to properties, and while the archaeological sites he recorded remain a separate data set from the New Zealand Archaeological Association Site Recording Scheme (now Archsite) they comprise hundreds of records (Cairns 1961).



Figure 12: McFadgen's 2003 map of the Wellington region showing archaeological sites in the NZAA site recording scheme (black dots) and sites recorded by Cairns (white dots). Source: McFadgen 2003:5).

Archaeological investigations and assessments of sites around Masterton include the listing of the Lansdowne dam in the Greater Wellington Regional Council Natural Resources Plan (Dodd, 2015) and works at Ngaumutawa Road (Barnett 2015, Jones and Woolher 2020), and the Wakamoekau reservoir scheme (Barnett 2015; Dodd, 2020).

PREVIOUSLY RECORDED SITES AND LISTED PLACES

Although historic records indicate the potential for more, there was previously only two recorded archaeological sites within a one-kilometre radius of the subject property (Figure 13). These records were filed for the Kaikōkirikiri pā (T26/7) and the Lansdowne Dam (T26/12). In the wider Masterton township area there are thirteen sites recorded.

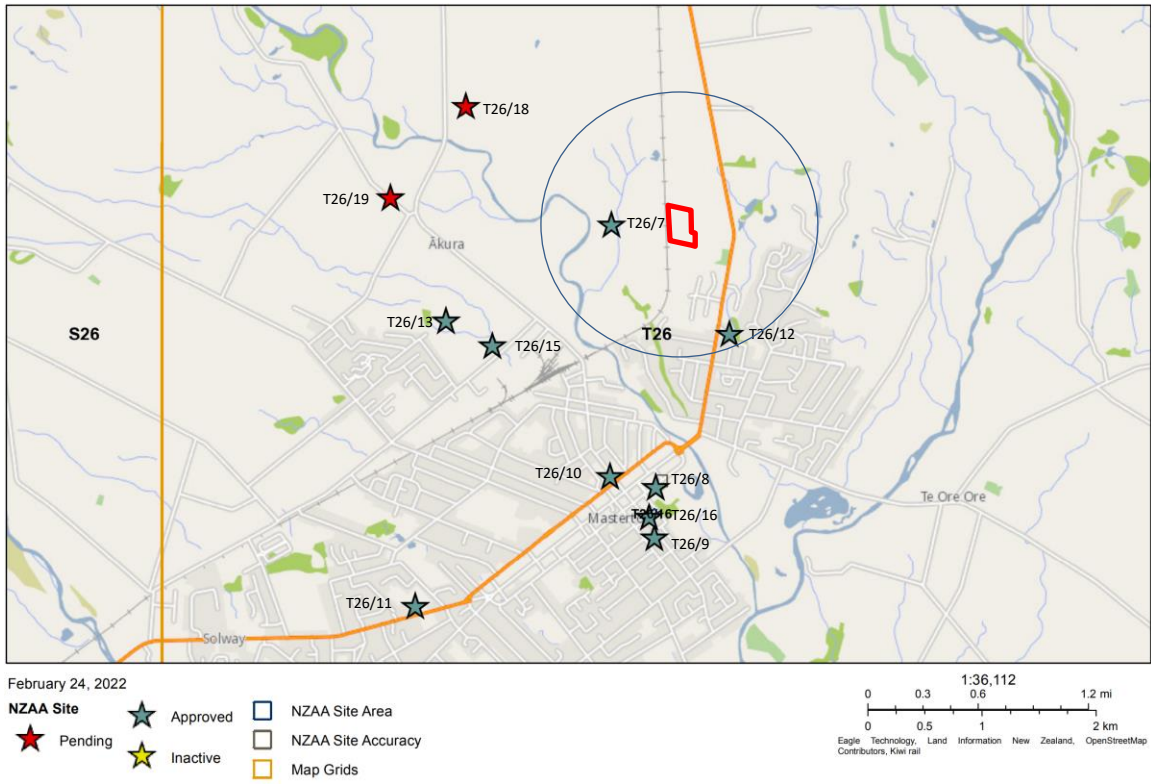


Figure 13: Archsite map showing recorded sites around the subject property (Feb 2022). Circle indicates 1km radius around the subject property shown in red

NZAA	Site type	Location	Recorded by
T26/7	Pā (Kaikōkirikiri)	Mahunga Golf course	Walton, 1994
T26/8	Military non-Māori (Masterton stockade)	Queen Elizabeth Park	Walton, 2004
T26/9	Historic - domestic (Jeans-Hacker house)	60 Church Street	Hurren, 2011
T26/10	Historic – municipal (Town hall/opera house)	27 Lincoln Road	Barnett, 2012
T26/11	Historic - land parcel (Feist homestead)	Hadlow School	Barnett, 2012
T26/12	Industrial (Lansdowne dam)	Fourth Street	Dodd, 2015
T26/13	Pā (Ngaumutawa)	Ngaumutawa Road	Barnett, 2015
T26/15	Midden/oven	Mangaweka stream	Jones, 2020
T26/16	Religious (St Matthews vicarage)	36 Church Street	Grouden, 2020
T26/18	Pā (Matawhero)	Paierau Road	Dodd, 2021
T26/19	Pā (Ākura)	Ākura / Matahiwi Road	Dodd, 2021
T26/25	Religious (chapel)	Ākura Road	Dodd, 2022
T26/26	Horticulture (historic garden)	Ākura Road	Dodd, 2022

In addition to the recorded sites, and those compiled by Cairns, the Waitangi Tribunal Report notes at least 34 other sites of pā, kainga and bush clearings around Masterton (Figure 14).

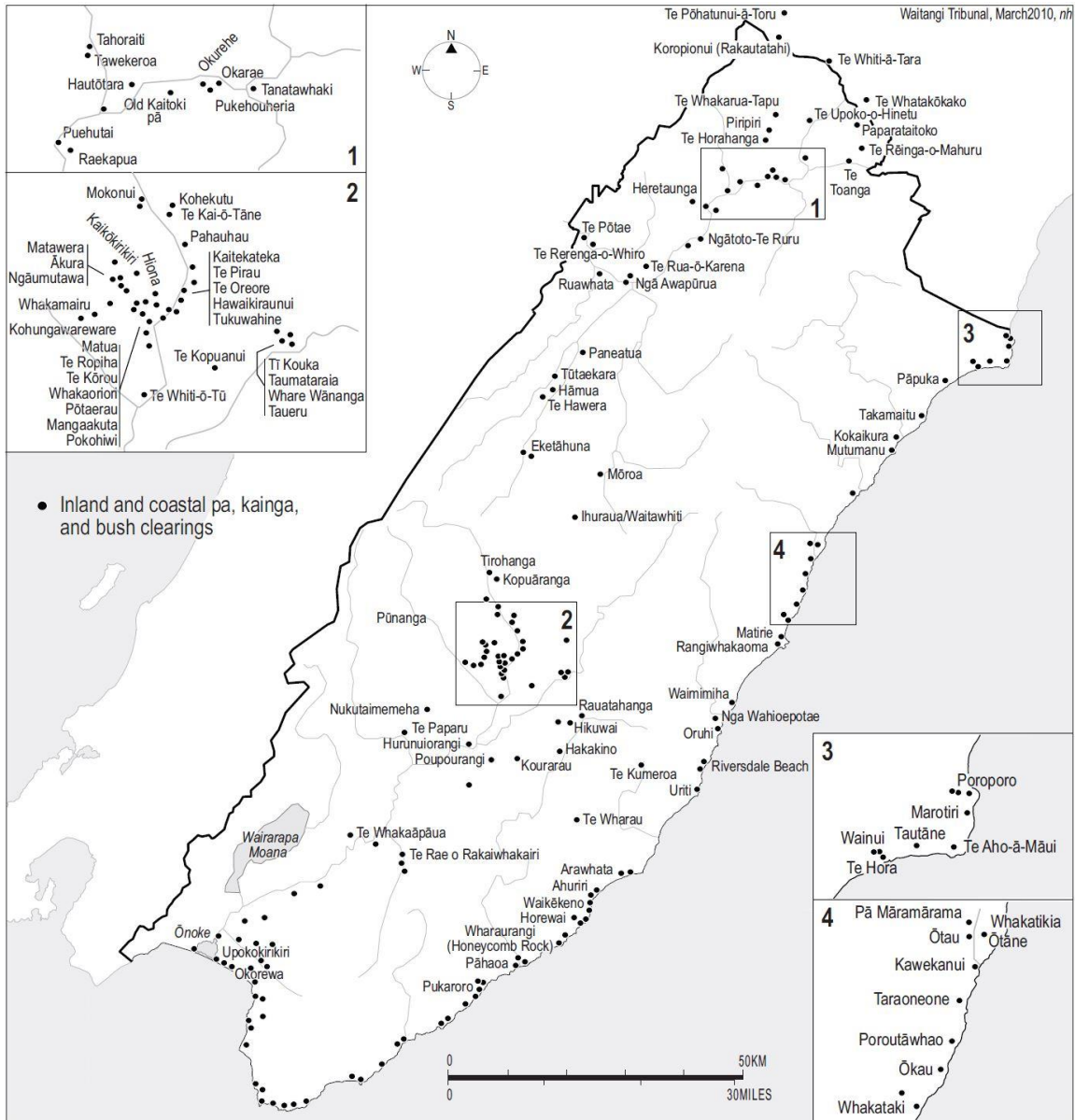


Figure 14: Maori placenames of pā kainga and bush clearings (reproduced from WAI863:5)

The Wairarapa Combined District Plan (operative May 2011) has Heritage Schedules which list buildings, sites of cultural significance, archaeological sites and notable trees. There are no scheduled sites on the subject property, the nearest is Memorial boundary markers (Hm177) on SH2 (Figure 15).

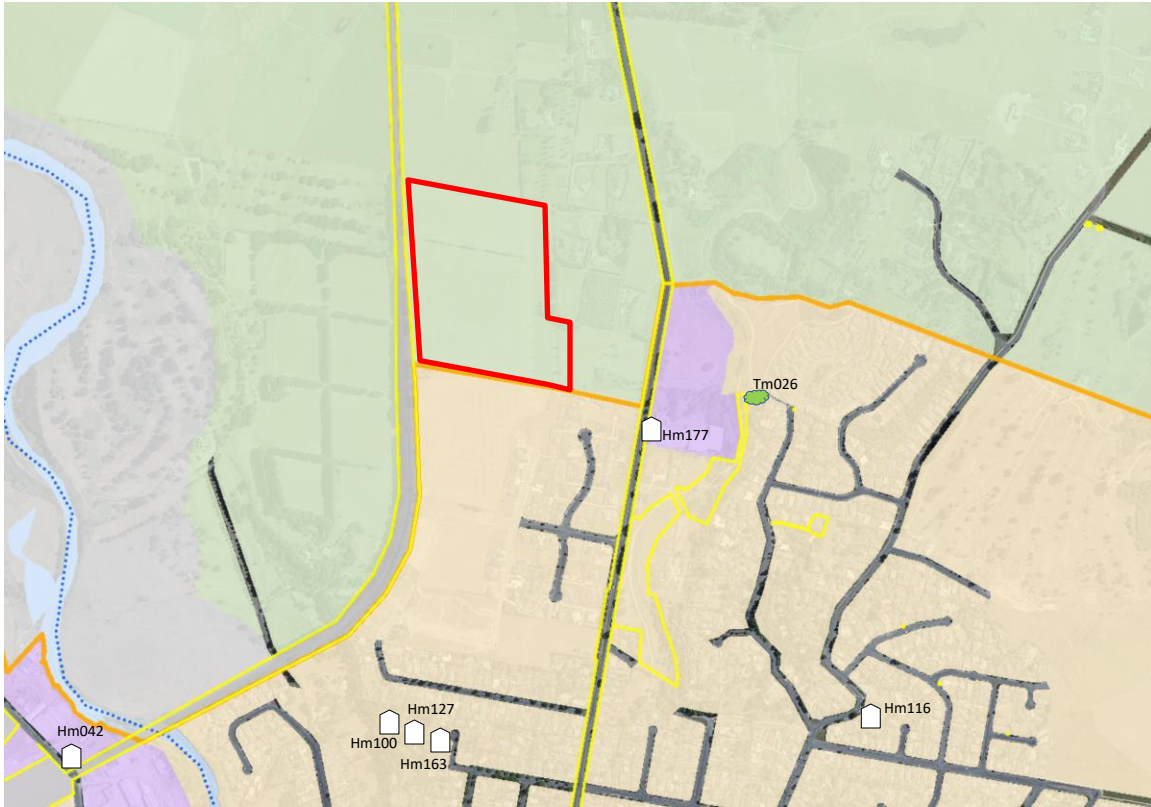


Figure 15: Screen grab from Wairarapa Maps (online) showing District Plan features

Name	Location	One Plan	NZ Heritage List
Levin's Wool Store	2 Ākura Road	Hm042	n/a
House	43 Jordon Terrace	Hm100	n/a
Rydal homestead	12 Manuka Street	Hm116	n/a
Mace House	35a Miro Street	Hm127	n/a
Dwelling	7 Rahiwi Street	Hm163	n/a
Memorial Boundary markers	State Highway 2	Hm177	n/a
Eucalyptus tree	101 Tiktoki Street	Tm026	n/a

There are also no properties affected in the New Zealand Heritage List Rarangi Kōrero. The nearest place is the Samples Room approximately two kilometres away to the south (No.7204). The distribution of sites included in the New Zealand Heritage List are shown in Figure 16.

Name	Location	One Plan	NZ Heritage List
Top House, Matahiwi	561 Matahiwi Road	Hm034	No.2861
Brentwood	127 Upper Plain Road	Hm025	No.1316
Solway A&P showgrounds	Solway showgrounds	HH precinct	No.7488
Samples rooms (relocated)	3 Wrigley Street	Hm037	No.7204
Natusch house	55 Lincoln Road	Hm017	No.1318
Wairarapa Times Age	78 Chapel Street	Hm056	No.7666
National Bank	189 Queen Street	Hm039	No.7374
Jeans Hacker house	60 Church Street	Hm013	No.2880
St Patricks church	Russell / Queen Street	Hm022	No.1319
Awamanu House	20 McKenna Street	Hm018	No.1317



Figure 16: Screen grab showing New Zealand Heritage List entries around Masterton (Feb 2022)

PROPOSED PLAN CHANGE

The proposed plan change seeks to re-zone the subject 14.6ha parcel of land from its current zoning (Rural - Primary Production) to a Residential Zone, allowing for residential development and housing to occur on the site. There is potential for this site to be developed as a retirement village.

The site will be accessed via the adjacent residential subdivision land and local road network, to continue the residential nature of the surrounding land.

ASSESSMENT

RECORDED AND POTENTIAL ARCHAEOLOGICAL SITES

There are no recorded archaeological sites within the subject property, and the likelihood of encountering archaeological features associated with Māori occupation is considered to be low.

The nearest recorded site is the Kaikōkirikiri pā, summary details are provided below:

T26/7 Kaikōkirikiri pā E1823921 N5465744

The site is recorded as a headland pā cut off by a 1m deep ditch. Apart from the ditch there are no above ground features. It was recorded by Department of Conservation archaeologist Tony Walton in 1994, and the record was subsequently updated as part of the Masterton District Council NZAA upgrade following a visit by the author and Kathryn Hurren in February 2010.

ARCHAEOLOGICAL SIGNIFICANCE

Statements of archaeological significance are prepared according to accepted guidelines (Gumbley 1995, Walton 1999; NZHPT 2006, NZHPT 2013). This assessment for the Kaikōkirikiri pā has been prepared to give contexts to any unrecorded archaeological finds of Māori association within the project area, but the pā site will be unaffected.

Site	Value	Assessment
Kaikōkirikiri T26/7	Condition	Fair, in lands adjoining Mahunga golf course
	Rarity/ Uniqueness	Kaikōkirikiri pā was one of the largest Ngāti Kahungunu pā in the Masterton area. Pā sites are not uncommon in the inland Wairarapa and many occur along the principal waterways.
	Contextual Value	Ngāti Kahungunu have settled in the Wairarapa since the eighteenth century, and Kaikōkirikiri was the principal pā in the Masterton/Ōpaki area.
	Information Potential	High, there has been little archaeological investigation of inland pa in the Wairarapa so archaeological evidence could contribute a significant amount of knowledge and be a complementary source of information about daily life, subsistence and the local economy in the Wairarapa from the sixteenth to early nineteenth centuries and later.
	Amenity Value	Good, accessible to the public through the golf course
	Cultural Associations	Pre-contact and post-contact Māori (Ngāti Kahungunu)

EFFECTS ON ARCHAEOLOGICAL VALUES

The effects of the proposed plan change, whether this proceeds as a retirement village or residential development, on known archaeological values will be less than minor. The possibility of archaeological discoveries such as midden/oven deposits or relict features associated with nineteenth century farming cannot be discounted, but is minimal. In this instance the risk may be appropriately managed by giving effect to an archaeological discovery protocol during earthworks which requires the notification of Mana whenua iwi and Heritage New Zealand in the event that archaeological material is uncovered. In such an event an authority would be applied for before continuing works in the affected area and the loss of archaeological values would be mitigated by archaeological investigation, sampling and recording.

CONCLUSION

The subject property has no recorded archaeological sites and limited archaeological potential. It was however part of the Masterton small farms settlement in 1854 and has been farmed since 1856. Prior to this the area is likely to have been forested, but in relatively close proximity to Kaikōkikiriri pā which was the principal Ngāti Kahungunu pā in the Masterton/Ōpaki area.

The archaeological values of the subject property are considered minimal and should not present any impediment to the proposed plan change. There are no recorded archaeological sites and the risk of discovering unrecorded features during earthworks can be appropriately managed under an archaeological discovery protocol.

There is no reason to require that the development proceed under an archaeological authority from Heritage New Zealand.

REFERENCES

PRIMARY SOURCES

SURVEY PLANS

SO10417 (1842); SO10546 (1854); SO10551 (1856); SO10654 (1862)
SO10785 (1866); SO10943 (1871); SO10998 (1871); SO11602 (1880)

A3004 (1911)

RP538 (1842)

CERTIFICATES OF TITLE

WN251/257; WN213/155

NEWSPAPERS

Evening Post 16.04.1912, p.8

New Zealand Times 03.10.1874, p.1

Waipawa Mail 07.03.1908, p.2

Wairarapa Daily Times 01.10.1903, p.3; 08.05.1908, p.1; 09.03.1911, p.8;
31.07.1915, p.2; 26.11.1917, p.4; 15.08.1921, p.4;
15.08.1921, p.4; 24.06.1922, p.5; 20.03.1933, p.4;
11.11.1936, p.3

Wairarapa Age 22.07.1910, p.3

Wellington Independent 29.03.1859, p.4

SECONDARY SOURCES

PUBLISHED SOURCES

- Anderson, A., 1991, 'The chronology of colonization in New Zealand', *Antiquity* 65:767-795
- Anderson, A., Binney, J., and A. Harris, 2015, *Tangata Whenua: A History*. Bridget William Books, Wellington
- Bagnall, A., 1953, *Old Greytown 1854-1954*. Greytown Borough Council, Carterton
- Bagnall, A., 1954, *Masterton's first 100 years*. Masterton Centennial Committee, Masterton
- Bagnall, A., 1957, *A History of Carterton: the story of the first hundred years of the settlement of Carterton, 1857-1957*. Carterton Borough Council, Carterton
- Bagnall, A., 1976, *Wairarapa: An historical excursion*. Hedley's Bookshop Ltd, Masterton
- Ballara, A., 2003, *Taua: 'Musket wars', 'land wars' or tikanga? Warfare in Maori society in the early nineteenth century*. Penguin Books, Auckland
- Begg, J. and M. Johnston, 2000, *Geology of the Wellington Area*. Institute of Geological and Nuclear Sciences Ltd., Lower Hutt
- Cairns, K., 1961, 'Wairarapa District'. *New Zealand Archaeological Association Newsletter* 4:178-180
- Cameron, W., 1976, *A Line of Railway: The Railway Conquest of the Rimutakas*, New Zealand Railway and Locomotive Society, Wellington
- Crosby, R., 2012, *The Musket Wars: A history of inter-tribe conflict 1806-1845* (second edition), Libro International, Auckland
- Cyclopedia Company Ltd, 1897, *The Cyclopedia of New Zealand: Wellington Provincial District*, Cyclopedia Company, Wellington
- Goff, J., and B. McFadgen, 2001, 'Catastrophic seismic-related events and their impact on prehistoric human occupation in coastal New Zealand'. *Antiquity* 74:155-162
- Grant, I. 1995, *North of the Waingawa: The Masterton Borough and County Councils 1877-1989*, Masterton District Council, Masterton
- Gumbley, W., 1995, 'Guidelines for provision of archaeological information and assessment for authority applications under Section 11 or Section 12 of the Historic Places Act 1993.' *Archaeology in New Zealand* 38(2):100-105
- Higham, T. and M. Jones, 2004, 'Chronology and Settlement' in Furey, L. and S. Holdaway (eds) *Change Through Time: 50 Years of New Zealand Archaeology*. NZAA Monograph 26. New Zealand Archaeological Association, Auckland
- Hewitt, A., Balks, M., and D. Lowe, 2020, *The Soils of Aotearoa New Zealand*. Springer World Soils Book Series, Switzerland

- Jones, K., 1994, *Ngā Tobuhenua Mai te Rangi: A New Zealand Archaeology in Aerial Photographs*. Victoria University Press, Wellington.
- Leach, B., and H. Leach (eds), 1979, *Prehistoric Man in Palliser Bay*. National Museum Bulletin 21, Wellington
- Leach, B., 1981, The prehistory of the Southern Wairarapa. *Journal of the Royal Society of New Zealand* 11(1):11-33
- McEwen, J., 1986, *Rangitāne: A tribal history*. Reed Methuen, Auckland
- McFadgen, B., 2003, *Archaeology of the Wellington Conservancy: Wairarapa: A study in tectonic archaeology*. Department of Conservation, Wellington
- McFadgen, B., 2007, *Hostile Shores: Catastrophic Events in Prehistoric New Zealand and their Impact on Maori Coastal Communities*. Auckland University Press, Auckland
- McGlone, M. and J. Wilmshurst, 1999, Dating initial Māori environmental impact in New Zealand. *Quaternary International* 59:5-16
- McIntyre, R., 2012, *The Canoes of Kupe: A history of Martinborough District*. Wairarapa Archive and Fraser Books, Masterton
- Molloy, L., 1988, *Soils in the New Zealand Landscape: the living mantle*. Mallinson Rendel Publishers Ltd, Wellington
- Morrison, C., 1991, *Nga Maharatanga o Wairarapa: the past around us*. Masterton District Library, Masterton
- New Zealand Railways, 1957, *Geographical Mileage Table*
- Waitangi Tribunal, 2010, *The Wairarapa ki Tararua Report* WAI 863 (3 vols), Waitangi Tribunal, Wellington
- Walton, T., 1999, 'Assessing the archaeological values of historic places: procedures, methods and field techniques.' *Science and Research Internal Report No.167*. Department of Conservation, Wellington
- Wilmshurst, J., Anderson, A., Higham, T., and T. Worthy, 2008, 'Dating the late prehistoric dispersal of Polynesians to New Zealand using the commensal Pacific rat.' *Proceedings of the National Academy Sciences* 105(22):7676-7680
- Yonge, J., 1993, *New Zealand Railway and Tramway Atlas (Fourth edition)*, The Quail Map Company, Exeter

UNPUBLISHED SOURCES

Barnett, C., 2015, *Archaeological Authority Interim Report 2013/825: Ngaumutawa Road, Masterton*. Unpublished report

Dodd, A., 2015, 'Lansdowne dam, Masterton 1890-1924' in *Freshwater Archaeological Sites of the Wellington Region*, Unpublished report

Dodd, A., 2020, *Wakamoekau community water storage scheme: archaeological assessment of proposed reservoir*, Unpublished report

Jones, K., and B. Wooller, 2020, *Archaeological monitoring under Heritage New Zealand authority 2019/354 of Lots 1 and 5 DP 421384 light industrial and commercial development at Ngaumutawa Road for Simon Griffith and Sophie Stewart*. Unpublished report

New Zealand Historic Places Trust. 2006. *Guidelines for Writing Archaeological Assessments*. New Zealand Historic Places Trust, Wellington

New Zealand Historic Places Trust. 2013. *Archaeological Assessment Template*. New Zealand Historic Places Trust, Wellington

Rigby, B., 2002, *Wairarapa Crown Purchases 1853-1854*. WAI863 #A33. Report commissioned by the Waitangi Tribunal, Wellington

Royal C., 2011, *Cultural values for Wairarapa waterways report*. Prepared by Ohau Plants Ltd for Greater Wellington Regional Council, Wellington.