

CULTURAL IMPACT REPORT  
KUMUTOTO SITE 9 DEVELOPMENT  
KUMUTOTO NORTH



IN ASSOCIATION WITH WELLINGTON TENTHS TRUST &  
PORT NICHOLSON BLOCK SETTLEMENT TRUST

MARCH 2018

## Contents

Executive summary .....	3
The proposal .....	3
Maori History of the North Kumutoto Area and its streams .....	4
The Cultural Impact of the Developments.....	8
Reclamation History of the area .....	9
Kumutoto Pā .....	11
Pipitea Pā .....	12
Tangata Whenua of Te Whanganui a Tara Today.....	13
Ngati Toarangatira .....	14
Background to North Kumutoto .....	14
Concluding Comment .....	17
Bibliography.....	18
Appendix I – Draft Accidental Discovery protocol.....	19
Appendix II – Native reserves – Heaphy 1870 .....	20
Appendix III - Wellington City Council Reclamation Plans.....	21

## Executive summary

### The proposal

1. The development proposed for Site 9 on Wellington’s waterfront is bounded by Customhouse Quay and Kumutoto Lane with Shed 13 to the south and Whitmore Plaza to the north. The proposal is to construct a five-level building (ground plus four) with approximately 4000 square metres of lettable space. The ground floor would be mainly publicly accessible with retail and possible food and beverage outlets opening onto attractive surrounding public space.
2. The proposed building would sit within the public spaces in Kumutoto which are currently under construction. The spaces will support leisure and cultural activities and provide quality shared space for pedestrians, cyclist and vehicles.
3. The new building follows the tradition of the late 19<sup>th</sup> century wharf buildings particularly the brick store that was built on this site. Those wharf buildings were built to the road edge and were around 3 -4 stories high. What remains of that era’s buildings in this part of the waterfront are the two sheds 11 and 13. The streams of the area have long been piped and discharge under the wharf out into the harbour.
4. The Waring Taylor Street gates will be narrowed to better align with Waring Taylor Street and so that they can meet when closed.
5. The proposed building raises no particular cultural issues although it has proximity to the daylighted mouth of the Kumutoto Stream which has re-established its cultural significance. In that stream mouth the “Kina Sculpture” is located, another cultural symbol for Maori but also for New Zealand.

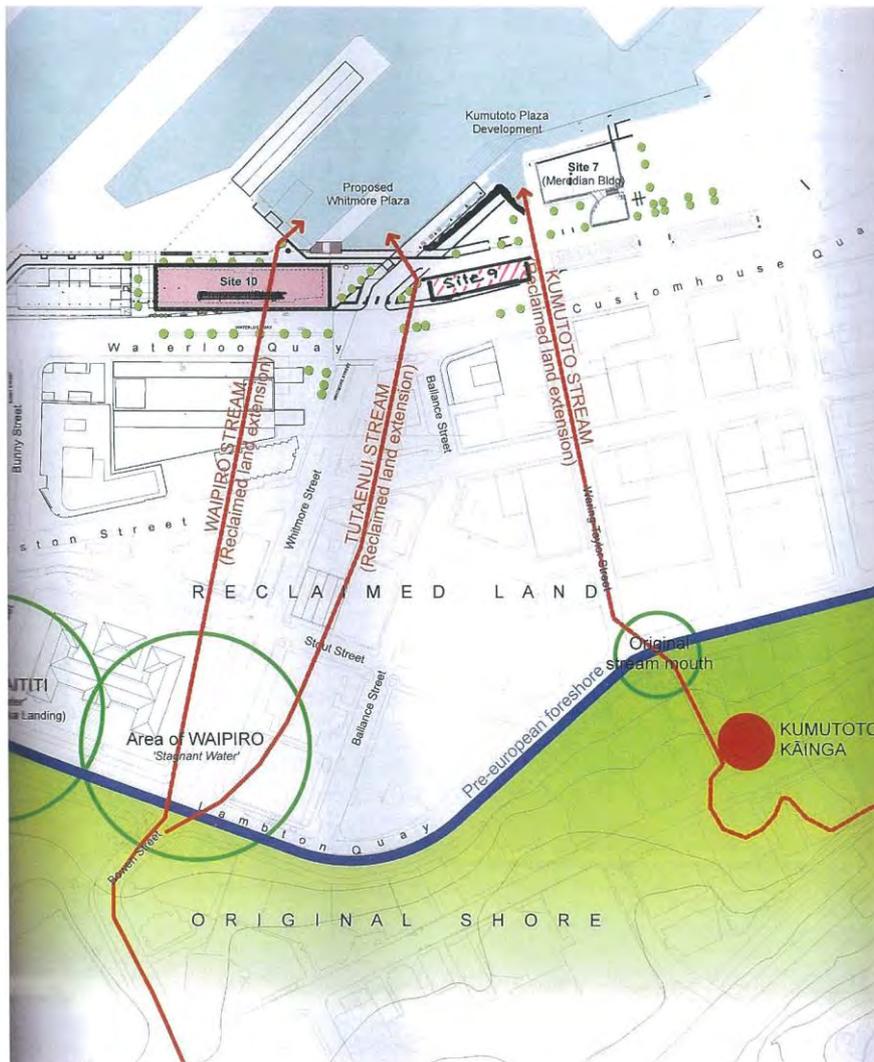


Site 9 in the centre of this plan of the overall site

### Maori History of the North Kumutoto Area and its streams

6. One of the key features of this area for Maori were the three streams that had flowed through the area from the hills behind, what was to become the town of Wellington. Kumutoto Stream provided food and water for Kumutoto Pā and flowed from where the Victoria University's Kelburn Campus and the Botanic Gardens are now located. The Kumutoto Stream today is located underground in pipes down to The Terrace and out through what is now Woodward Lane. It travels under Waring Taylor Street to arrive in the harbour between Site 8 and the Meridian Building just south of Site 9.
7. Tutaenui Stream originally flowed from around the hill on which the Bolton Street cemetery was located, and flowed down beside Bowen Street to the harbour. Tutaenui had long been associated with burials and the matters associated with the dead.
8. The Waipiro Stream flowed down through what is now Parliament Grounds and ended up around where the Cenotaph is located. It too was not seen as a stream associated with the life giving essence that was a feature of Pipitea and Kumutoto Streams.

9. The Kumutoto, Tutaenui and Waipiro streams had to be extended through the reclamations. The Waipiro Stream discharges under the wharves between the Waterloo Quay Wharf and the Harbour Wharf. The Tutaenui Stream discharges near the northern end of Site 8 and the Kumutoto Stream has an impressive exit to the harbour just south of Site 8 & 9.
  
10. Site 9 like the other Kumutoto sites was closely associated with the activities of both Pipitea Pā and Kumutoto kainga. Much of the traditional Maori association however was with the treatment and burial of the dead and this persisted with the arrival of the Town of Wellington starting in 1840 and continuing that association to the present time.



The Streams of the Kumutoto area surrounding Site 9, however all now largely piped underground

11. This is an area with strong association with the Te Atiawa/Taranaki Whanui ki te Upoko o te Ika and the hapu of Ngati Te Whiti. Ngati Te Whiti and the rangatira, Wi Tako Ngatata were synonymous with Kumutoto and he lived to see the Pā near where the Terrace meets Woodward Lane, be overtaken by the burgeoning new Town of Wellington. Kumutoto was the centre of the flax industry in early colonial Wellington with the flax being shipped across Queens Wharf. The Site 9 was also associated with Pipitea Pā in particular the tauranga waka (waka landing site) known as Waititi Landing beside the Beehive near the end of Lambton Quay.



12. Pipitea Pā was first established by Ngati Mutunga on Haukawakawa later to be known as Thorndon Flat. When Ngati Mutunga and Ngati Tama migrated to the Chatham Islands the people of the Te Atiawa hapu of Te Mate Hou occupied the Pā and were in residence when the New Zealand Company representatives arrived in 1839. The gardens of the Pā extended across Haukawakawa including Parliament Grounds.

13. The specific cultural and environmental impacts of the proposed development are examined for the site in the context of this part of Wellington's waterfront. This development will impact on the visual environment of both Te Whanganui a Tara/Wellington Harbour and the City that has developed on the reclamations from the foreshore and seabed that Te Atiawa/Taranaki Whanui ki te Upoko o te Ika held prior to the arrival of the New Zealand Company in 1839.
14. For Maori from colonial times this area saw some of the earliest reclamations as the old shoreline was built out into the harbour. It is noted that well into the 20<sup>th</sup> Century the buildings along this part of the harbour were at the harbour edge and between the roadway of Customhouse Quay. Maori involvement in this part of the harbour shifted quickly from traditional use for fishing etc to coming as waterfront labour to load and unload ships well into the post WW2 era.
15. In more modern time with public access to the waterfront sites of interest to Maori such as the Kumutoto Stream outlet, Waititi Landing, the Whairepo Lagoon area along with the Wharewaka and Te Papa have all increased the Maori and Iwi presence on the Waterfront. This building too can make a contribution in its décor to acknowledge the old Pa and the streams that marked parts of Maori Wellington.

## The Cultural Impact of the Developments

16. Because the Site 9 area of the waterfront is all reclamation, there are no wāhi tapu or urupa directly in the site. The urupa for Kumutoto Pā were in part of what is now Bolton Street Cemetery, or with the relocated graves from The Wellington Motorway. There were certainly burials in the un-reclaimed land around what is now lower Bowen Street/Cenotaph area. The area however was close to the two Pā of Pipitea and Kumutoto and the area would have been heavily used by the people of the Pā prior to colonisation and reclamation.
17. The site with its proximity to Lambton Harbour could mean issues of water quality in the harbour could be affected by construction or perhaps even runoff from the building. With appropriate conditions of consent it is unlikely that there would be any construction runoff into the harbour. The building itself will be designed with stormwater managed to ensure no adverse effects on the harbour.
18. With careful design and planned usage of the area this development can have a positive cultural impact by including various features that recognise the ancestral connection with the area (including reference to the former pā site), and the streams that still flow under the area including Kumutoto, Tutaenui and Waipiro. An example of this is the “stream sound” work in the underpass under The Terrace at Woodward Lane where the Kumutoto Stream passes beneath.
19. The building follows the tradition of Wharf Buildings in the vicinity particularly the old Brick Stores and the wharf Sheds 13 and 11.
20. This is not an area frequented by waka today. Waka Ama in and around Lambton Harbour are currently located at the Wharewaka on Taranaki Wharf and at Oriental Beach. They, like the traditional waka tete and waka taua tend to frequent the eastern side of the harbour away from the commercial shipping and the various ferries. This development should have no impact on waka as used today.
21. This is not an area of the harbour that is or was fished for cultural reasons.

22. The landscaping for the area particularly of Site 9 is likely to be influenced by the presence of the bold 'kina sculpture' on the edge of the Kumutoto Stream mouth and the hard landscape of wharf and rock riprap. The landscaping for this development will be in accordance with the previous consent that was obtained at the same time as the consent was granted for the Site 10 Building.



Elevation of Site 9 (centre) looking East from Customhouse Quay towards the Harbour

### Reclamation History of the area

23. Some of the reclamation of these areas happened as late as 1970 but the area of Site 9 was probably reclaimed in 1901 behind a large concrete seawall. The construction of the Brickstore in the early 1900s must have followed closely on the reclamation. In 1862 “Soil for filling in the different reclamations was obtained from the hillside at the rear of the Quay [Lambton Quay] sections, Kumutoto [Woodward Street] to Boulcott Street.”<sup>1</sup> This coincided with the driving of the first piles for Queen’s Wharf. Mulgan states: “Queen’s Wharf [was] first used in 1862, a structure 350 feet wide, with two tees of 75 feet, at a cost of £16,000.”<sup>2</sup> The wharf was progressively extended in both width and length to cater for growing port demands, and for gaining deeper water for larger ships, until 1896, “Queen’s Wharf extensions provided an increase of berthage space of 600 feet linear.”<sup>3</sup>

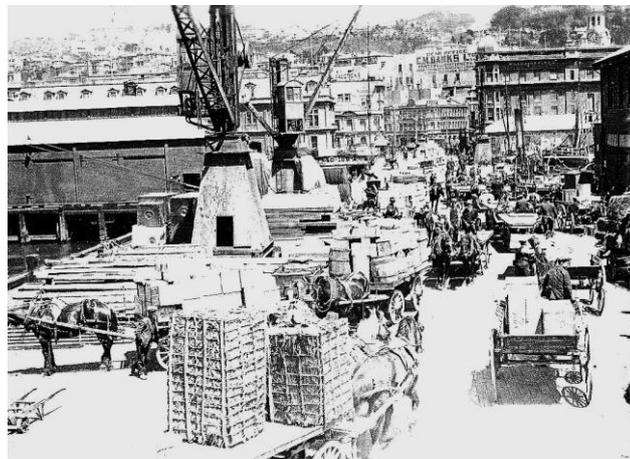
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<sup>1</sup> From Transactions of the New Zealand Institute Volume 55 pp 700 -720: Early Reclamations and Harbour works of Wellington by Herbert Baillie 28 August 1924, p 713

<sup>2</sup> Mulgan, Alan, 1939, *The City of the Strait*, A H Reed Wellington, p193

<sup>3</sup> From Transactions of the New Zealand Institute Volume 55 pp 700 -720: Early Reclamations and Harbour works of Wellington by Herbert Baillie 28 August 1924, p 717

24. It is noted that for Maori the severance from connection with the harbour started with the first harbour reclamations in 1852. The eventual exit of Māori from the area and the final severance of Maori interest occurred with the sale of Maori land in Woodward Lane to the Congregational Church in 1889. The waterfront then moved quickly to the role it would play for over a century as commercial wharf with little or no public (or Maori) involvement as the area was secured by high cast iron fences and security gates. By this time Māori had long gone from the area only returning as labourers on the wharves from their homes in Petone and the other dormitory suburbs. It is interesting to note that Kumutoto Pā and the developing Queen's Wharf served the flax trade.



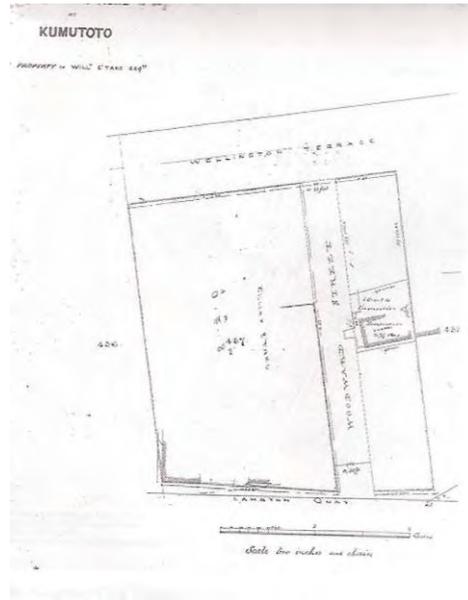
Queen's Wharf circa 1910, Note the flax bales in the foreground and Shed 6 on the inner tee. ATL 45210 ½

25. Although Māori fishing ventures would have set out from this area it was of no special importance as a fishing spot. Te Whanganui a Tara/Wellington Harbour was an important fishery for Te Atiawa/Taranaki Whanui around the harbour with fishing waka located at Te Aro Pā, Kumutoto and Pipitea. Each of these areas had beaches where waka were drawn up.



### Kumutoto Pā

26. The land associated with Kumutoto Pā was given to those who held and maintained those rights in Te Whanganui a Tara, now principally recognised as the Te Atiawa hapu of Ngati Te Whiti, through ahi kā rights.
27. Kumutoto Pā was a significant urban pā site with unimpeded foreshore prior to reclamation.
28. Kumutoto Stream was a source of fresh water (wai Māori) and food prior to enclosure and pollution. The stream extended around Salamanca Road and drains the Victoria University area of Kelburn.
29. The gardens of Kumutoto were further into the hinterland extending to the present Botanical Gardens.
30. The urupa or burial grounds were located around the present Bolton Street cemetery area.
31. The area of Lambton Harbour known as Kumutoto was the seabed of Kumutoto Pā, with landing places for waka at the foreshore which is now Lambton Quay.



Town acre 487 part awarded to Wi Tako Ngatata of Kumutoto Pā

## Pipitea Pā

32. Pipitea Pā was established by Ngāti Mutunga in 1824 on the flats called Haukawkawa on the shores of Te Whanganui a Tara (Wellington Harbour). Later known as Thorndon, this area stood at the heart of the new colonial settlement of the Port Nicholson Block.
33. Ngāti Mutunga along with Ngāti Tama and Te Atiawa had migrated south from Taranaki to escape the uncertainty arising as Waikato tribes moved into their rohe. When the Taranaki people arrived, Te Whanganui a Tara was occupied by hapu of Ngāti Ira and other iwi. The incoming Taranaki hapū took over the western coast of the harbour, building Pipitea Pā on Haukawkawa and occupying land from Korokoro (Petone) as far south as Owhiro Bay. Ngāti Mutunga were not to stay and 10 years later they were preparing to migrate again, voyaging to Wharekauri (the Chatham Islands, or Rekohu to Moriori) on the sailing ship *Rodney* in 1835. The later migrating Ngā Motu tribes of Te Atiawa, from around modern New Plymouth, had gone to the Wairarapa, then returned to Te Whanganui a Tara where the hapū of Te Matehou/Ngāti Hamua were to occupy Pipitea Pā.

34. Pipitea Pā extended over much of Haukawa with extensive gardens spreading to what are now Parliament grounds and up to the Botanic Gardens. Ngāti Tama had kainga at Tiakiwai (now off 191 Thorndon Quay) and Raurima near the corner of Hobson Street and Fitzherbert Terrace.
35. The foreshore of Pipitea Pā not only gave its name (the clear view of the pipi beds) but was the place fishing venture spread out from around the harbour and further afield. Pipitea was located adjacent to the Pipitea Stream and the rich lands surrounding which were extensively gardened. The harbour connected Pipitea to the other Pā around the harbour.

### Tangata Whenua of Te Whanganui a Tara Today

36. In its report the Waitangi Tribunal made the following statement with respect of the tangata whenua status in this part of Wellington.
37. The Tribunal found that:
  - a. At 1840, Māori groups with ahi kākā rights within the Port Nicholson block (as extended in 1844 to the south-west coast) were Te Atiawa at Te Whanganui a Tara and parts of the south-west coast; Taranaki and Ngāti Ruanui at Te Aro; Ngāti Tama at Kaiwharawhara and environs and parts of the south west coast; and Ngāti Toa at Heretaunga and parts of the south-west coast. These groups also had take raupatu over the remainder of the Port Nicholson block.<sup>4</sup>
38. The main tangata whenua group around the harbour today are from various hapū of Te Atiawa. They originate largely from Ngā Motu (New Plymouth) in Taranaki. At Kumutoto however the people were predominantly from the Ngāti Te Whiti hapū of Te Atiawa. These peoples' descendants are beneficial owners in the Wellington Tenth Trust and are also eligible to the members of the Port Nicholson Block Settlement Trust (Taranaki Whanui ki te Upoko o te Ika). Te Atiawa-Taranaki whanui generally represented by the two Trusts today.

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<sup>4</sup> Waitangi Tribunal, *Te Whanganui a Tara me Ōna Takiwā*: Report on the Wellington District, 2003, p 479

## Ngati Toarangatira

39. Although Ngati Toa are based in Porirua they have settlement interests in Wellington Harbour as does the Port Nicholson Block Settlement Trust (Taranaki Whanui). Ngati Toa do not have any particular sites in this vicinity, but their interests are otherwise similar to those of Taranaki Whanui. Ngati Toa Rangatira are represented by Te Runanga o Toa Rangatira Incorporated.

## Background to North Kumutoto

40. The Kumutoto Pā reserve created by McCleverty<sup>5</sup> had full foreshore frontage, surveyed down to the low water mark. The Pā reserve was subdivided in the 1860s, and many lots were sold in the 1870s. It appears the main way in which the Kumutoto Māori lost ownership of the foreshore was through the sale of the Kumutoto Pā lots with harbour frontage. However, those few Māori who still owned harbourside lots at Kumutoto in June 1874 lost their rights to the foreshore as a result of the Crown grant of 70 acres of foreshore and seabed to the Wellington City Council.<sup>6</sup>
41. Kumutoto and Pipitea were two of the largest Pā in the town of Wellington and were guaranteed to Māori by both Spain and McCleverty. If Māori were to have any chance of participating in and benefiting from the development of Wellington, it was essential that they retain these important sites in the heart of the city. But this did not happen. The fate of this land, and of the communities that once lived on it, therefore merits examination in some detail. What emerges very clearly is the failure of the Crown to protect the interests of the Kumutoto and Pipitea communities or to assist them to remain in the town. On the contrary, it appears that officials wanted to see Māori removed from the town, and they encouraged the alienation of this land in order to bring it about.<sup>7</sup>

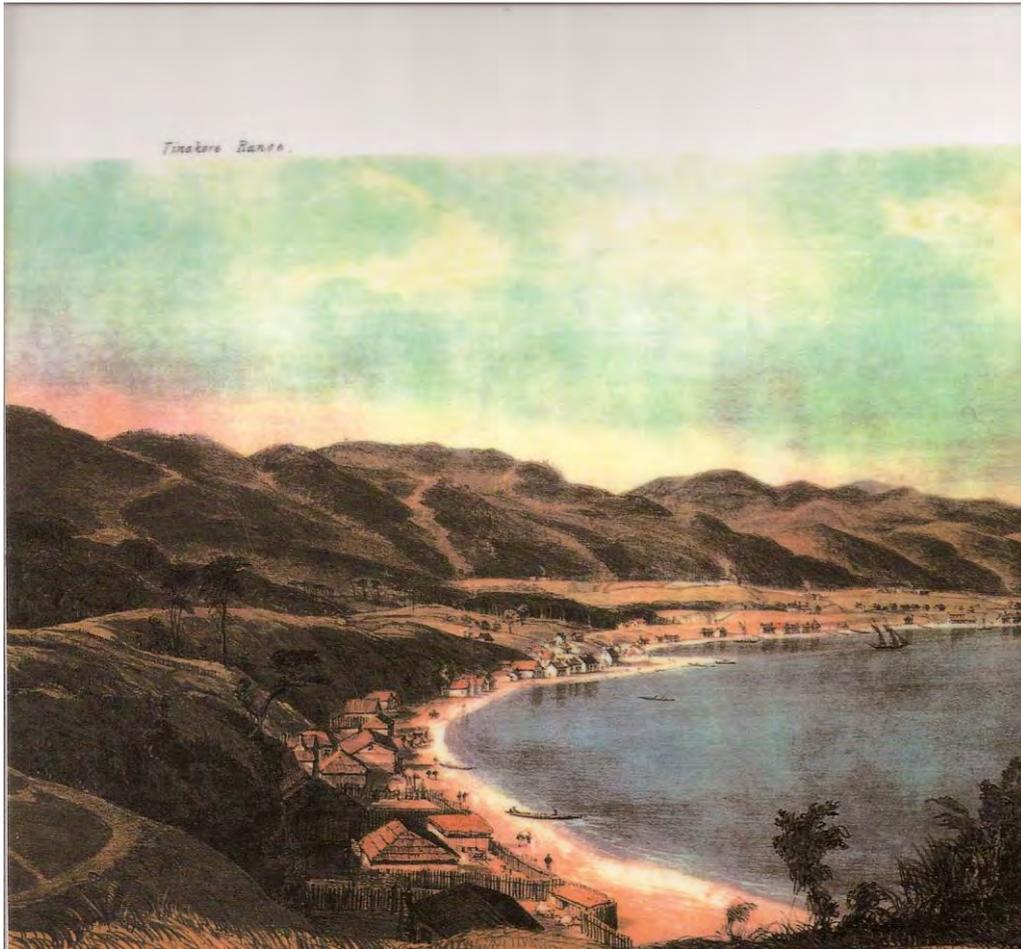
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<sup>5</sup> Deeds Index Volume 1, p306 – Received for registration 11 March 1848

<sup>6</sup> Waitangi Tribunal, *Te Whanganui a Tara me Ōna Takiwā*: Report on the Wellington District, 2003, p 469

<sup>7</sup> *ibid*, p 336

42. When Taranaki hapū, Ngāti Mutunga and Ngāti Tama arrived in the inner or Lambton Harbour circa 1824/1825 they found no permanent residents. Tangata whenua iwi however were occupying the Hutt Valley or Heretaunga and the Eastern Shore south to Pencarrow. The incoming hapū took over the inner harbour and first occupied an area stretching south from Korokoro (Petone) to include control over land as far south as Owhiro Bay. The principal inner Harbour settlements developed at Te Aro, Kumutoto and Pipitea.
43. Kumutoto Pā can be viewed with some considerable significance because it became a centre for the gathering and processing of flax by Europeans between 1831 and 1834.
44. One of these Europeans David Scott told William Spain's Land Commission which began its hearings in May 1842 that he and the other Europeans working at Kumutoto only left after 1834 because of a fear of the possible disruptive consequences that could arise from the battle of Haowhenua. This battle took place in 1834 on the Kapiti Coast at Waikanae. For Ngāti Mutunga and Ngāti Tama, and Māori around Raukawa Moana in general, there was also considerable unease as a result of the Haowhenua battle.
45. With reports coming back from Māori returning from the Chathams (Wharekauri) that showed it was a more favourable place to live than Whanganui-a-Tara it was resolved by Ngāti Mutunga and Ngāti Tama that their hapū would migrate there en masse in 1835. They carried this out by commandeering the brig Rodney from Te Whanganui-a-Tara in late October 1835 and moving in two heke, one after the other in the following month of November. Before they left all the hapū met on Matiu and the land was gifted to Te Atiawa/Taranaki hapū. Pomare Ngatata and Ngāti Mutunga burned all their buildings and fences at Kumutoto as a sign of their determination to leave permanently and turned their rohe rights over to Ngāti Te Whiti. The leadership at Kumutoto shifted to Ngatata-i-te-Rangi and Wī Tako Ngatata, his son. At the time of Haowhenua and the Wharekauri heke Ngatata-i-te-Rangi and Rauakitua settled Ngāti Tupaiā at Te Aro Pā.



46. Ngatata-i-te-Rangi was an old man when the New Zealand Company arrived in 1839/1840. A cultivation area that now forms the bulk of the Botanical Gardens fronting Glenmore Street and Section 487 that is now bisected by Woodward Street were allotted to the Kumutoto Pā people in substitution for the original Pā on The Terrace. Section 487, initially for the Ngāti Te Whiti hapū, was eventually Crown granted to Wī Tako Ngatata who bought out his Ngāti Te Whiti hapū interests in 1886<sup>8</sup>.

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<sup>8</sup> Deeds Index Volume 87, p881 – registered 20 November 1886



Site 8 & 9 (parking) with the Kumutoto Stream mouth and the Meridian Building

## Concluding Comment

47. The reconnection of the people of Wellington with te moana o te Whanganui a Tara (the waters of Wellington Harbour) in a positive way is important, not only in terms of Maori culture, but also in terms of the overall culture of the City of Wellington. The Kumutoto stream and its discharge to the harbour is now highly visible to all visitors to this end of the waterfront. The Waipiro Stream and the Tutaenui stream however, are much less evident from the waterfront. This report does not suggest that the other two stream require any special treatment.
48. The proposed building on Site 9 raises no particular Maori cultural issues in an area where large buildings were the norm for the last 100 years or more. The building's bulk and form raise no particular cultural issues.
49. There is however some possibility that Maori cultural artefacts or archaeological items from the site and it would be prudent to have an accidental discovery protocol in place. A draft protocol is attached to this report. Although there appears to be no need for a full archaeological examination of the site on the grounds of the possible finding of Maori archaeological material, that may not be the case for all possible archaeological remains. The presence of the old Customhouse would suggest this is likely to be a site of interest archaeologically.

## Bibliography

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- iv. Best, E, Journal of the Polynesian Society, *Te Whanga-nui-a-Tara Wellington in Pre-Pakeha Days*, Vol 10, 1901
- v. Best, Journal of the Polynesian Society, *The Land of Tara and they who settled it*, Vol 26 & 27, 1917 – 1919.
- vi. Jellicoe, Roland L, *The New Zealand Company's Native Reserves*, Government Printer, Wellington, 1930
- vii. Ward, Louis E. *Early Wellington*, Whitcombe and Tombs Ltd, 1928,
- viii. Māori Land Court Minute Book 1C
- ix. Waitangi Tribunal, *Te Whanganui a Tara me Ōna Takiwā: Report on the Wellington District*, 2003
- x. <http://www.wcl.govt.nz/maori/wellington/ngawaahipitea.html>



## Appendix I – Draft Accidental Discovery protocol

If any archaeological site(s) are uncovered during physical works, the Project Manager will require the contractor to adopt the following protocol.

Evidence of archaeological sites can include oven stones, charcoal, shell middens, ditches, banks, pits, and old building foundations, artefacts of Māori and European origin or human burials.

1. Work shall cease immediately at that place.
2. The contractor must shut down all machinery, secure the site and advise the Project Manager.
3. The Project Manager shall advise representatives of Port Nicholson Block Settlement Trust, Wellington Tenth's Trust and the New Zealand Historic Places Trust (see below for contact details).
4. If skeletal remains are uncovered, the Project Manager will also advise the Police.
5. Port Nicholson Block Settlement Trust and Wellington Tenth's Trust or their representatives will organise a site inspection by the appropriate tangata whenua advisors.
6. If as a result of this initial investigation there is a need for an appropriate ceremony the Iwi Authority representatives will arrange for that process at the Project's expense.
7. Materials discovered will be removed by the Iwi responsible for the tikanga appropriate to their removal and preservation, or re-interment.
8. Works affecting the archaeological site shall not resume until the NZ Historic Places Trust, the Police (if skeletal remains are involved) and Iwi Authority representatives have each given the appropriate approval for work to continue.

### Contact details are:

<u>Port Nicholson Block Settlement Trust</u> P O Box 12164, Wellington Phone: 0800 7678642 email: <a href="mailto:info@portnicholson.org.nz">info@portnicholson.org.nz</a>	<u>Wellington Tenth's Trust</u> <u>PO Box 24599</u> <u>Morrie Love</u> <u>Phone: 04 9013332</u> <u>Cell 0274540148</u>

Appendix II – Native reserves – Heaphy 1870



Block Plan of Wellington City showing Native Reserves – Charles Heaphy 1870 ATL

## Appendix III - Wellington City Council Reclamation Plans

50. Wellington City Council was established in 1867 under the Municipal Corporations Act 1867. The Act defined the City of Wellington according to the Plan of the Town of Wellington annexed to the Crown Grant of the New Zealand Company, dated 27 January 1848 and included:

- a. certain portions of the Harbour of Wellington as are comprised in a certain Crown Grant thereof dated the 18<sup>th</sup> October 1855 subject to the exceptions hereinafter mentioned and also the Town Belt, the Canal and Basin and the Public Reserves belonging to the Crown or Provincial Government or granted to the Superintendent by the Grant dated 18<sup>th</sup> of October 1855 by Thomas Gore Browne the late Governor of the Colony and grant in confirmation thereof so long as any such land or any part thereof shall remain undisposed of or such as are reserved for public purposes.

51. In other words the boundaries of the Town of Wellington did not extend over the reclaimed and un-reclaimed lands of the 1855 Grant, but this part of the harbour remained in possession of the Provincial Government and the Crown<sup>9</sup>.

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<sup>9</sup> R A McClean, *Te Whanganui a Tara Foreshore Reclamations Report*, Waitangi Tribunal, 1997, pp 144-145

52. In 1875 the Provincial Councils were disbanded and the era of Provincial reclamation came to an end. Under the Abolition of Provinces Act 1875, the foreshore reserve granted in 1855 became vested in the Crown, and the Public Works Department finished the large reclamation of 46 acres which reached Pipitea Point in late 1876.