

Attachment 1: Archaeology Assessment

Prepared for Maymorn Developments Ltd

Gabites Block: Archaeological Assessment

Gabites Block, Maymorn Road, Upper Hutt

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1 Introduction

This Archaeological Assessment report has been prepared for Maymorn Developments Ltd for Gabites Block in Upper Hutt. The information in this report contributes to the proposed private plan change request to rezone the approximately 75 ha block to enable low-density residential development.

Gabites Block (Lot 2 DP 356697 and Part Section 299 Hutt Dist.) is located on Maymorn Road, in Maymorn, Upper Hutt (Figure 1). The land is currently zoned rural.

As part of the plan change request an archaeological assessment is required to determine whether there is a risk of future residential developments affecting archaeological sites within the block. The report seeks to identify archaeological sites located in the study area and provides an assessment of the potential risk of archaeological sites being affected by the proposed plan change.



Figure 1: Gabites Block, Maymorn (highlighted in yellow).

2 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).

2.1 *The Heritage New Zealand Pouhere Taonga Act 2014*

The HNZPTA provides blanket protection to all archaeological sites whether they are recorded or not. Protection and management of sites is managed by the archaeological authority process, which is administered by Heritage New Zealand. It is illegal to destroy, damage or modify archaeological sites without an authority to do so from Heritage New Zealand.



Any person who intends on carrying out work that may damage or destroy an archaeological site, or to investigate an archaeological site using invasive archaeological techniques, must first obtain an authority from Heritage New Zealand. The requirement applies to sites on land of all tenure included private, public and designated land. The HNZPTA contains penalties of up to \$300,000 for unauthorised site damage or up to \$60,000 for breaches of conditions of an authority.

The archaeological authority process applies to all archaeological sites that fit the HNZPTA definition regardless of whether the site is recorded in the New Zealand Archaeological Association (NZAA) Site Recording Scheme or registered with Heritage New Zealand; or if the site only becomes known about as a result of ground disturbance.

For the purposes of defining what an archaeological site is, the following definition from the HNZPTA is provided. An archaeological site is defined under section 43.1 as any place in New Zealand that

- a) either –
 - i) was associated with human activity that occurred before 1900; or
 - ii) is the site of the wreck of any vessel where that wreck occurred before 1900; and
- b) provides, or may be able to provide, through investigation by archaeological methods, significant evidence relating to the historical and cultural heritage of New Zealand.

Heritage New Zealand also maintains the New Zealand Heritage List/Rārangi Kōrero (The List). The List can include archaeological sites. The purpose of The List is to inform members of the public about such places, and to assist with their protection under the RMA.

2.2 *The Resource Management Act 1991*

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 wahi tapu;
- surroundings associated with the natural and physical resources (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 an assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the district plan assessment criteria).



3 Assessment Methodology

The archaeological assessment for this study area was based on a site walk over and surface inspection of key areas within the study area including the flat terrace on the west side, and the first ridge up from the terrace which is closest to recorded archaeological site R26/654 to the north of the property (see Section 6). No ground disturbance such as test pit digging were undertaken.

Background research, which included a review of existing archaeological data and published and unpublished historical information, was carried out. Sources consulted included:

- The NZAA Digital Site Recording Scheme (ArchSite) to identify recorded archaeological sites on or near the proposed project area.
- Historic survey plans accessed via GRIP Map.
- The Wellington Deed Index Books, to identify land ownership and sales during the nineteenth century.
- Historic aerial images, accessed via Retrolens, to observe change in land use over time during the twentieth century.
- Local and regional histories.

No HNZPT authorities have been previously granted for the proposed project area or in the immediate vicinity. There are no archaeological reports that have been completed on archaeological work in the immediate vicinity of the project area.

There are no listed buildings or sites in the UHCC District Plan or on the Heritage New Zealand Pouhere Taonga List within the proposed project area, nor any in the immediate vicinity.

This report does not include an assessment of Māori cultural values. Statements are made as to the location and nature of archaeological sites and their archaeological values. There are no statements on the cultural significance of the project area nor are the views of tāngata whenua represented in this report. An assessment of cultural significance will not necessarily correlate with an assessment of the archaeological significance of the area.

4 Environmental Context

This section outlines the environmental context of the study area. Gabites Block is located in Upper Hutt valley between the Remutaka and the Akatarawa Ranges. The block is located at the north-eastern extent of the suburb of Maymorn in the Mangaroa Valley. The Mangaroa Valley is a wide flat-based valley with lifestyle blocks and farms surrounded by hills. The valley floor tilts slightly to the west and a number of streams cross the valley to feed into the Mangaroa River, which in turn drains into the Hutt River.

The southern border of Gabites Block is bounded by the Wellington-Wairarapa railway line, and on the western boundary is Maymorn Road. About a third of the block is relatively flat farmland and the remainder is hilly terrain clad in native bush and pine.

5 Historic Background

The first residents of the Upper Hutt area were the Ngai Tara iwi. Various other iwi controlled the area in the years before European settlement. By the time the colonial settlers arrived in 1840 the area was part of the Te Atiawa rohe. There is very little evidence of Māori settlement in the Upper



Hutt area, although Whakataka Pā is said to have been occupied by Ngati Kahukuraawhitia, a sub-tribe of Ngati Ira, in 1820 at the Mangaroa-Hutt River junction on the west side of the Hutt River. The pā is alleged to have been one of many that were sacked in the region when musket-bearing northern tribes swept through the area (Maclean 2016). The exact location and extent of the pā is unknown.

The general lack of widespread and intensive Māori activity in Upper Hutt is likely due to the area having originally been densely forested and swampy. There were early Māori travel routes through the Hutt Valley between Wairarapa and the Kāpiti coast, and the area may have been used for bird snaring and collection of other forest resources.

The Mangaroa Valley was surveyed soon after European arrival in the Hutt Valley in 1840. Gabites block was originally part of Hutt District Sections 298 and 299. A survey plan showing sections in the Hutt Valley (date unknown, but likely to be late 1870s) shows Section 298 was granted to W. H. Rawson, and 299 was granted to C. Mabey (Figure 2). Rawson owned several connected sections in the north-eastern end of the Mangaroa Valley, and it is possible he was an early farmer of the area.

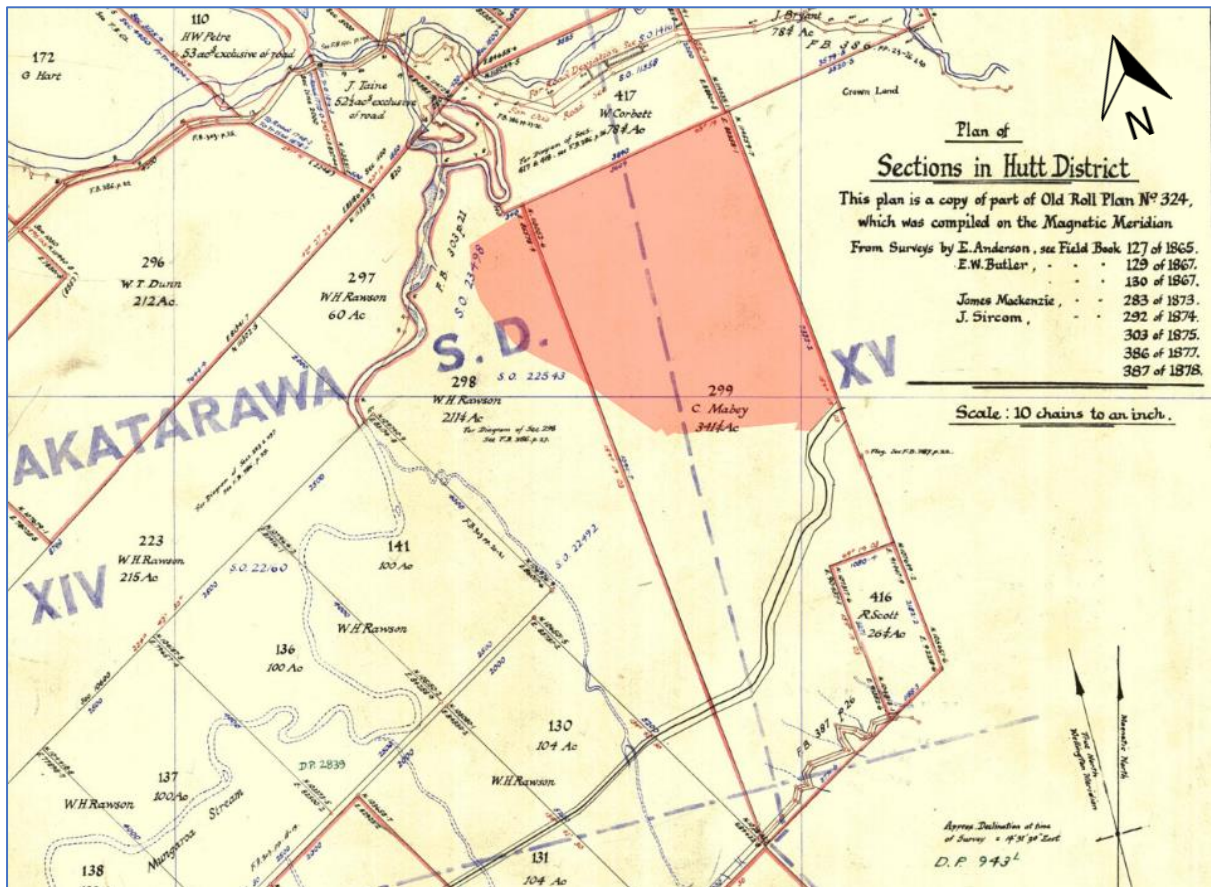


Figure 2: Enlarged section of survey plan SO 10985, showing the original extents of Sections 298 and 299. The study area is shown in red.

Rawson was granted Section 298 in 1876, and Mabey was granted Section 299 in 1880. In 1886 both Sections 298 and 299 were sold to Benge (Wellington Deed Index Book 15, folio 199 and 200). This is assumed to have been one of the sons of David Benge, a sawmiller who arrived in Wellington on the Catherine Stewart Forbes with his wife Sarah in 1841. David Benge, with his sons, acquired interest, and ultimately bought the Mungaroa Sawmill at Collins Creek near the intersection of Maymorn and Plateau Roads (Cyclopedia of New Zealand 1897). He built Stonestead Cottage, at 3 Plateau Road, in

1860, which remains one of the oldest buildings in the area.¹ David Bengé died in 1876, but his sons continued to operate the sawmill after his death until 1888 when it was sold. The Bengé brothers are likely to have cleared and milled the native trees growing on Sections 298 and 299. Both sections were sold in the early 20th century.

There is no indication that anyone was living on the land prior to 1900. An aerial image from 1943 shows a building near the southern boundary (Figure 3). Access to the building on the aerial image appears to have been via Parkes Line Road, as Maymorn Road had not yet been formed. It is unknown when this building was constructed or what its function was, but it is likely to have been built after the Bengé family sold the land in the early 20th century. Maymorn Road was formed when part of the land was taken for construction of the railway line, and Maymorn Railway Station in the 1950s.

During the latter half of the 20th century the property has undergone significant modifications to the terrain, particularly on the flat terrace area adjacent to Maymorn Road. This terrace area on the western side of the study area originally had a stream running through the middle of it via a substantial gully (see Figure 3). During the 1960s and 70s the terrace and gully was infilled with material possibly taken from the hillsides to the north and east and three holding ponds were formed (see Figure 4). The stream was routed in a straight line across the terrace. The land was allegedly used for pig farming during this period.

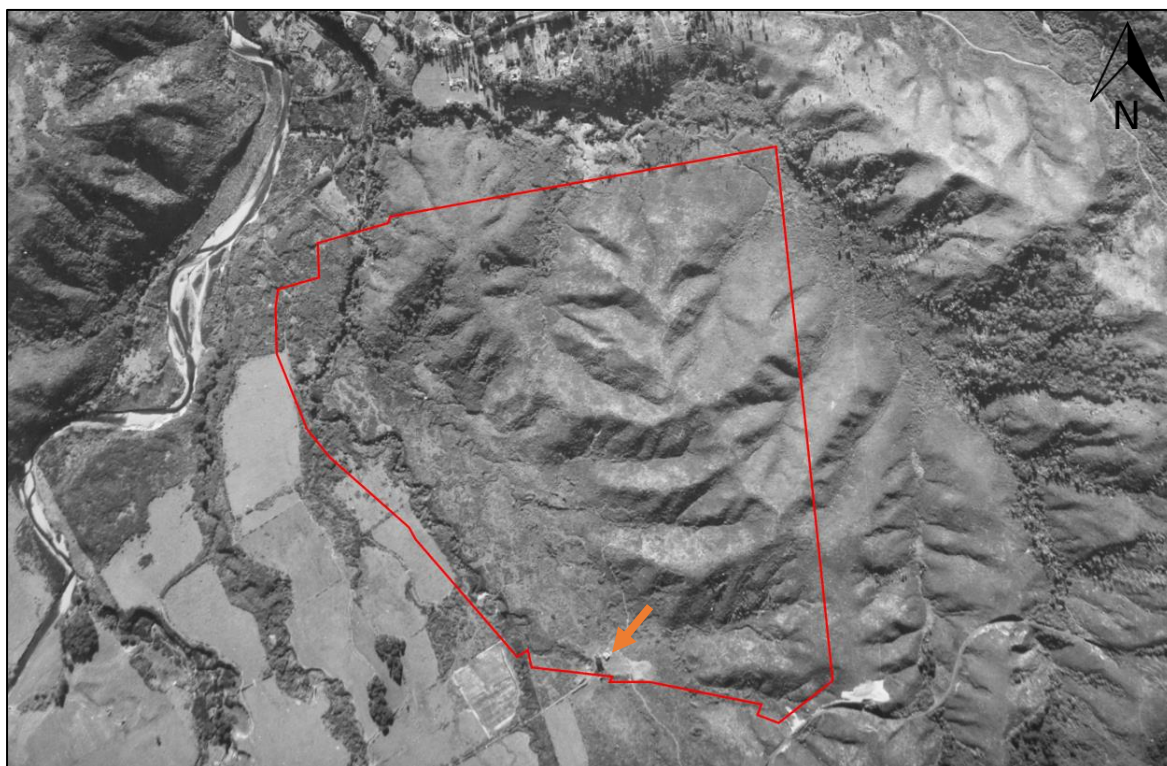


Figure 3: Aerial image dating to 1943, showing the study area outlined in red. The orange arrow indicates a building. Image from Retrolens.

¹ <https://christ-church.org.nz/rootspersona-tree/benge-david/>



Figure 4: Aerial image of the property taken in 2000, showing the change in use of the flat terrace, and the modification of the terrain. Image from Retrolens.

6 Archaeological Background

There are no recorded archaeological sites within the proposed project area, however, there are five recorded sites within 1.5km (Figure 5).

R26/331: Site of David James Benge and Julia Francis's House. The site is located just over 1km to the north of the study area on the other side of SH2, and will not be affected. The house originally belonged to David James Benge and Julia Francis Benge. David James Benge was one of the sons of David Benge Snr who settled in the area in 1857 and constructed Stonestead Cottage on Plateau Road in 1860. The Benge family was involved in sawmilling and ran the Mungaroa Sawmill at Collins Creek. The house site is composed of stone walls that surround a concrete house platform. The house possibly dates to the 1860s.

R26/654: Site of a headland pā defended by a 2m long transverse ditch. The eastern, western and northern faces all have steep 20m drop-offs. The pā is possibly part of, or an outpost of, Whakataka Pā. The site is located approximately 170m from the northern edge of the study area. It is possible that there may be additional unknown but associated archaeological sites within the study area, such as terracing, pits, and other pā features.

R26/744: Site of a late 1860s water diversion tunnel for the Benge Brothers Mill along Collins Stream. The tunnel has two entrances and is orientated in a NW-SE direction. This site is over 500m to the north of the north boundary of the study area and will not be affected.

S27/51: Site of the Mangaroa Tunnel, which was opened in 1877 as part of the Upper Hutt-Kaitoke section of the Wellington-Featherston Railway.

S27/53: Site of a single chimney and fireplace remnant located adjacent to the former Rimutaka Incline Railway formation. Little is known about the cottage at this stage, but it was likely to have been constructed in association with the Rimutaka Incline railway line which was in use 1878-1955.

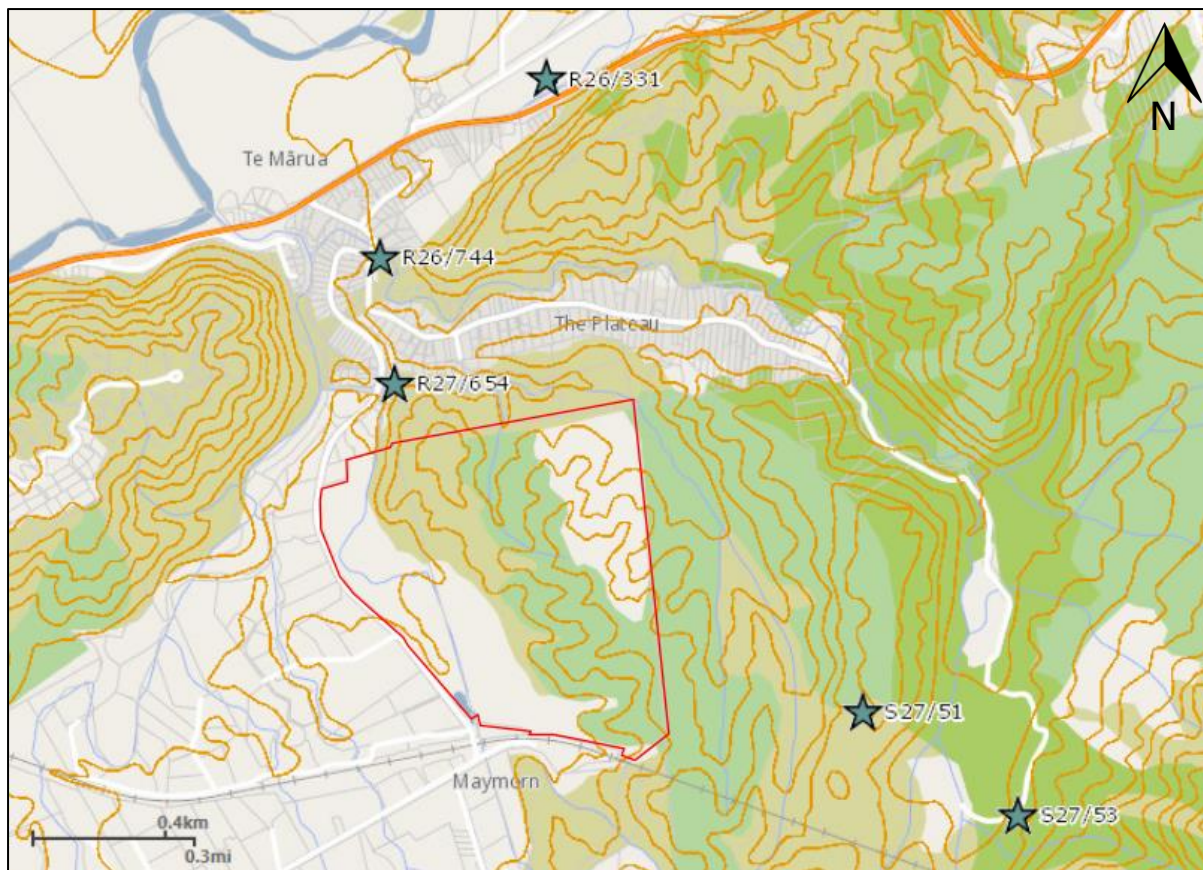


Figure 5: Archaeological site records (stars) within the vicinity of the proposed subdivision area (outlined in red).

7 Site Visit Results

The site was visited by the author Emily Howitt and Jamie Gillies of Gillies Group Management Trust on 4 October 2021. The site was accessed via four-wheel drive. The northern point on the ridge closest to the recorded archaeological site was visited and inspected, as was the lower terrace (Figure 6). The hilly area in the eastern half of the property was not visited.

At the time of the field survey the terrace area of the site was covered in grass used for grazing cows, and the ridge was a mix of exotic trees and bush including wilding pines which had been cleared in some areas to form access tracks.

The ridge showed visible evidence of having undergone significant ground reduction. The ridge appears to have been artificially levelled (Figure 7). The exposed soil observed on the ridge was natural yellow clay indicating the topsoil had been removed. At the edge of the ridge a cut bank approximately 1.5m high shows the extent of the ground lowering (Figure 8). It is probable that material removed from the ridge was used to level and infill the flat terrace adjacent to Maymorn Road, including filling and rerouting the stream and forming the holding ponds for the pig farming operation from the 1960s onwards (Figure 9).

There was no visible evidence of any pre-European activity that could be associated with the pā (R27/654) further down the ridge slope, nor was there any evidence of post European sawmilling or other activity observed. The areas that were not inspected are not considered to be areas where archaeological sites are likely to be located as it would originally have been dense forest and not close to any significant waterways.

There was clear evidence of significant modern ground disturbance on both the ridge and the terrace. The use of the terrace for farming pigs is also likely to have destroyed any archaeological features that may have been present on the terrace. It is likely that any physical remains of archaeological sites, if they were ever present, were destroyed during earthworks to lower the ridge, fill in the stream gully and flatten the terrace.



Figure 6: The area inspected during the field survey (shown in red).



Figure 7: The northern end of the ridge, closest to the recorded archaeological site, looking south. Note the lack of topsoil.



Figure 8: The western edge of the ridge showing the extent of the cut that has occurred to lower the ground level and presumably remove material for deposition on the terrace.





Figure 9: The southern end of the flat terrace showing the stream through the middle of the area. Image supplied by client.

8 Risk Assessment

There are no recorded archaeological sites within the proposed project area. The closest site, a pā, is located approximately 170m north of the property boundary near the toe of the ridge that continues through the project area. The pā is situated on a naturally defensible headland with steep drop-offs on three sides, and is close to the Mangaroa River. It is unlikely that there were additional pā features located uphill from the site as the access to resources and travel routes would have been more difficult on this side and the land would have been less defensible. If there were archaeological features associated with the occupation of the pā on the ridge within the proposed project area it is likely that they were destroyed when the ridge was modified in the latter half of the twentieth century during which time the ridge underwent a significant ground reduction to remove fill for placement on the flat terrace to the west.

There is very limited potential for the discovery of any pre-European archaeological evidence. The Upper Hutt area was not known to have been a significant settlement site prior to European arrival. There is record of a site called Whakataka Pā near the confluence of the Mangaroa and Hutt Rivers, and this may be the pā that has been recorded near the project area, but it is likely that the area was never densely populated due to the remoteness and lack of access to marine resources.

There is limited potential for there to be historic archaeological sites of European origin. There is no record that the property was built on prior to 1900. The land appears to have been milled for timber by the Benge family and was probably used for farming after the land had been cleared. The most likely location for historic occupation is on the terrace close to the road access, but this area has been heavily modified in the twentieth century and thus the chances of nineteenth century features,

such as fences, house piles, chimney bases, paths, wells, long drops and rubbish pits having survived the development of the property is considered to be low.

It is unlikely that unrecorded archaeological sites are present within the proposed project area. The history of sawmilling near the site indicates very limited and impermanent use of this block of land during the nineteenth century. The areas where there would have been a slightly higher chance of occupation (the flat terrace, and the western-most ridge), if that ever occurred, are the same areas that have undergone significant ground modification that would have destroyed or modified any subsurface remains.

9 Conclusions

There are no recorded archaeological sites within the proposed development area, and there is very low potential for unrecorded sites being present.

The future development of the study area may require earthworks for infrastructure development, subdivision and/or house construction. Physical works can be undertaken following an Accidental Discovery Protocol whereby the contractors on site will be responsible for ceasing works and contacting an archaeologist in the unlikely event that any suspected archaeological material be uncovered. If such works encounter currently unknown archaeological sites, applying for an HNZPT Authority would be necessary before the work can continue.

10 References

Maclean, C. 2016. Wellington places - Upper Hutt', Te Ara - the Encyclopedia of New Zealand (accessed via www.teara.govt.nz).

The Cyclopedia of New Zealand (Wellington Provincial District) 1897. The Cyclopedia Company Limited: Wellington

Wellington Deeds Index 15, folio 199 and 200 (accessed via archway.archives.govt.nz).

