



## An Archaeological Scoping Assessment of Potential Growth Areas for Marton, in the Rangitikei District



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## QUALITY INFORMATION

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Cover image: Broadway, Marton, 1909, Dunedin, by Muir & Moodie. Te Papa (O.036651)

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# INTRODUCTION

The Rangitikei District Council (“RDC”) is considering options for urban growth at Marton and requested that InSite Archaeology Limited (“ISA”) undertake a preliminary review with respect to archaeology / heritage of five potential growth areas (Figure 1).<sup>1</sup> The research presented here does not comprise a full archaeological assessment with detailed historical background, formal site descriptions, assessments of values and effects etc. Rather, this advice note presents a high-level overview of the potential growth areas, giving:

- environmental and historical context;
- known and potential archaeological risks; and,
- consenting / management advice.

In the course of this research the following sources were reviewed:

- historic survey plans and aerial photographs;
- historic title deeds;
- New Zealand Archaeological Association (“NZAA”) Site Recording

1 Note that the potential growth areas are not numbered contiguously. A larger body of options was considered by RDC at an earlier stage of assessment and refined to those assessed in this report. However, the original naming scheme was retained, hence the non-sequential numbers.



Figure 1: Option areas evaluated for future urban growth at Marton.

- Scheme database;
- GNS geology web map (<https://data.gns.cri.nz/geology/>);
- historic newspaper articles (PapersPast);
- Alexander Turnbull Library archives (online only, <https://natlib.govt.nz/>);
- published books and pamphlets; and,
- aerial survey data.

As appropriate to the high-level nature of this work, the review of sources was not exhaustive but focused on the material that was most readily accessible and provided information generally applicable to all of potential growth areas.

### Limitations

There is a deep and detailed body of published and archival historic works available for Marton and the Rangitikei district with respect to its settlement and occupation by Pakeha in the nineteenth century. However, historic records are far fewer in regards to earlier occupation by Māori and what does exist generally pertains to Native Reserves (such as at Parewanui, Matahiwi, Reureu, etc.) and lands outside of the growth areas. The potential growth areas are within the bounds of the Rangitikei lands purchased by the Crown in 1849, before the Native Land Court<sup>2</sup> was established by the Native Lands Act of 1865, and therefore without a detailed Court enquiry exploring Māori title and / or historic occupation. While it is evident that the Ngāti Apa, Rangitāne and Muaūpoko iwi have a long history of occupation within the Rangitikei-Manawatū districts (and beyond), and more recently (i.e., since the early nineteenth century) certain hapū / iwi of Ngāti Raukawa, this assessment of Māori occupation is limited to general statements by analogy to areas where more detailed records are available.

Additionally, a full analysis of all historic title deeds was not practical within the available timeframe. However, a selection of the earliest title deeds – obtained from the Land Information New Zealand Land Record Search (<https://lrs.linz.govt.nz/search/>) – and the Rangitikei Deeds registers were studied for each of the growth areas. A full exploration of the historic title records should be undertaken for whichever of the growth area option(s) are advanced, if any.

## ENVIRONMENTAL CONTEXT

Geological data sourced from GNS (2020) indicates that the five growth areas are predominantly situated on Middle Pleistocene river (Q6a) and shoreline deposits (Q7b and Q9b) of:

*“[Q6a] poorly to moderately sorted gravel with minor sand and silt underlying eroded terraces.”*

*“[Q7b, Q9b] coverbeds comprising shallow marine conglomerate, shellbeds, dune sands and peat.”*

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<sup>2</sup> Renamed the Māori Land Court in 1947.

MAR01 includes a minor fraction of Late Pleistocene river deposits (Q2a), described as:

*“moderately sorted gravel with minor sand and silt underlying terraces.”*

The aspect of all five areas is generally flat, with shallow terraces separated by minor creeks and streams that converge on the Tutaenui Stream, that in turn drains to the Rangitikei River. Historic records indicate that the Tutaenui Stream was prone to flooding during winter months, but could also periodically run dry or at very low flows during particularly dry summers (Melody 1979; ‘Provincial Council’ 1869).

The earliest survey plans<sup>3</sup> of the Rangitikei District indicate that the first European settlers at Marton would have encountered a landscape of predominantly open grassland and light scrub. Robert Park, Principal Surveyor for the New Zealand Company, described both the forested and open lands of the upper Rangitikei in his August 16, 1849, report to the New Zealand Company:

*Some four or five miles above the [Parewanui] Reserve, the sand and fern hills end, and the great plain commences...A little below the commencement of the plain a fine stream, called the Tutunui [sic, Tutaenui], joins the Rangitikei, having a run of some 14 miles through the plain, and which would make an excellent natural boundary for sections or blocks; between this stream and the river, to about three miles above their confluence, there is a fine wood consisting of Matahi [sic, Matai], Totara, Rimu, and Taua [sic, Tawa] trees ... although at first sight the plain here seemed wet, it was found to be very dry, notwithstanding the heavy rain which had recently fallen. On examining the bank of the river this was easily accounted for, as under the soil (a black friable mould) the substratum consists of a thick bed of reddish gravel and shingle, forming a natural filter and the banks are at least 30 feet high ... the plain stretches across from the Rangitiki [sic, Rangitikei] to the Turakina in one beautiful flat of about 12 miles by 12 – nearly 100,000 acres – all of the very finest land, and with another fine stream, the Purewa [sic, Porewa], joining the Rangitiki [sic]. About nine miles up, the plain is principally covered with grass, flax, fern, and toe-toe, and with abundance of timber towards the North, and with fine detached woods on the two rivers ... plenty of wild pigs on the plain – ducks, teal, and widgeon on the lakes and rivers – and pigeons and kakas in the bush; and the appearance of the district generally more like what we in England imagined New Zealand to be – ready for the plough – than any place I have yet seen in the country. (‘Rangitikei District’ 1849)*

Historic survey plans SO 10586 (1858) and SO 11626 (1880) show a corridor of bush along the Tutaenui Stream between MAR01 and MAR03/04, with larger stands of bush further north (Figure 2).

As Park states in his report, the landscape was rich in natural resources of timber, fibre and fauna; there is potential for a wide variety of archaeological sites of either Māori or Pākehā origin.

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<sup>3</sup> SO 10469 (1850), SO 10586 (1858) and DEED 4 (1865).

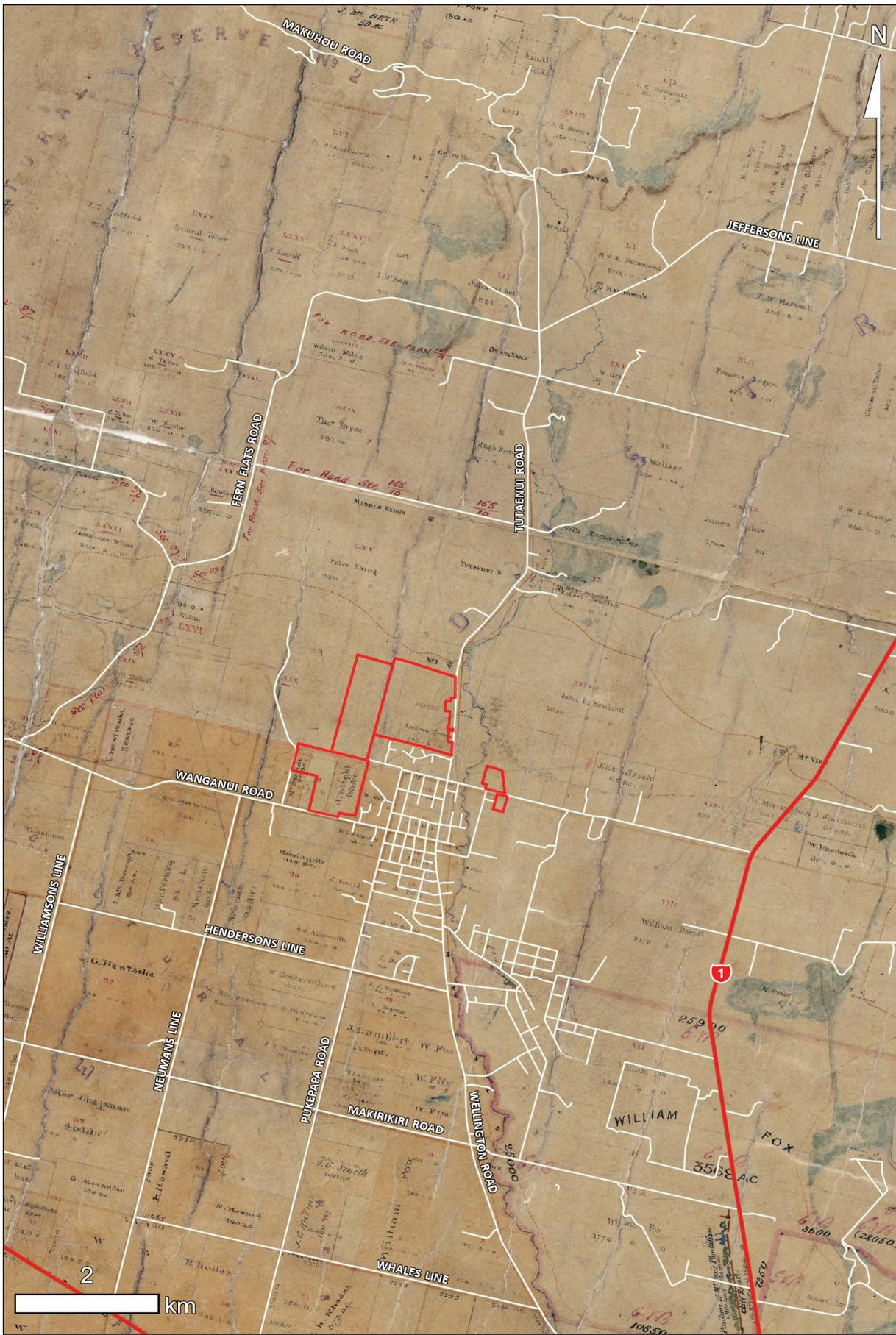


Figure 2: Options for urban growth at Marton overlaid onto survey plan SO 10586, dated 1858, showing the patch-work nature of the nineteenth century forest cover (grey-green shading) in the area. The majority of the Rangitikei plain was “principally covered with grass, flax, fern, and toe-toe” (‘Rangitikei District’ 1849).

## HISTORICAL CONTEXT

Historical occupation within the Rangitikei District and more specifically within the Marton area can be separated into two distinct phases:

- Māori occupation prior to 1849; and,
- Pākehā occupation from 1849 and on.

The two phases are distinguished relative to the first transactions between the Crown and Māori to bring the Rangitikei Purchase into effect. This distinction is not an absolute one: some Pākehā had settled north of the Rangitikei before 1849 and Māori continued to live within the district after. However, the completion of the Rangitikei Purchase marks an inflection point in the dominant occupation patterns and modes of economic activity throughout the district.

### **Māori occupation pre-1849**

As previously noted, historic records for Māori occupation within the Rangitikei Purchase lands and the Marton area are limited. There are no recorded sites of Māori occupation (i.e., pā / kāinga, cultivation grounds, bird-snaring trees, etc.) within any of the growth areas in historic survey plans, NZAA SRS, or other materials reviewed.

It is reasonable to expect that the Tutaenui Stream was utilised in some capacity by Māori, water being an important resource for a number of activities and the basic sustenance of life. Given the history of regular flood events, it seems likely that any occupation sites in the area would have been situated on high ground above the flood plain. Though the Tutaenui Stream does not directly pass through any of the growth areas, portions of MAR01, MAR03, and MAR04 closest to the edge of the flood plain could have provided ideal occupation sites for Māori who were living in the area. To the north of Marton, on the Tutaenui Stream, were named stands of bush: Moturamarama, Whupainoa [sic]; to the west, were Kainakou [sic] and Tapere. The places were used for bird-hunting, rat-snaring and the collection of other forest-based resources.

That Māori had, at one time or another, been in either permanent or seasonal occupation of lands alongside the Tutaenui Stream is confirmed by the experience of Edward Prince, one of the first settlers to arrive at the new settlement of Tutaenui – later re-named, Marton – in 1853. Prince's home was on the left bank of the Tutaenui Stream, approximately opposite to Cobber Kain Avenue, and according to Melody (1979: 37-38):

*On the land that Ted Prince had purchased was a Māori pā, comprised of natives who had been isolated for many years, and knew practically nothing of firearms... Prince soon became on very friendly terms with the natives of the pā, and his own children were practically reared amongst them. He found them thoroughly honourable and straightforward with a desire for sincere friendship... Much of his scrub cutting and harvesting was done for him by his Māori friends, while he on his part taught them how to better cultivate the ground and grow potatoes and other vegetables.*

Prince's land on the Tutaenui Stream is to the south of the growth areas, but this example indicates that Māori were living in the area and apparently in a somewhat permanent mode of occupation.<sup>4</sup> There is no indication in Melody's account of what iwi these Māori belonged to, though their unfamiliarity with firearms would appear to preclude the Ngāti Raukawa that arrived in the district during early nineteenth century and who were familiar with firearms.

MAR04 was adjacent to land included in a Māori Land (ML) survey, but Māori Land Court minutes indicate that the land in question was part of the Crown Rangitikei Purchase lands. The land was at some point purchased by Utiku Potaka and his wife,<sup>5</sup> but it is unclear why the land was investigated by the Māori Land Court. The most likely explanation is that someone unfamiliar with the land's history raised an objection to its sale by Utiku Potaka and Rora te Oiroa, his wife, on the false assumption that it was collectively owned land. There is no information to indicate that any sites of significant Māori value were situated adjacent to MAR04 or close to MAR03.

While we do know that Māori occupied the Rangitikei and the Marton area, there is no specific information pointing to occupation within any of the five potential growth areas from either archaeological or historical sources. However, there is potential for archaeological sites associated with Māori occupation to be found in any of the growth areas.

### **Pākehā Occupation post-1849**

The first Pākehā to arrive in the Rangitikei were likely to have been whalers who resided with local Māori at various stations along the coast before 1840. By 1849 a small number of families had settled on land by mutual agreement with the Māori owners, among them such names as, Scott, McDonnell, Keir, Winks, Parker, and Glasgow (Laurenson 1979: 27). However, it was not until after the Crown had secured the purchase of the Rangitikei district, in 1849, that Pākehā settlement begin in earnest and "by 1858 the district was well settled" (RDC 2025).

The initial Crown subdivision of the Rangitikei Purchase lands did not include a planned settlement at Marton and the towns development was an entirely private endeavour, apparently stimulated by opposition to William Fox's temperance settlement at Crofton (Melody 1979: 5). Davis and Dollimore (1966) state that Marton's origin starts with land owned and subdivided by the brothers Thomas and Richard Morris, Richard Signal, and Charles Follett: the boundaries of this first subdivision being from Skerman Street to the Tutaenui Stream, and from Bond Street / Calico Line to Cuba Street. According to Melody (1979: 6), Robert Signal sold the first section on January 25, 1866. All five growth areas are located outside of the initial town boundary.

Historic Survey Office plans SO 10572, 10573, 10586, 11626 show the location, extent and subdivision of the first land parcels at Marton. Also recorded in these plans are the locations of houses belonging some of the first settlers, such as Edward Prince, Richard Morris, Andrew Green, and William Hair: these houses and homesteads are all located outside of the growth areas (Figure 3). In fact, no nineteenth century buildings or structures are recorded in any of the historic survey plans that overlap the growth areas. However, historic aerial photographs

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4 Unfortunately, Melody (1979) does not provide a source reference for this story.

5 Wanganui Minute Book 52, No. 926 – York Farm, Sec. 3 (Marton), 22 July 1904.

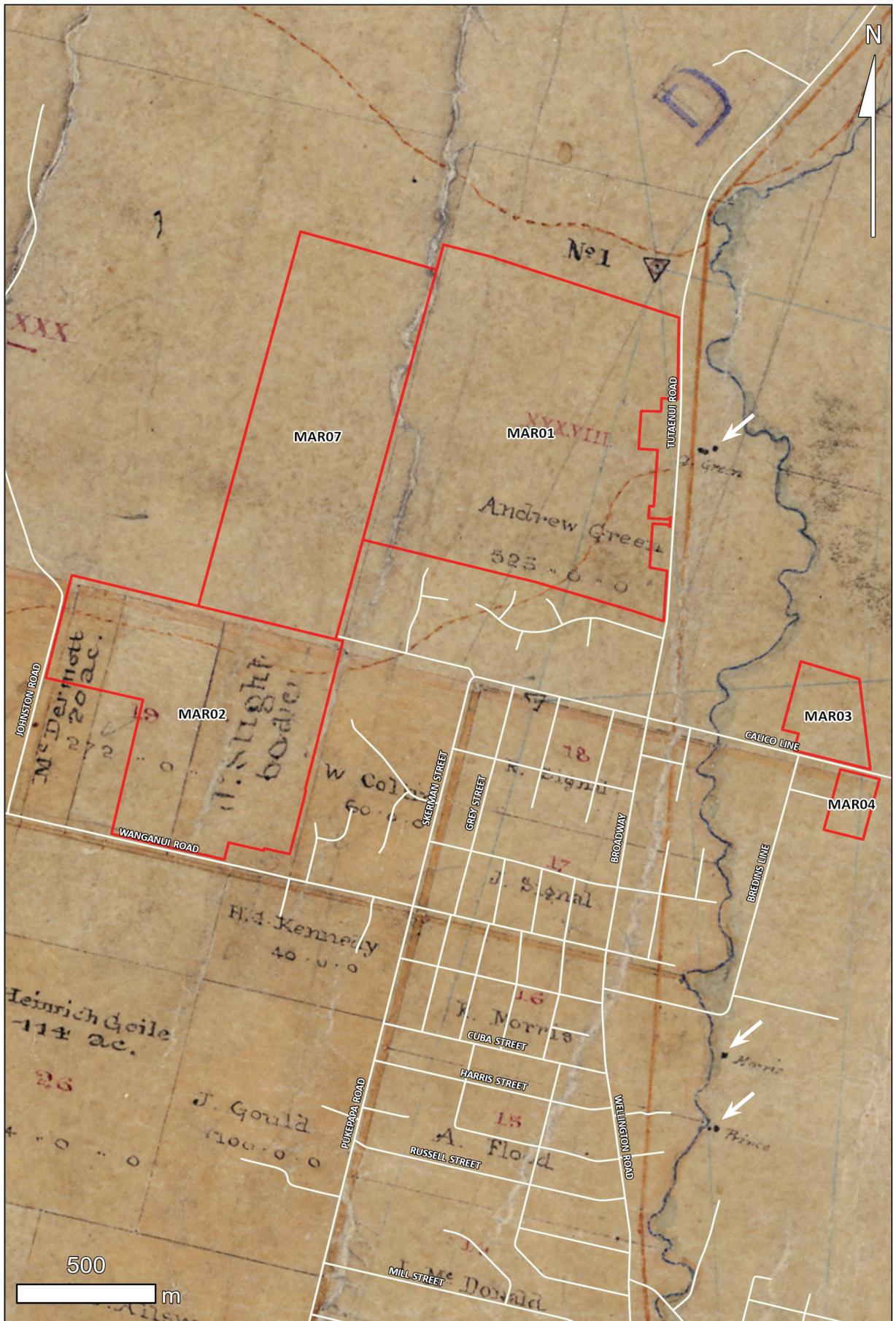


Figure 3: Further detail of SO 10586, date 1858, and options for urban growth at Marton. The locations of early residences / homesteads are outside the potential growth areas (marked by white arrows). Note also the dashed line through MAR01 and MAR02 representing a track.

do show a small number of houses and buildings that could be of nineteenth century origin and these will be addressed in the following section.

The budding township was first known as Tutaenui – variously translated by locals as ‘Muddy Water’, ‘a Tohunga’, or ‘a dung heap’ (Melody 1979: 1) – but dissatisfaction with the name led to a community meeting on 24 February, 1869, to consider an alternative (‘Tutaenui’ 1869). The Wanganui Chronicle (‘The Naming of Tutaenui’ 1869) noted a number of suggestions by those present, including “York, Edinburgh, Carleton, Dublin, Cookham... Stafford (met by a storm of hisses), and Marton.” Being the centenary year of Captain James Cook’s first voyage to New Zealand the latter name was ultimately chosen by those present: Marton being Cook’s birth place in Yorkshire, England. According to the Wanganui Chronicle (‘Tutaenui’ 1869), the town had a population of 570 at the time.

At the centre of a district with extensive and fertile agricultural lands, Marton developed as an urban and commercial hub for the wider farming community. The 1875 Official Handbook of New Zealand described Marton as:

*[presenting] all the characteristics of a model English village. The houses are well built and tastefully finished, the churches possess considerable pretensions to architectural beauty, while the hotels are the most commodious and comfortable to be found in any of the country districts of the Province. The town proper contains about eighty houses, and the country immediately surrounding is occupied chiefly by small farmers, with holdings ranging from 120 to 600 acres. The public buildings include court house, post office, telegraph station, drill shed, and town hall, besides which the friendly societies contemplate putting up some buildings of their own. (Vogel 1875: 192)*

By 1897 Marton’s population had doubled to 1151 and it was the “chief town of the Rangitikei County” according to the Wellington volume of the Cyclopaedia of New Zealand (Figure 4). The Cyclopaedia (1897: 1302-3) also provides the following description:

*Although suffering many reverses from fires, in which some of the more important public buildings were reduced to ashes, Marton has not been robbed of a certain smart appearance... Being the centre of a large agricultural and pastoral country, the business of the town appears to be on a sound and satisfactory basis, the weekly market day being one of the periodical excitements. Marton is flat, with a genial climate, good drainage, and clean streets, which are to be shortly lighted by gas, the local government—the Marton Borough Council—having so decided. The beauty spots of Marton are the park, the waterworks, the rural lanes of the suburbs, the verdure-clad hills of the rolling country, the gaily-decked villa residences of the wealthy, and the pretty homes and farmhouses peeping everywhere between the trees of the plantations... Altogether, Marton is a very pleasant place at which to stay, the roads being good for tourists, equestrians, pedestrians, or cyclists.*

Marton’s place as the chief settlement of the Rangitikei District at the time is apparent by the



**Figure 4: Broadway Street, Marton, in 1909 by Muir and Moodie. (Te Papa, O.036651)**

volume of information the Cyclopaedia (1897: 1302-1333) provides regarding the town, borough, mayors, council and councillors, religious, social, press, legal, medical, banking, farming and other professional, commercial and industrial services based in the town or immediate area.

All five of the potential growth areas lie outside the historic residential boundary of Marton and therefore there is low (though not nil) potential for archaeological sites associated with Pākehā residential occupation.

## KNOWN AND POTENTIAL ARCHAEOLOGICAL RISKS

The known or potential archaeological risks for each of the proposed growth areas are addressed separately, as below.

### **MAR01 and MAR03**

Both of these areas fall within the former boundary of the 525 acre Rangitikei Block XXXVIII. The original Crown Grant was held by Andrew Green in the 1850s, but was transferred to William Hair in 1863 and who received a title (WN21/168) for the land in 1880 ('The Supreme Court' 1878). Historic survey plans (SO 10573, 10586, and 11626) show several buildings situated on the property in the 1850s, but these are all shown to be situated east of the Tutaenui Road (Figure 5 and 6). Starting in the mid-1880s William Hair subdivided and sold small portions of this section, including part to the Borough Council for a road access to the town water supply.

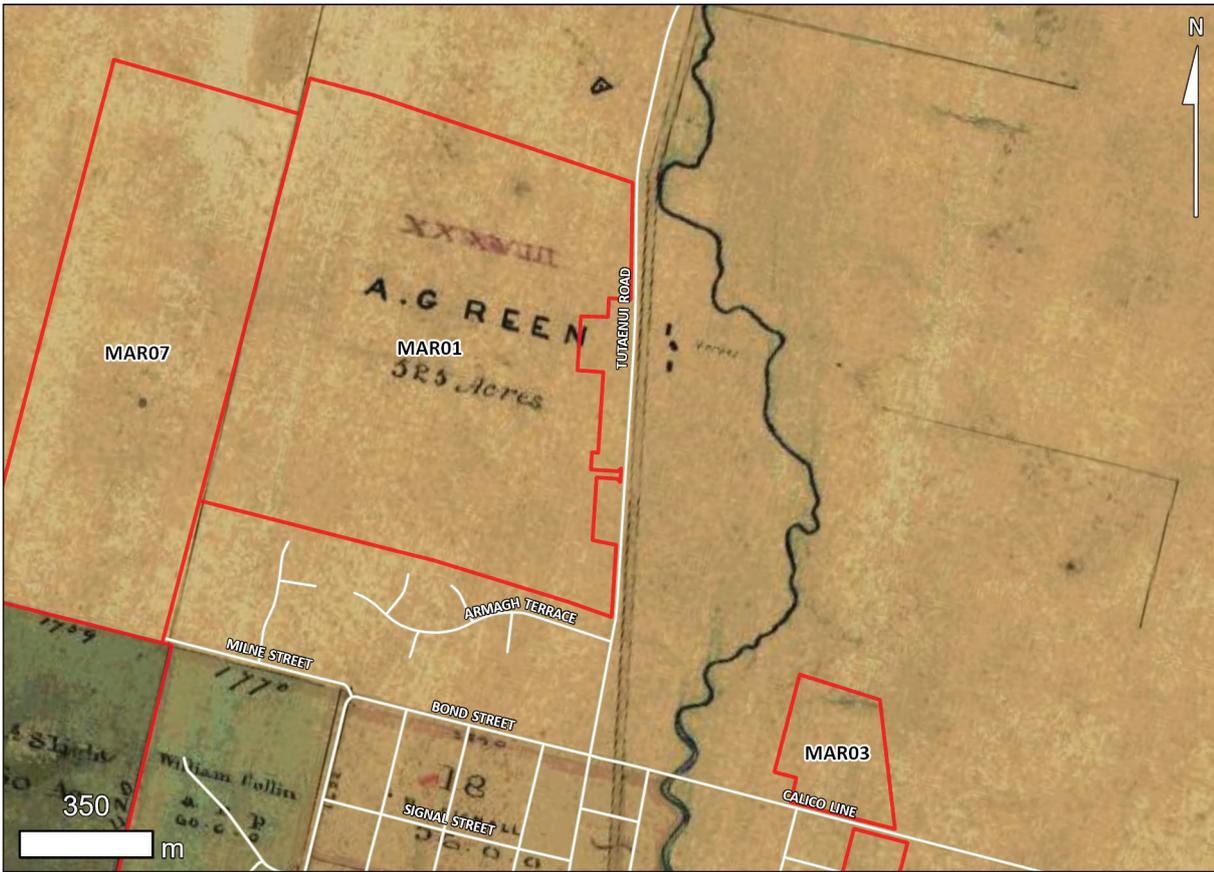


Figure 5: Detail of SO 10573, dated 1857, showing Andrew Green's house and farm buildings situated east of Tutaenui Road (also shown on SO 10586, Figure 3).



Figure 6: Andrew Green's Rangitikei Block XXXVIII was purchased by William Hair in 1863. Survey Office plan SO 11626, dated 1880, shows Hair's (misspelled Hare) home similarly situated east of the Tutaenui Road.

A full history of the subdivision and ownership of the land within this area is beyond the scope of this assessment and most of the early subdivisions made by William are already developed as residential land. As noted above, the earliest recorded buildings were situated outside of the potential growth areas and it seems likely that other late-nineteenth century buildings and residences were situated on land already incorporated into the urban development of Marton. However, historic aerial photos taken in 1942 do show five residences that could be of pre-1900 hundred origin (Figure 7). Further research into the potential archaeological origin of these houses and buildings would be necessary should either of these growth areas be developed.

There are no recorded archaeological sites of Māori origin within either of these areas though parts of both are situated close to the Tutaenui Stream. Archaeological sites of Māori origin could be found in either area, but the potential appears be low.

## MAR02

This area includes parts of the Rangitikei Small Farm Block 19, the Deeds Register indicating the property was first held by Thomas F. Poole. By 1857 the block had been subdivided into four sections, three of which form part of the MAR02 growth area. The Deeds Register indicates a complex ownership history for this block and its subsequent subdivisions that is beyond the scope of this assessment. There are no recorded archaeological sites of Pākehā origin within the growth area, but historic aerial photographs show one residence of potential nineteenth century origin that would require further investigation (Figure 8).



Figure 7: MAR01 and MAR03 as photographed in 1942 and showing possible residences of pre-1900 origin (marked by white arrows).



**Figure 8: MAR02 as photographed in 1942 and showing a possible residence of pre-1900 origin (marked by white arrows).**

Other sites of either Pākehā or Māori origin could be located within this area, but the potential appears to be low.

#### **MAR04**

Originally part of the Rangitikei Block VIII, the Crown Grant was first held by William Dorset but this land would eventually pass to the Hammond brothers and be incorporated into their York Farm estate. There are no recorded or known archaeological sites associated with the historically significant Hammond family and York Farm estate within the MAR04 growth area. Historic aerial photographs show a small cottage, with garden, on this section in 1942 and it appears to be of early twentieth century origin (Figure 9).

Other sites of either Pākehā or Māori origin could be located within this area, but the potential appears to be low. As previously mentioned, MAR04 is adjacent to a former Māori Land block but court records indicate that this was purchased land and no particular cultural significance was indicated.

#### **MAR07**

Originally part of the 640 acre Rangitikei Block LXX that initially appears to have been occupied by Thomas Loyd (per SO 10573), four other names are associated with this land prior to 1882 in the Deeds Register. Two of the names are legible: P J Beetham, and H. B. Harvey. The former may have been a Lieutenant of the Cavalry and Rifle Volunteers of the Manawatū District (Lady Bowen's Light Horse) ('Rangitikei Volunteers' 1869), and the latter a minister of



**Figure 9: MAR04 as photographed in 1942 and showing a possible residence of pre-1900 origin.**

the Anglican Church ('Church in Palmerston' 1927). In the time available no further information was identified for the land in question: the first title for the MAR07 land was not issued until 1926 (WN334/259).

There are no recorded archaeological sites in the area. One house and farm buildings is visible in the historic aerial photographs but the form and character of the property suggest a mid-twentieth century origin (Figure 10). Archaeological sites of Māori or Pākehā origin could be situated within this area, but the potential appears to be low.

## CONCLUSION

Overall, there are no recorded archaeological sites within any of the potential growth though the possibility that archaeological sites may be present cannot be entirely ruled out. All areas have some level of association with mid-nineteenth century Pākehā occupation, but historic survey records suggest that significant early Pākehā occupation sites are situated outside of these areas. A small number of potential nineteenth century houses and / or buildings are visible in historic aerial photographs and further research should be directed to these structures in any areas that may be developed in the future: the footprint of these buildings affects a miniscule proportion of the assessed lands.

There are no known archaeological sites of Māori association within any of the growth areas,



Figure 10: MAR07 as photographed in 1942 and showing a residence of (likely) post-1900 origin.

though historic records indicate that Māori were living in the area. Archaeological sites associated with Māori occupation could be found in any of the areas, though the probability is likely to be low.

From an archaeological perspective there is currently no basis to favour or reject one area over another: there are no known archaeological sites within any of the areas and all areas have an equally low-level potential that unknown archaeological sites may be present.

### **Consenting / Management Advice**

At present, there is no evidence to indicate that an archaeological authority from Heritage New Zealand Pouhere Taonga would be required to undertake development works within any of the proposed areas. Instead, construction works could be appropriately managed via an archaeological discovery protocol. However, further research will be required to confirm the appropriateness of this approach and for any area(s) selected to be developed this should include, at least:

- Further investigation into land title records and occupation history;
- Identification (if records are available) of potential nineteenth century buildings visible in historic aerial photographs; and,
- Field survey / site walkover.

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