



Raukura Consultants  
CULTURAL IMPACT REPORT

1-23 TASMAN STREET - PUKEAHU



WELLINGTON TENTHS TRUST & PORT NICHOLSON BLOCK SETTLEMENT  
TRUST

SEPTEMBER 2021

**DEVELOPMENT OF 1-23 TASMAN STREET - PUKEAHU  
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**SUMMARY OF THE MĀORI CULTURAL CONTEXT OF THIS DEVELOPMENT SITE**

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1. The proposed One Tasman Pukeahu Park development at 1-23 Tasman Street, Mount Cook is located just east of Pukeahu – National War Memorial Park. The area is of very high cultural and historical significance sitting with the Basin Reserve to the east. The development on Tasman Street will be opposite the former Mount Cook Police Station. At the base of the slope from the Old Dominion Museum Building, Tokomaru (now Massey University), across the National War Memorial is the part of the Park known as, Ngā Tapuae o Te Kahui Maunga. This part of the Park has elements which tells the story of military conflicts involving mana whenua from Aotearoa ranging from the land wars of the 19<sup>th</sup> Century, through the two world wars along with the stories associated with them. This development is very much a part of this whole Pukeahu cultural landscape including the tomb of the unknown warrior, Ngā Tapuae o Te Kahui Maunga, the Australian Memorial and the various national and other memorial both to the west and east of the Marae Atea or Parade Ground. Also in this context is the old Dominion Museum Building, Tokomaru which is jointly owned by the Mana Whenua based Wellington Tenth's Trust and Massey University and further east the Basin Reserve, known to Māori as Hauwai.
2. Hauwai was part of the swamp area that extended from the northern end of Adelaide Road along the course of the Waitangi Stream (flowing along where Kent and Cambridge Terraces are today). The swamps were places for gathering tuna/eels along with banded and giant kokopu. It was also used for gathering building and weaving materials. Matters changed in the area in 1855 with the tectonic uplift of much of Wellington Harbour and the surrounding lands with the resulting draining of much of this area.
3. There are traditional interests going back to the earliest settlement of Māori in Wellington generally in this area previously known as Pukeahu and now as Mount Cook. Those interests continue to the present day for the Trusts and the people they represent.
4. The area near the Basin Reserve end of the Mount Victoria Tunnel is closely associated with the important ancient Pā site called Te Akatarewa. The Pā was a centre for the first

settlers in Wellington, Ngai Tara. It occupied the slopes of what was to become Mount Alfred which was previously known as Akatarewa.

5. Pukeahu was an important site supporting the ancient Pā, Te Akatarawa which was located around the area now occupied by Wellington College. Pukeahu was a wāhi tapu. An Ahu or tuahu were known as a tribal alter or platform where ritual was carried out. Pukeahu was also likely to be an urupa.
6. In the early 19<sup>th</sup> century Te Aro Pā was located on the harbour foreshore at the end of Taranaki Street however its influence extended into this area including the Aro Valley and out to the south coast at Paekawakawa/Island Bay. Pukeahu also supported subsequent generations including the 19<sup>th</sup> century, particularly for the Taranaki Whānui people of Te Aro Pā.
7. The area has strong association with the Te Atiawa/Taranaki Whānui ki te Upoko o te Ika and the hapu of Ngāti Tupaia of Ngāti Ruanui and Ngāti Haumia of the Taranaki tribe, along with their Te Atiawa kin who are all represented by the Port Nicholson Block Settlement Trust.
8. The report sets out the Māori cultural history and connection with this part of Wellington and how it fitted in the overall tribal situation around Te Whanganui a Tara. This indicates the traditional significance of these sites in the broader context of Te Whanganui a Tara. The context of the tribal situation and how the Waitangi Tribunal has seen this is explained to ensure that decision makers are dealing with the appropriate mana whenua groups.
9. The Port Nicholson Block Settlement Trust (PNBST) and Wellington Tenth's Trust (WTT), 'The Trusts' are the iwi authorities in Wellington representing the tangata whenua as mandated iwi organisations. The Trusts have many interests from PNBST, being the Treaty of Waitangi Settlement entity with their takiwa or area of interest covering most of the areas of Wellington, Lower Hutt and Upper Hutt Cities. PNBST manage many properties in the Settlement area which are a mix of cultural redress along with various commercial redress properties<sup>1</sup>. In this area Wellington Tenth's Trust

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<sup>1</sup> See Appendix VI – Settlement Area of Interest

through Capital Hill Limited in partnership with Massey University has an ownership of the old Dominion Museum Building with a boundary extending along Buckle Street.

10. The Mana Whenua iwi organisations of Te Atiawa – Taranaki Whānui have both land interests through the Old Dominion Museum building and grounds and the cultural interests in part through Ngā Tapuae o Te Kahui Maunga in the Pukeahu National War Memorial Park. This involves participation in ceremony at the Park with the offer of the Karanga and other involvement at major events.

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## PROJECT DESCRIPTION

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11. The project is called *One Tasman Pukeahu Park* for One Tasman Development Limited Partnership ( a subsidiary of Willis Bond).
12. The project will extend from the old Buckle Street along Tasman Street (1 – 23) from Pukeahu National War Memorial Park’s east wing. This residential development will include some 212 units integrating a range of residential unit types/buildings into the Pukeahu/Tasman Street context.

### **01 The Pukeahu Terrace Houses**

These 3 storey terrace houses to the north-west of the site wrap around the Old Buckle Street/Tasman Street frontage.

### **02 Northern Apartments**

This 10 storey base-isolated building set back from the Terrace Houses, accommodates approximately 106 one to three bed apartments with east and west outlooks.

### **03 Buckle Street Terrace Houses**

These 3 storey terrace houses front Old Buckle Street to the north-east of the site.

### **04 Southern Apartments**

This building is closely related to the Northern Apartments in terms of structural resilience/apartment typology/amenity. This 9-storey base-isolated building accommodates approximately 94 one to three bed apartments.

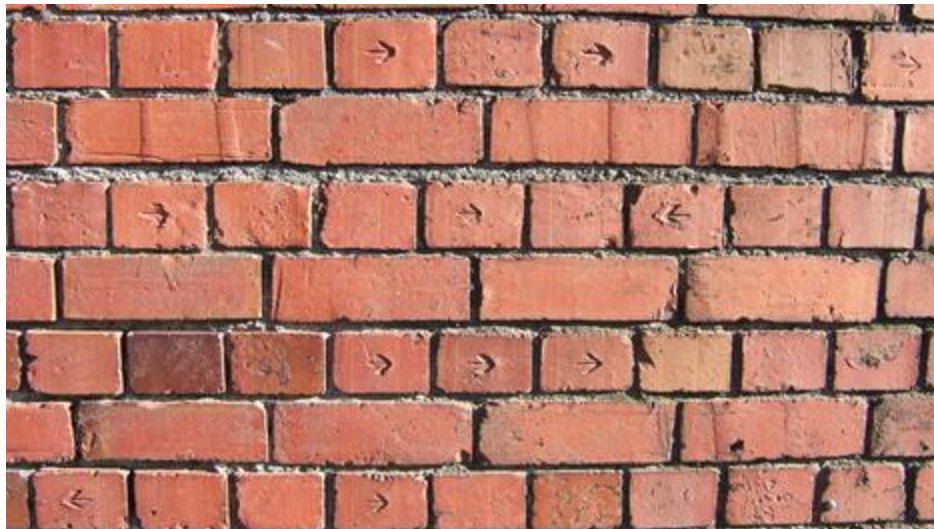
### **05 The Courtyard Studios**

These two storey studios are sited on top of the central carpark. These are generally 1

-2 bedroom studios.

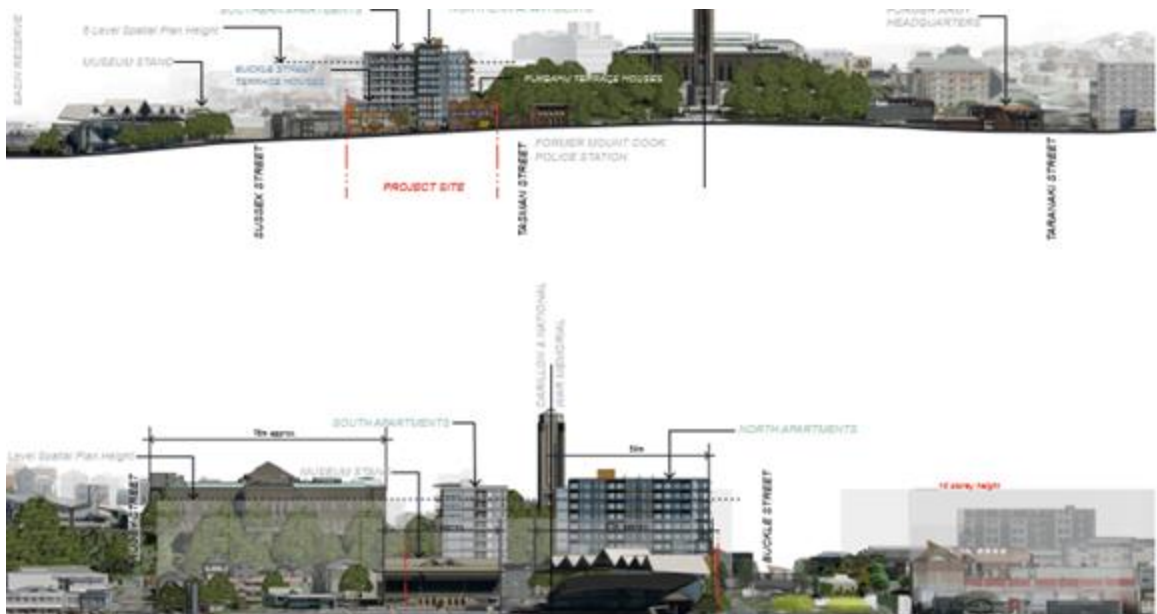


13. The proposed development will cover much of the site with courtyards between buildings. The Old Buckle Street side of the development which faces the various national Memorials of the Pukeahu National War Memorial Park across the eastern entrance to the Arras Tunnel taking SH 1 beneath the Pukeahu Park.
14. Tasman Street opposite the proposed development includes the Historically listed old Mount Cook Police Station and the long brick wall featuring the Government Bricks known as “prisoner bricks” including those made by Taranaki prisoners from Parihaka.





15. Above the Tasman Street's historic brick wall on the slopes leading up to the Old Dominion Museum building is a rich line of trees including Pohutukawa and other indigenous trees. These elements together give a distinct character for the street opposite.
16. This proposed development will create a large element in the landscape with some 10 stories in height (the Northern Apartments), lower than the very tall Carillon behind the Tomb of the Unknown Warrior and the rest of the Pukeahu National War Memorial Park.



17. One of the issues for Iwi mana whenua is whether the size of the proposed development has a negative impact on Ngā Tapuae o Te Kahui Maunga as a significant part of the Pukeahu National War Memorial Park along with the Memorials on the Eastern side of Pukeahu. The development is set well back from the east side of Pukeahu with the trenched roadway leading to the Arras Tunnel and then the accessway that was part of the old Buckle Street.
18. The development would replace the existing apartment building on the site and so its impact on the Old Dominion Museum Building – Tokomaru jointly owned by Wellington Tenth Trust through Capital Hill Limited and Massey University comes into consideration. The elevation and height of the Tokomaru Building meaning the rooflines

of Tokomaru and the proposed development are similar, however the separation of the buildings reduces the impact of the proposed development.

19. The size of the proposed development should not culturally impact Memorial in the Park such as the Pacific Island Memorial shown below which is located opposite the proposed development.



Te Reo Hotunui o Te Moana-nui-a-Kiwa - Pacific Islands Memorial in the east side of Pukeahu opposite 1 Tasman Street across from the entrance to the Arras Tunnel.

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**TRADITIONAL MAORI HISTORY AND COLONIAL HISTORY OF THE AREA**

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20. Much of the area around Pukeahu was known as Huriwhenua. Today it is generally known as Te Aro Flat. In Māori times Huriwhenua was occupied by gardens/ngākinga.
21. The ancient Te Akatarewa Pā was built by Ngai Tara possibly as early as 1400 AD on the hill slopes of Akatarewa (Mt Alfred) where Wellington College and Wellington East Girls



College now stand.

22. Ngāi Tara occupied this area for many centuries establishing strong settlements which from time to time were attacked but were not displaced. Over the centuries various tribes came through the area such as Ngāti Mamoe and Ngāi Tahu who were to travel further south to Te Waipounamu after a period of residence around the Wellington Coast. Te Akatarewa Pā was located on the hillside above Wellington College. The area of the Basin Reserve was known as Hauwai which was swamp land and a mahinga kai or food gathering area with habitat for eels/tuna, along with giant and banded kokopu. Several centuries after Ngāi Tara established its major Pā in this area another tribal group arrived in the area. They were the Ngāti Ira groups from the Wairoa area. Ngati Ira did not arrive in conquest but started occupying sites around the harbour and were to inter-marry with Ngāi Tara and Ngāi Tara probably became Ngāti Ira. Akatarewa was probably continued by Ngati Ira however as a result of internal fighting this area was probably vacant from the turn of the 19<sup>th</sup> century.
23. When the war parties from Nga Puhi, Ngati Whatua and others came around 1820. The Pā around this area were probably empty as was the case when Ngāti Mutunga and Ngāti Tama of Taranaki whānui moved into the harbour a few years later. Taranaki whānui established their Pā around the harbour and also around the coastal fringe. There was a lesser need for the old pallisaded Pā on the ridgelines or on headlands. Ngāti Mutunga established Te Aro Pā and also established gardens across the Te Aro flats. When Ngāti Mutunga departed for the Chathams Islands in 1835, the Taranaki hapu of Ngati Haumia and the Ngati Ruanui hapu of Ngati Tupaia joined with Ngatata i te Rangi of Te Atiawa to occupy Te Aro.
24. Pukeahu which had been used for traditional ceremonies and rites in ancient times and probably for burials. When the New Zealand Company drove colonisations in 1840, things changed very rapidly for the Taranaki whānui tangata whenua. Pukeahu – Mount Cook became dominated by the military including with the Alexandra Barracks being built on the land flattened by the Military around 1840 including what would have been Pukeahu – Mount Cook. The Barracks were initially built as a prison and later converted



to the Barracks.

View of Alexandra Barracks, Mount Cook, Wellington Reference No: EP-3276-1/2-G  
Alexander Turnbull Library.

25. In Colonial times the local brick works (now the Wellington High School playing field) made bricks to produce, among other buildings, the dominating Victorian edifice, the Mount Cook Gaol, later to be converted to Alexandra Barracks. The site has had an association with the military from 1840 when Barracks were first built on top of Mount Cook which was levelled for that purpose. Even today there are remnants of that association with the Defence Department buildings on the corner of Buckle and Taranaki Streets (HMNZS Olphert). There was also a World War II ‘underground bunker’ behind the old Museum Building and tunnels to be used as air raid shelters. The two storey bunker is still currently in use for storage.
26. As a result of the altercations at Parihaka in Taranaki in the 1870s and 1880s Taranaki prisoners were brought to Wellington for incarceration at the Mount Cook Gaol located south of the old Police Barracks (corner of Buckle Street and Tasman Street) as well as in

the Terrace Gaol (located where at the area above the Terrace where it meets Vivian). Some of the prisoners such as Te Whiti o Rongomai of Parihaka were taken for trial at the Wellington Courts. Most of the Parihaka prisoners were transported to Dunedin without trial. The Taranaki prisoners went to labour at the Mount Cook brickworks each day. The bricks were used for the construction of the Mount Cook Barracks/Gaol and the old Mount Cook Police Station which still stands on the corner of Buckle and Tasman Streets. The Gaol was later to become the military Barracks. It is of note that the Gaol dominated the landscape and was universally loathed. It was later demolished, although not fully until the Dominion Museum was constructed.

27. Charles Heaphy speaking in 1879 to the Wellington Philosophical Society, recalled that forty years earlier when he had arrived, Tinakori Hill was ‘densely timbered .... the rata being conspicuous’. Wellington Terrace was timbered with ‘high manuka some 40ft high.’<sup>2</sup> Te Aro, one of the Māori occupation areas, was covered in high fern and tutu, and beyond the Māori villages was an impassable swamp which the new settlers plan to turn into a boat harbour [Basin Reserve].

#### NGĀ TAPUAE O TE KAHUI MAUNGA

28. For any National War Memorial Te Atiawa/Taranaki Whānui believe it should at the very least go back to Land Wars which started on the Pekapeka Block at Waitara. Many of those who had migrated to Wellington from Taranaki in the preceding 50 years were keen to return to protect their land interests from the British troops. In the words of the Waitangi Tribunal in its *Taranaki Report: Kaupapa Tuatahi* at p 308:

At Waitara, the Governor was at once the purchaser, the judge of the title dispute, and the supreme commander of the troops. In the words of William Pember Reeves, adopted by the Sim commission and now us, the Waitara purchase would ‘always remain for New Zealand the classic example of a blunder worse than a crime’. Maori custom, law, and institutions were judged by those who did not know them; and the judgements were wrong. The right of Maori to make their own decisions about who controlled the disposition of land and the nature of the interests held was negated, and the

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<sup>2</sup> Heaphy , C. 1880 Notes on Port Nicholson and the Natives in 1839. Transactions and Proceedings of the New Zealand Institute XII.

immediate result was war. The long-term consequence was that the Government enforced a plan to alter Maori land tenure and to destroy, by stealth and by arms, the capacity of Maori to manage their own properties and to determine rights within them. The relationship the Government imposed was that of dominance and subservience. The settler government was unable to see that the essence of peace is not the aggregation of power but its appropriate distribution. ...

... It was the Government that spread the war. In the words of D S Smith, claimant counsel before the Sim commission in 1927:

The memories of the past are bitter memories still. Out of Waitara there sprang, and from Waitara there spread what to the native mind was a war of aggression. We say, in fact, that it was a war of aggression, and that an impartial tribunal will find it so.



The East side of Ngā Tapuae o Te Kahui Maunga showing *Hinerangi* in bronze beside Taranaki with the whakatauki in the background.

29. The first post-colonial war memorial in New Zealand then should recognise the Lands wars which started in Waitara in 1860. It was however not for a few years later when Taranaki prisoners were transported to Wellington and then further afield. This probably started in 1879 when the Te Aro prison had been open for some 5 years.
30. The rock at the centre of this side of Ngā Tapuae is Taranaki with the kaikaranga *Hinerangi* to the left of picture and the phrase *maungarongo ki runga i te whenua* meaning peace on earth on the wall inlaid with samples of “prisoner bricks”.



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#### MAORI SITES OF SIGNIFICANCE

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31. There are several Māori sites of significance around the proposed development at 1 Tasman Street both towards the east associated with the Ngāi Tara, Akatarewa Pā as well as to the west and to the north through to Te Aro Pā.

- **Hauwai** cultivation area was situated on the edge of what is now Basin Reserve up to the entrance to Wellington College. The cultivation area bordered the swamp/wetland area that is now the Basin Reserve. The cultivation area is connected to Ngāti Hinewai hapu of Ngāi Tara who occupied Te Akatarewa. This was also a wetland area with the Waitangi Stream fed from springs in what is now Newtown. In the stream tuna/eels, kokopu and various other indigenous freshwater fish were used as food for the Pā.
- **Te Akatarewa Pā** was located on the slopes of Mt Alfred above the Mt Victoria Tunnel and Wellington College. This was a major Pā for the Ngāti Hinewai hapu of Ngāi Tara and had resources surrounding the Pā with garden sites as Hauwai, Pukeahu, Nga Kumikumi all of which were also to be utilised by the Te Atiawa/Taranaki Whānui people from Te Aro Pā centuries later.
- **Huriwhenua** Flat included the Te Aro Flat and extended southwards back to the base of Tawatawa Ridge so included Newtown.
- **Kaipapa** is the name for the area of Government House and the ridge on which it sits leading down to what was the Waitangi Stream running from around Wellington Hospital.
- **Te Aro** was the Pā on the waterfront which was dissected by Taranaki Street to give access to the Taranaki Wharf. The people of Te Aro that followed Ngāti Mutunga were of the hapu of Ngāti Tupaia of Ngāti Ruanui and Ngāti Haumia. The people of Te Aro used Pukeahu as one of their garden areas along with the Aro valley and Nga Kumikumi.
- **Moe-i-ra** The area to the west of this site was known as Moe-i-te-ra which was a Te Atiawa village and cultivations in the vicinity of Central Park and the north-facing slopes above the Park and joining to the Prince of Wales Park. The area is eventually drained by the Waimapihi Stream which flowed to the Harbour just west of Te Aro Pa.





Old Dominion Museum Building with the National War Memorial Carillon and the Basin Reserve viewed from the ancient Akatarewa Pā site The development site is at the centre right margin of the picture.

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## CONCLUSIONS AND RECOMMENDATIONS

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- a. This proposed development at 1-23 Tasman Street will replace an existing apartment building, however it will be larger in height than the existing building. It will contain 212 units. Although it will be high it fits the scale of buildings and roading around the site.
- b. The proposed development is close to Pukeahu National War Memorial Park built in 2015 atop the Arras Tunnel which takes the State Highway 1 traffic. The Park was created to cater for large National events such as Anzac Day Memorials utilizing the large parade ground with various Nation's Memorials to both the west and east of the parade ground. The development will overlook the eastern arm of the Park. The buildings should respect their location especially in their design and how they are used.
- c. The Port Nicholson Block Settlement Trust and the Wellington Tenth's Trust believe it is unlikely that any Māori cultural archaeology would be found on the site as it has

been the subject of many building developments from the time of colonisation. The Trusts do not think any archaeological examination of the site prior to the development is required after clearance of the existing buildings.

- d. There is a need for an accidental discovery protocol for this development to cover the low possibility of cultural material being discovered on the site.
- e. The Trust can advise on appropriate cultural ceremony for the site and the project prior to the start of works and then at the completion of the project.

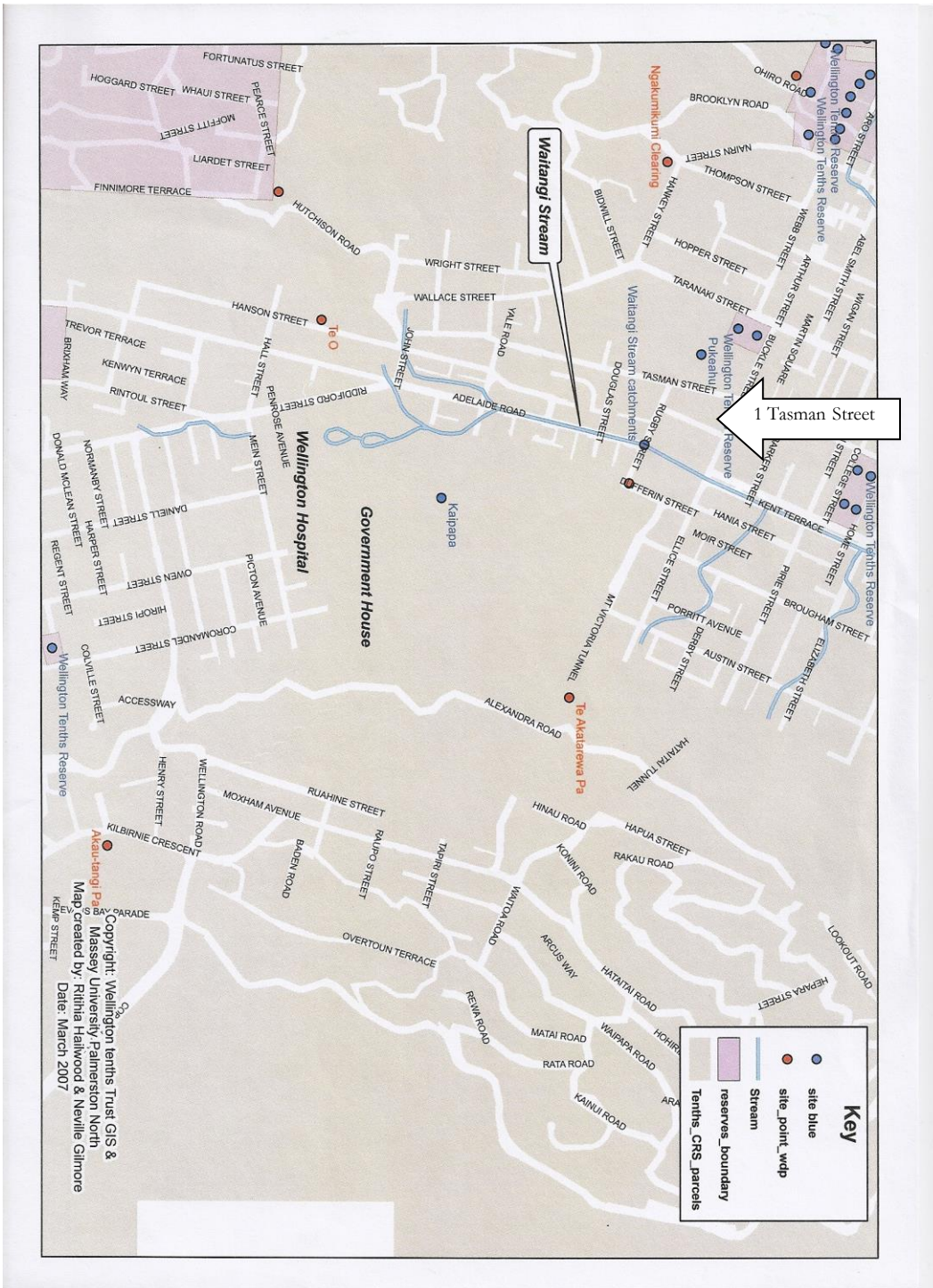
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APPENDIX I - MĀORI SITES OF SIGNIFICANCE AND STREAMS



APPENDIX II - WARD MAP OF WELLINGTON 1891

