



**I, Kitea Tipuna, Tumu Whakarae Chief Executive, hereby give notice that
Economic Development Committee Meeting will be held on:**

Date: Tuesday, 22 June 2021
Time: 1.30pm
Location: Council Chamber, Wairoa District Council,
Coronation Square, Wairoa

AGENDA

Economic Development Committee Meeting

22 June 2021

The agenda and associated papers are also available on our website: www.wairoadc.govt.nz

For further information please contact us 06 838 7309 or by email info@wairoadc.govt.nz

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- 1 KARAKIA**
- 2 APOLOGIES FOR ABSENCE**
- 3 DECLARATIONS OF CONFLICT OF INTEREST**
- 4 CHAIRPERSON'S ANNOUNCEMENTS**
- 5 LATE ITEMS OF URGENT BUSINESS**
- 6 PUBLIC PARTICIPATION**

A maximum of 30 minutes has been set aside for members of the public to speak on any item on the agenda. Up to 5 minutes per person is allowed. As per Standing Order 15.1 requests to speak must be made to the Chief Executive Officer at least one clear day before the meeting; however this requirement may be waived by the Chairperson. Requests should also outline the matters that will be addressed by the speaker(s).

7 MINUTES OF THE PREVIOUS MEETING

Ordinary Meeting - 11 May 2021

**MINUTES OF WAIROA DISTRICT COUNCIL
ECONOMIC DEVELOPMENT COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBER, WAIROA DISTRICT COUNCIL, CORONATION SQUARE, WAIROA
ON TUESDAY, 11 MAY 2021 AT 1.30PM**

PRESENT: Cr Denise Eaglesome-Karekare, Cr Melissa Kaimoana, Cr Danika Goldsack (via zoom), Mr Moana Rongo

IN ATTENDANCE: Kitea Tipuna, (Tumu Whakarae Tapua/Interim Chief Executive Officer), Gary Borg (Pouwhakarae – Pūtea/Tautāwhi Rangapū Group Manager Finance and Corporate Support), Kimberley Tuapawa (Pouwhakarae – Pārongo/Wheako Kiritaki Group Manager Information and Customer Experience), Simon Mutohori (Kaiwhakahaere Ratonga Kiritake-Waeture/Customer Service Manager – Regulatory), Courtney Hayward (Kaiurungi Matua Kaupapa Mana Me te Arahi/Senior Policy and Governance Advisor), Alannah Marshall (Governance and Economic Development Officer | Kaiurungi Mana Ārahi / Whakawhanake Ōhanga) Sarah Tully (Regional Recovery Manager of Hawkes Bay), Alex Powdrell (Vision projects-In at 1.57pm)

1 KARAKIA

Karakia was given by Kitea Tipuna, Tumu Whakarae Tapua/Interim Chief Executive Officer.

2 APOLOGIES FOR ABSENCE

APOLOGIES

COMMITTEE RESOLUTION 2021/78

Moved: Cr Melissa Kaimoana

Seconded: Mr Moana Rongo

That the apologies received from His Worship the Mayor Craig Little and Lewis Ratapu be accepted and leave of absence granted.

CARRIED

3 DECLARATION OF CONFLICT OF INTEREST

Nil.

4 CHAIRPERSON'S ANNOUNCEMENTS

The Chair congratulated Wairoa District Council Group Manager Planning and Regulatory Services, Simon Mutohori, for been awarded an overseas professional development opportunity in the United States by Taituarā

5 LATE ITEMS OF URGENT BUSINESS**PUBLIC EXCLUDED LATE ITEM 9.4 – PROPOSED HUB FOR MAHIA****COMMITTEE RESOLUTION 2021/79**

Moved: Cr Denise Eaglesome-Karekare

Seconded: Cr Melissa Kaimoana

That in accordance with Section 46A (7) of the Local Government Official Information and Meetings Act 1987 the **Public excluded Late Item 9.4 - Proposed Hub for Mahia** the time of Agenda compilation and consideration of this matter is required now in order to respond within the timeframe allowed.

CARRIED

6 PUBLIC PARTICIPATION

A maximum of 30 minutes has been set aside for members of the public to speak on any item on the agenda. Up to 5 minutes per person is allowed. As per Standing Order 14.14 requests to speak must be made to the meeting secretary at least one clear day before the meeting; however this requirement may be waived by the Chairperson.

7 MINUTES OF THE PREVIOUS MEETING**COMMITTEE RESOLUTION 2021/80**

Moved: Cr Melissa Kaimoana

Seconded: Mr Moana Rongo

That the minutes [and confidential minutes] of the Ordinary Meeting held on 30 March 2021 be confirmed.

CARRIED

The committee discussed the housing update and noted that the housing survey needs to be distributed to Te Uru Taumatua and Ngāti Pāhauwera Development Trust.

8 GENERAL ITEMS**8.1 TOURISM AND COMMUNITY DEVELOPMENT UPDATE****COMMITTEE RESOLUTION 2021/81**

Moved: Cr Denise Eaglesome-Karekare

Seconded: Cr Danika Goldsack

That Committee receive the report.

CARRIED

Senior Policy and Governance Advisor spoke to the report on behalf of the Tourism and Community Development Co-ordinator Rubyanne who gave her apologies. Updates were given on work completed which included FAWC "Taste of Wairoa", Anzac day commemorations, staff training, and funding submissions.

Particular interest was taken in the FAWC "Taste of Wairoa" Chair of ED was a judge of the event which had 4 contestants and 9 meals delivered. The committee is extremely excited about the overall talent in Wairoa and that Wairoa will be a part of the FAWC event for the first time.

The committee congratulated the team for recent work and requested to have year-on-year stats available.

The Chair of the Economic development committee also wanted to note that Te Wairoa Tapokorau Whānui Trust is a part of the partnership with Rongomai Wahine Iwi Trust and WDC for responsible freedom camping.

8.2 VISION PROJECTS UPDATE**COMMITTEE RESOLUTION 2021/82**

Moved: Cr Danika Goldsack

Seconded: Mr Moana Rongo

That Committee receive the report.

CARRIED

Senior Policy and Governance Advisor spoke to the report on behalf of Vision Projects. The committee was pleased with the report and requested a site visit to be arranged for Gemmell and Winters building sites.

8.3 ECONOMIC DEVELOPMENT REPORT

COMMITTEE RESOLUTION 2021/83

Moved: Mr Moana Rongo

Seconded: Cr Denise Eaglesome-Karekare

That Committee receives the report.

CARRIED

Senior Policy and Governance Advisor spoke to the report and informed the committee on the following points:

1. Business networking event occurring that is been hosted in partnership with HB Chamber of Commerce and QRS.
2. Regional Economic Development
3. Te Wairoa e Whanake Business case being developed
4. Hb regional drought strategy.

The committee requested Digital Hub report be added to the agenda moving forward. The committee and attendees discussed potential banking support available within the Digital Hub and local BNZ.

9 PUBLIC EXCLUDED ITEMS

RESOLUTION TO EXCLUDE THE PUBLIC

COMMITTEE RESOLUTION 2021/84

Moved: Cr Melissa Kaimoana

Seconded: Cr Danika Goldsack

That the public be excluded from the following parts of the proceedings of this meeting. At 2.04pm

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
9.1 - Gaiety Theatre Update	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of

	activities	information for which good reason for withholding would exist under section 6 or section 7
9.2 - Vision Projects Publicly Excluded	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
9.3 - Housing Update	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
CARRIED		

COMMITTEE RESOLUTION 2021/85

Moved: Cr Denise Eaglesome-Karekare

Seconded: Cr Melissa Kaimoana

That Council moves out of Closed Council into Open Council.

CARRIED

The Meeting closed at 2.51 pm with a closing karakia given by Mr Kitea Tipuna, Tumu Whakarae Tapua/Interim Chief Executive.

The minutes of this meeting were confirmed at the Economic Development Committee Meeting held on 22 June 2021.

.....
CHAIRPERSON

8 GENERAL ITEMS

8.1 GAIETY THEATRE UPDATE

Author: Courtney Hayward, Kaiurungi Matua Kaupapa Here me te Mana Arahi Senior Policy & Governance Advisor

Authoriser: Kitea Tipuna, Group Manager Community and Engagement

Appendices:

1. Coming Soon Poster [↓](#)
2. Gaiety Report [↓](#)



1. PURPOSE

- 1.1 This report provides information for Committee on the Gaiety Theatre. No decisions are required by Committee at this stage.

RECOMMENDATION

The Kaiurungi Matua Kaupapa Here me te Mana Arahi Senior Policy & Governance Advisor RECOMMENDS that Committee receive the report.

Signatories

	
Author Courtney Hayward	Approved by Kitea Tipuna



Days of the Bagnold Summer

Wairoa Film Club
16th June



Fast and the Furious 9

18th June



Cruella

17th June



Litigante

Wairoa Film Club
23th June



Anna and the King of Siam

Wairoa Film Club
30th June



The Quiet Place 2

01st July



Dream Horse

02nd June



Minimata

Wairoa Film Club

07th July



Black Widow

08th July



The Hitman's Wife's Bodyguard

09th July



Canston Academy

10th July



The Artist's Wife

Wairoa Film Club
14th July



www.gaietytheatre.co.nz
#thegaietytheatre
boxoffice@gaietytheatre.co.nz

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ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA

May 2021

THE GAIETY THEATRE UPDATE**Author:** Natasha Loh, Operations Officer Gaiety Theatre**Authoriser:** Rubyanne Edwards, Tourism and Community Development Co-Ordinator**Appendices:** Nil**1.0 PURPOSE**

- 1.1 This report provides a current update on the Gaiety Theatre to the Economic Development Committee.

RECOMMENDATION

The Gaiety Theatre Operations Officer RECOMMENDS that the Economic Development Committee receives this report.

2.0 UPDATE ON THE LATEST INITIATIVES AND EVENTS

- 2.1 The Business Networking Event which was hosted by QRS, Chamber of Commerce and WDC was held at the Gaiety Theatre. From all accounts it was a successful event with a good attendance.
- 2.2 The Wairoa Film Club has been very successful of late. For this period for the report our Film Club numbers have had most tickets sold, this is extremely impressive considering we have only had 4 movies screened during this time for the film club movies.
- 2.3 We have been advised by Hoyts that our projector is now end of life as it is in the older range. Series 1 Projectors have been discontinued and spare parts for these projectors are only available where a customer has an ongoing extended warranty contract in place with Christie through an authorised dealer. We do not have an extended warranty as our projector was purchased second hand.
- 2.4 I inquired with Hoyts for a quote for a new projector. For a new Christie projector and Dolby server pricing would be approximately \$60K which would be a RGB Laser projector with no future lamp changes required and an inbuilt server. Not requiring lamps will save a lot of money in the long run, currently the lamp

ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA

May 2021

replacements cost approximately \$1,500 each which need replacing every 1000 hours.

2.5 Stephanie Te Amo has started working at the Gaiety Theatre as a casual so that the Operations Manager Natasha Loh can go on leave after being employed by the Wairoa District Council for 2 years.

2.6 We are putting more emphasis on advertising New Zealand movies which are popular with our customer base.

2.7 The Gaiety Theatre are playing two New Zealand movies for Wairoa Film Club before and after the Wairoa Maori Film Festivals. With the two New Zealand films "Waru" and "In the Zone". Which makes it a full week of celebrating New Zealand Film.

2.8 Blockbuster movies are starting to come through after a sparse line up of big hitters during the last year due to Covid-19.

2.9 The Gaiety Theatre has managed to secure Fast and the Furious 9 as a first run so will be screening it on opening night along with the rest of the country.

3.0 FINANCIAL

Gaiety Theatre Turnover

Department	01/05/2021 – 26/05/2021
Tickets	\$4,140.00
Drinks	\$30.00
Food	\$1,190.00
Coffee/Tea	\$48.00
Combos	\$341.00
Vouchers	\$0.00
Bar	\$216.00
Posters	\$4.00
Hot Food	\$33.00
Total	\$6502.00

Year 2020 and 2021 comparison

ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA

May 2021

	2020	2021	Change %
May	\$3,200.50	\$6,502.00	103.16%

The 2020 results for the month of May were extremely down on the same month for 2021. This is a result of the theatre being closed due to the country being on lockdown because of Covid-19. We opened back up mid-month on 14th May 2020.

The top 10 films for the period since the last Economic Development Committee Meeting as follows:

Title	Distributor	Ticket Sales
1. Wairoa Film Club	Various	\$1110.00
2. Nobody	Universal	\$620.00
3. The Courier	Roadshow	\$460.00
4. The Father	Limelight Distribution	\$360.00
5. Raya and the Last Dragon	Disney	\$320.00
6. Godzilla Vs Kong	Warner Bros	\$310.00
7. Wrath of Man	Studio Canal	\$290.00
8. Voyagers	Universal	\$170.00
9. Peter Rabbit 2	Sony	\$160.00
10. Locked Down	387 Distribution	\$110.00

4.0 Upcoming Events

The Gaiety Theatre has been booked for the following events

4.1 Food and Wine Classic (FAWC)

4.2 Wairoa Maori Film Festival

4.3 Wairoa Pony Club Fundraiser

4.4 St Joseph's School is having the Wairoa District Film Festival. The students will be making their own films to screen.

4.5 Rock Church Conference

5.0 Upcoming Movies

Movies coming soon to the Gaiety Theatre:

Please refer to the Coming Soon Poster as attached.

6.0 CONCLUSION

- 6.1 With a great line up of blockbusters and Film Club movies coming on a regular basis now we will start to see an increase in turnover and patronage. We have a good number of different groups that are hiring the Gaiety Theatre lined up for the rest of the year.

8.2 I-SITE REPORT

Author: Courtney Hayward, Kaiurungi Matua Kaupapa Here me te Mana Arahi Senior Policy & Governance Advisor

Authoriser: Kitea Tipuna, Tumu Whakarae Chief Executive Officer

Appendices: 1. I-Site Report May [↓](#)

1. PURPOSE

1.1 This purpose of this report is to inform the Committee on Tourism and I-Site activities

RECOMMENDATION



The Kaiurungi Matua Kaupapa Here me te Mana Arahi Senior Policy & Governance Advisor RECOMMENDS that Committee receives the report.

Confirmation of statutory compliance

In accordance with section 76 of the Local Government Act 2002, this report is approved as:

- a. containing sufficient information about the options and their benefits and costs, bearing in mind the significance of the decisions; and,
- b. is based on adequate knowledge about, and adequate consideration of, the views and preferences of affected and interested parties bearing in mind the significance of the decision.

Signatories

	
Author Courtney Hayward	Approved by Kitea Tipuna

WAIROA I-SITE REPORT

THE WAIROA I-SITE UPDATE AND COMMUNITY DEVELOPMENT REPORT

Author: Rubyanne Edwards, Tourism and Community Development Co-Ordinator

Authoriser: Rubyanne Edwards, Tourism and Community Development Co-Ordinator

Appendices: Nil

1.0 PURPOSE

1.1 This report provides a current update on the Wairoa I-SITE and Community Development Report to the Economic Development Committee.

RECOMMENDATION

The Tourism and Community Development Co-ordinator RECOMMENDS that the Economic Development Committee receives these reports.

2.0 INTERCITY BUS

MASK/Cover is optional for passengers travelling on public transport, every other destination is optional. The buses are now back to 4 days Sunday, Monday, Thursday and Friday In May there were 612 using the bus, made up of Locals and domestic travelers utilising the Intercity Bus.



3.0 STATISTICS AND ANALYSING

Statistics gathered daily recording is based on information the visitors require.

ie Bus, Local attractions, domestic attractions, accommodation, Retail, Photocopying, License for Fish and Game, Summer Camping Permits and Information on services



4.0 STAFF UPDATE

Kaylah and Hope are continuing with there studies in Tourism, they are both working extremely well to complete their papers, as well as keeping the I-SITE running smoothly to ensure our visitors have a great Wairoa experience.

5.0 HAWKES BAY TOURISM

FAWC "Taste of Wairoa"

Absolutely overwhelmed with the sponsorship from our community. The journey has been awesome working alongside such wonderful talented chefs. We had a pre run to lock in the menu and invited local community people and sponsors. The chefs received a standing ovation from the selected group, they were totally blown away. Tickets for the event sold out at the end of May.



The latest spent data, for the 12 months to April 2021.

This is now called the Tourism Electronic Card Transactions (TECT) – so it is basically whatever goes through EFTPOS terminals. <https://www.mbie.govt.nz/immigration-and-tourism/tourism-research-and-data/tourism-data-releases/tourism-electronic-card-transactions/>

No accounting for cash or online transactions. But it's what we have, and it's been backdated for the last few years to allow comparisons which is useful.

The Wairoa district continues to perform strongly, with overall TECT spend up 25% in the 12 months to April 2021 as compared with the prior 12 months.

The positive comparison even continues when compared against the 12 months to April 2019 (pre-COVID) – with the growth rising to 28%. That indicates the growth is genuine – not just because lockdown falls into the comparison period.

Versus the 12 months to April 2020:

Accommodation up 39%

Hospitality up 41%

Retail up 21%

When looking at where the spend is coming from:

Auckland up 71%

Wellington up 48%

Bay of Plenty up 32%

Waikato up 25%

Gisborne up 23%

Rest of Hawke's Bay up 22%

Nga Mihi

Rubyanne Edwards

8.3 ED UPDATE

Author: Courtney Hayward, Kaiurungi Matua Kaupapa Here me te Mana Arahi Senior Policy & Governance Advisor

Authoriser: Kitea Tipuna, Tumu Whakarae Chief Executive

Appendices: 1. Business Survey [↓](#)

1. PURPOSE

- 1.1 This report provides information for Committee on Economic Development Activities. No decisions are required by Committee at this stage.

RECOMMENDATION

The Kaiurungi Matua Kaupapa Here me te Mana Arahi Senior Policy & Governance Advisor RECOMMENDS that Committee receive the report.

2. BUSINESS NETWORKING EVENT

- 2.1 This was held on Tuesday 18th May 2021 at 5.30PM. The event attracted around 40 people who were able to network and share their experiences as businesses.
- 2.2 There was really positive feedback about the event and we will look to continue to facilitate these alongside the Chamber of Commerce.
- 2.3 Thank you to QRS and the Hawkes Bay Chamber of Commerce for the support for this event.

3. HOUSING

- 3.1 Council continues to meet with the Wairoa Housing Group monthly to connect about the future of housing for Wairoa.
- 3.2 A Council housing workshop will be held by ED/Policy, Property and Regs to ensure a holistic lens is applied to housing and Council's approach to this. This will further inform Council's Housing Policy.

4. MAYORS TASKFORCE FOR JOBS

- 4.1 Council's application to Mayors Taskforce for Jobs Community Recovery Programme July 2021– June 2022 was successful. This is the second tranche of funding for Council and will see \$500,000 into our community to support NEETS into employment.

5. BUSINESS SURVEY



- 5.1 The Business Networking event had an optional survey for businesses to fill out – the responses are attached as Appendix 1.
- 5.2 Some verbatim responses included the below:
- "Online digital strategy, regular group meetings, venue to collaborate (business hub?), something to celebrate local success, library of positive success"
 - "anything to grow, small business courses".

- "The council needs to reframe their approach to ED ditch the past & create an exciting fresh perspective. It needs to create a vision which is broader "
- "There is a Dire need for a 3-5 Economic Development plan for Wairoa. Matariki Reds does not work for Wairoa at all and is being directed by business Hawkes Bay"

6. BUSINESS SUPPORT PLAN

- 6.1 The feedback collected through the business survey, as well as through conversations with Wairoa businesses have informed the ED team identifying a need for a specific Business Support Plan.
- 6.2 The Governance and ED Officer will be drafting this plan and identifying ways we can leverage any central government support and funding that might be available to Wairoa businesses. Seed funding for new and upcoming businesses and growth funding for existing businesses are two identified needs, however this can be difficult to find.

Signatories

	
Author Courtney Hayward	Approved by Kitea Tipuna

Business Review Survey 2021

1. Business Name and Email

Responses

2. What is your main or most recent interaction with Wairoa District Council

● Rates	2
● Regulatory (Consents, Permits,...	0
● Engineering (Water, roads, Infr...	0
● Other	5



3. How would you rate your experience with Wairoa District Council

● Easy	3
● Neither easy nor difficult	3
● Difficult	0
● Please explain:	1



17/06/2021

Microsoft Forms

4. How did you find the 2020 "Tautoko Wairoa" Buy Local campaign

Extremely helpful	1
Very Helpful	2
Somewhat helpful	2
Not so helpful	3
Very unhelpful	0



5. What other business campaign events would you like to see encouraged in our community

Market Day	3
Tautoko Wairoa Campaign	0
Other	5



6. Would you benefit from any of the below services (tick what applies)

Business Advice	1
Regular Networking opportun...	2
Guidance on compliance / Per...	0
Centralised services e.g Busine...	1
Other	4



7. Are you involved with any Business Collectives?

Yes	2
No	6



17/06/2021

Microsoft Forms

8. If you answered yes, How could these be improved or made more accessible?

2
Responses

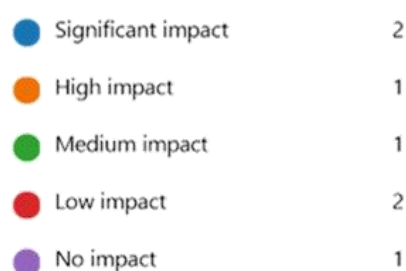
Latest Responses
"Dont know of any local ones"
"Local Business Association"

9. What type of training or support do you feel you would benefit from

4
Responses

Latest Responses
"Online digital strategy, regular group meetings, venue to c..."
"None"
"anything to grow, small business courses"

10. How are you managing with the local bank closures?



11. What changes have you made for your business due to this?

5
Responses

Latest Responses
"None- all done online"
"out of town"

12. Do you require any further support with the bank closures

3
Responses

Latest Responses
"No"

17/06/2021

Microsoft Forms

13. Any additional comments

5
Responses

Latest Responses

"The council needs to reframe their approach to ED ditch the...

"There is a Dire need for a 3-5 Economic Development plan ...

8.4 VISION PROJECTS UPDATE

Author: Courtney Hayward, Kaiurungi Matua Kaupapa Here me te Mana Arahi Senior Policy & Governance Advisor

Authoriser: Kitea Tipuna, Tumu Whakarae Chief Executive

Appendices:

1. Vision Projects Report [↓](#)
2. Health and Safety Report [↓](#)
3. Archeological Assessment [↓](#)
4. PDU Report [↓](#)


1. PURPOSE

- 1.1 This report provides information for Committee on Vision Projects Activities. No decisions are required by Committee at this stage.

RECOMMENDATION

The Kaiurungi Matua Kaupapa Here me te Mana Arahi Senior Policy & Governance Advisor RECOMMENDS that Committee receive the report.

Signatories

	
Author Courtney Hayward	Approved by Kitea Tipuna

10 June 2021

ACTIVITY REPORT

Prepared for the Wairoa District Council Economic Development Committee. Items of confidential and/or commercial sensitivity are addressed in a separate report for consideration 'in Committee'.

Information in this report is correct at the time of writing. These projects are progressing with details subject to change from draft to delivery. Media are asked to contact Vision Projects for current status on Te Wairoa E Whanake and ancillary projects discussed in this report.

TE WAIROA E WHANAKE

Contract milestones

Monthly report (PDU) > employment impacts	03/05/21	✓
Monthly report (PDU) > employment impacts	08/06/21	✓

BUILDING WORK UPDATE

Concrete repairs

Repair work on the concrete beams and columns of the Gemmell's building have been completed successfully. Areas of flaky paint and plaster have been removed, and areas where concrete was demolished tidied with a concrete cutter to create a neat finish.

Archaeological authority

An archaeological report has been completed (**attached**) and authority to commence works at the Gemmell's site granted. Work will begin as soon as possible from Thursday 10 June, following the mandatory 15 day stand-down period.

Consents

Resource consent for the Gemmell's site is in process with Wairoa District Council. A S92 request for further information has been actioned and delivered to the satisfaction of the council's planning team. Building consent to construct the exterior shell of the retail POD, and building consent to begin work on the foundations of the Gemmell's site as part of a staged consenting process is also currently in process with the council's building consent team.

Café Pod

The Pod Project is being finalized with interviews set for 14 June to recruit and induct 3 students who will work on construction. Nolan at Wairoa Welding is nearing completion of the Pod skidz. Construction is anticipated to commence from 15 June.

Te Whare Tātai Arorangi

The application for funding to Lotteries Significant Project Fund to fit-out and commission the destination tourism offering Te Whare Tātai Arorangi was not successful. This project will now be reviewed with our funding partner MBIE. If requisite funding cannot be secured, an alternative fitout for the Winters Building will be resolved to meet Te Wairoa E Whanake contractual milestones.

Building titles

Preliminary discussions regarding merging the current three titles of the Winter's building into one have been held between the project team and Council Property Manager Luke Knight. This could benefit the Council in terms of future-proofing as the building may be treated as one space with regards to earthquake strengthening and fire safety design. Luke will seek legal and Council advice to further explore this proposal.

Health & safety coverage

Vision Projects have identified the need for a robust health and safety process to ensure full coverage of EIT students during the roll-out of the POD construction and overall project, and for the duration of the entire Gemmell's and Winter's sites developments. Trevor and Suzi attended a Zoom presentation for Site App Pro, a health and safety app which ensures all areas of health and safety are covered during construction projects. Vision Projects will purchase a license for this app to manage all health and safety aspects and requirements throughout the entire duration of the Gemmell's and Winter's building projects. The pricing is reasonable at approximately \$48 p/m. The app allows several administrators/project managers to use the app with all workers under their authority.

Earthquake strengthening design

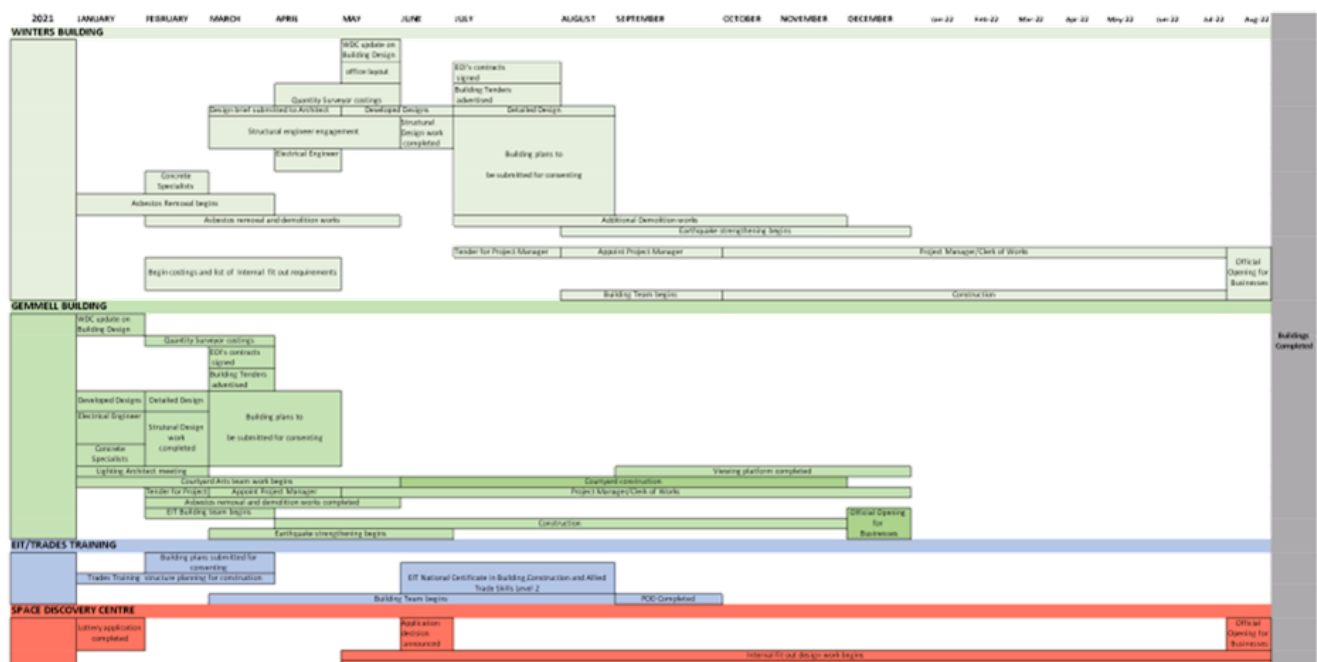
The earthquake strengthening design for the Gemmell's site has been completed and structural engineer Eman Bahho visited Wairoa from Napier earlier this month. A result of the necessary strengthening design is that the steel portals will intrude into the courtyard space. Conversations with the architects explored various solutions for both safety and aesthetic. It was agreed that local artists be engaged to create features that celebrate the steel portals as part of the site's story.

Quotations

Requests for material quotations for the POD gave been sent out and are expected back in mid June. These will be reviewed with the QS costings and approved accordingly. Requests for quotations for services including electrical design/installation, plumbing and drainage design/installation, refrigeration and cooling design/installation and steel have been sent out and are expected back in due course.

Construction Timeline

There are no major changes to the project timeline.



Vision Projects : Activity Report > Wairoa District Council Economic Development Committee

CENTENNIAL LIBRARY AND ARCHIVE REDEVELOPMENT

The external funding project to source funds to support the proposed redevelopment of the Centennial Library and Archives is progressing to schedule. Vision Projects is contracted to take this project to the funding application stage. This contract is supported by funding from the New Zealand Libraries Partnership Programme, with WDC Economic Development Committee as the governance group for reporting. Requests for registration of interest will be published in June, beginning the process to engage an architect to develop design concepts.

REPORTING

Activity reporting; TWEW Monthly reports (PDU), NZ Library Partnership Programme (monthly), WDC Economic Development Committee, WDC Engineering, WDC Finance, Health & Safety.

RECOMMENDATIONS

1. That the Committee receive this activity report from Vision Projects.
2. That the Committee receive the supporting report documents;
 - Archeological Survey



TE WAIROA E WHANAKE - SITE SAFETY WEEKLY REPORT

Gemmell Building Site
184 Marine Parade, Wairoa

Updated: 7 June 2021

This weekly summary includes up-to-date information and details for the work site at 184 Marine Parade, Wairoa, commonly known as the Gemmell building (subsequently referred to as the 'site').

1. VISITORS/CONTRACTORS ONSITE

There has been no activity onsite during the past week.

1.1 EXISTING AND NEW HAZARDS

The small pieces of concrete hanging from exposed steel rods protruding from the exposed concrete beams have been mostly cut away and removed now creating a much safer walking environment. The concrete floor is slightly uneven in places due to some broken sections. Demolition 1 Ltd will remove sections of the top layer of concrete in due course. Circular holes and other areas of missing concrete in the beams, columns and ground as a result of concrete testing have been repaired by the BBR Contech team. Full PPE is to be worn onsite at all times during pre-construction and construction stages of the project.

1.2 INCIDENTS AND COMPLAINTS

No incidents or complaints.

1.3 INJURIES AND EMERGENCIES

There were no injuries or emergencies.

2. EQUIPMENT LEFT ON SITE

No equipment is currently left on site.

2.1 ACCESS

The only site access is via the Wairoa District Council-owned carpark at the rear of the site. There is a gate to the site with a chain and a combination lock attached. A hazard board has been installed on the gate detailing the current hazards post-demolition by Hawke's Bay company Demolition 1 Ltd.

2.2 SUPPORT AND SITE VISITS

No non project-related site visits this week.

2.3 UNAUTHORISED ENTRY

There has been no visible unauthorised entry to the site.

PHOTOS



Site Safety Plan – Gemmell's Buildings Redevelopment, 184 Marine Parade, Wairoa. Updated December 2, 2020



Site Safety Plan – Gemmell's Buildings Redevelopment, 184 Marine Parade, Wairoa. Updated December 2, 2020

Heritage New Zealand Pouhere Taonga

Archaeological Assessment of Effects: 180-190 Marine Parade, Wairoa

Earthquake strengthening, conservation, and creation of small park and redevelopment of sites.

Y19/29; Y19/334 Y19/335

Commissioned by Suzi Lewis of Vision Projects Hawke's Bay



Heritage Services
Hawke's Bay

Elizabeth Pishief (PhD)

16 April 2021



Figure 1 Photograph showing the rear of the Winter Building. Source: Elizabeth Pishief August 2020.

Executive Summary

The purpose of this report is to assess the impacts of the proposal to earthquake strengthened several early 20th century buildings located on land that was occupied by Māori prior to the arrival of European immigrants and during the Contact Period and then occupied by 19th century European settlers.

190 Marine Parade, the Winter Building on the corner of Marine Parade and Locke Street, Wairoa is comprised of two separate buildings. It is targeted as the new home for the Wairoa i-Site and is also proposed to house a Wairoa Space Discovery Centre (the rear building). This is within the area identified as an area of early European and Māori occupation and requires an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT). This has been recorded as X19/334 and includes the whole of the former Town Section 419.

Vision Projects wish to undertake conservation and earthquake strengthening on the Winter's Buildings. Initially the assessment was for the Winter Building but subsequently, the 'Gemmell's Building' at 184 Marine Parade, Wairoa (next door to the Winter's Buildings) was added to the assessment.

Gemmell's was burnt in 2012 and the remaining structure has no roof or canopy so is open to the elements. It has been standing derelict since the fire destroyed the interior. It is intended to develop a park as well as earthquake strengthen the remnant columns etc. remaining in the area known as the Gemmell Building. The sites are close to or adjacent to the former Pā listed on the New Zealand Archaeological Association's database Archsite as X19/21 Manuka-nui Pā. Currently the Gemmell's Building at 180-188 Marine Parade is partially demolished. According to the property inspection report, there were once three shops on the ground floor with a concrete midfloor and a second story over the shops. It was also noted that the timber framed rear part of the building remains but is in poor condition.¹ This site which includes the whole of the former Town Section 418 is now recorded as X19/335.

Both sites have a long history of European occupation superimposed on the earlier Māori occupation of the Wairoa Riverbank. Although, the European history is hard to piece together because of the lack of legal records caused by the destruction of the Hawke's Bay Lands office in 1931, there is sufficient information to indicate this area was settled by Europeans prior to 1900 and there were a variety of small shops and business occupying the land. The area is also near, or within the area of Manukanui Pā X19/29.

The buildings are located at 184 and 190 Marine Parade, Wairoa, 4108 respectively (but 190 is also listed as 190-192, 194 – 196 Marine Parade, Wairoa, and as 6 Locke Street, Wairoa).

¹ MacIntyre, P; MacIntyre, R; and Barton, B. 2020. Te Wairoa E Whanake: Integrated Business and Tourism Facility – Business Case. Sapere.

The legal description for 184 Marine Parade (Gemmell's Building) is: Town Section 418 SO 9438. Supplementary legal description: Lot 24 DP 2695 subject to right of way applying to Lot 1.

The legal descriptions for 190 Marine Parade (also known as the Winter's buildings) are.
Parcel 1: Lot 2 DP 8685. Supplementary legal description Lot 24 DP 2695 subject to Right of way applying to Lots 1. Area: 0.1071 ha.

Parcel 2: Lot 1 DP 8685 Supplementary legal description Part Town Section 419 Lot 2 DP 8197 Lots 1 2 DP 86 Area: 0.0130 ha.

Parcel 3: Part Town Section 419 Clyde. Area: 0.0134 ha.

Parcel 4: Part Town section 419 SO 9438. Area: 0.0182 ha.

Parcel 5: Lot 2 DP 8197 Supplementary legal description: Part Town Section 419 Lot 2 8197 Lots 1 2 DP 86 Area: 0.0517 ha.

The Record of Titles are HB142/201; HB143/240; and HBB2/616, respectively.

It is recommended:

- That an archaeological authority is applied for under s. 48 of the Heritage New Zealand Pouhere Taonga Act 2014
- That the excavation of earthquake strengthening trenches, the removal of the lean-to and any additional service trenches, post holes or other excavations are monitored by an archaeologist.
- Any sub-surface archaeological features encountered are investigated by an archaeologist using accepted archaeological methods.
- Any taonga tūturu encountered are reported to the hapū and then registered with the Ministry for Culture and Heritage within 28 days of completing the fieldwork.
- The archaeological material including faunal material uncovered is identified and analysed by appropriate specialists.
- That the Site Record is updated, and the final report completed within six months of the archaeological fieldwork being finished.

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Introduction

Dr Elizabeth Pishief was asked by Suzi Lewis of Vision Projects Hawke's Bay to prepare this assessment for 190 Marine Parade, the Winter Building on the corner of Marine Parade and Locke Street, Wairoa. This building appears to be comprised of two separate buildings. It is targeted as the new home for the Wairoa i-Site and is also proposed to house a Wairoa Space Discovery Centre. This is within the area identified as an area of early European and Māori occupation and consequently may require an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT).

It is understood that Vision Projects wish to undertake conservation and earthquake strengthening on the building known as the Winter building. Initially the assessment was for the Winter Building but subsequently, the "Gemmell's Building" at 184 Marine Parade, Wairoa (next door to the Winter building) was added to the assessment. This building was burnt in 2012 and the remaining structure has no roof or canopy so is open to the elements. It has been standing derelict since the fire destroyed the interior. It is intended to develop a park as well as earthquake strengthen the remnant columns etc. remaining in the area known as the Gemmell Building. The sites are close to or adjacent to the former Pā listed on the New Zealand Archaeological Association's database Archsite as X19/21 Manukani Pā.

Currently the Gemmell's Building at 180-188 Marine Parade is partially demolished. According to the property inspection report, there were once three shops on the ground floor with a concrete midfloor and a second story over the shops. It was also noted that the timber framed rear part of the building remains but is in poor condition.²

The buildings are located at 184 and 190 Marine Parade, Wairoa, 4108 respectively (but 190 is also listed as 190-192, 194 – 196 Marine Parade, Wairoa, and as 6 Locke Street, Wairoa).

The legal description for 184 Marine Parade (Also known as Gemmell's Building) is: section 418 SO 9438. Supplementary legal description: Lot 24 DP 2695 subject to right of way applying to Lot 1.

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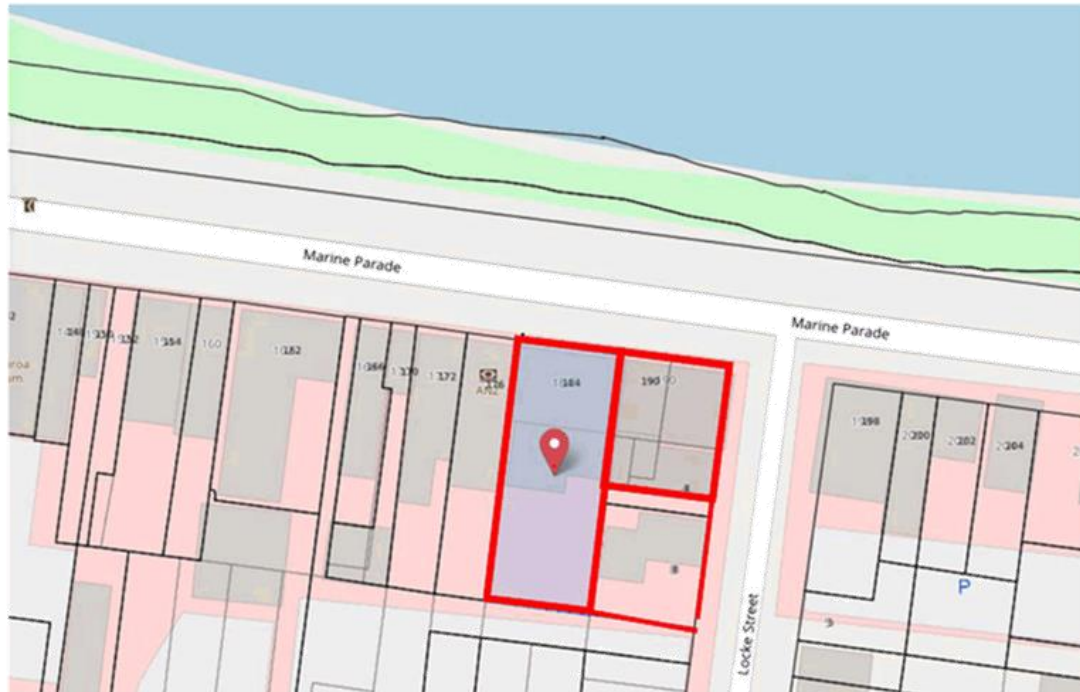


Figure 2 Location of 184-188, 190 Marine Parade, and 6 Locke Street Wairoa. Source: <https://www.wairoadc.govt.nz/services/maps-and-gis/>



Figure 3 View of Gemmell's Buildings; the Winter Building(s) are on corner.



Figure 4 Winter's Buildings Source: Vision projects

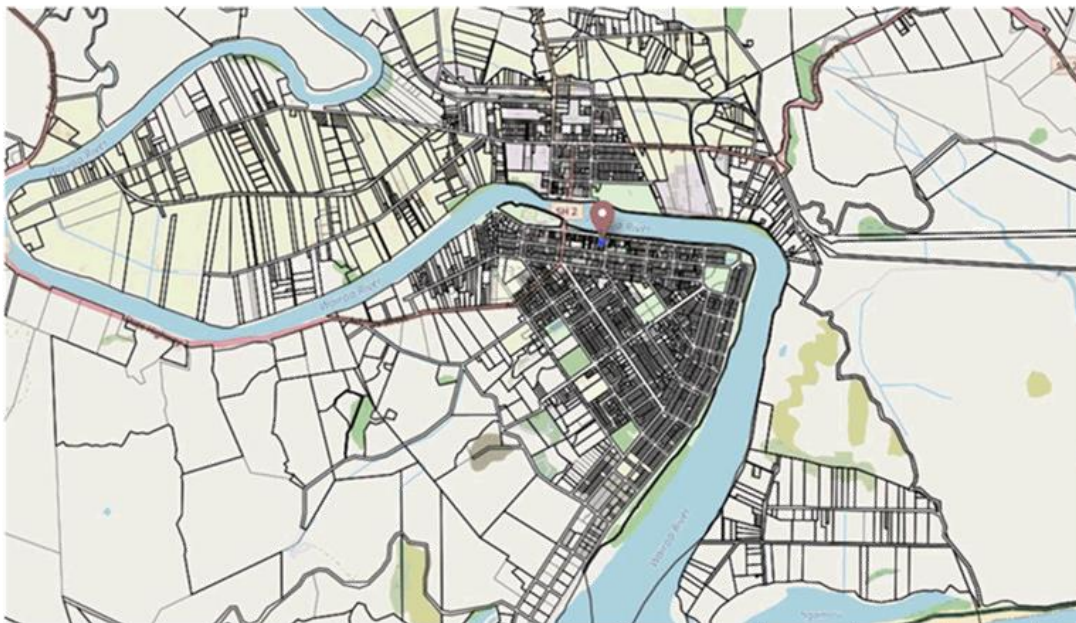


Figure 5 Location of buildings within Wairoa. Source: <https://www.wairoadc.govt.nz/services/maps-and-gis/>

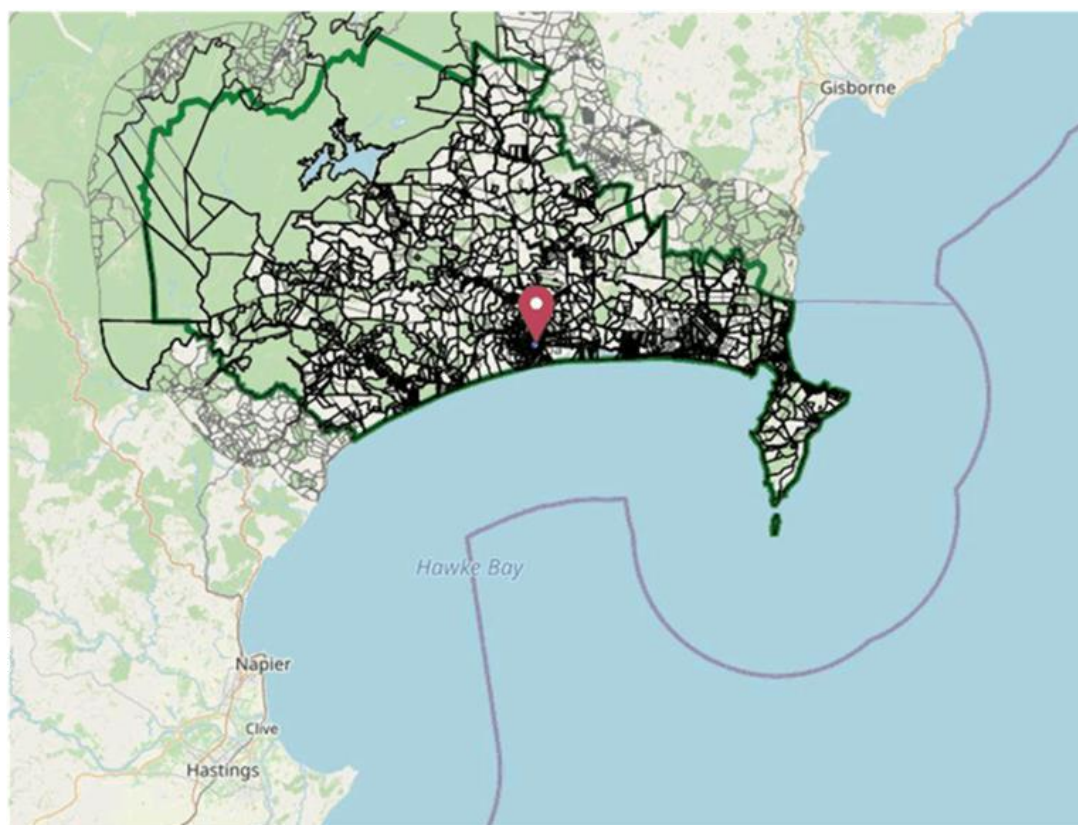


Figure 6 Location of Wairoa within Hawke's Bay. Source:
<https://www.wairoadc.govt.nz/services/maps-and-gis/>

Statutory Requirements

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

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

Any place in New Zealand, including any building or structure (or part of a building or structure), that -

- a. Was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
- b. Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- c. Includes a site for which a declaration is made under section 43(1)

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

The archaeological authority process applies to all archaeological sites, regardless of whether:

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

Heritage New Zealand also maintains the New Zealand Heritage List/ Rarangi Korero of Historic Places, Historic Areas, Wahi Tupuna, Wahi Tapu and Wahi Tapu Areas. The List can include archaeological sites. Its purpose is to inform members of the public about such places.

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 Maori, including wahi tapu;
- surroundings associated with the natural and physical resources (RMA section 2).

These categories are not mutually exclusive and some archaeological sites may include above ground structures or may also be places that are of significance to Maori.

Where resource consent is required for any activity the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the district plan assessment criteria).

The heritage place being considered is the recorded archaeological site X19/29 Manuka-nui Pa and X19/334 and X18/335 which are both 19th century shop/business sites.

Methodology

This assessment is mainly a desktop study as the land in question is covered by the current buildings. A site visit was made on 29 August 2020 and the land around the buildings as well as the buildings themselves were inspected. Secondary sources, old photographs and plans were the main resources used to prepare this assessment, but other material such as electoral rolls, histories, theses, and newspapers, sourced from Papers Past and Ancestry were also consulted.

Sources of Information:

- ArchSite www.archsite.org.nz
- Wairoa District Council Archives
- MTG Hawke's Bay – Collections on-line
- www.digitalnz.org.nz
- www.paperspast.natlib.govt.nz/newspapers
- www.ancestry.com
- Heritage New Zealand Pouhere Taonga www.heritage.org.nz

Physical Environment or Setting

Lambert said the town flat where Wairoa is situated was covered with a white pine and matai bush as well as heavy scrub in 1862. There were a few large patches of burnt bush. Apparently, the town flat, which was called Rauwa, was burnt after a fire was lit by Paora Apatu's sister Hipora because she was dissatisfied with not getting her share of the purchase money for the site of Wairoa. There were also dense growths of flax all over the town flat much of which had magnificent blades 10-12 feet long. The flax was so dense that when Mr Torr landed at Kaimangō (Spooner's Point), which was the main Māori settlement, he was unable to get down to the heads and had to walk down the riverbed.³

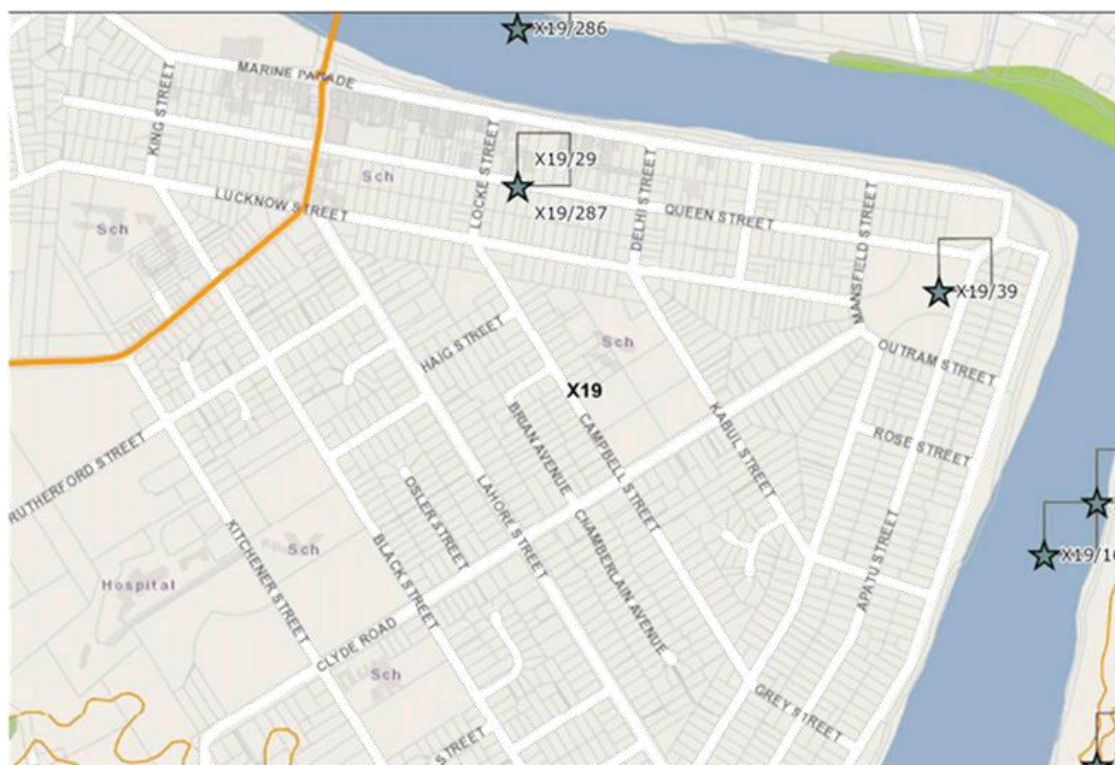


Figure 7 Recorded archaeological sites and street names referred to in text below. Source: ArchSite.

Native settlements extended from the Waiparuparu up to Spooner's Point and round nearly the full length of Marine Parade. Here not many years ago [written in 1925] the posts of Manukanui pa were dug up near the wharf, and at Locke Street the contractor for the drainage works cut through an old-time haangi Māori, ... A large Native burying ground was situated at a spot in the old-time Clyde Hotel garden, near two large karaka trees, cut down some time ago to make way for extension of premises. There was another burying ground in front of the present post-office, where also human remains were found not long ago... On the bank of the river, from Grey Street to north of Rose Street there stood Kairakau pā, a large, palisaded enclosure containing hundreds of Natives, the chief being Maihi

³ Lambert, 1925 (reprinted 1977) *The Story of Old Wairoa*, p.380

Kaimoana. There were also extensive cultivations of wheat along the bank at the rear of the pas, (sic) also maize, potatoes, kumara and taro right up to Lockwood's Point, at the extreme west of our present town. Not long ago the writer was able to trace the furrow of the wheat-fields on sections over which the European holders of later years had permitted the sweet-briar, or Tataramoa, to spread. At many points raspberries, apples, peaches and cherries, besides other fruits grew in profusion on the riverbanks. The bulk of these were raised as early as 1840 by the late F.W.C. Sturm....

At this stage in Te Wairoa's history pigs and goats roamed the present town flat.... W. Lewis held from Kopu the right to run 100 head of cattle, the 'rent', or, as the Maoris would put it the 'utu' being one bullock per year delivered to the chief for his sole use and benefit.

The Maoris lived chiefly on their cultivations, birds, (which they snared in great numbers and preserved in fat), shellfish, and an abundant harvest drawn from the sea, rivers and lagoons, and now and again many a fine fat bullock sacrificed surreptitiously.⁴

⁴ Lambert, 1925, pp. 380-82

Historical Background

Māori history



Figure 8 Illustration of early Māori Trade in Wairoa. Source: Information on window of Winter's Building photograph by E Pishief 15 February 2021

Wairoa was originally a Māori settlement based around the Wairoa River, which was an important food source for the local inhabitants. The famous waka the *Takitimu* sailed up the Wairoa River and landed near the current Takitimu meeting house. The original name of Wairoa was 'Te Wairoa Hopupu Honengenenge Matangi Rau,' which in Māori means 'the long water, which bubbles, swirls and is uneven.'⁵

The township of Wairoa occupies the site of the pā Manukanui, "which practically extended from Kaimangō (Spoooner's Point) to about the site of the town traffic bridge".⁶ A more defined area for Manukanui Pā is given in *The Story of Old Wairoa*. Lambert says it was one of the pā of Tureia, the grandson of Kaukohea the son of Rakaipaaka. It was a strong fighting pā covering over two acres in extent and extending from the present Wairoa Post office site up to the Clyde Hotel. It had many occupants— "the people were as numerous as the fish in the sea." The last chief was Moewhare.⁷

⁵ <https://www.hawkesbaynz.com/see-and-do/art-design-and-culture/history/history-of-wairoa/>

⁶ Lambert, T. 1936. *Pioneering Reminiscences of Old Wairoa*, p. 176

⁷ Lambert, 1925, pp. 380-82, reprint 1977. *The Story of Old Wairoa*, p. 213

There are rather confusing stories about Manukanui during the time of Tureia. After the conquest of Tahu, Tureia took all the pa off Kahu one after another. They killed Te Kokiki the leading chief and all the other chiefs of Tahu. Kahutapere from Heretaunga, who was Tureia's father-in-law, had come up to assist with the fight against Tahu and he became jealous because Tureia got all the prisoners as well as most of the glory, so he determined to kill him. Tureia got wind of this and went back to Manukanui at Wairoa but he was unable to cross to the north side of the river and Kahutapere decided to go back to Heretaunga, killing innocent people on the way to avenge his anger. Another version of the story says Tureia camped at Upokokaha where the Ferry Hotel now stands and Kahutapere was camped on the south. Kahutapere's daughter finally reached Manukanui Pā and his son-in-law told Kahutapere to go home. Kahutapere replied "Do not return to your kainga until my footsteps are cold."⁸

Another story concerns Moewhare of Manukanui Pā ("which extended half-way along the present Marine Parade"). He discovered that some young men from Wairoa including some of his own nephews were trying to usurp his chieftain's rights, so he went down the river to Kihitu Pā to discuss the matter with his brother-in-law, Te Otane. The young men expected him to call in at Te Uhi but when he did not, they were not only annoyed, but suspected something sinister was happening. Consequently, all but Wainohu and Tamaionarangi, jeered at Moewhare as he went by. When he returned to Manukanui with his sister he told the people of the insults from the young men and it was decided that revenge must be taken, even though the offenders were his sister's children.⁹

He crossed over the river with his slave who was carrying ceremonial garments and a quantity of rough greenstone — Moewhare intended that the young men should have 'a right royal haangi'. He met a lesser chief Te Kawiti and told him to start a fight against the youths who had dared to try and destroy his mana. Te Kawiti easily and almost bloodlessly caught the five youths which annoyed Moewhare and he complained his orders had not been carried out. However, he said: "Let them live and by and by they will cut your hearts out." The young men were then subjected to severe indignities, which ended their rebellion.¹⁰

Moewhare was involved in another incident caused by a dispute over the succession of a chief. The people of Hikawai objected to Tapuae who had been chosen by the people of Te Uhi and showed their annoyance by surprising the people of Te Uhi and tying them up hand and foot with flax ropes then treating them with shameful indignity. They then left the pā with the people still tied up. Moewhare from Manukanui Pā, "which stood on the present site of the Post Office close to a creek which entered the river there," rescued them. One of the people tied up was the father of Paora Rerepu, later the chief of Mohaka.¹¹

Another pā Kaimangō (belonging to the chief Tapuwae), was very strongly fortified and situated at Spooner's Point. Lambert said part of the ditch and bank facing towards the northeast could be seen in 1925 and a little while earlier some of the butts of the palisades were uncovered.¹² Kaimangō was a populous kāinga that almost joined up with Manuka-nui

⁸ Lambert, 1925, p.344

⁹ Lambert, 1925, p. 272

¹⁰ Lambert 1925, pp. 272-3

¹¹ Lambert, 1925, p. 242

¹² Lambert, 1925, p. 215

pā further along the river where the library now sits. When Tapuwae was the chief this pā was used by him as a centre of hospitality and political discussion.¹³

Spedding and How provide further information about the 19th century occupation of the lower Wairoa valley:

In the nineteenth century the lower Wairoa Valley was residence to the numerous hapū of the Ngāti Kahungunu iwi. The land around the mouth of the Wairoa river was heavily populated due to the abundance of resources. The forest Te Rauwa, consisting primarily of kahikatea and matai trees, contained abundant food sources including birds, kiore, tāwhara, pikopiko, kawakawa, tarata and aruhe. The fertile river plains provided a storehouse of harakeke, an essential component of everyday life. The productive lands and hillsides were ideal for growing kūmara, taro, tārewa-a-runga and tārewa-a-raro. Te Wairoa Matangi Rau and the lagoons Mana and Te Manga provided tuna, kahawai, kanae, inanga, pātiki, kākahi, whētiko, pipi and firewood. From Te Whanganui ā Ruawharo foods such as tāmure, hāpuku, mako, tuangi, koura and pāra were sourced.

Due to this abundance, strategic fortifications were built along the coastline. This was to fend off coastal attack by canoe, which was the quickest form of travel. The pā Whare-o-Koro, Ahipaniki and Rangihoua were the first defences against sea invasion of the fertile Wairoa Valley.

¹³ <https://www.visitwairoa.co.nz/see-and-do/walking-and-cycling/wairoa-riverside-walk-and-cycleway/>

The dense settlement in this area of Ngāti Kahungunu hapū consisted of people descended from the ancestors Tapuwae and Te Maaha. They were two brothers of aristocratic lineage, being the mokopuna of several founding ancestors. The brothers married into influential families and continued reinforcing the genealogical web of the Wairoa people. The teachings of the Takitimu knowledge base were the strongest at this time.¹⁴

During the 1850s and up to 1864 the Wairoa Māori grew a great deal of wheat, which brought as high a price as 12 shillings per bushel during the days of the Australian gold rush. For many years wheat from Wairoa commanded top prices in Sydney for seed purposes.¹⁵

The mana whenua hapū of the defined assessment area in relation to Manukanui Pā are Ngāti Kurupakiaka and Ngāti Moewhare. Ngāti Kurupakiaka are currently based at Taihoa Marae; while Ngāti Moewhare are based at both Taihoa Marae and Waihirere (Takitimu) Marae.¹⁶



Heritage and Cultural Impact Assessment Area as defined by Vision Projects for the purpose of this report. The area shaded in red is indicative of area covered by Manukanui Pā

Figure 9 Approximate area covered by Manukanui Pā Source: Heritage and Cultural Area Report.

¹⁴ Spedding & How. 2020, Cultural Heritage Report, pp. 20-21

¹⁵ Lambert, 1925, p. 382

¹⁶ Spedding, M. & Nigel How. 2020 p. 15

European history

Captain Cook noted the mouth of the Wairoa River on his chart when he arrived in New Zealand in 1769. The first Europeans were flax traders with Barnet Burns probably being the earliest; he claimed to have settled at Māhia in 1829. Captain John William Harris, the pioneer settler of Tūranga (now Gisborne) may have landed mento act as his agents from the ship “Fanny” in 1831, at places near Wairoa and Māhia. These people were closely followed by the whalers.¹⁷ William Rhodes established a trading station in 1839 and the missionary William Williams visited in 1841.¹⁸ The first permanent missionary was James Hamlin who settled on the north side of the river in 1844. Early European squatters traded flax and ran sheep.¹⁹

Lambert says that Donald McLean, the land purchase officer, bought the township site of Wairoa for £1,200 in October 1865.²⁰ However, 1866 was the official date of the sale of Wairoa town site to the government. The sellers were Kopu, Paora Apatu and his sister Hipora. The chief Maihi Kaimoana objected to the sale but was over-ruled by Kopu. Many people got a share of the purchase price; some less important ones received only a few shillings, while Mrs J. Torr’s father received £40 as his share.²¹

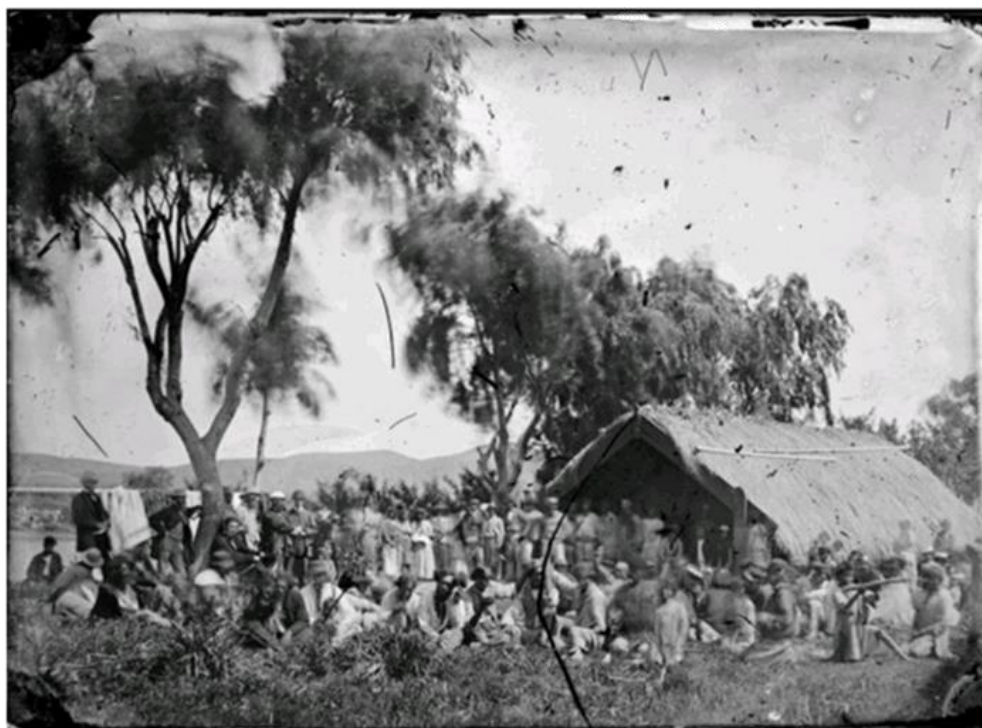


Figure 10 Donald McLean purchasing land for town at Wairoa, Hawke's Bay. 1865 Source: Rhodes, Beatrice, *fl* 1978: Photographs. Ref: PA1-q-193-053. Alexander Turnbull Library, Wellington, New Zealand /records/22422802

¹⁷ Spedding, M. & Nigel How. 2020, p. 21

¹⁸ <https://teara.govt.nz/en/hawkes-bay-places/page-10>

¹⁹ <https://teara.govt.nz/en/hawkes-bay-places/page-10>

²⁰ Lambert, 1925, 401-2

²¹ Lambert, 1925, p.402

The first sale of lands had been advertised for 29 November 1865 and the second for 17 January 1866 but were both postponed.²² A sale appears to have taken place in 1866 when 166 town sections were offered. Sixty were sold for £10 a quarter acre section. Twenty Suburban Sections were sold for between £10 and £15 per acre.²³ The next sale of sections was on 9 March 1866, but the prices were lower — from £5 to £9 for a quarter acre town section; £10 to £12 for a two-acre section and Suburban lands for £23 for 7 acres, £30 for 10 acres, and £60 for 30 acres. These had cost the Crown only 13s 6½d for an acre.²⁴

Adherents of the Pai Mariri or Hauhau faith arrived in Wairoa about the same time as European settlement began and Wairoa became a colonial military base. A stockade (X19/287) was built in the vicinity of Manukanui Pa, the site of the Council offices in Queen Street.²⁵ The stockade was built by 1865 because Donald McLean authorised Charles Lambert, Major, the officer commanding the Napier District to call out “all the men of the first and second classes of the Militia of the said Napier District, and all the men of the Volunteers of the same District” for training and exercise. The day appointed by Lambert for “All that part of No. 4 Company resident within 6 miles of the Stockade near the Wairoa River to be at the Wairoa Stockade” on Wednesday 10 May 1865 at 12 noon.²⁶ The expenditure of the Provincial Government included £51 3s 6d for provisioning the Wairoa Stockade.²⁷ The stockade was designed by Major Lambert, “square in form with flanking bastions at each corner to enable the defenders to meet the expected enemy at all points. The redoubt measured 100 feet square, [30m x 30m] was composed of earthworks, and at one time held as many as 300 people.”²⁸ Prickett says, incorrectly, that the redoubt was built in 1868 as a refuge for Europeans after Te Kooti returned from the Chatham Islands. He locates it in an area “currently under buildings although some ditches may survive for archaeological investigation.”²⁹

The stockade is drawn on the Plan of the Town of Clyde, c. 1865 on the Wairoa River as being near Spooners Point, or perhaps Lambton Square, which is surrounded by Government Reserve land. Figure 11 is part of a map of recorded archaeological sites drawn by David Nevin that shows the stockade south west of Manukanui Pā. In August 1865, a report from Wairoa said that Paora Te Apatu was also erecting a substantial looking pā at the Waihirere about a mile from the stockade.³⁰

²² Lambert, 1925, p.401

²³ Lambert, 1925, p.402

²⁴ Lambert, 1925, p. 403

²⁵ Nigel Prickett, 2016, *Fortifications of the New Zealand Wars*, Wellington: Department of Conservation, p. 109

²⁶ *Hawke's Bay Times*, 21 April 1865.

²⁷ *Hawke's Bay Herald*, 26 December 1865.

²⁸ Lambert, 1925, p. 587.

²⁹ Nigel Prickett, 2016, p. 109

³⁰ *Hawke's Bay Herald*, 8 August 1865.

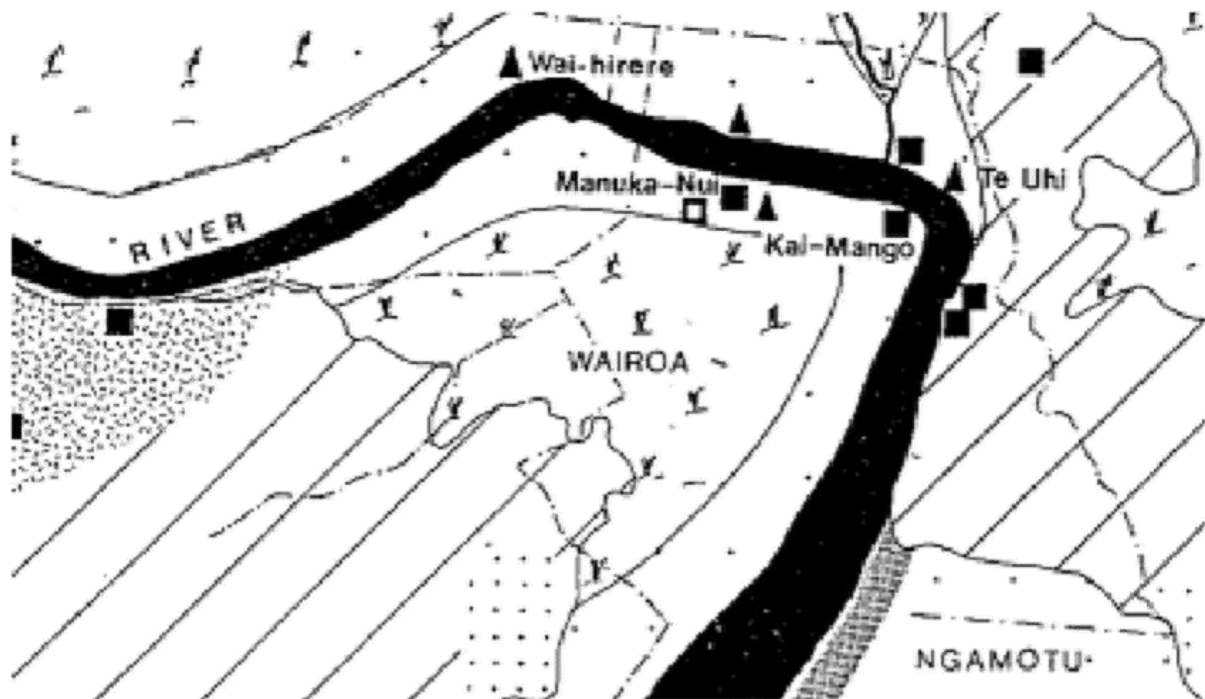


Figure 11 Part of map by Nevin showing stockade, Waihirere and Manuka mui –for full map. Source: <https://dl.heritage.org.nz/greenstone3/library/sites/heritage-nz/collect/pdf-reports/index/assoc/Nevin66.dir/Nevin66.pdf>

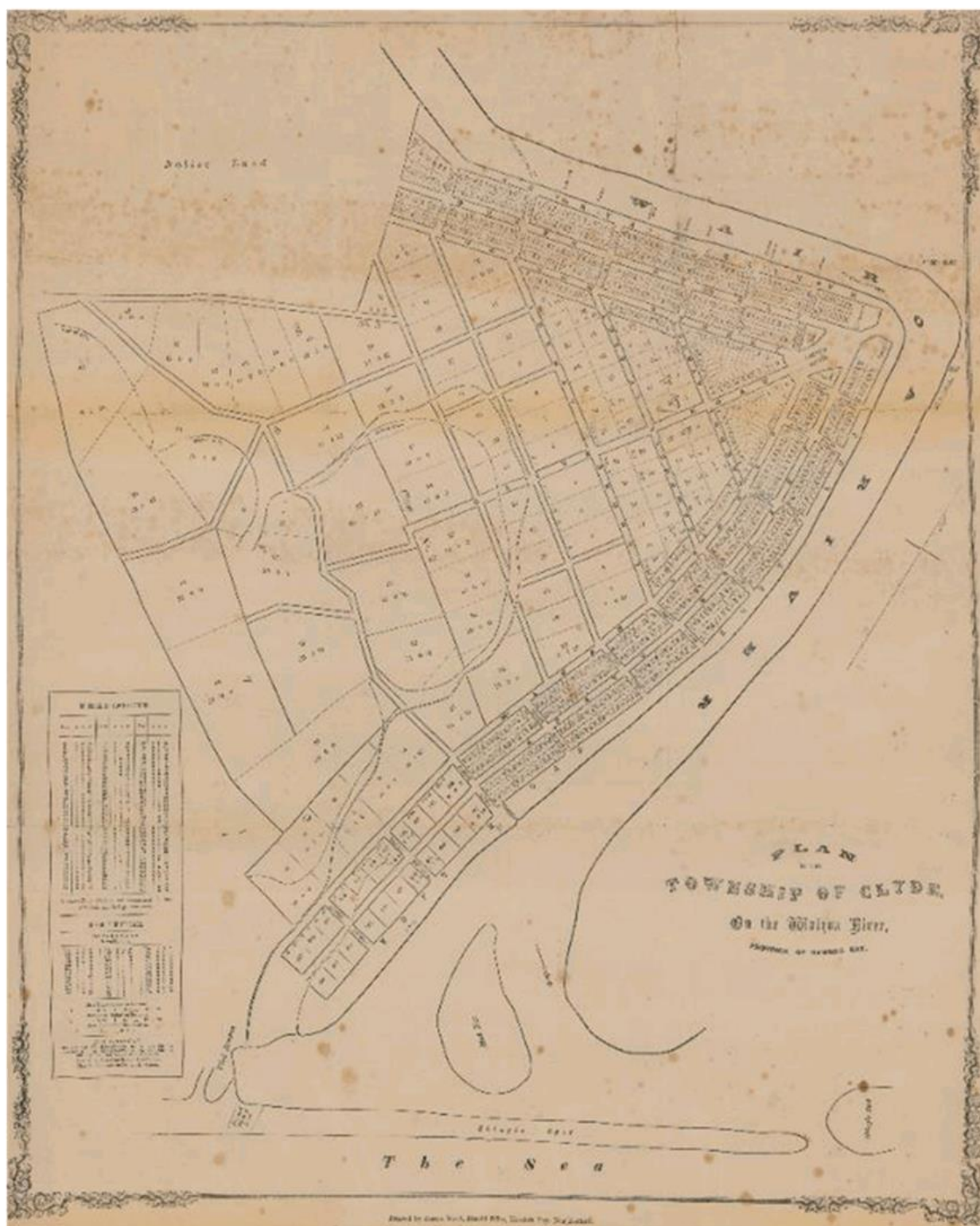


Figure 12 Plan of Township of Clyde on the Wairoa River. C. 1865. Source: Wairoa District Archives.



Figure 13 Part of Plan of Town of Clyde showing overview of Marine Parade showing location of Survey Office, TS 418 and TS 419 and land owned by Worgan (TS 416) as well as a few other early European settlers. Source: Wairoa Archives.

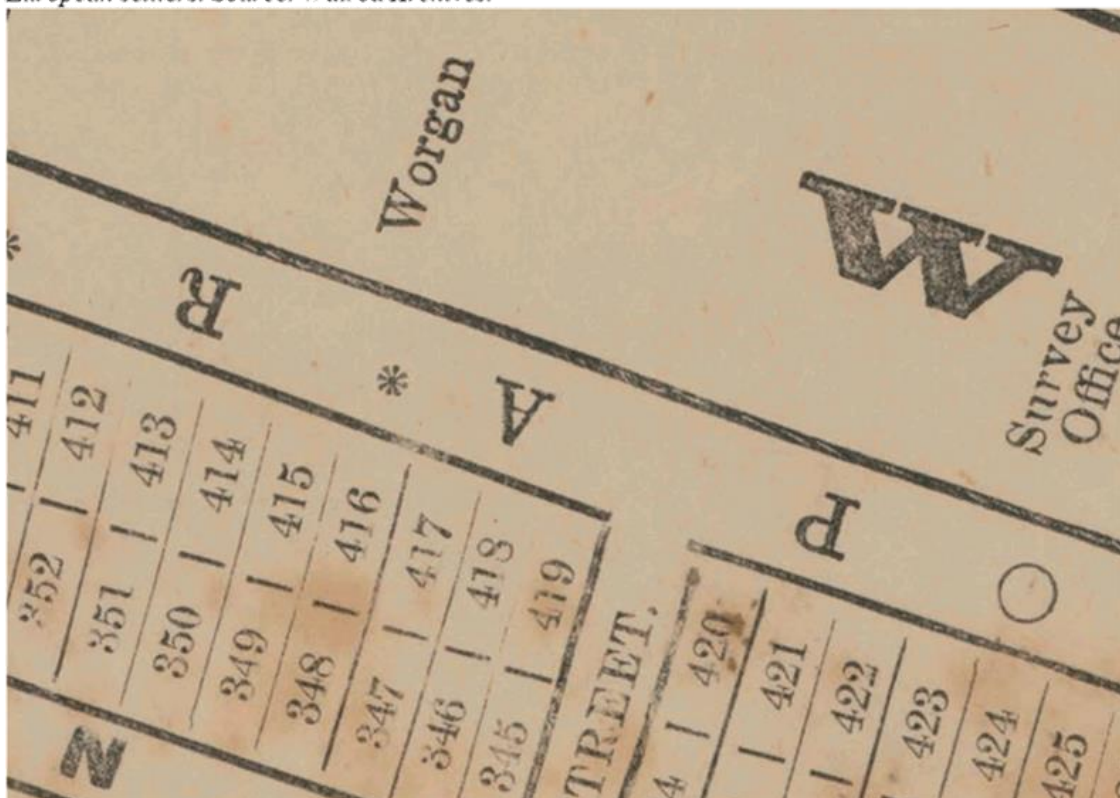


Figure 14 Close-up of TS 417 and TS 418 in 1865 showing location of Survey Office and Worgan's section. Source: Wairoa Archives.

All the settlers from the surrounding area between Poverty Bay and Wairoa were ordered into the redoubt where everyone had to take his turn at sentry-go. The surrounding scrub had not been cut back far enough, which gave plenty of cover for an advancing enemy.

In the 1870s the Marine Parade was not properly formed and grew toe toe and manuka along parts of it with most of the Parade having a heavy coating of scrub — into Queen Street and as far down the Marine Parade as Paul Street.³¹ The street alignment did not exist. “A creek ran from the locality of Queen Street West behind the Clyde Hotel and emerged near the site of Mr Corkill’s carriage factory, being spanned by a 15-inch plank to cross...”³² Lambert thought the creek must have been quite deep because a settler told a story how he had nearly drowned while swimming in it.



Figure 15 Marine Parade Wairoa c 1890s Photographer – probably Russell Duncan. Source: Collection of Hawke’s Bay Museums Trust, Ruawharo Tā-ū-rangi, 5405 b

In 1866 the Hawke’s Bay Provincial Government advanced £460 for the construction of a police station and courthouse. Then the town roads were formed, with Marine Parade being culverted and drained, although ten years later it was back in scrub and toe toe.³³

³¹ Lambert, 1925, p. 414

³² Lambert, 1925, p. 414

³³ Lambert, 1925, pp. 403-4

The Borough of Wairoa was constituted in the year 1909, when the Clyde Township was joined to a portion of land from the Wairoa County. As directed by a Government Gazette Notice, dated 23 September 1909, the Wairoa Borough Council first met 25 October 1909, in the Mechanics Institute, in Marine Parade, Wairoa. The final meeting of the Borough Council occurred 29 September 1986, at the Council Chambers in Coronation Square, Wairoa. The preceding Township of Clyde was created a Town District in the year 1883 and subsequently a Clyde Town Board was established. Unfortunately, no records created by the Clyde Town Board have survived.³⁴

Gemmell Building TS 418

This land appears to have been occupied by 1891 and probably several years or more earlier when a fire destroyed three buildings on Marine Parade. The one on the corner was owned by J. H. Smyth storekeeper and located on TS 419, but two others adjacent were also destroyed. They were J Mayo's saddler's shop and W Gilligan's boot shop which were both small buildings.³⁵ One of these at least would have been located on TS 418.

The earliest available Record of Title for this land is HB19/5, which dates back only to 1925. The previous title was destroyed in 1931. The owners of TS 418 from 3 August 1925 were Frank Alexander Wilson, a solicitor and Charles Douglas Wilson, an accountant, both of Napier. Robert Aikenhead Wilson which had an outstanding mortgage dated 1 September 1911, vested in John Archibald McFarlane and John Vigor Brown, and discharged in 1931.³⁶

Robert Aikenhead Wilson was the owner of TS 418 until his death, when it was included in his estate managed by his trustees Frank Alexander Wilson and Charles Douglas Wilson, his two older sons. Wilson had been born on 25 July 1857 in Kirkaldy Fife, Scotland the son of Alexander Douglas Wilson and Mary Birrell Watson Aikenhead. He emigrated to New Zealand in 1875 on the *Strathmore* the Dundee Clipper Line. His older brother David was on the same ship but working his passage as a second steward. On the 30 June 1875 they were shipwrecked on Crozet Islands owing to the loss of the *Strathmore*. They were rescued on 21 January 1876 by the *Young Phoenix*, Captain David L Gifford. On 26 January 1876, the *Sierra Morena* landed some of the survivors at Point de Galle Ceylon. Robert Aikenhead Wilson left Ceylon in February 1876 aboard the P & O vessel *Bangalore* bound for Sydney Australia. He arrived in Wellington on the SS *Albion* on 1 May 1876 and continued to Otago reaching there on 23 May 1876.³⁷

The story about the wreck of the *Strathmore* is related in *White Wings*³⁸ Although this story is not related to the land in Wairoa part of it is given here because it is an interesting story and provides insight into the tremendous difficulties endured by Robert Wilson and his fellow passengers and crew following the wrecking of the *Strathmore*.

³⁴ <https://www.wairoa.govt.nz/our-council/archives-2/>

³⁵ Paperspast *Daily Telegraph* 17 April 1891.

³⁶ www.ancestry.com.au Hawke's Bay Electoral Roll 1890; Will of Robert Aikenhead Wilson.

³⁷ <https://www.ancestry.com.au/family-tree/person/tree/156243470/person/162060827261/facts>

³⁸ <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Bre02Whit-t1-body-d2-d1-d1.html>

The *Strathmore*, Captain Alex. Macdonald left London on 17 April 1875, for Dunedin with a total of 88 people, including 38 crew. In June, when the ship was in the Southern Ocean, the weather was very foggy, and the captain set a course that he thought would take him south of the Crozets. Suddenly at half-past four in the morning on 1 July, the ship drove right on a rocky coast, which afterwards proved to be one of the Crozets. ... By daylight, most of the vessel was under water except for the forecastle head. Captain Macdonald and the first mate were washed overboard and drowned, and 37 others of the unfortunate people also lost their lives. ... All the 49 survivors got ashore. They had a few blankets and some sailor clothing, but nothing adequate, and many of the people suffered from frostbite, one man dying from it. That night the remains of the *Strathmore* turned over and sank out of sight. ... The only two boats were lost when a storm came and smashed them on the rocks. A few things were saved including cases of alcohol, and 8 tins of sweets. Before the boats were wrecked the people saved two barrels of gunpowder, one cask of port wine, two cases of rum, one case of brandy, two cases of gin, one case of preserves, one case of boots, and eight tins of sweets as well as a passenger's bag, which contained blankets, knives, and spoons. The boots would have been useful, but unfortunately, they were women's, so too small. The passenger's box contained some blankets, knives, and spoons. There was only one woman was on the boat, Mrs Wordsworth, travelling with her son who later provided some information about the hardships endured.

"Nearly all of us suffered from diarrhoea, and similar trouble, and the wine and spirits were invaluable. A small salt cellar of wine, or spirits and water, was served out nightly until finished, except a bottle of wine and a bottle of rum, which were buried for the use of the sick.

"Two dishes I prepared for my mother were brains of birds, fried, and the heart and liver minced with moss. We had no salt and flavoured our dishes with gunpowder and sea water.

"When the wood we had collected for firewood was all finished, except a few sticks we kept for the purpose of cleaning the birds we used for food, we tried to keep the fire going with turf, but it merely smouldered slowly. Luckily, someone threw a skin on the fire one day, and we were surprised and delighted to find that it burned readily. That, of course, solved the fuel problem. To save our matches we kept a sort of lamp going, feeding it with oil made from the fat we scraped off the bird skins.

"We seldom could clean ourselves, the dirt being too fast on to permit of cold water taking it off. However, we had a method of cleaning our faces by rubbing them with the bird skins, afterwards rubbing them with the feathers.

"At one time we were very hard up for food, having only two birds left. We were very weak and low-spirited. One day some of the party went to the other side of the island where we were wrecked, and there they saw a number of large mud-nests, with a great lot of beautiful white birds, 'mollyhawks.' They were so tame that they flocked down at our feet. We killed about a hundred and had such a feast off the tails! The appendage was cut off close to the back, the long feathers pulled out, and the tail being grilled for a time in the fire, was considered a great delicacy. Another real delicacy came at this time—the mutton birds and birds of a similar kind. Later on, we got some eggs."

They were eventually rescued by an American Whaler the *Young Phoenix* on 21 January 1876 having spent six months as castaways. Twenty people were transferred to the *Sierra Morena*, which landed her batch at Point de Galle, Ceylon.

The survivors were:

Passengers. —Mrs. Wordsworth, Charles F. Wordsworth, Frederick Bently, Spencer Joslin, Hilton Keith, Thomas Henderson, George Crombie, Alfred Walker, Walter Walker (child), William Rooke, George Ward, Joe Ward, George Skidmore, Thos. Standing, James Wright, Robert Wilson, George Mellor, William Wilson, Robert Linnie, E. B. Stanbury.

Crew. —Thos. B. Peters (second mate), John C. Allan (third mate), C. R. Jackson (boatswain), Walter Smith (sailmaker), John Pirie (carpenter), G. F. Buttenshaw, David Wilson, Joe Ducke, John Smith, John Nicol, John Evans, John Warren, J. G. Stainworth, H. Erickson, M. Rioldan, W. Vinning, J. Wilson, J. Wilson, J. Wilson, E. Sharp, W. Husband, J. Frail, J. Leaske, J. Fitzmaurice, C. Tookey, T. Blackmore, H. Turner, F. Carmichael, E. Preaton.

David Wilson was the town clerk at Ormondville, Hawke's Bay for many years. He and his brother Robert Aitkenhead Wilson were sons of Captain Wilson, who commanded the *Warrior Queen* for several voyages to New Zealand. Mr. R. A. Wilson was a passenger, and Mr. David Wilson an apprentice on the *Strathmore*. R. A. Wilson was for many years, manager of Ross and Glendining. He died in Auckland on February 18, 1914, but was survived by four sons, Mr. Frank A. Wilson, solicitor, Tauranga; Mr. C. Douglas Wilson, public accountant, Napier; Mr. A. Wilson, town clerk, Otaki; and Mr. R. G. Wilson, architect, Napier.³⁹

Robert Aikenhead Wilson married Mary Louisa Green in Shoreditch England in July 1880. In 1880-81 Robert Aikenhead Wilson was a storekeeper living in West Clive.⁴⁰ He had purchased the West Clive General Store (established in 1866) from S.G. Thornton. He enlarged the premises and added "very considerably to his stock."⁴¹ In 1890 he was a still a storekeeper in Clive, but by 1900 he was a warehouseman and his wife Louisa, domestic duties, were living on Madeira Steps, Napier.⁴² Louisa died in 1911 and Robert died early in 1914 in Auckland. The couple had five children: Frank Alexander Wilson (1882-1932); Charles Douglas Wilson (1884-1973); Nellie Crowther Wilson (1889-1899); Alexander Green Wilson (1893-1973) and Robert Gordon Wilson (1895-1972).⁴³

³⁹ <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Bre02Whit-t1-body-d2-d1-d1.html>

⁴⁰ www.ancestry.com.au. Hawke's Bay Electoral Roll 1880-81

⁴¹ Paperspast Hawke's Bay Herald, 7 January 1881

⁴² www.ancestry.com.au. Hawke's Bay Electoral Roll 1900.

⁴³ www.ancestry.com.au. Wilson Mahon Family Tree



Figure 16 Mr R.A. Wilson Source: *Cyclopedia of New Zealand*

https://knowledgebank.org.nz/wpcontent/uploads/node/435205/master/WalmsleyM826_CyclopediaOfNewZealand.pdf

When the business McArthur & Co. closed, Ross and Glendining opened a branch in Napier it secured the former manager, R.A. Wilson, and McArthur's premises thereby getting the business of the departing firm, which they subsequently greatly increased.⁴⁴ R. A. Wilson had been educated in London before entering the warehouse of Messrs Welch, Margetson & Co. He transferred to Cook, Son & Co of St Paul's Churchyard before deciding to emigrate to New Zealand, which he did on the *Strathmore*. When Wilson arrived in Dunedin, he worked first for the New Zealand Hardware Co., which he left after a few months to join Ross & Glendining where he stayed until he returned to England a few years later. When he came back to New Zealand, he set up business on his own account in Hawke's Bay, then took on the position with McArthur & Co. until he was taken on by Ross & Glendining again. He was on the managing committee of St Paul's Presbyterian church and took an interest in social affairs generally.⁴⁵ He was described as a merchant of Napier in his will. Two of his sons, Frank Alexander Wilson and Charles Douglas Wilson were his executors and granted probate. His estate was less than £8,000.⁴⁶

On 20 September 1932 Charles Douglas Wilson who was the survivor transferred the land to Robert Gordon Wilson of Napier, architect's assistant and Alexander Wilson of Otaki, town clerk. In 1949 these two, as trustees, transferred the land to Piddocks Limited, a company having a registered office in Wairoa. In 1965 the land was transferred to Marine Parade Buildings Limited, a company having registered office in Wairoa.⁴⁷

During the 1860s three business occupied the site including a tailor, a saddler, and a storekeeper. In 1913 the entire ground floor was occupied by Stewart's 'The White House' and in later years the ground floor was divided into three separate spaces. One of the spaces

⁴⁴ *Cyclopedia of New Zealand*

https://knowledgebank.org.nz/wpcontent/uploads/node/435205/master/WalmsleyM826_CyclopediaOfNewZealand.pdf

⁴⁵ Mr Robert Aikenhead Wilson in https://knowledgebank.org.nz/wp-content/uploads/node/435205/master/WalmsleyM826_CyclopediaOfNewZealand.pdf

⁴⁶ Archives New Zealand Probate Records 1843-1998. Napier Court. Will of Robert Aikenhead Wilson

⁴⁷ Record of Title HB 19/5

housed a series of hardware stores including Pidduck's and Ivan Bodley and most recently Angus Gemmell Ltd. The second space was occupied by Hanham's grocer, Puddy's bookstore, Toyworld, Kat's Café, Baz's café and most recently Café Jafa. The third space was leased by a line of jewellery stores including Bradbury's Jewellers which was the latest occupant.⁴⁸

The Wairoa County Club occupied the upper floor until it relocated to the Wairoa Hotel.⁴⁹



Figure 17 History of buildings on window of Winter's Building. Source: Photograph by E Pishief 15 February 2021

Winter Building TS 419

The Winter's building is within the perimeter of Manukanui Pā although it seems to be excluded from the extent in the map in figure 8.⁵⁰

The Winter's corner Building was built after the 1931 Hawke's Bay earthquake destroyed the previous structure. It housed Winter's Grocery Store and Winter's Value House Ltd by 1939. In February 1942 Winter's Grocery Store became West's Grocery Ltd and both were still operating into the early 1970s. Winter's Outfitters operated from the site and closed

⁴⁸ Information on history of buildings on windows of buildings as part of promotion of project.

⁴⁹ <https://www.wairoadc.govt.nz/assets/Uploads/TWEW-EOI-Info-Application-Booklet.pdf>

⁵⁰ Stebbing & How 2020,

The map shows a street scene in Christies. The street is labeled 'LOCKE STREET' on the right side. The buildings are labeled as follows:

- Estate W.H. Flint
- F.J. Beattie LD
- Small's LD
- E.M. Rahaman
- Fowles LD
- HANHAM'S
- WINTERS VALUE HOUSE
- WEST'S GROCERY LD
- Christies

Other labels include 'No. 1', 'No. 2', 'No. 3', 'No. 4', 'No. 5', 'No. 6', 'No. 7', 'No. 8', 'No. 9', 'No. 10', 'No. 11', 'No. 12', 'No. 13', 'No. 14', 'No. 15', 'No. 16', 'No. 17', 'No. 18', 'No. 19', 'No. 20', 'No. 21', 'No. 22', 'No. 23', 'No. 24', 'No. 25', 'No. 26', 'No. 27', 'No. 28', 'No. 29', 'No. 30', 'No. 31', 'No. 32', 'No. 33', 'No. 34', 'No. 35', 'No. 36', 'No. 37', 'No. 38', 'No. 39', 'No. 40', 'No. 41', 'No. 42', 'No. 43', 'No. 44', 'No. 45', 'No. 46', 'No. 47', 'No. 48', 'No. 49', 'No. 50', 'No. 51', 'No. 52', 'No. 53', 'No. 54', 'No. 55', 'No. 56', 'No. 57', 'No. 58', 'No. 59', 'No. 60', 'No. 61', 'No. 62', 'No. 63', 'No. 64', 'No. 65', 'No. 66', 'No. 67', 'No. 68', 'No. 69', 'No. 70', 'No. 71', 'No. 72', 'No. 73', 'No. 74', 'No. 75', 'No. 76', 'No. 77', 'No. 78', 'No. 79', 'No. 80', 'No. 81', 'No. 82', 'No. 83', 'No. 84', 'No. 85', 'No. 86', 'No. 87', 'No. 88', 'No. 89', 'No. 90', 'No. 91', 'No. 92', 'No. 93', 'No. 94', 'No. 95', 'No. 96', 'No. 97', 'No. 98', 'No. 99', 'No. 100'.

The earliest owner identified for Town Section 419 (190 Marine Parade – also known as the Winter's Building) was James Watt who was granted it on 29 June 1866.⁵¹ However, the Record of Title HB19/65 states clearly that it was granted to James Watt on 25 April 1871. It is possible both are correct because the issuing of titles often took several years after they were purchased.

James Watt was a Napier merchant and landowner who had been a merchant in Dundee before coming to New Zealand. He was in Napier by 22 October 1862 when he entered into partnership with his brother AA Watt and Alex Kennedy as merchants and commission agents.⁵² In 1874 he joined Robert Farmer of Longlands Station, three miles south of Hastings. With his brother A. A. Watt, he held interests in other northern Hawke's Bay properties, and while Farmer lived at Longlands and managed the station, Watt lived on the

⁵² *Hawke's Bay Herald* 4 November 1862.

hill at Napier. He married Hannah Sharp.⁵³ In 1867 he and his brother Archibald bought 3,000 sheep from Montague Stopford and Alexander Gethin which were grazing at Turiroa and Potutu.⁵⁴ He purchased land at Longlands from James Henry Coleman in 1875.⁵⁵ In 1877 the partnership between A.A. Watt and James Watt was dissolved by mutual assent. James continued the business as a general merchant and stock and station agent on his own account.⁵⁶ He died in 1879 and his wife married James Henry Coleman in March 1880.⁵⁷ He was the owner of a large, landed estate, and accredited to be one of the wealthiest men in New Zealand.⁵⁸ His obituary said:

The unexpected death of James Watt Esq., which occurred on Saturday last at Longlands, Napier will cause a general feeling of regret in this city, where the deceased was well-known and respected. Mr Watt was an old resident in the colony, mostly of the province of Hawke's Bay, and was known chiefly as a sportsman, as a breeder of horses, arid competitor on the turf. He was the owner of a splendid stud of racehorses at Kohimarama, was a large land proprietor, and reported as one of the wealthiest men of New Zealand. He was a member of the firm of Watt Brothers of Napier. He was a man of generous habits was a little past middle age, but had not, as far as we can learn, enjoyed good health of late having been subject to chronic bronchitis for some time. It was this recurring complaint which induced him to seek out the advantages of a warmer and more genial climate. A few years ago, Mr Watt visited Scotland, and in Dundee he married the lady who survives him. Mr Watt never took a prominent part, either in politics or city affairs, but devoted much attention to the breeding of horses, and at the time of his death he possessed the Lady Elizabeth, the Repudiator, and the fine animal known as Longlands, named after his fine estate at Napier. Mr Watt leaves a widow and two [sic four] children to mourn their loss.⁵⁹

Watt Bros. traded in and out of Wairoa from at least as early as September 1867 when the cutter *Dolphin* arrived in Napier from Wairoa with 250 bushels of maize (Watt Bros. agents).⁶⁰ In 1870 the *Hero*, a schooner of 20 tons, (Captain Campbell,) went to Wairoa with 2 ¼ casks brandy, 2 ¼ casks rum, 8 sacks oats, 6 oases stout, 8 casks ale, 5 cases brandy, for Watt brothers agents; as well as 3 tons flour, 1 bag malt, 1 cask, 7 axes. On the same trip Neal & Close sent up 8 packages of groceries.⁶¹

On 2 October 1883 part of the land (7 + 2/10) perches being the section on the corner of Marine Parade and Locke Street was transferred to Janet Davies, widow, of Clyde, Wairoa. Mrs Janet Davies of Wairoa was a milliner in 1883-84.⁶² She continued to own it until 27 April 1886 when the two mortgages (nos. 1918 and 1970) she had with Thomas Powdrell were also discharged. The land was transferred to James Hanna Smyth of Clyde, storekeeper.

⁵³ <https://natlib.govt.nz/records/22360691>

⁵⁴ *Hawke's Bay Herald* 2 November 1867

⁵⁵ <https://knowledgebank.org.nz/person/james-watt-1833-1879/>

⁵⁶ *Hawke's Bay Herald* 24 April 1877

⁵⁷ <https://knowledgebank.org.nz/person/james-watt-1833-1879/>

⁵⁸ *New Zealand Herald* 20 January 1879

⁵⁹ *Auckland Star*, 20 January 1879

⁶⁰ *Hawke's Bay Herald* 21 September 1867

⁶¹ *Hawke's Bay Herald* 30 August 1870

⁶² <https://www.ancestry.com.au/> Wise's Directory Hawke's Bay 1883-84

He, too, took out a mortgage, no. 2810, with Thomas Powdrell then transferred the land to his wife Isabella McLaren Smyth. Mortgage no 2801 was discharged.

James Hanna Smyth was born in Northern Ireland in 1832 and married Isabella McLaren Bell in 1864.⁶³ They were living near Frasertown Te Wairoa in 1875-6 on land part of the military settlement.⁶⁴ He is mentioned in various accounts of the fight against Te Kooti including one occasion when he left his home at Waitohora having been warned by a young Maori boy to leave because Frasertown was about to be attacked. He gathered up his wife and children and some possessions and went to Frasertown where he picked up another settler and his wife and they went to Wairoa by canoe. He left everyone at the Clyde Hotel and returned the following morning he discovered his property had been ransacked, his pigs killed, his furniture used for a fire and horses turned into his barley. This was a scouting party which had no intention of raiding Frasertown.⁶⁵

In 1877 J. H. Smyth was one of the first members of the newly established Wairoa County Council and present at the inaugural meeting held on 4 January 1877 in the Wairoa Courthouse when the chairman George Burton was elected chairman.⁶⁶ He was elected on to the Wairoa School committee in 1886.⁶⁷ In 1885 he had taken over the shop previously occupied by Mr D. Clunie and made considerable alterations to it, including shifting the building on to the corner of Locke street and lowering it to the permanent level, before opening as a drapery and grocery establishment.⁶⁸

In 1891 there was a fire in Wairoa, which destroyed J. Mayo's saddler's shop, W Gilligan's boot shop which were both small buildings and Mr J. H. Smyth's store on the corner. Nothing was saved. There was so little wind that another small building belonging to Smyth, which contained a quantity of goods was not damaged. The insurances were: Smyth's building £145 Smyth: buildings £145, stock £400; Mayo and Gilligan: about £150. Mr Smyth estimated his loss over insurance at £150.⁶⁹

In 1896 Isabella Smyth was a housewife living in Wairoa with her husband a storekeeper, and her son, Robert, who was a blacksmith, also of Wairoa.⁷⁰ In 1900 another son James Fraser Smyth was a butcher in Wairoa, while James Hanna is a settler, suggesting he has retired, and Robert was a blacksmith.⁷¹ In 1902 Mr and Mrs J. H. Smyth left for Napier en route to Levin. They had lived in Wairoa for nearly forty years. They were accompanied by their daughter, Mrs Dawson, and her husband, also by Mr and Mrs R. Smyth and family. While he lived in Wairoa J. H. Smyth occupied positions on nearly all the local bodies and took a prominent position in the affairs of the Racing Club. For many years he collected tolls at the Wairoa bridge until it was abolished in 1898.⁷²

⁶³ www.ancestry.co.au Stacey Edward HILL family Tree.

⁶⁴ www.ancestry.com.au New Zealand electoral Roll: Hawke's Bay 1875-6

⁶⁵ Lambert, T. *Story of Old Wairoa and the East Coast Hawke's Bay*, reprint 1998, p. 543-4

⁶⁶ Wilson, R C. 1978. *Wairoa County Council: The First Hundred Years*, Wairoa District Council, p 29

⁶⁷ Paperspast *Daily Telegraph* 28 April 1886

⁶⁸ Paperspast *Daily Telegraph* 6 June 1885

⁶⁹ Paperspast *Daily Telegraph* 17 April 1891.

⁷⁰ www.ancestry.com.au New Zealand electoral Roll: Hawke's Bay 1896

⁷¹ www.ancestry.com.au New Zealand electoral Roll: Hawke's Bay 1900

⁷² *Poverty Bay Herald* 17 May 1902.

J. H. Smyth was back living in Wairoa in 1919.⁷³ His wife had died in Palmerston North in 1905 and he died in 1921 in Wairoa.⁷⁴ They had three children: James Fraser Smyth (1864-1939); Eliza Isabella Smyth (1867-1952) and Robert Smyth (1871-1954).⁷⁵

The small building at the rear of the corner building, which was later became part of Winter's was originally the offices of Robinson & Tonkinson, who were solicitors, which were shared with the Public Trust office.



Figure 19 former Wairoa Public Trust office: Source: E Pishief 15 February 2021

The concept of a state backed trustee organisation was first suggested by E.C.J. Stevens M.L.C. in the early 1870s and was supported by Sir Julius Vogel. Vogel persisted against considerable opposition before the first Public Trust Office Bill became law on 25 October 1872. Stevens and Vogel were men of great vision, but it is unlikely that they would have foreseen that the organisation they created would become a prototype for similar institutions in Australia England, Canada, Sri Lanka, Fiji, Malaysia, Singapore and East Africa (sic).⁷⁶

There was a Public Trust agent in Wairoa by 1891 when the James Warburton became the third Public Trustee. At that time there were agents in Auckland, Wellington, Christchurch, and in more than twenty smaller centres, including Wairoa. It appears the former legal office/Public Trust office was erected soon after 1911 when land belonging to Neal and Close

⁷³ www.ancestry.com.au New Zealand electoral Roll: Hawke's Bay 1919

⁷⁴ www.ancestry.co.au Stacey Edward HILL family Tree.

⁷⁵ www.ancestry.co.au Stacey Edward HILL family Tree.

⁷⁶ C W Vennell c. 1973 *A Century of Trust A History of the New Zealand Public Trust Office 1873-1973*, Auckland: Wilson & Horton, p 5.

was sold by public auction. There was no building resembling the current building located on this land at that time (figure 17).

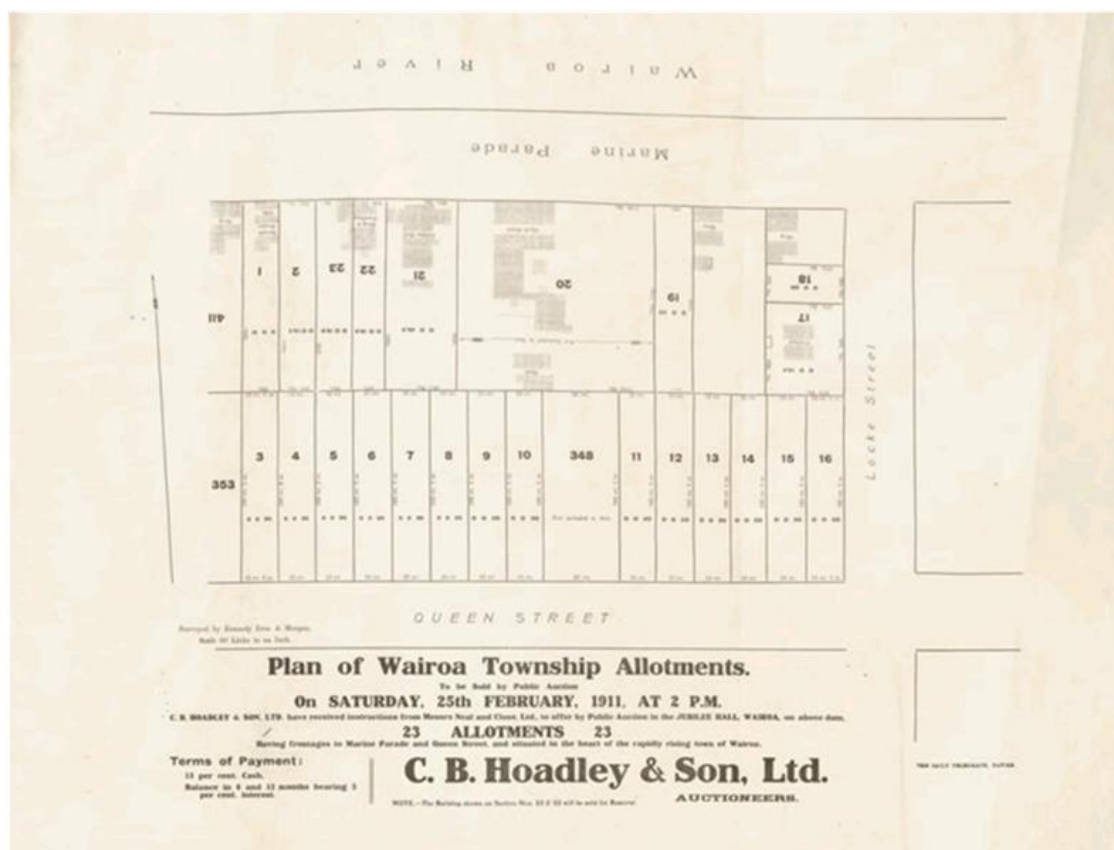


Figure 20 Plan of Wairoa Township allotments for sale on 25 February 1911 on behalf of Neal and Close. Source: Collection of Hawke's Bay Museums Trust, Ruawharo Tā-ū-rangi, m74/37/2/65

The land shown in figure 20 was to be sold at public auction at the Jubilee Hall on Saturday, 25 February 1911. Neal & Close Ltd. had instructed C B Hoadley & Son, the auctioneers, to sell. There were 23 allotments situated with frontages to Marine Parade & Queen Street, in the heart of Wairoa. The Clyde Hotel is situated on Lot 20, Marine Parade and the Jubilee Hall was next door on Lot 21. This plan shows that TS 418 is not included in the sale and that TS 419 was already subdivided into three allotments, one of which was not included in the sale but the other two were — as Lots 17 and 18. It also shows that there are buildings on all the lots, although those on Lot 18 are so small that they are probably outhouses.

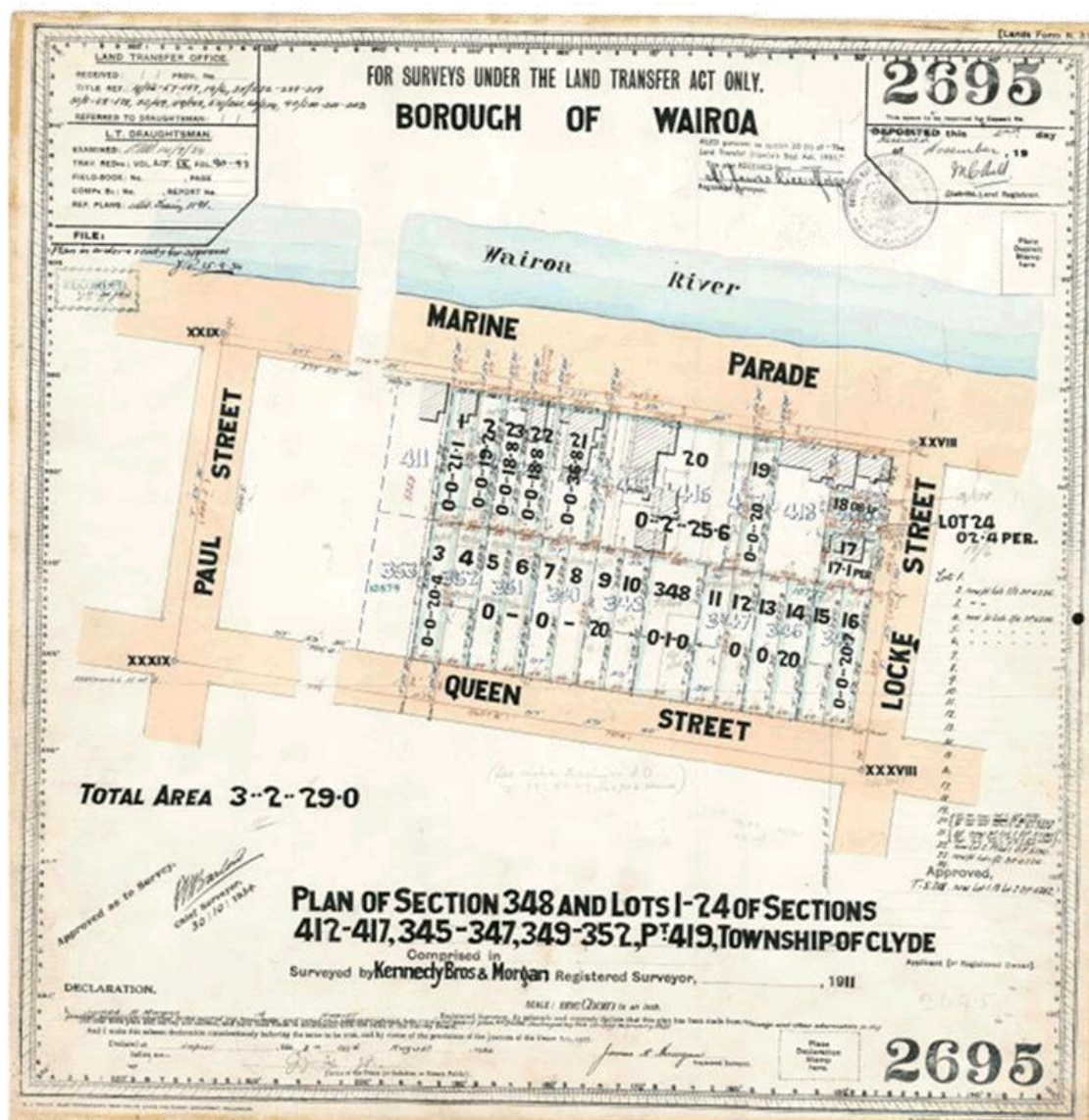


Figure 21 DP 2695 surveyed by Kennedy Bros. & Morgan in 1911 Source: LINZ



Figure 22 Part of DP 2695 1911 showing different buildings on TS 418 and TS 419. Source: DP 2695 LINZ

LOCKE STREET

⁷⁹ *Gisborne Herald* 28 February 1946.

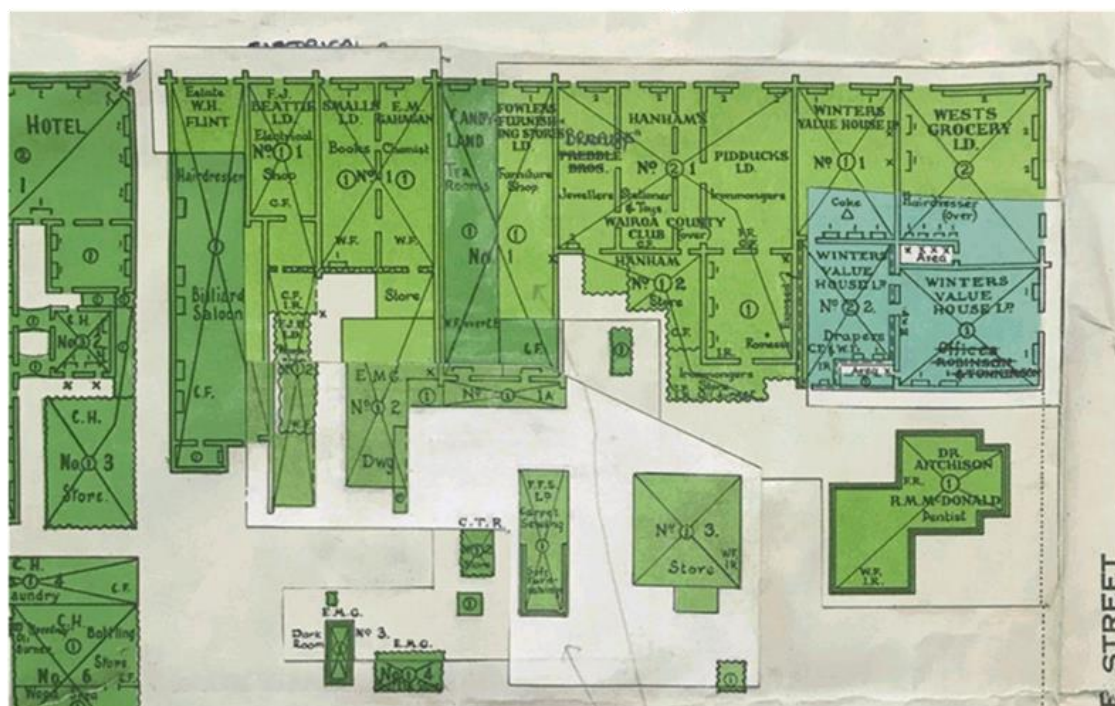


Figure 24 occupants in 1949. Source: MTG Hawke's Bay Insurance Maps. Block 2 Wairoa.

Figure 24 shows from left to right: W.H. Flint hairdresser and billiard saloon, F.J. Beattie – electrical shop, Smalls – books, E.M. Gahagan chemist, Candyland tearooms, Fowlers Furnishing Stores with a building called F.F.S. carpet sewing in the back yard, Bradburn's replacing Prebble Bros., jewellers, Hanham's Stationer and Toys with the Wairoa County Club upstairs. Pidduck's ironmongers, with a large store no. 3 in the back yard and a small, corrugated iron building probably a toilet. Winter's Value House and Drapery, West's Grocery with hairdresser over and Winter's Value House are behind in what was formerly the offices of Robinson & Tonkinson. The small building at the rear of Winter's across the lane, was occupied by Dr Aitchison and R.M. McDonald, a dentist.

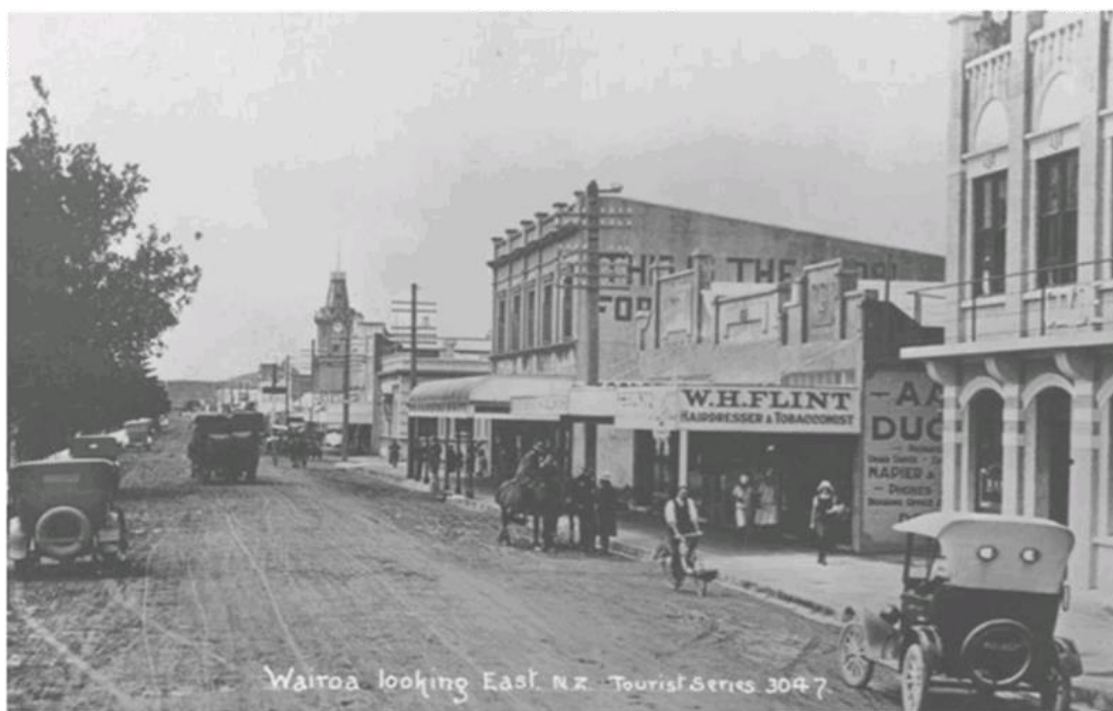


Figure 25 A photographic postcard of Marine Parade in Wairoa, taken looking east, c. 1925. At the right is the Clyde Hotel. Also visible are: W H Flint, Hairdresser and Tobacconist, the Bank of New Zealand, and the Wairoa clock tower. Source: Collection of Hawke's Bay Museums Trust, Ruawhara Tā-ū-rangi, 7832

The corner Winter's Building was built after the 1931 Hawke's Bay earthquake destroyed the previous structure. It housed Winter's Grocery Store and Winter's Value House Ltd by 1939. In February 1942 Winter's Grocery Store became West's Grocery Ltd and both were still operating into the early 1970s. Winter's Outfitters operated from the site and closed permanently in 1994 with the building eventually sold to a private purchaser in 2004. During the 2000s the east or street corner part of the facility was used by a couple of businesses, including Coin Save and a second-hand store. The western part of the facility was used by the local \$2 Shop until around 2016. Since then, it has been vacant.⁸⁰



Figure 26 Part of photograph c. 1925 showing Winter building and Clyde hotel with small shops in between. Source: Collection of Hawke's Bay Museums Trust, Ruawhara Tā-ū-rangi, 7846

⁸⁰ <https://www.wairoadc.govt.nz/assets/Uploads/TWEW-EOI-Info-Application-Booklet.pdf>

The obituary for Mrs. Winter provides some information about the origins of the Winter family in Wairoa. She had arrived in Auckland from Scotland about 1862 or 1863 and married Martin Winter a Belgian, died in 1916 aged 71. Her husband joined the Hawke's Bay Military Settlers, who were camped at Clive, in 1864, and a year later after obtaining his discharge, he went to Wairoa. Mrs Winter was the last of the women who were with the military force known as "Frasers Fighting Fifty," stationed at Frasertown, and only two men on that strength now remain—Mr. Henry Flint and Mr J.H Smyth. The late Mrs. Winter brought up a large family. She leaves two sons, Mr. B. Winter, of Opouiti, Mr. V. E. Winter of Tutaekuri, and five daughters, Mrs. W. Smith, Mrs. J. Davis, and Mrs. A. B. Smith, of Wairoa, Mrs. Drysdale, of Marumaru, and Mrs A. Watson, of Wellington, as well as many grandchildren.⁸¹

The European history is hard to piece together because of the lack of legal records caused by the destruction of the Hawke's Bay Lands office in 1931, but there is sufficient information to indicate this area was settled by Europeans prior to 1900. Therefore, these two sites have been recorded as new archaeological sites: X19/334 and X19/335. The area is also near, or within the area of Manukanui Pā X19/29.

⁸¹ *Dominion* 9 September 1916

Previous Archaeological Work

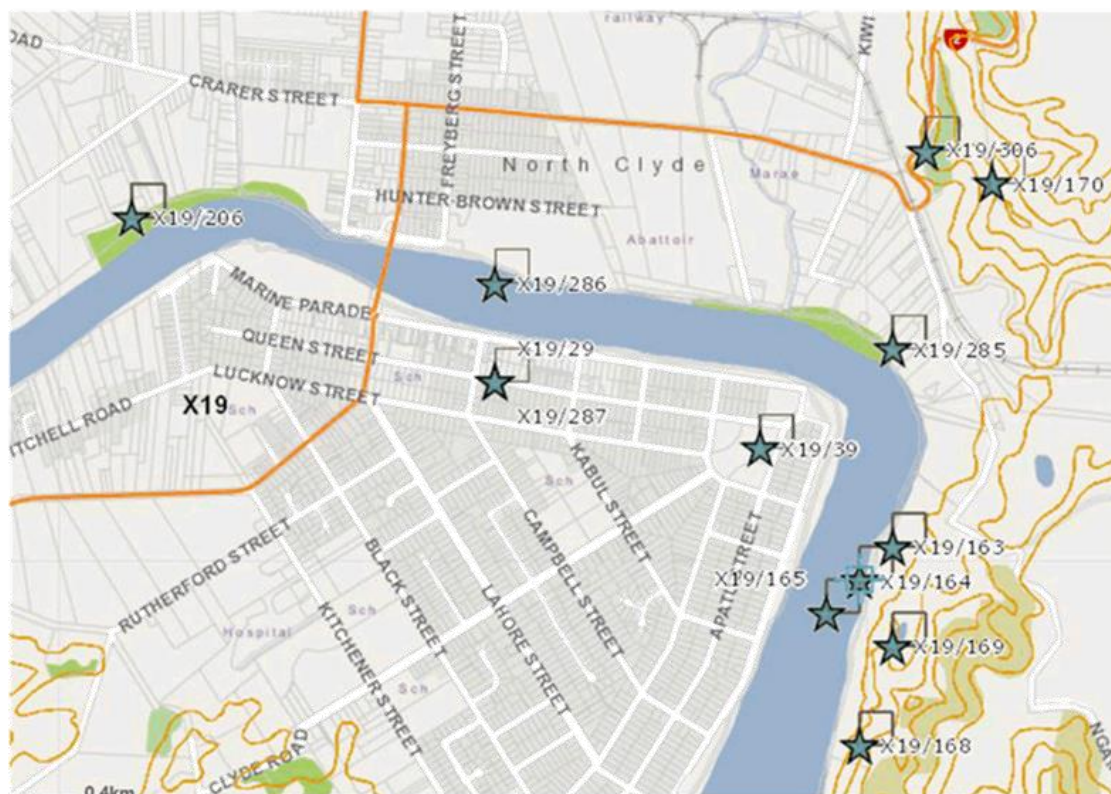


Figure 27 Map of recorded archaeological sites in Wairoa. Source: Archsite

In 1987/8 a survey of the Wairoa District was commissioned by the newly created Department of Conservation and the New Zealand Historic Places Trust. David Nevin undertook the work which was done in two seasons and produced the *Brief Report and Site Gazetteer Wairoa Archaeological Survey Hawke's Bay* in 1988.

The survey, which was proposed by Kevin Jones, staff archaeologist, Department of Conservation, aimed to locate and record all archaeological sites in the area covered. The fieldwork was done in October/November 1987 and January/February 1988. The writing up was completed in December 1987 and February/March 1988. Brendan Jones was assistant for the second season. No archaeological work had been undertaken previously in the survey area although parts of Patunamu State Forest 102 had been surveyed by Millynn and Nevin in 1979 and 1980.⁸²

Survey maps, early aerial photographs (1942-44) and two books, *Old Wairoa* by T Lambert and *Takitimu* by Mitchell were the sources used in preparation for the surveys. The landowners were visited to obtain permission to visit their properties and local knowledge of known sites and locations of artefacts was obtained. The 1987 season covered the western side of the Wairoa and Waiau Rivers. The land between the coast, Whakamahi Lagoon, and

⁸² Nevin, D. 1988, *Brief Report and Site Gazetteer Wairoa Archaeological Survey Hawke's Bay*, Introduction

the Huramua Stream SH2 was covered intensively, ridge by ridge. Land inland of Hurumua Stream SH2 was generally walked if the farmer knew of sites there.⁸³

A boat was used to travel the Wairoa river from the heads to Frasertown looking for exposed sections showing archaeological features, but little was seen. One known pā with an exposed section could not be seen from the boat. An aeroplane was used to fly over most over the area in November 1987 and 51 slides were taken. The 1988 season covered the area of coastal lagoons to 16 kilometres east of the river mouth, then up the Wairoa valley on the eastern side to the junction of the Mangapoike Stream and over the hilly country between the Wairoa and Waiau Rivers. Approximately 270 square kilometres of country was surveyed by these methods resulting in 437 new sites being recorded. Twenty-two of these are of European origin. Four lots of artefacts were discovered and deposited in the Hawke's Bay Museum in Napier.⁸⁴

In Wairoa township Nevin recorded three sites: X19/29 Manukanui Pā; X19/39 Kaimangō Pā and X19/287 Wairoa Stockade. These are discussed below. No other archaeological work appears to have been undertaken in Wairoa since that time until the recent work undertaken on the Wairoa Meat Company building under authority no.2021-036.

X19/29 NZTM E: 1982870 N: 5670060 Manukanui Pā

Located on the Post Office Lawn beside the library. However, Lambert said:

Native settlements extended from the Waiparuparu up to Spooner's Point and round nearly the full length of Marine Parade, as it is at present. Here not many years ago the posts of Manukanui Pa were dug up near the wharf, and at Locke street the contractor for the drainage works cut through an old time hangi. ... A large burying ground was situated at a spot in the old-time Clyde Hotel garden, ear tow large karaka trees, cut down some time ago to make room for the extension of premises. There was another burying ground in the front of the present post-office, where also human remains were found not long ago. On the banks of the river, from Grey Street to north of Rose Street, there stood Kairakau Pa, a large, palisaded enclosure containing hundreds of Natives, the chief being Maihi Kaimoana. There were also extensive cultivations of wheat along the bank at the rear of the pas, also maize, potatoes kumara and taro right up to Lockwood's Point.⁸⁵

This site was also recorded by D.C. Nevin as part of his archaeological survey of Wairoa district in 1987/88.

X19/39 NZTM E:1983671 N: 5669860 Kaimangō Pā

This site is located on Marine Parade where the tennis courts and playing fields are at Spooners Point. This is described by T. Lambert as being a "very strongly fortified pa in a commanding position at Spooners Point... A portion of the ditch and bank facing the north-east is still visible and not long ago some of the butts of the palisades were uncovered."⁸⁶ He

⁸³ David Nevin, 1988, Introduction

⁸⁴ David Nevin, 1988, Introduction

⁸⁵ Lambert in X19/299/287

⁸⁶ Lambert, 1925, p. 215 in X19/39.

added it was occupied in 1818-19.⁸⁷ Mitchell said the Kaimangō was a pā of Te Rauhina, the first wife of Tapuwae.⁸⁸ The site was visited and recorded by D.C. Nevin, but no date of the visit was given (1987/8).

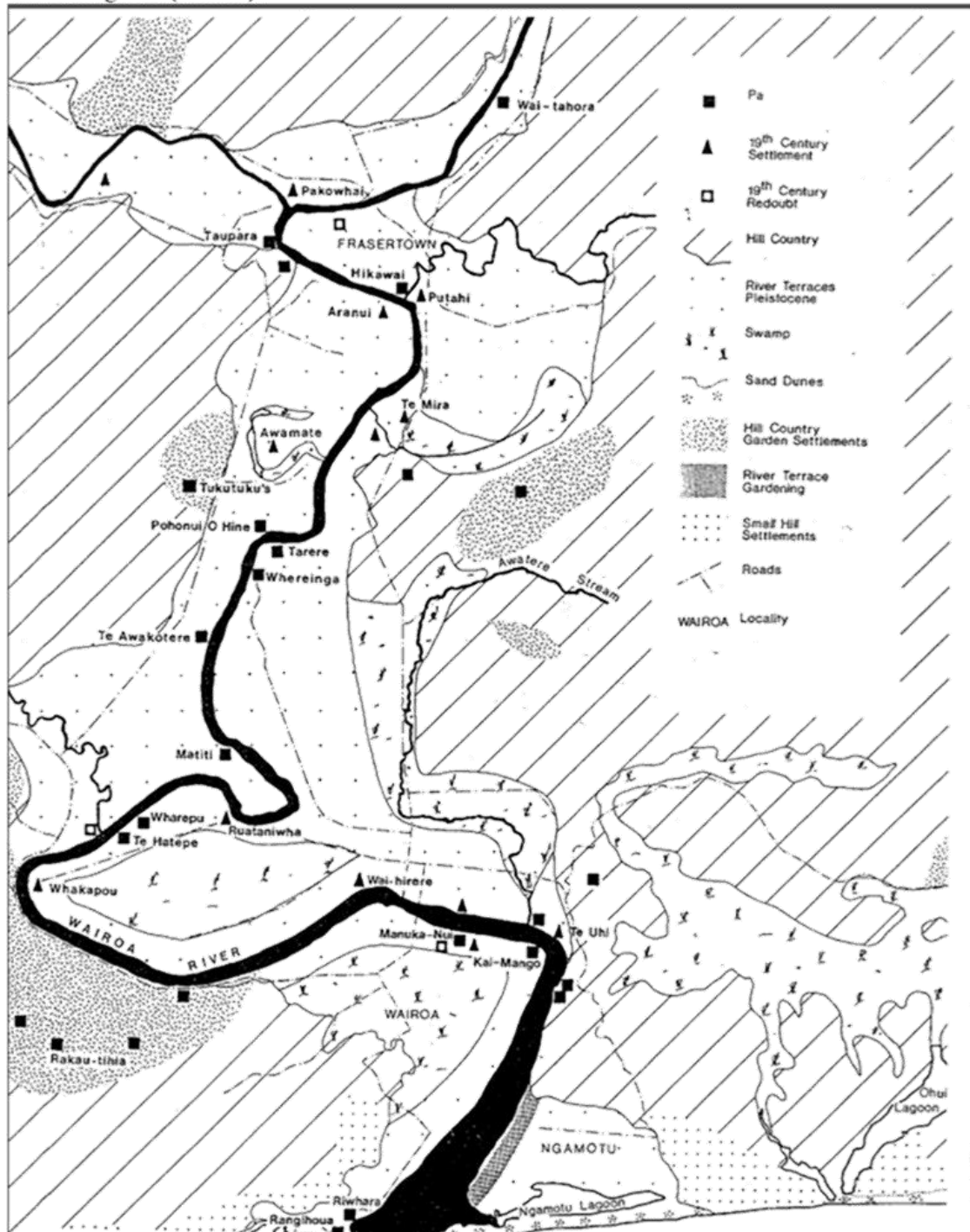


Figure 28 Plan of area surveyed, and sites recorded: Source: David Nevin.

⁸⁷ Lambert, 1925, p. 346 in X19/39.

⁸⁸ Mitchell J.H. p. 121 and p. 126, cited in X19/39.

X19/287 NZTM E 1982870 N: 5670060 Wairoa Stockade

D.C. Nevin recorded this and described it as being on Queen Street by the Council Chambers. He quotes from Lambert "...square in form, with flanking bastions at either corner ...100 feet square, was composed of earthworks and at one time held as many as 300 people ... the heavy scrub had not been cut sufficiently far back and abundant cover was left for an advancing foe ..." ⁸⁹

He dates it to 1868, but as indicated in the history this is incorrect, the stockade was here by 1865.

Nevin adds:

By May 1873, the AC [Armed Constabulary] were removing the "old barracks" to Te Kapu (Frasertown) to be rebuilt there (Te Kapu Daybook 6.5.73 and 8.6.73).⁹⁰

Wairoa Meat Company Building HNZPT Authority no 2021-036

There were 19th century European buildings on the site of the Wairoa Meat Company building which is being earthquake strengthened. The report on the findings of the archaeological monitoring of the excavation of the trenches required for the strengthening work has not yet been completed. However, several photographs indicate that there was limited evidence of the former buildings although some brick and other rubble and an area of burnt ground is evidence of a fire that destroyed the original building in either 1910 or 1912.



Figure 29 Burnt surface immediately beneath slab floor of Wairoa Meat Company building Source: Bruce Kemp 24 September 2020

⁸⁹ Lambert, 1925, p. 587, in X19/29

⁹⁰ X19/287



Figure 30 Evidence of some of the brick rubble encountered in trench. Source: Bruce Kemp 24 September 2020

Research Results

I visited Wairoa on 29 August 2020 and examined the Winter building, which is to be earthquake strengthened, conserved, and used for a training centre, and the associated building at the rear of the Winter building which is where the space discovery centre will be constructed. It too is to be strengthened and conserved. I was unable to access the former Gemmell building, which has been damaged by fire. The remains are to be demolished and a small park constructed on the site.

I then visited both buildings on 15 February 2021 with Heritage New Zealand Pouhere Taonga staff (Laura Kellaway, conservation architect, and Christine Barnett, archaeologist). We had the opportunity to view the Gemmell building properly as well as the Winter Buildings. None of these buildings are of archaeological significance themselves although the ground beneath them will have archaeological value. Although there was no obvious evidence of pre-1900 occupation in either site the history indicates that there is reasonable cause to suspect that archaeological features associated with early Māori occupation of the area and 19th century European occupation of the area may be present and evidence of the 19th century shops that were on both town sections 418 and 419. These town sections have been recorded as X19/334 and X19/335.

The exact location and extent of Manukanui Pā is not known but the recorded history indicates that Māori occupied the whole of the riverbank from Spooner's Point (Kaimangō Pā) to the Wairoa bridge. They also had cultivations and grew crops for export.

Constraints and Limitations

There were the usual constraints and limitations associated with assessing archaeological sites currently covered with concrete and buildings. The assessment is heavily reliant on the historic research for an understanding of the potential archaeological features rather than physical evidence from the sites themselves.

The land history of this site has been hard to understand fully because of the destruction of records in 1931 when the Lands Department was destroyed during the Napier earthquake. The three archaeological sites originally recorded in Wairoa township (X19/29, X19/39 and X19/287) were recorded from secondary sources — their physical remains have not been seen at any point and their locations may not be accurate.

This site has Māori cultural values, but this is not an assessment of these values which is the responsibility of the appropriate iwi group. No iwi was involved during either of the site visits.

Archaeological and Other Values

Archaeological Values

Site	Value	Assessment
Pā X19/29 Manukanui	Condition	Unknown – the ground surface is covered with concrete etc. and information is from historic sources only. Any features are subsurface.
	Rarity/ Uniqueness	One of at least two significant pā in centre of Wairoa in mid-19 th century
	Contextual Value	The site has contextual value as an element of early Māori occupation along the Wairoa River
	Information Potential	There is potential for information to be recovered by archaeological means. However, as the archaeological work will be limited to the trenches etc required for earthquake strengthening work and the removal of a lean-to, the information potential may be limited.
	Amenity Value	Negligible without interpretive materials.
	Cultural Associations	Early Māori.

Site	Value	Assessment
Pā X19/334	Condition	Unknown – the ground surface is covered with concrete etc. and information is from historic sources only. Any features are subsurface
	Rarity/ Uniqueness	One of several pre-1900 commercial sites along Marine Parade Wairoa
	Contextual Value	The site has contextual value as an element of early European commercial activity along the marine Parade Wairoa.
	Information Potential	There is potential for information to be recovered by archaeological means. However, as the archaeological work will be limited to the trenches etc required for earthquake strengthening work the information potential may be limited.
	Amenity Value	Negligible without interpretive materials.
	Cultural Associations	19 th century European

Site	Value	Assessment
Pā X19/335	Condition	Unknown – the ground surface is covered with concrete etc. and information is from historic sources only. Any features are subsurface.

Site	Value	Assessment
	Rarity/ Uniqueness	One of several Town Sections along Marine Parade where 19 th commercial buildings were erected
	Contextual Value	The site has contextual value as an element of early European commerce along the marine Parade
	Information Potential	There is potential for information to be recovered by archaeological means. However, as the archaeological work will be limited to the trenches etc required for earthquake strengthening work the information potential may be limited.
	Amenity Value	Negligible without interpretive materials.
	Cultural Associations	19 th century European

Other Values

These sites have strong historic, social, and cultural value. The buildings date from the first decades of the 20th century and are not themselves archaeological sites but may be covering archaeological features associated with 19th century occupation of the land TS 418 and TS 419. There may be subsurface evidence of Māori occupation of the area as well.

Māori cultural values are affected by this work which may impact on a recorded, traditional site Manukanui Pā. This is not an assessment of those values which can only be provided by the appropriate members of the hapū who whakapapa to this pā and have connections with it through marriage, and occupation.

Assessment of Effects

Gemmell Building

The Gemmell's building will have a new structure built on the back but in line with the current footprint of the building. The remaining concrete structure will be developed into an all-weather courtyard and the new build on the back will house a restaurant, and at the very back of the property will have a carpark.

With regards to the new structure, that is included in the plans. The concept plan shows the entire layout and part of that, the front section where it details courtyard, is the current concrete structure (beams, walls, and columns – no roof) and where it states commercial/beauty retail and utilities will be housed in the new structure.

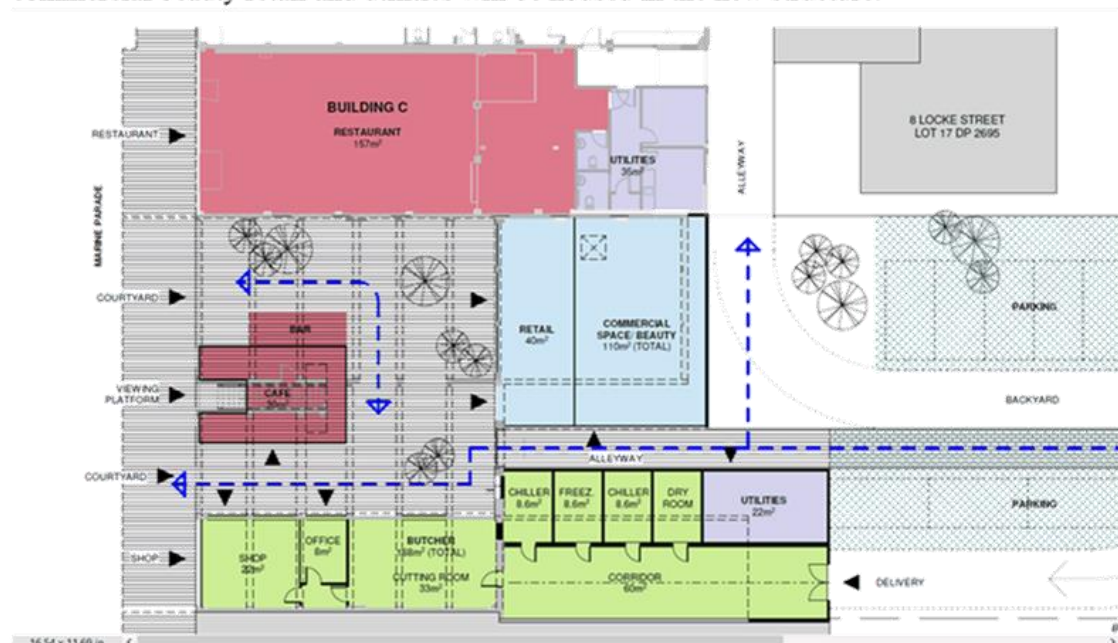


Figure 31 Concept plans of new uses of former Gemmell Building spaces. Source: Vision projects

Vision projects contracted WSP to undertake an Initial Seismic Report on the structural integrity of the Gemmell building. The report found that the building achieved a potential earthquake rating of 19%NBS (IL2) which corresponds to a Grade 'E' building (very high risk) as defined by the New Zealand Society of Earthquake Engineering (NZSEE) building grading scheme.

WSP recommend that the earthquake strengthening should be raised to 67%NBS (IL2). Initial concept schemes for achieving this are given (figure 30) with sketches superimposed on the existing building drawings and include the installation of steel portal frames in the transverse direction with the addition of roof and longitudinal cross bracing. It also appears from the drawings that the existing column footings are to be extended to 2m x 2m where they are adjacent to proposed future wall openings. This will affect the subsurface and may affect unknown archaeological features.

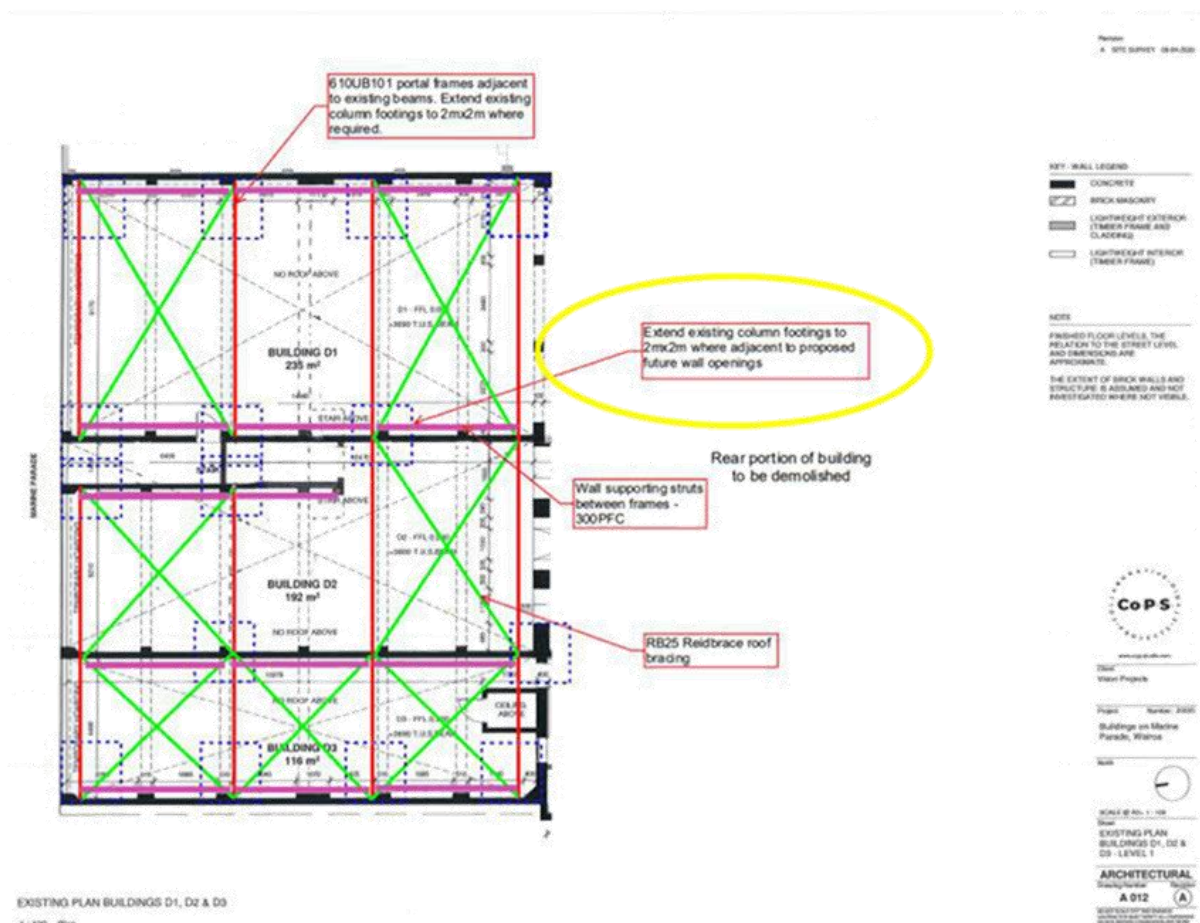


Figure 32 Existing plan with sketches imposed on it showing methods of strengthening building remains. Concrete footings information circled in yellow by E Pishief. Source: WSP report

The Winter's Buildings are also to be earthquake strengthened and conserved. The plans are not available currently. It is probable that earthquake strengthening will involve the excavation of concrete footings which may impact on the subsurface archaeological features.

It should be noted, however, that the findings from the Wairoa Meat Company Building indicated that while there was some evidence of late 19th or early 20th century burning on the upper part of the subsurface that there was very little other evidence of previous occupation of the site. This may be the result of the Wairoa River when in flood overlaying the area with silts and clays, or efforts to raise the ground surface to protect buildings from flooding, so that the original 19th century subsurface is below the usual depth excavated for earthquake strengthening footings.

Further Considerations

Site Management

There are now six recorded sites (including X19/29 Manukanui Pā) in this part of Wairoa township. There are more recorded sites across the river and to the south of the town. It is very probable from the descriptions in the records and the history that there are many more archaeological sites and archaeological features of both Māori and European origin in central Wairoa. This is in fact a complex cultural landscape and should be recorded as an archaeological area with various attributes rather than as single sites and protected on the Wairoa District plan.

Analysis, Collections Management and Report Writing

The analysis of any material encountered will be undertaken by appropriate specialists. It is likely that there will be minimal material collected because the work is mainly associated with earthquake strengthening and the excavation of trenches for this purpose.

If taonga tutūru are discovered the local hapū will be informed of the finding to enable them to be active participants in the investigation and to undertake any cultural protocols they wish to carry out. The Protected Objects Act 1975 is the legislation that manages the discovery of taonga tutūru. If any taonga tutūru are found, they will be registered with the Ministry for Culture and Heritage (MCH) within 28 days of the fieldwork being completed.

The final report will be completed within 3-6 months of the fieldwork being finished depending on the number of artefacts and other archaeological material discovered and the time that it takes for the specialist analysis.

Conclusion and Recommendations

The purpose of this report is to assess the impacts of the proposal to earthquake strengthened several early 20th century buildings located on land that was occupied by Māori prior to the arrival of European immigrants and during the Contact Period and then occupied by 19th century European settlers.

190 Marine Parade, the Winter Building on the corner of Marine Parade and Locke Street, Wairoa is comprised of two separate buildings. It is targeted as the new home for the Wairoa i-Site and is also proposed to house a Wairoa Space Discovery Centre (the rear building). This is within the area identified as an area of early European and Māori occupation and requires an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT). This has been recorded as X19/334 and includes the whole of the former Town Section 419.

Vision Projects wish to undertake conservation and earthquake strengthening on the Winter's Buildings. Initially the assessment was for the Winter Building but subsequently, the 'Gemmell's Building' at 184 Marine Parade, Wairoa (next door to the Winter's Buildings) was added to the assessment.

Gemmell's was burnt in 2012 and the remaining structure has no roof or canopy so is open to the elements. It has been standing derelict since the fire destroyed the interior. It is intended to develop a park as well as earthquake strengthen the remnant columns etc. remaining in the area known as the Gemmell Building. The sites are close to or adjacent to the former Pā listed on the New Zealand Archaeological Association's database Archsite as X19/21 Manuka-nui Pā. Currently the Gemmell's Building at 180-188 Marine Parade is partially demolished. According to the property inspection report, there were once three shops on the ground floor with a concrete midfloor and a second story over the shops. It was also noted that the timber framed rear part of the building remains but is in poor condition.⁹¹ This site which includes the whole of the former Town Section 418 is now recorded as X19/335.

Both sites have a long history of European occupation superimposed on the earlier Māori occupation of the Wairoa Riverbank. Although, the European history is hard to piece together because of the lack of legal records caused by the destruction of the Hawke's Bay Lands office in 1931, there is sufficient information to indicate this area was settled by Europeans prior to 1900 and there were a variety of small shops and business occupying the land. The area is also near, or within the area of Manukanui Pā X19/29.

The buildings are located at 184 and 190 Marine Parade, Wairoa, 4108 respectively (but 190 is also listed as 190-192, 194 – 196 Marine Parade, Wairoa, and as 6 Locke Street, Wairoa).

The legal description for 184 Marine Parade (Gemmell's Building) is: Town Section 418 SO 9438. Supplementary legal description: Lot 24 DP 2695 subject to right of way applying to Lot 1.

The legal descriptions for 190 Marine Parade (also known as the Winter's buildings) are.

⁹¹ MacIntyre, P; MacIntyre, R; and Barton, B. 2020. Te Wairoa E Whanake: Integrated Business and Tourism Facility – Business Case. Sapere.

Parcel 1: Lot 2 DP 8685. Supplementary legal description Lot 24 DP 2695 subject to Right of way applying to Lots 1. Area: 0.1071 ha.

Parcel 2: Lot 1 DP 8685 Supplementary legal description Part Town Section 419 Lot 2 DP 8197 Lots 1 2 DP 86 Area: 0.0130 ha.

Parcel 3: Part Town Section 419 Clyde. Area: 0.0134 ha.

Parcel 4: Part Town section 419 SO 9438. Area: 0.0182 ha.

Parcel 5: Lot 2 DP 8197 Supplementary legal description: Part Town Section 419 Lot 2 8197 Lots 1 2 DP 86 Area: 0.0517 ha.

The Record of Titles are HB142/201; HB143/240; and HBB2/616, respectively.

It is recommended:

- That an archaeological authority is applied for under s. 48 of the Heritage New Zealand Pouhere Taonga Act 2014
- That the excavation of earthquake strengthening trenches, the removal of the lean-to and any additional service trenches, post holes or other excavations are monitored by an archaeologist.
- Any sub-surface archaeological features encountered are investigated by an archaeologist using accepted archaeological methods.
- Any taonga tūturu encountered are reported to the hapū and then registered with the Ministry for Culture and Heritage within 28 days of completing the fieldwork.
- The archaeological material including faunal material uncovered is identified and analysed by appropriate specialists.
- That the Site Record is updated, and the final report completed within six months of the archaeological fieldwork being finished.

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James Watt <https://knowledgebank.org.nz/person/james-watt-1833-1879/>

Mr Robert Aikenhead Wilson https://knowledgebank.org.nz/wp-content/uploads/node/435205/master/WalmsleyM826_CyclopediaOfNewZealand.pdf

<https://teara.govt.nz/en/hawkes-bay-places/page-10>

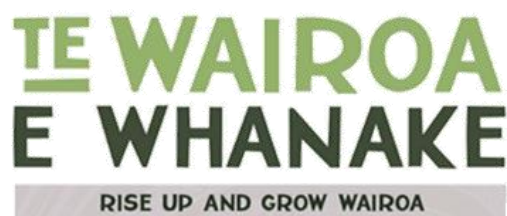
<https://www.visitwairoa.co.nz/see-and-do/walking-and-cycling/wairoa-riverside-walk-and-cycleway/>

Appendices

X19/29

X19/334

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**EMAIL UPDATE****TE WAIROA E WHANAKE** (PDU ID R05.01119)**May 2021**

Prepared for the Ministry of Business, Innovation and Employment by Vision Projects on behalf of Wairoa District Council.

HIGHLIGHTS

An archaeological report has been completed and an authority for the works at the Gemmell's site has been granted. This is a significant milestone for the building project, with re-build work able to begin from 10 June immediately following the mandatory stand-down period of 15 days.

ECONOMIC IMPACT

49 people worked on the project in some capacity during May 2021. This includes 17 EIT building school students who working with local builder Bill Kereru on construction of the Café Pod. 36 people include in the employment impacts for May are residents of Wairoa District.

Total People Working	Contractor	Consultant
49	34	15

Total Created Roles	Full-time	Part-Time
49	10	39

Current Jobs	People previously but no longer employed on the project	Expected jobs in the future
49	4	12

Our team is always available. Please call or email for additional information.

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