

Heritage New Zealand Pouhere Taonga

Archaeological Assessment of Effects: Napier Central Business District

Assessment Napier Central Business District for Global Authority for Services

See area on attached maps

Commissioned by Napier City Council

Heritage Services Hawke's Bay: Elizabeth Pishief & Justin Pishief



Figure 1 Water colour by James Collins, “Tennyson Street, Napier in 1860” Collection of Alexander Turnbull Library, Wellington <http://tapuhi.natlib.govt.nz/cgi-bin/spybus/MSG/GLOBAL/GLBMENU.HTM>

Executive Summary

The location of the proposed works is within the area delineated on the map prepared by Bristed in 1887/9. The area of the assessment includes only the roads, streets, alleyways, steps and reserves in Council ownership within the Art Deco Quarter of Napier and the several streets around the edges of the Quarter identified in this description and on the two maps (figures 1 & 2). The extent of the area covered by the assessment is based on Bristed's 1887/9 map of the buildings in the Borough of Napier at that time.

The boundaries include the eastern side of the Marine Parade, down to Vautier Street, along Vautier Street to the west side of Munroe Street, down Munroe Street, crossing over Clive Square to the intersection with Milton Road, running along Tennyson Street, taking in the buildings on the northern side and the Council car park land, crossing over to the Browning Street/Cathedral Lane intersection and including the Government Reserve and the northern side of Shakespeare Road and the buildings and streets such as the beginning of Brewster Street to Onslow Road steps, around the base of the hill past the former McLean State building and across Byron Street to the Marine Parade.

Napier City Council needs to manage everyday service connections within the road corridors and Council owned land within the Napier CBD. A global authority is required to manage the effects on the archaeological heritage within the Napier CBD of the routine and continual service connections and other minor works undertaken by the Council's engineers every week. The global authority will only cover the minor works undertaken on Council property, that is within the road corridors and in parks and reserves. The service connections vary from 1m in depth and 900mm by 900mm in area, through to 3m in depth and 2m by 3m in area.

The archaeological and historic evidence presented indicates that there is considerable likelihood of archaeological evidence from the very earliest periods of Maori settlement though to the nineteenth century European occupation being encountered during the service works within the road reserves and other council owned property in the CBD. The CBD was closely settled during the 19th century, because of the limited space available in an area surrounded by lagoon and swamps.

It is reasonable to suspect that where Europeans chose to settle Maori had previously settled, so the land around Hastings Street, Tennyson Street, Emerson Street, Herschell Street, Browning Street, Byron Street, Church Lane, Shakespeare Road, and Clive Square are all areas where there may be evidence of that early Maori settlement. It is likely that most archaeological evidence will be below 500mm, because of the overlay of fill from reclamation and earthquake spoil. However, some areas may be closer to the present ground surface as was seen in Clive Square where the intact Maori midden is less than 500mm below the pavement.

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Introduction

Napier City Council needs to manage everyday service connections within the road corridors and Council owned land within the Napier CBD. A global authority is required to manage the effects on the archaeological heritage within the Napier CBD of the routine and continual service connections and other minor works undertaken by the Council's engineers every week. The global authority will only cover the minor works undertaken on Council property, that is within the road corridors and in parks and reserves. The service connections vary from 1m in depth and 900mm by 900mm in area, through to 3m in depth and 2m by 3m in area. Any major works will require a separate authority application.

Elizabeth Pishief, Heritage Consultant, was asked by Fleur Lincoln from Napier City Council to prepare an archaeological assessment to accompany an application by Napier City Council for a global authority from Heritage New Zealand Pouhere Taonga (HNZPT) to enable them to undertake this regular and routine work.

The area of the assessment includes only the roads, streets, alleyways, steps and reserves in Council ownership within the Art Deco Quarter of Napier and the several streets around the edges of the Quarter identified in this description and on the two maps (figures 1 & 2). The extent of the area covered by the assessment is based on Bristed's 1887/9 map of the buildings in the Borough of Napier at that time.

The boundaries include the eastern side of the Marine Parade, down to Vautier Street, along Vautier Street to the west side of Munroe Street, down Munroe Street, crossing over Clive Square to the intersection with Milton Road, running along Tennyson Street, taking in the buildings on the northern side and the Council car park land, crossing over to the Browning Street/Cathedral Lane intersection and including the Government Reserve and the northern side of Shakespeare Road and the buildings and streets such as the beginning of Brewster Street to Onslow Road steps, around the base of the hill past the former McLean State building and across Byron Street to the Marine Parade.

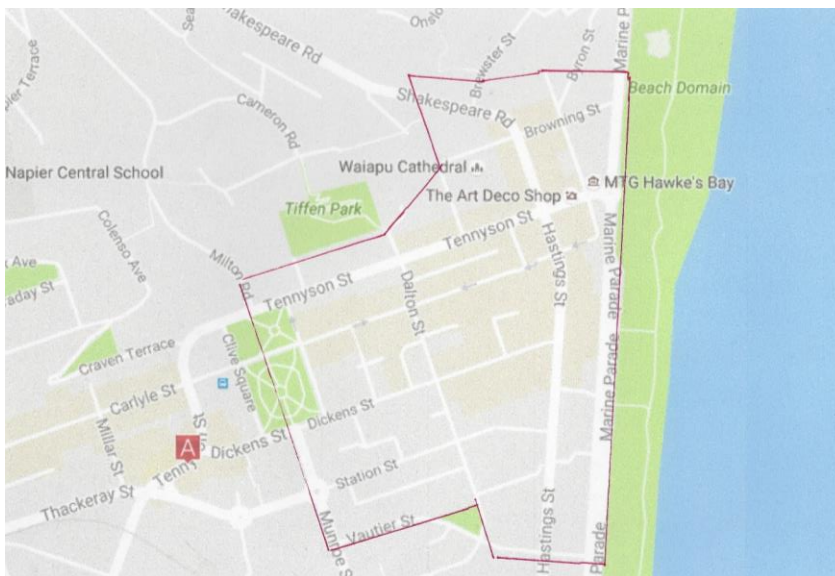


Figure 2 Recent map of Napier annotated to show boundaries of assessment area



Figure 3 Annotated Bristed 1887/9 map showing boundaries of assessment area.

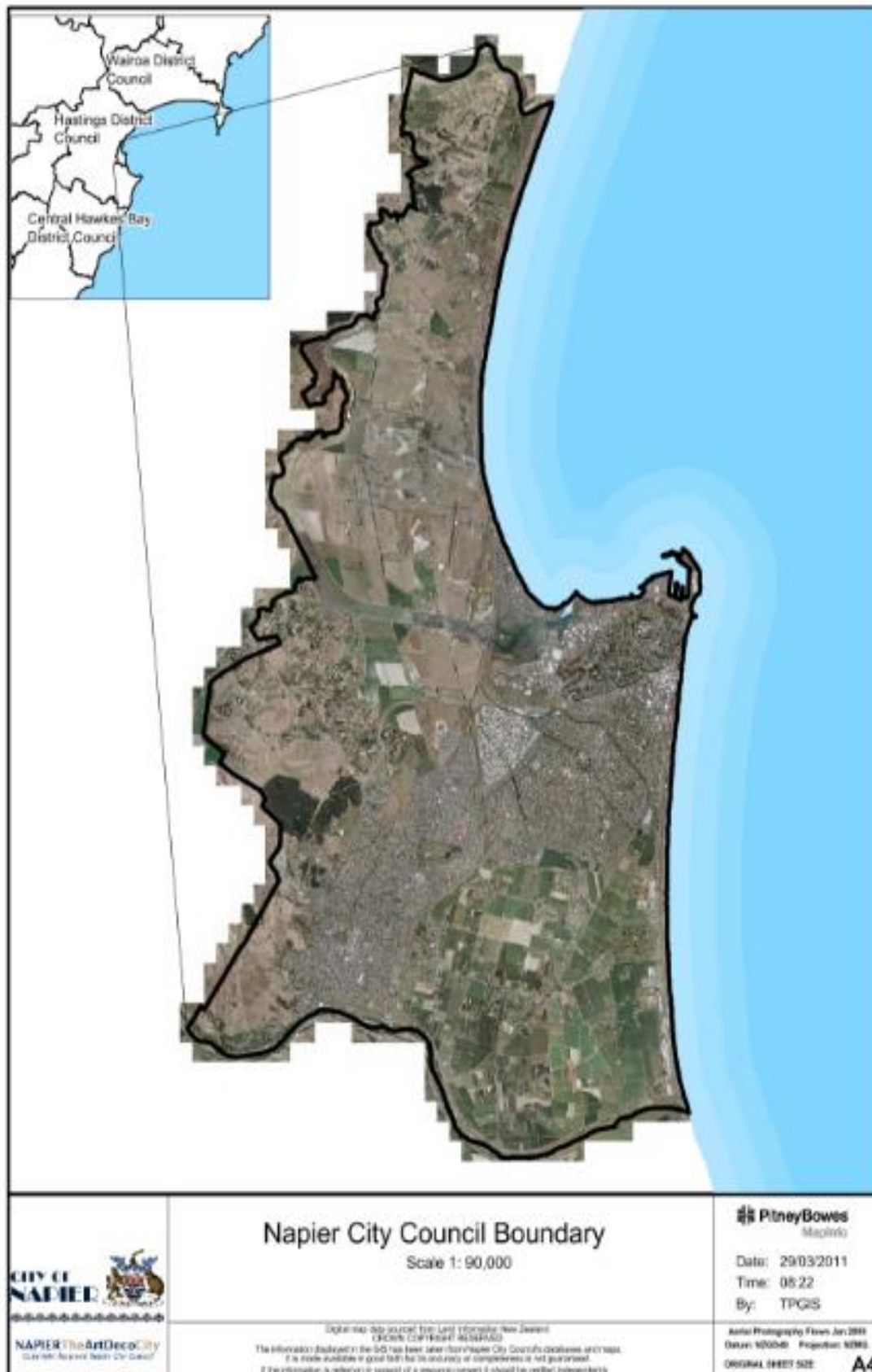


Figure 4 Napier City boundary and location in region. Source: Napier City Council website

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).

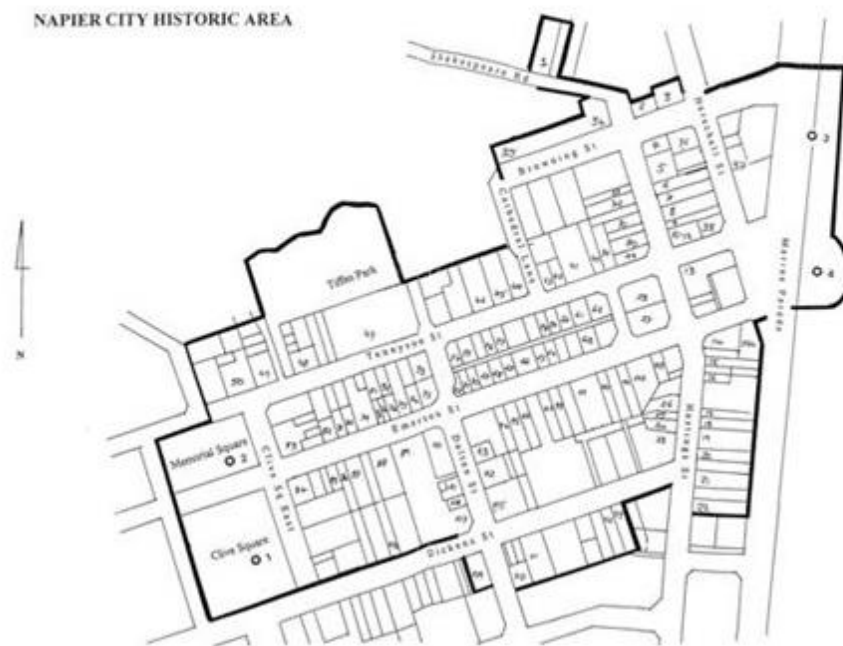
The heritage places under consideration are the subsurface archaeological features within the road reserves, parks and reserves within the area delineated in figure 2, which also includes those parts of the recorded archaeological sites that extend into the road reserve, namely:

V21/264; V21/279; V21/322; V21/385; V21/392; V21/393; V21/395; V21/396; V21/397; V21/403; V21/420; V21/421; V21/422; V21/425; V21/426.

The Napier City Centre Historic Area on Heritage New Zealand Pouhere Taonga's List no. 7022 is included within the boundaries of the global authority.

Napier City Centre Historic Area

City Centre Incl. Clive & Memorial Squares, Napier



Napier City Centre Historic Area. Plan of Historic Area from registration report.
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Figure 5 Map of Napier City Centre Historic Area HNZPT List no. 7022. Source: HNZPT List
<http://www.heritage.org.nz/the-list/details/7022>

Methodology

The assessment was primarily a desktop research although a personal understanding of pre-1900 heritage buildings contributed to the assessment and enabled the ground truthing of the maps to be undertaken.

Resources used included:

- Secondary sources—local histories etc.
- Early maps sourced from Alexander Turnbull library and MTG Hawke's Bay Museum
- Archives belonging to Napier City Council including Borough Council Minute Books
- Napier City Council's GIS
- Papers Past <https://paperspast.natlib.govt.nz/>
- NZAA ArchSite
- HNZPT List
- Napier City Council District Plan Schedule 13 A
- MTG Hawke's Bay Museum Collections on-line

Methodology for Maps

To create the final feature layer polygons needed by the Napier City Council (NCC) for a Global Authority within the CBD several steps were required. These are described below.

The NCC has a public data portal, situated at <https://data.napier.govt.nz/>, that provides access to several data layers needed in this exercise.

- Polygon data, in the form of ESRI shape files, showing the current building footprints (2011) was obtained as a New Zealand Transverse Mercator (EPSG:2193) projection.
- Aerial photographs of the Napier CBD were also obtained from the portal and used as the base map for the geo-referencing of several pre-1900 maps and a post-1931 earthquake map that details the proposed road widening plan.

The main historic map used was the Borough of Napier – compiled by R.B. Bristed, October 1887. There was also an earlier map created by Bowman, circa 1880, however this did not contain as many buildings so was used mainly to validate the Bristed map, with regards to positioning and building footprints.

Each map was geo-referenced using several buildings still standing within the CDB today. The buildings used were the Wesleyan Church, located on the north-western edge of the city, opposite Clive Square, the Supreme Court House, located on the north-eastern edge of the city. At the southern end of the city, locating buildings was more difficult, since this region was less built-up, and was still being reclaimed at that time. There were however what appear to be a couple of wooden houses on the Marine Parade that appear to be in the same place, then and now, so were used for this region.

Due to the limited number of confirmable reference points, and the fact that the early maps are hand drawn, there may be some warping or distortion in the final geo-referenced raster image. This was one of the main reasons that the earlier Bowman map was also geo-

referenced. Given these limiting factors it is impressive how accurately all the maps align with one another.

After the Bristed map was geo-referenced, the footprints of 756 buildings shown on the map were created as a single polygon feature layer. Where known, the name and construction material used was recorded in the layer attribute table. In addition, the roads, and city blocks were also created as separate polygon feature layers.

With the Bowman map, road polygons were created and it was found that in most instances these aligned very closely with the Bristed map. This provided further confidence of the accuracy of these two documents.

The map detailing the street alterations and additions after the 1931 earthquake did not contain many buildings so this was geo-referenced as best as could using the known building and the street boundaries themselves. This too showed tight alignment with the other existing and new layers.

This street widening map, in conjunction with the 1887 building polygons, formed the basis for zonal layers needed for the Authority.

Any area within the street widening plan that contained an 1887 building was added to the Red zone. Where it is known that work has already been carried out, or a previous authority obtained, the area was marked as a Green zone. Everything else is added to and considered part of the Yellow zone.

Physical Environment or Setting

Captain Cook in 1869 described the site of Napier: "...a bluff head lying in the SW Cod of the Bay SBW 2 or 3 miles, on each side of this bluff head is a low narrow sand or stone beach, between these beaches and the main land is a pretty large lake of salt water as I suppose;¹

The lagoon was contained by the narrow shingle spit that was formed by the action of the waves and the four large rivers that emptied into it: Tukituki, Ngaruroro, Tutaekuri and Esk and extended in a great watery, swampy arc around Napier Hill from Bay View to Awatoto – west to the Wharerangi Hills at the northern end, petering out around in muddy tidal swamps around Meeanee (figures 5 and 6).

Charles Ruston Reed who accompanied Donald McLean to Ahuriri in 1850 made numerous sketches while staying with McLean at Anketell's house on the East Spit. The upper picture in figure 6 is from the top of Hospital Hill looking south over the CBD and Heretaunga Plains and the lower one is a view looking north over Port Ahuriri and Westshore.²

The site of Napier was described in a report in 1860 as "...a precipitous island of barren, uninhabited ridges, covered with fern and rough grass, dissected by gorges and ravines, with a narrow strip of shingle skirting the cliffs, and joined to the mainland south by a five-mile shingle bank ... A hopeless spot for a town site".³

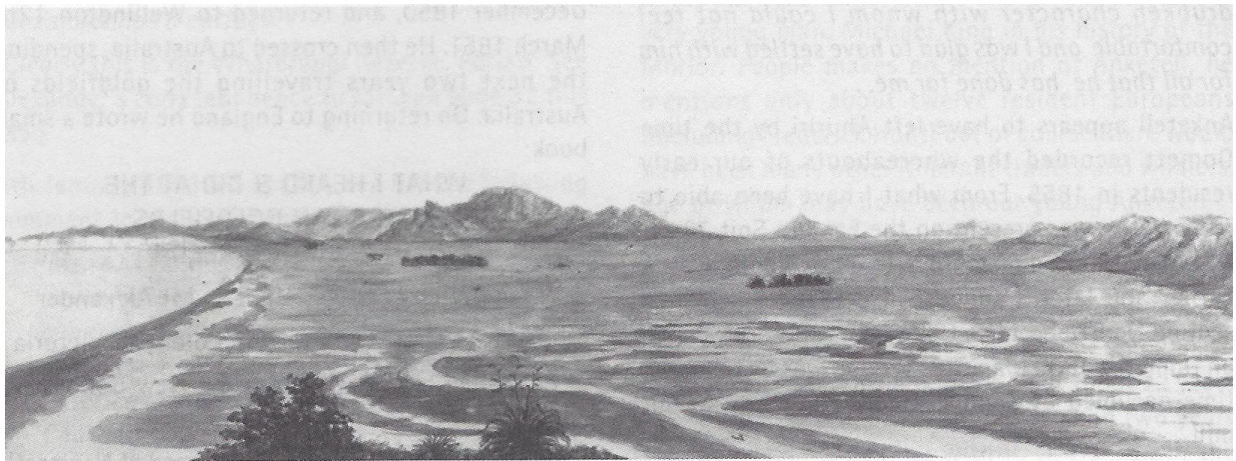
¹ Campbell, M D N. 1975. *Story of Napier 1974-1974: Footsteps Along the Shore*, p. 1, citing J.C. Beaglehole (ed) *The Journals of Captain James Cook*, vol. 1, Cambridge, 1955, p. 175

² Ian Mills. 1999. *What's in a Name? A History of the Streets of Napier*, p. 37-8

³ No reference. Quoted in Campbell, 1975, pp. 6-7



Figure 6 Plan showing Te Whanganui a Orotu/Ahuriri Lagoon including the southern part of the lagoon known as Te Whare o Maraenui about 1865. Source: MTG Hawke's Bay Napier



AHURIRI plains and harbour HAWKE'S BAY



Figure 7 Two sketches by Charles Ruston Reed, now in Nan Kivell Collection, Canberra. Source: Mills. *What's in a Name?* p. 38

Historical Background

The islands in the area where the airport is located, although now gone because of infrastructure works associated with the raising of the land and the construction of the airport, had their names recorded. But no one recorded the names of the islands in the CBD area. This may be because few people were inhabiting them at the time of European arrival, although the Contact Period artefactual material suggests that the former temporary camping activities were persisting until probably the 1850/60s. It is likely that the European street names rapidly became the common designation for these areas and, being the names used by the new settlers, anything else was forgotten quickly.

From about 1830 “European traders, whalers, missionaries and other forerunners of permanent settlement began to appear in Hawke’s Bay.”⁴ Anderson says that prior to the purchase of the Ahuriri Block for the Crown by Donald McLean, the early arrivals lived dotted around the harbour with their only means of transport being by water. Wilson quotes W B Rhodes’ report in the *New Zealand Gazette* in 22 April 1841 that he sailed in his own ship and anchored in the Inner Harbour and that the cutter *Harriet* and a large American whaler had previously anchored there, and that the Maori told him numerous small craft had anchored in the harbour.⁵

In 1844 William Colenso’s five head of cattle were landed from the *Nimrod* in Corunna Bay where there was a landing stage on the beach. Access was by water only because the sea washed the hills at either end of the beach, although it was possible to clamber over the rocky shore at low tide. The first trading centre began in Onepoto (Corunna Bay at the base of Main Street) in 1847 when Alexander Alexander built the first store and began trading pigs, pork, flax and goods with local Maori.⁶ Fred Tiffin recorded the presence of Anketell at Westshore. In 1850, the McKain and Villers families arrived and established a boarding house on the Western Spit. Donald McLean, the Government’s Land Purchasing Officer, and his companion Charles Ruston Reed arrived in December 1850, and stayed initially with Anketell. In April 1851, McLean bought a cottage from William Villers, which he had just built on Section 26 at the bottom of what was several years later Main Street, named Survey Hall [TS 26].⁷

⁴ Campbell M D N., 1975. *Footsteps along the Shore: Story of Napier 1874-1974*. Napier: Napier City Council, p. 21

⁵ Wilson, J G. 1976. *The History of Hawke’s Bay*, Christchurch: Capper Reprint, pp. 145-146

⁶ Woodhouse, AM, 1958, *Picture of a Province*, p. 17

⁷ Mills, 1999, p. 17

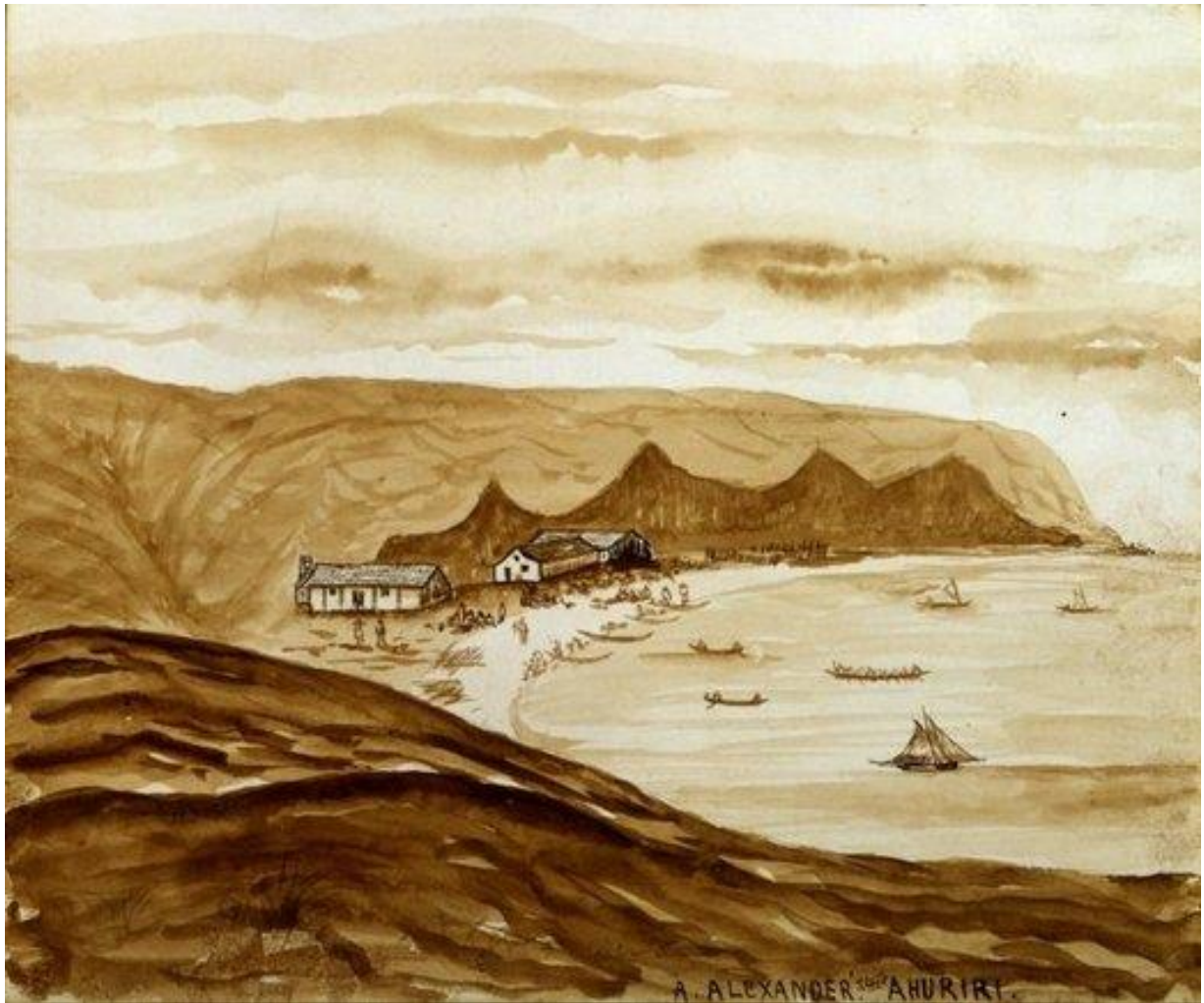


Figure 8 View of bay with canoes and boats, buildings and pa on shore, with Ahuriri Bluff in background. 1850 - 1859 By: Rhodes, Joseph, 1826-1905. Source: Alexander Turnbull Library Ref: A-159-031

According to Mr W Dinwiddie:

Hollis opened the first public house at the Port in 1851. In 1852 there were about 50 whites with their families settled at the Port, including Mr. Villers and Mr. McKain. Mr. Donald McLean was the first Government officer to reside there, and he held a Magistrate's Court in the "Whare Kawana" erected for him by the natives [sic] in 1852 in Battery Road. By this time the Port was already a place of trade in Maori produce. There were eight hotels, often full of travelers. The settlement of the country began in 1849, when Messrs. H. S. Tiffen and J. S. Tiffen came from the Wairarapa and settled on the plains. Land was quickly taken up and in 1852 Mr. Alexander and Mr. Burton did a good business carting wool and other produce from the country to the Port. ... In 1855, Napier was appointed a port of entry.⁸

⁸ Henry Brett, "Founding of the Provinces and Old-time Shipping: Passengers Ships from 1840 to 1885," in *White Wings*, Auckland: Brett Printing Co. Ltd., 1928, p. 96

Land Acquisition and Settlement

In November 1851 Donald McLean, the government's land purchase officer bought the Ahuriri block of 265,000 acres, for £3000. This included Mataruahou/Scinde Island/Napier Hill and the future site of Napier. In the negotiations, the chiefs on behalf of their people:

Agreed entirely to give up all the stony spit from Ruahoa to Ahuriri [and] also agreed entirely to give up Matar[u]ahau, Pukemokimoki being the only part of Matar[u]ahau being reserved for [them], together with a small piece of land where the children and family of Tareha are buried during such time as it remains unoccupied by the Europeans.⁹

A separate Deed no. 13 was later prepared for Mataruahou and signed by Tareha and two others for Maori, and GS Cooper, District Commissioner, HS Tiffin, District Surveyor and M Fitzgerald, Surveyor for the Crown on 13 November 1856.¹⁰

Early Development

The site of Napier was surveyed in 1852 and 1854, by a Crown survey team led by Michael Fitzgerald. Although the first map of Napier is attributed to Domett he would not have undertaken the work required; his legacy is the naming of Napier and its streets and the administrative work required to prepare the first plan.¹¹ This first Town Plan is significant for it represents what Napier was to become, rather than what it was; it was a deliberate town plan. Most of the settlement at the time was concentrated in small pockets at Ahuriri Spit and around Corunna Bay.¹² The topography of Napier hindered the usual design of new towns along a grid pattern. Instead the surveyors were sympathetic to the topography of Napier and most of the street layout of Napier was implemented and remained intact until 1968 and beyond.¹³

Domett described the plan in a letter to McLean dated from Napier on 1 August 1855:

We are laying out our Napier town famously --- It will look beautiful on paper --- I wish you had been here to offer opinions etc. I have had all the flat places (gullies) in the island laid out in £1/4 or half acre allotments --- and the spit and that piece you bought when here, the flat southward,¹⁴ laid out also in that way. The roads on the island itself are laid down strictly according to the best natural courses --- so that the sections will all (I think) be immediately accessible. On the flat spaces on the tops of the hills (on the island) we have laid out tenants with half acre sections --- all the rest of the island is sections from 3 to 5 acres in size. It will absorb a large amount of Scrip and I have no doubt sell well. Are you

⁹ Campbell, 1975, p. 4

¹⁰ Turton's Deeds for the Province of Hawke's Bay, Deed no. 13..

¹¹ Annabell 2012, *Planning History of Napier*, Ph D Thesis, Massey University, Palmerston North, p. 7

¹² Annabell, 2012, p. 8

¹³ Annabell. 2012, p. 9

¹⁴ This suggests that the CBD was not purchased with the remainder of either the Ahuriri Block or Mataruahou which may be one reason why settlement was concentrated on the north side of the hill prior to mid-1850s.

inclined to invest? I shall send a tracing of the plan, when it is finished to the General Govt. and one (of course) to the Superintendent who must approve the reserves and prices etc.¹⁵

The first sale of town sections did not take place until 5th April 1855.¹⁶ This sale consisted of 108 lots: 36 quarter-acre sections on Meeanee Spit with upset prices ranging from £5 to £10; 58 quarter-acre Scinde Island sections, most valued at £5; and over the harbour, 14 suburban sections of 13 to 39 acres at £1 per acre. The buyers included Wellington merchants and speculators who paid more than the upset price for their sections. The second sale in February 1856 attracted less interest from purchasers.¹⁷

The flat land around the base of Mataruahou (Napier Hill) was limited when Napier was first surveyed. A M Andersen explains:

The Town existed chiefly on the Plan; many of the sections were under water at high tide. The clump of hills was intersected by several steep gullies the openings of which afforded ground upon which the first buildings could be erected as did some narrow shingle strips around the foot of the hills. On such sites three unconnected groups of houses came into being with access only by water per small boat or canoes. Today these sites are within the main shopping centre, the commercial shipping centre at Ahuriri, and the industrial area at Onepoto.¹⁸

The early European settlers experienced many difficulties with flooding and bad access, which prevented the sale of many sections and limited the development of others. People who owned more than one section took time to decide which section to build on, which combined with the shortage of temporary accommodation delayed and discouraged further settlers.¹⁹ In February 1858, the first British troops, a detachment of the 65th Royal Irish regiment, arrived to protect the settlers from a perceived danger from Māori, who were involved with internal disputes over land and leadership. Further men from the 14th, 12th, 18th, and 70th regiments arrived during the years, but left by 1870, although some took their discharge in Hawke's Bay and stayed to settle.²⁰

¹⁵ Domett to Mclean 1 August 1855, McLean Papers from MS-Papers-0032-0245 Object #1015380

¹⁶ Campbell, 1975, p. 6

¹⁷ Campbell, 1975, p. 6

¹⁸ A.M. Andersen, 'Annals of the Cathedral Parish', 1961, typescript held in Anglican Diocesan Archives p. 40.

¹⁹ Campbell, 1975, p. 6

²⁰ Campbell, 1975, pp. 7-8

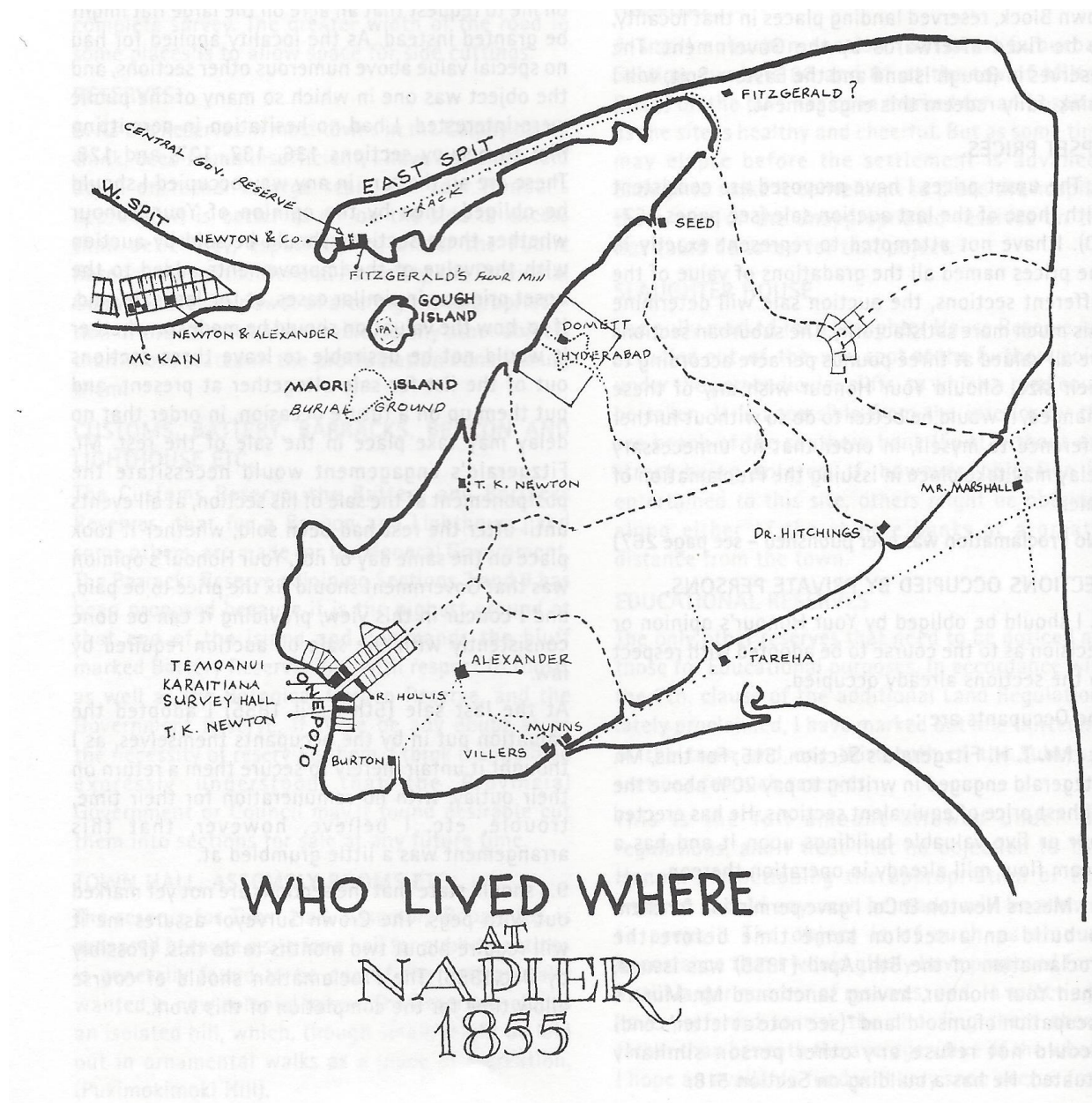


Figure 9 'Who lived where 1855' This is not entirely accurate but provides an idea of the general settlement pattern in 1855.: Source: Mills, p. 86

The earliest settlement was concentrated at Ahuriri on the northern side of Napier hill, mainly on Westshore with some along the Eastern Spit (Waghorne Street) and in Onepoto Gully. Settlement was slow because of the difficulties associated with the CBD side of the town; flooding and bad access prevented the sale of many sections and hindered the development of many others. Some streets were impassable. Yet by 1854 the early settlers were considering the need for providing churches and schools. The *New Zealand Spectator* on 2 May 1855 reported that measures were being taken to start a school and that: "A large site [TS 136 and TS 137] was purchased on the north-west corner of Hastings and Tennyson Streets, a site it

was thought would be well away from the town when it was formed, the pupils could play on the beach from which firewood could be gathered”²¹. Andersen continues:

The school, which opened on November 26 was never finished, it was never painted and for a time oiled calico was used in lieu of glass. It was destroyed by fire in April 1862, but it played an important part in the early days being the only suitable place for meetings. ... In 1856, there was neither a church building, nor a clergyman in Napier.²²

In October 1858, the first bank opened in a shop in Emerson Street on a site adjoining TS 208,²³ [in the eastern block of Emerson Street between Dalton and Hastings Streets]. It was an agency of the Wellington branch of the Union Bank of Australia. The first bank officer was J. B. Braithwaite, who lived in the rental accommodation that also served as the bank. “So new was Napier then that in front of the bank there lay a tidal lagoon across which a causeway gave access, during high water to Tennyson Street.”²⁴ The very desirable building occupied by the Provincial Hospital adjoined TS 209, as did a store occupied by a Mr Brown. Both these buildings were let for 30 shillings a week.²⁵

Mrs Dunlop, then a child, Emma Bourke, provided a description of her arrival in Napier in 1858 with a detachment of the 65th Regiment under Colonel Wyatt. They camped in Onepoto Gully after disembarking at the Spit, known as the Iron Pot, and made their way along the sandy spit and rocky shore, then the soldiers as a body went across in boats over an inner lagoon filled with shallows. At that time, various stores and other buildings were being erected on the other side of the island where the Napier CBD is located. Mr William Marshall had established a school, and when Newton’s store was built, the opening was celebrated with a ball that her mother attended.

²¹ Andersen, 1861, pp. 40-41

²² Andersen, 1861, pp. 40-41

²³ *Hawke’s Bay Herald*, 29 October 1859

²⁴ The Historical Affairs Committee Hawke’s Bay and East Coast Museum *Picture of a Province: Hawke’s Bay Provincial Centennial 1858-1958*, p. 38

²⁵ *Hawke’s Bay Herald*, 29 October 1859



Figure 10 An 1873 view looking north across south pond Ahuriri and Eastern spit. Along the spit you can see buildings, Port Ahuriri and the cattle wharf. Hawke Bay is in the background. Source: MTG Hawke's Bay Object nos. 117, 75298

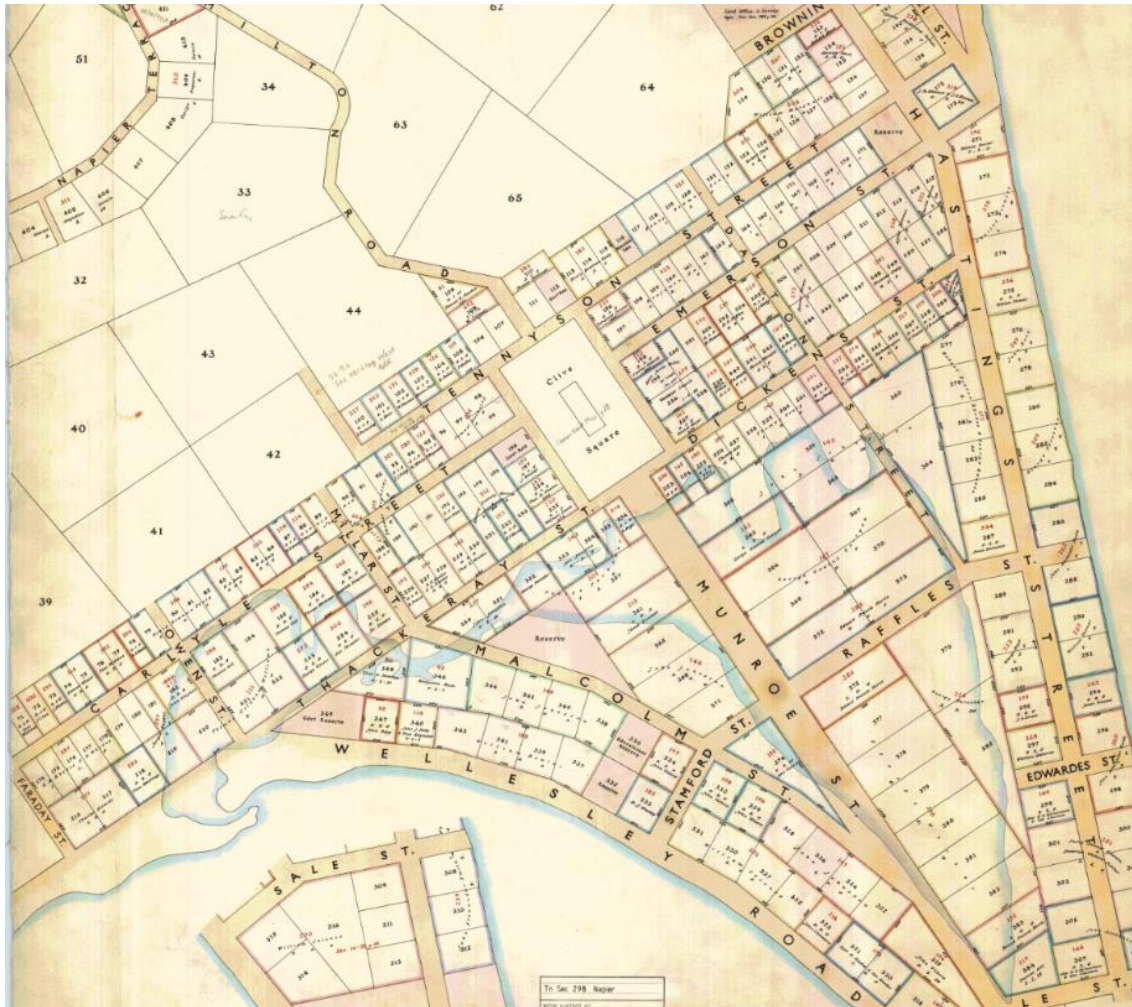


Figure 11 SO 5008 showing Town Sections and original grantees. The blue line shows the proximity of the swamp to the town centre.



Figure 12 View of Tennyson Street 1860 looking across from Hastings Street, [in the foreground] showing marshy nature of CBD, by James C Collins Source: Alexander Turnbull Library (B-156-008)

Government

On 1 November 1858 Hawke's Bay became a separate province from Wellington, which it had been a part of since the establishment of the provincial form of government in 1852. The first elections for the new provincial council were held in April 1859 when ten members were elected: three town members: T. H. Fitzgerald, William Colenso and Dr T. H. Hitchings; and seven country members — H. S. Tiffen and Captain J. C. L. Carter for Napier County, J. Rhodes for Clive, Robert Riddell for Mohaka, E. S. Curling representing Te Aute, and J. D. Ormond and J. Tucker for Waipukurau. Mr Ormond was elected speaker and Mr Fitzgerald, the Superintendent. G. T. Fannin was appointed Clerk. When the provinces were abolished in 1876 he became clerk to the Hawke's Bay County Council and served for nearly half a century in these two roles.²⁶

The provincial system of government was formally abolished in November 1876 by an Act of the General Assembly; local government by county councils replaced it. Meanwhile, after a public meeting held in the Provincial Council Chambers on 29 July 1874, 184 people signed a petition asking that Napier be proclaimed a borough under the Municipal Corporations Act 1867 and its amendments. This was granted on 26 November and proclaimed in the *New Zealand Gazette* on 3 December 1874. The first election was held on 18 January 1875 when Robert Stuart was elected mayor. The councillors were A. Bryson, F. Tuxford, J. H. Vautier, E. Lyndon, H. R. Holder, G. H. Swan, J. W. Neal, and T. K. Newton.²⁷

The following three photographs (figures 15-17) show the development of the CBD from 1860 until about 1873, that is during the period of Provincial government, and until the establishment of the Borough Council.

²⁶ Wilson, *History of Hawke's Bay*, p. 384

²⁷ Wilson, *History of Hawke's Bay*, p. 415



Figure 13 View of Napier thought to have been taken between 1860 and 1864. Valentine & Sons. Source: MTG Hawke's Bay Object nos. 56/28, Album 12, 1891, 77437

In figure 14 Hastings Street is lined with commercial premises and houses. The road in the foreground is possibly Browning Street. Tennyson Street, Emerson Street and Dickens Street (scarcely formed) are also visible.²⁸ In 1862 the school on the corner of Tennyson and Hastings Streets as well as Ferrer's Golden Fleece Hotel and the businesses which are on the western side of Hastings Street, including Williams: Painter & Decorator; Aaronson: Watchmaker & Jeweller (where the fire originated); Boyland: Iron Monger; and Barraud & Bridge: Chemist; were destroyed by fire.²⁹ There are a few buildings along the beach, probably in the vicinity of the Marine Parade.

²⁸ Notes on photograph MTG Hawke's Bay

²⁹ Des Harris & Don Millar. 2007. *Napier's Medicine Makers: A Brief History of Chemists & Druggists 1860 to the 1950's*, Napier: D Harris & D Miller, pp.19-20.



Figure 14 View of Napier looking south from Bluff Hill thought to have been taken in the 1860s or early 1870s. Photographer Valentine & S0ns. Source: MTG Hawke's Bay Object nos. 56/28, Album 12, 1892, 77442

Figure 16 shows a view from the hill looking south. At the base of Bluff Hill is the intersection of Byron Street and Browning Street. The Bank of New Zealand is located on the corner of Browning Street and Hastings Street. To the right, St John's Church (1862) is located at the base of Napier Hill. Hastings Street is lined with commercial premises and houses. The road in the foreground is possibly Herschell Street. Tennyson Street, Emerson Street and Dickens Street [still scarcely formed] are also visible.³⁰

³⁰ Notes on photograph MTG Hawke's Bay



Figure 15 View of Napier looking south from Bluff Hill thought to have been taken between 1865 and 1873. Valentine & Sons. Source: MTG Hawke's Bay Object nos. 56/28, Album 12, 1893, 77450

In figure 17 the intersection of Byron Street and Browning Street is at the base of the hill. The Athenaeum (built 1865) is located at the east end of Browning Street. The Bank of New Zealand is located on the corner of Browning Street and Hastings Street. To the right, St John's Church (1862) is located at the base of Napier Hill. Hastings Street is lined with commercial premises and houses. Tennyson Street, Emerson Street and Dickens Street are also visible.³¹ There are houses facing the sea along what is now the Marine Parade.

Reclamation

Napier was surrounded by lagoons and swamps at the beginning of the European period and development was not possible without reclamation taking place. The swamps were also health hazards because people used them as places to dump their rubbish, including the contents of the night carts; additionally, water pooled and became stagnant. The swamp that backed onto Dickens Street and Hastings Street was part of the large swamp that extended to the south of Napier called Te Whare o Maraenui.

The photographs in figures 15 to 17 show that pressure for land was growing rapidly and for Napier to expand, reclamation, first suggested by Domett in 1854, would be essential. John Annabell provides information about the geography of Napier and the need for reclamation, in his PhD thesis on Planning Napier:

³¹ Notes on photograph MTG Hawke's Bay

The enduring problem in Napier's planning history has been a shortage of land. This was particularly so before the earthquake when the town was almost completely surrounded by sea or swamp. In response to this problem public authorities have undertaken a number of reclamation projects to expand the size of the town. ...³²

Also, reclamation was undertaken in response to concerns about public health issues and the perceived problems associated with stagnant water and low-lying swamps.³³ The Herald in 1931 claimed that "Less than 40 years ago it was possible to row a boat, along Wellesley Road; pestilential swamps spread their rank weeds and stagnant waters to where Hastings Street and Dickens Street now run".³⁴

The Hawke's Bay Provincial Council passed legislation called the Napier Swamp Nuisance Act in July 1873, but its powers were limited. It could penalise people for not removing impure water from their sections, but it could not undertake extensive reclamation itself. On 19 January 1875 twelve quarter-acre sections immediately adjoining the wharf on the reclaimed land on Gough Island were to be sold from the Crown Lands Office for upset prices ranging from £500 to £1000 per section.³⁵

When Napier was proclaimed a borough in 1874, its boundaries were defined. At the end of this year the Central Government granted Napier municipality status.³⁶ Reclamation could only begin after Central Government passed the Napier Swamp Nuisance Act 1875 and the Napier Swamp Nuisance Act Continuance Act 1877 which enabled the reclamation programme to begin; surveyors pegged out the line of Munroe Street. From 1875 Napier reclamations were generally authorised by local legislation that specifically vested this function in the Napier Harbour Board or Borough Council.

A history of Napier written in the *New Zealand Herald* in 1931 says:

One of the most momentous problems of early Napier was the task of dealing effectively with the danger of disease from the objectionable odour rising off a lagoon bounded by the railway line spit and Hastings Street.

It is said in the time-line of Napier history on the Napier City Council website that in 1878 John Johnston reclaimed his three swamp sections (TS 358; 359; and 363) located on the south side of Napier with frontages on Munroe, Station and Dalton Streets. But these reclamations were undertaken by the Borough Council. The Council was empowered by the various Swamp Acts passed by Central Government to recoup from the landowners the expenses defrayed in reclaiming the land and to also charge interest on the costs. If the owners did not pay by a certain date, advertised in the newspaper, then the Borough was able to sell the land instead.

³² Annabell, 2012, p. 77

³³ Ibid.

³⁴ *New Zealand Herald*, 4 February 1931

³⁵ *New Zealand Times*, Volume XXIX, Issue 4281, 9 December 1874.

³⁶ <http://www.napier.govt.nz/napier/about/history/napier-development/>

The sections in the Schedule were Town Sections 216, 217; 255; 316; 355; 358-360; 362; 363; 366; 367; 369; 370; 372; 373; 375-383.



Figure 16 View of Napier from Napier Hill looking toward Awatoto, c. 1876 or 1877. Photographer, possibly F.W. Williams. MTG Hawke's Bay Collection, Album 2, 296, 78060. Dickens street is behind the Methodist Church in the foreground.

The reclamation of these lots resulted in 20 acres, including about 14 acres held by private owners, between Hastings and Carlyle Streets, being fit for occupation.³⁷ The other 6 acres may have been the Carlyon sections, which in November 1878 had been bought by Mr Vautier from the Hon. J.N. Wilson for an undisclosed sum, which was sufficient to cover the cost of the reclamation. This apparently had been impeding the reclamation of the swamp.³⁸ The first European land owner was George Winter who was granted TS 216 comprising 6 acres in 1859.³⁹ This 6-acre block was later subdivided into 6 one acre lots: sections 377-382. These sections were all included in the land that was referred to in the Swamp Nuisance Act 1879, which also includes a schedule of the sections involved.⁴⁰ The land was part of the swamp sections that were reclaimed between 1877-1880.

The Swamp Sections were reclaimed to expand the area of Napier, but also to improve public health. In 1878 there had been a public meeting where it was claimed that the reclamation of the Swamp was “of vital importance to the health and prosperity of the community”. There had been a typhoid epidemic in 1875, which had claimed 140 lives and was attributed to the “noisome emanations from the swamp”. A further loss of life in April 1878 had resulted in the deaths of 31 people from dysentery of which 23 were directly attributed to living near the swamp.⁴¹

The Borough Council responded rapidly to the public concern by drawing up specifications for the reclamation, and inviting tenders. By November it was reported that the contractor was

³⁷<http://www.napier.govt.nz/napier/about/history/napier-development/>

³⁸ *Hawke's Bay Herald*, Volume XXI, Issue 5232, 16 November 1878, Page 2

³⁹ Crown Grants *Hawke's Bay Herald* June 1859

⁴⁰ *Hawke's Bay Herald*, Volume XXI, Issue 5407, 13 June 1879, page 3

⁴¹ J B Annabell, 2012, *Planning Napier 1850-1968*, PhD Thesis, Massey University, Palmerston North, p. 86

making satisfactory progress reclaiming the sections.⁴²

The Swamp Nuisance Act 1879 contained provisions to enable and authorise the Mayor Councillors and Burgesses of the Borough of Napier (the Corporation), to offer for sale, by public auction, the land described in the schedule if the actual cost of filling in and reclaiming the land together with interest was not paid for by the owner prior to the auction. The Corporation was also able to fix the upset price at any sale at the actual cost of filling in and reclaiming the land with interest and the expenses associated with selling it.⁴³

By 1880 the Borough was intending to sell sections 378, 379, 380 and 381, which were owned by Joshua Strange Williams Esq. Judge of the Supreme Court of New Zealand, Dunedin⁴⁴; the legal representatives of the late Thomas Maberly Hassell, Merchant and Attorney of Christchurch⁴⁵; and Williams Reeves, Esq., of Christchurch,⁴⁶ if they did not pay the actual cost of reclaiming the sections on or before the 1st February 1881. The cost of reclaiming each section was:

- TS 378 £777. 14s. 4½d
- TS 379 £774. 12s. 10½d
- TS 380 £832. 0s. 10½d
- TS 381 £794. 9s. 2½d

Interest of 6% per annum would be charged on top of this cost of reclamation.⁴⁷

It appears that either the owners of these sections did not pay the expense of the reclamation and thereby forfeited the sections, or that they sold them to the Corporation early in 1881 because by 1881 the Borough Council had acquired most of the sections, subdivided them into allotments, and placed them on the market at auction. It had cost £7000 to reclaim the land and the Borough Council was anxious to defray its costs.⁴⁸ There were 53 sections available at the auction, held on 29 March 1881. Four sections were sold at auction.⁴⁹ The rest sold soon afterwards.⁵⁰ This suggests that public health rather than town expansion was the major reason for the concerted effort to reclaim this part of Napier at that time.⁵¹

In 1882 there were complaints about the stagnant water in the middle of the town particularly the lake in Clive Square which trapped storm water from Hastings, Tennyson, Dalton, and Dickens Streets (see figure 19).

⁴² J B Annabell, 2012, p. 86

⁴³ *Hawke's Bay Herald*, Volume XXI, Issue 5407, 13 June 1879, page 3

⁴⁴ <http://www.teara.govt.nz/en/biographies/2w23/williams-joshua-strange>

⁴⁵ *Timaru Herald*, Volume XXI, Issue 1113, 16 October 1874, p. 4

⁴⁶ <http://www.teara.govt.nz/en/biographies/2r10/reeves-william>

⁴⁷ J B Annabell, 2012, p. 86

⁴⁸ *Hawke's Bay Herald*, Volume XXI, Issue 5911, 3 March 1881, p.3

⁴⁹ *Hawke's Bay Herald*, Volume XXI, Issue 5941, 7 April 1881, p. 3

⁵⁰ J B Annabell, 2012, p. 87

⁵¹ J B Annabell, 2012, p. 86-87



Figure 17 Clive Square early 1880s (1880-3) showing the stagnant lake, trees along Munroe Street and the cottages on Dickens Street. MTG Napier Collection Ref. nos.56/28, Album 12, 1914, 77574

In 1884 the Borough Council with support from a group of private fund-raisers began beautifying The Recreation Ground (Clive Square), which became the town's main sporting centre. Trees were planted, the boggy areas were drained, gardens were planted and gas lamps installed. Later the area was divided into two squares: Memorial Square was a playground for children and Clive Square was a garden reserve, which opened in December 1886.⁵² The area became more desirable as a place to live with these improvements.

In April 1897 the Central Business District was heavily flooded after several days of torrential rain. It was easy to row a boat along Carlyle Street to Clive Square and Emerson and Dickens streets were flooded as far as Dalton Street. In Thackeray, Munroe, Owen, Craven and Millar streets the water was two feet deep. Water was 18 inches above the floors of many of the houses along Carlyle, Faraday and Owen streets. Once the flood waters had subsided, it was observed that the process by which the river had spread silt over the plains could also be used to reclaim land, and this led to the reclamation of Napier South.⁵³

Improvements to Napier continued to be made so that by 1911 it was being stated, perhaps prematurely, that:

...the inch and half of rain which we had the other night did not flood Dickens street

⁵² <http://www.napier.govt.nz/napier/about/history/napier-development/>

⁵³ Campbell, p. 82

as usually happened, before this work of opening the drain had been taken in hand. The recent flooding of Munro street due to the recent rain, was caused by the roots of a blue gum tree breaking the new culvert near Raffles street. This culvert is now being repaired and the public will have the satisfaction of knowing that the flooding complained of is not likely to occur again.⁵⁴

Health, Drainage and Reclamation

In 1889 Dr De Lisle was appointed to the Board of Health.⁵⁵ His reports provide invaluable insight into the conditions in Napier and the need for better drainage and reclamation to improve the health of the populace.

They also provide information about some of the attitudes towards landowners' rights and sanitation matters. For example, as late as 1900 Councillor McVay objected to a report that although the section next to the Victoria Lodge, in Station street, close to Conroy's, had water on it and was below the road, it was not a nuisance or insanitary. He did not think owners should be compelled to fill in low-lying sections so long as they were not a nuisance.⁵⁶ Councillor Brown pointed out that the water might become stagnant and insanitary. Councillor Cohen said he had lived for fourteen years on a section below the road and he had never found it insanitary and had only been compelled to raise it by the flood of 1897. Councillor McVay said he wished to point out that not all sections below the road level were insanitary. If they were, then all the sections west of Hastings Street were insanitary.

At this same meeting Mr Miller made recommendations regarding the buildings on Shakespeare Road that had been the subject of previous reports from Dr. de Lisle and Dr. Jarvis. These were around drainage, reclamation and rotten buildings:

- 1). House and shop occupied by Mr W. Warren. That the building be raised to a sufficient height to admit ventilation under the lower floor, the decayed timber removed, the yard cleaned, and the drains attended to.
- (2). Bootmaker's shop adjoining Mr Warren's. That the house be removed as it is past repair and unfit for habitation.
- (3). Chinaman's [sic] shop adjoining. That building be removed as it is very rotten and past repair.
- (4). Old billiard room adjoining. That building be removed as it is totally unfit for habitation, in a very dilapidated condition, damp, without drainage, past repair.
- (5). Building lately occupied by Mr Lovelock. That the building, which is forty years old and entirely unfit for habitation, be removed.⁵⁷

Dr. de Lisle's report said:

I have the honor to report that in Carlyle street the sections opposite the infant school are below the level of the road and need raising. That nothing has been done to the

⁵⁴ Papers Past *Hastings Standard*, Vol. 1 Issue 166, 30 June 1911

⁵⁵ Papers Past *Daily Telegraph* Issue 5658, 17 October 1889

⁵⁶ Papers Past *Daily Telegraph* Issue 9807 5 July 1900.

⁵⁷ Papers Past *Daily Telegraph* Issue 9807 5 July 1900

cottages opposite the Exchange Hotel that I mentioned as needing to be raised in a former report.

White road—The houses past Sale Street are still in the same condition as when I sent in my first report more than six weeks ago.

Thackeray Street—The house at the corner of this street and Miller Street requires raising, and the section must be filled in to the level of the road. Some of the sections above this one, are below the proper level, and must be filled in.

Wellesley Road — Some of the houses at the back of the railway station are below the road level and must be raised. The sections in which they stand are so low that the drain-pipes are uncovered. They must be filled in at once. Several sections, some of them vacant, and one on which Messrs Lucas and Humphries' shop stands, are below the road level, and must be reclaimed.

Edwardes Street—The fowl yard behind the Napier Hotel is not clean. Food is thrown out on the ground for the fowls and the surplus decomposes and is offensive. The number of poultry kept of all kinds is excessive for the area. The filth must be scraped up and buried with roach lime, the yard must be disinfected by having a good coating of roach lime, and then covered with fresh earth or gravel. The food must be placed in proper receptacles, that can be removed, cleaned, and disinfected as occasion requires.

Bower Street—There is a deep hole under Mr Bull's residence, which harbors garbage and filth. In damp weather it is a receptacle for water which renders the house damp, foul smelling, and insanitary. It must be filled in at once, and the cottage would be better if it was raised somewhat.

Dickens Street—Mr Sorrell's house is too low to permit of proper ventilation. It should be raised. The right-of-way by the side is low and damp, and the yard as well. They must be raised to the proper level. The storm water from the roofs of this and the adjoining house falls into the right-of-way. The spouting should be carried to the drain that the water may serve a useful purpose instead of being a nuisance. Several of the cottages on the south side, from the corner of Dalton Street towards Tait and Mills' property are below the level of the road, and must be raised and the sections filled in. The house at the corner has the drain sink in the kitchen. This is a most dangerous matter, the heat of the kitchen being liable to cause mephitic vapors to rise into the room and be inhaled by, and to the detriment of the occupants. The third house above Tait and Mills' has a deep hole beneath it, which emits a disagreeable and unhealthy smell. When the cottage is raised this hole should be freely treated with roach lime before being filled in. The spouting of some of these cottages run the water in the yard at the back of the buildings, under which it soaks, rendering them damp and unhealthy. The spouting should be made to discharge into the drain.

Station Street —Several sections in this street are below the road level, and must be raised. Those near the corner of Dalton Street, also those from the corner of Munroe Street, as far as Messrs Conroy and Co.'s shop, and the one reaching by the side of it to Thackeray Street.

Napier Terrace—There are five houses opposite Mr Douglas McLean's residence that are not connected with the drainage system. This must be remedied at once.

Milton Road—I observe that nothing has been done with reference to the nuisances that I pointed out in a former report. I would also call your attention to the cottages in this road, below the Adventist's Church, which are below the road level. The cottages and the ground on which they stand must be raised.

Church Lane—The premises known as the Cathedral Chambers have never been connected with the drainage system. I communicated with the owner, requesting him to have the matter rectified at once, on the 11th May, and requested you in my report of the 25th May to take such steps as might be necessary to compel him to comply with my instructions. I request that you will at once institute proceedings to enforce the owner to conform to the sanitary by-laws.

I do not observe that any steps have been taken to raise the cottages known as “Dog kennel Row” opposite the London Hotel, in Waghorne street, Spit, alluded to in my first report. I must request that you move in the matter at once.⁵⁸

Dr. de Lisle then remonstrated that several of his recommendations had not been complied with, for example: those regarding two shops in Hastings Street; and the yard behind Mr Prebble's shop in Hasting Street, which had not been provided with drainage, nor had the wash-house been raised to the proper level. The yard behind Mr Lascelles' auction mart had not been provided with drainage, nor had conveniences erected...⁵⁹

His final report provides some information about areas within the CBD that were low lying and where water lay unable to drain satisfactorily.

Emerson Street —The fruit shop next to the Provincial Hotel is too low, and needs raising; it is damp and unwholesome in its present condition. There is an excavation beneath the house which should be filled in. The cottage next it is damp owing to being too low, and the fall from the yard conveying the storm water under it, and there is no exit for the water. The cottage should be raised and the ground on which it stands should be filled in to the level of the yard. The hollow under the Wesleyan Sunday school has not been filled in yet.

Tennyson Street —There is a stable at the back of Mr Fryer's shop that was not cleaned out when I saw it. It is not connected with the drain. The owner should be instructed to keep it clean, and to provide drainage.

Hastings Street—The piano shop next to Mr Cohen's is insanitary in its present condition. The threshold is on a level with the footpath, and the floor sags down to facilitate the entry of storm water. There is a large excavation which is always more or less full of water, rendering the shop damp and unwholesome. There is only one

⁵⁸ Papers Past *Daily Telegraph* Issue 9807 5 July 1900

⁵⁹ Papers Past *Daily Telegraph* Issue 9807 5 July 1900

convenience, and that a most inadequate one. Both sexes are employed in the establishment. Two conveniences should be erected, and in that confined space there should be WC's. The other defects should be remedied without delay. The yard behind Mr J. F. Ludwig's shop is very small, and has sunk down, is uneven, and the water that collects there has no exit except soakage. The yard should be raised to a sufficient level to allow the storm water to go down the drain. It would be well if the yard was concreted or asphalted as well.⁶⁰

Street widening

The streets in the CBD were too narrow when the town began to expand, because they adhered to the original Domett plan of 1855. The improvements for Dickens Street were one of the first tasks of the new Borough Council when it began in 1875. These improvements are mentioned in the Minute Book at the same time as the Municipal Engineer's report and estimates for reclaiming the swamp. It was to be formed according to the Municipal Engineer's report and estimates.⁶¹ The narrowness of Emerson Street was recognised in the early 1880s. In 1892 the *Hawke's Bay Herald* called for widening of the streets following a serious buggy accident.⁶²

⁶⁰ Papers Past *Daily Telegraph* Issue 9860, 6 September 1900.

⁶¹ Napier Borough Council Minute Book no. 1, 25 May 1875.

⁶² Annabel, p. 11



Figure 18 View of the Caledonian Hotel, located on the corner of Hastings Street and Dickens Street, taken from the rear of Harding's premises, Hastings Street. The photograph is thought to have been taken around 1876. Source: MTG object nos. 50/139, 767, 77858

Dickens Street

Dickens Street was narrow and backed on to Te Whare o Maraenui swamp; some of the Town Sections were partly covered with water at high tide. Although the sections were granted in 1859 many of them were not built on until reclamation had taken place in the late 1870s. There were some people living in cottages in upper Dickens Street by the early 1870s but no businesses are listed in the Wise's Directory for 1872-3.⁶³

The Town Sections affected by the widening of Dickens Street in 1907 were originally granted to:

TS 253 granted to Mary Young, on 8 April 1859

TS 254 granted to John Johnston, Merchant, 6 June 1859

TS 255 granted to WM Garrett, Surgeon on 8 April 1859

TS 256 granted to Thomas Gill, Surveyor on 8 April 1859

⁶³ See figure 17

TS 257 granted to Thomas Gill, Surveyor on 8 April 1859
 TS 258 granted to Thomas Craigh, Carpenter on 8 April 1859
 TS 259 granted to Thomas Craigh, Carpenter on 8 April 1859
 TS 260 granted to Thomas Craigh, Carpenter on 8 April 1859
 TS 261 granted to Thomas Craigh, Carpenter on 8 April 1859
 TS 262 granted to Mary Young, on 8 April 1859
 TS 263 granted to Henry James Sturley, on 8 April 1859
 TS 264 granted to John Villers, Licensed Victualler, on 8 April 1859
 TS 265 granted to Edward Boddington, Clerk, on 8 April 1859
 TS 266 granted to Edward Boddington, Clerk, on 8 April 1859
 TS 267 granted to Samuel Proctor, Carpenter, on 8 April 1859
 TS 268 granted to James Braud Master mariner, on 8 April 1859
 TS 269 granted to George Forester, Trader, on 8 April 1859
 TS 270 granted to Robert Hollis, Victualler on 8 April 1859

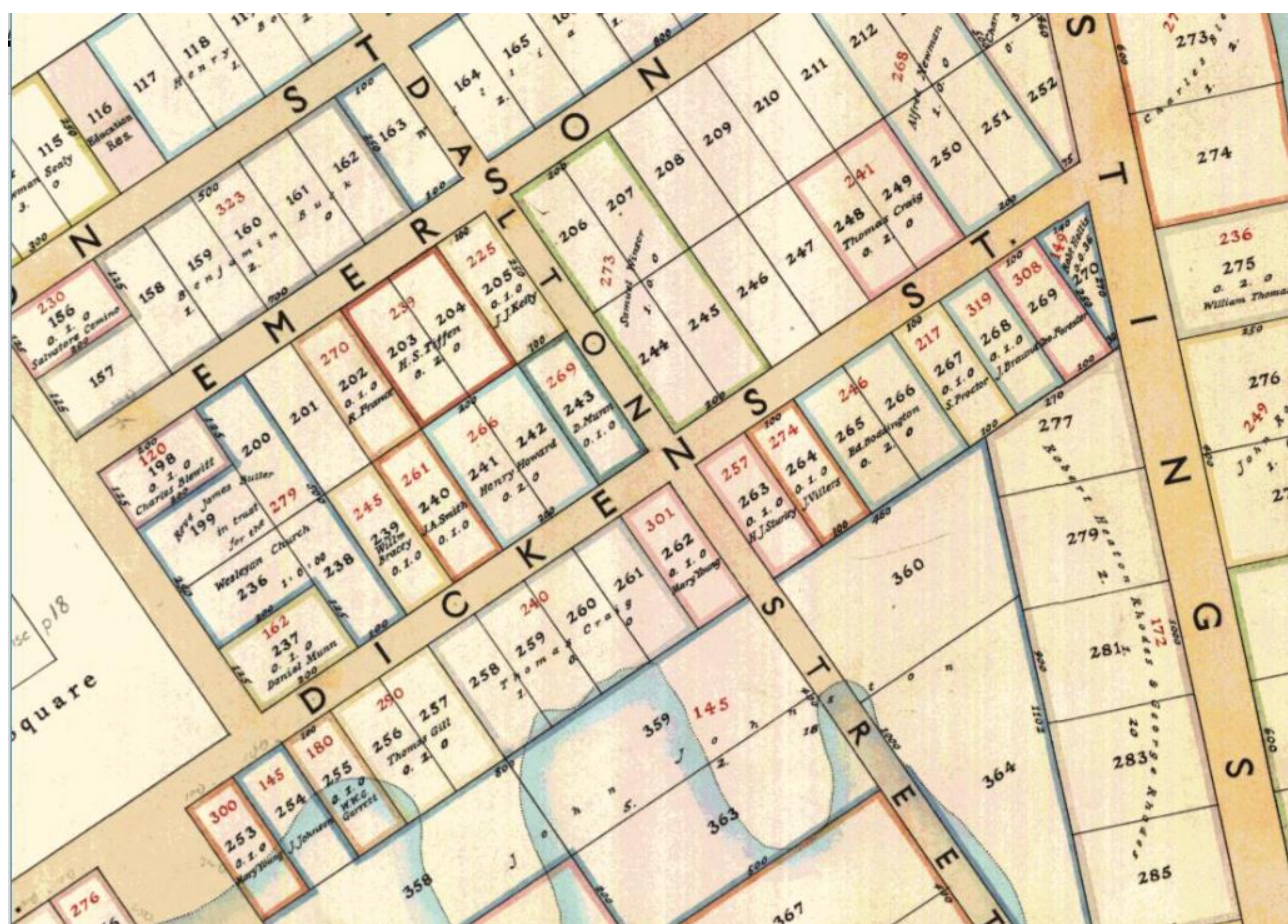


Figure 19 Part of SO 5008 showing Town Sections and grantees on Dickens Street.

Pressure for the widening of Dickens Street began in 1883 when a public meeting was called in June.⁶⁴ In 1883 the Public Works Committee of the Borough Council recommended that Dickens Street should be widened in accordance with a request to the Committee.⁶⁵ This was

⁶⁴ Papers Past *The Daily Telegraph* Issue 3726, 25 June 1883

⁶⁵ Napier Borough Council Minute Book no. 3. Public Works Committee meeting 30 July 1883.

not done because in August 1885, a meeting was held in the horse bazaar in Dickens Street at which the chairman Mr Knowles referred to the inauguration of the movement two years before. Then, a committee had been formed to discover the probable cost of removing buildings, compensating for corner sections and forming the road. At that time the total cost was estimated to be £2200. £1500 of the cost was compensation for 16 feet frontage to Hastings Street and the removal of the Caledonian Hotel. The committee estimated that the owners on the north side would, at £2 per foot frontage, contribute £2192. A separate estimate, excluding the Caledonian Hotel, estimated that a subscription of 6 shillings 4 pence per foot by owners on both sides of the road would provide the amount required, £692.



Figure 20 View of the Caledonian Hotel, located on the corner of Hastings Street and Dickens Street, taken from Hastings Street looking south west, possibly in the 1880s or 1890s, On the right side of Dickens Street is the premises of Thompson Shannon and Company. MTG Hawke's Bay Object nos. 6015 and 77869

Figure 22 was taken during the tenure of Arthur H McCartney who bought the licence in 1883. Thomas Hewitt purchased the hotel in 1896. All the owners of business in Dickens Street except Mr Bryson, were favourable to the proposal. Mr Bryson's opinion was not known, but he had been the difficulty two years before. Mr Gilberd said that if the money could be raised, two-thirds of the ratepayers in the street could petition the Council to do the work, and the Council could do it even if some people opposed it. The Council had already passed a resolution agreeing to do the work if the necessary funds were provided. Mr Graham moved that Dickens Street be widened 16 feet. He added that if Emerson Street were widened

as proposed, the widening of Dickens Street would be imperative in the interests of the owners of property there.⁶⁶

A meeting of the residents of Emerson Street was held at the Criterion Hotel in 1885 to discuss the widening of that street, which had been proposed several years earlier, but with no results. It was considered even more urgent now because:

Emerson-street was an artery through which flowed the traffic of the whole western part of the province — Taradale, Puketapu, Rissington, and Patea; ... Most of the heavy traffic from the Spit used the street, and it was also a main road to the railway.⁶⁷

Moreover, the traffic often blocked the street at times causing inconvenience and danger.⁶⁸

In 1893 the Public Works Committee (PWC) of the Council recommended that the terms originally offered regarding with the widening of Emerson Street should remain the same. It is apparent from the Minute Books of the Borough Council that it was Council policy to insist that the affected rate payers pay half of the cost of improvements to streets or footpaths before the Corporation would do the work. The Mayor was aggrieved by the decision of the PWC and said that the work should be undertaken by the Corporation and they should not demand a guarantee from the residents. He suggested tenders should be called to ascertain the cost of the work.⁶⁹

In 1894 a poll was proposed to ascertain whether to widen Dickens Street. The Mayor suggested that the poll should include the widening of Emerson Street, but this was not agreed with because it was felt it would confuse the people and the Dickens Street businesses had exerted themselves to get the improvements while the Emerson Street businesses had not.⁷⁰

The poll of the ratepayers of the south ward of the Borough of Napier taken on 12 March 1894 was conclusively in favour of widening Dickens Street, and taking out a loan to do so. It was also thought that Emerson Street should be widened as soon as possible to reduce the expense, and lessen the risk of disease and of fire.⁷¹ A major fire in 1886 had resulted in 33 shops in Tennyson and Emerson Streets being destroyed or damaged and led to the Borough Council confirming an earlier by-law requiring all new buildings in the CBD to have exterior walls of brick, concrete or stone.⁷²

In April, concern was expressed about the form of the guarantee that the Council wished to obtain from property owners in Dickens Street. The term 'pro rata' was deemed to be indefinite. The Borough's solicitors were asked to draw up a more satisfactory form of guarantee for the next meeting.⁷³ In May it was noted that the several proposals to borrow

⁶⁶ Papers Past *Hawke's Bay Herald* 26 August 1885.

⁶⁷ Papers Past *Hawke's Bay Herald*, Issue 7232, 4 August 1885

⁶⁸ Papers Past *Hawke's Bay Herald*, Issue 7232, 4 August 1885

⁶⁹ Papers Past *Daily Telegraph*, Issue 6932, 7 December 1893

⁷⁰ Papers Past *Daily Telegraph*, Issue 6965, 18 January 1894.

⁷¹ Papers Past *Daily Telegraph*, Issue 7010, 13 March 1894

⁷² Annabel, 2012, p. 156

⁷³ Papers Past *Daily Telegraph*, Issue 7040 19 April 1894.

£2500 for the widening Dickens Street and £1300 for the widening of Emerson Street had been carried.⁷⁴

The following year an article appeared in the newspaper saying there was a reasonable prospect of widening Emerson Street, which should have been done years ago, but was put off by the property owners' reluctance to spend a considerable amount of money. The writer considered the landowners would more than benefit from improved trade and sanitation as well as a reduction in the risk of fire. The buildings on either side of the street were so close together that the flames almost inevitably spread to the other side as had happened in the fire that destroyed five acres of buildings a few years previously.

To add sixteen feet to its width would not only make the neighborhood better from a sanitary point of view, especially in winter, but would at once increase its value as a business thoroughfare. The town would profit by having a decent street instead of, as at present, little more than a lane."⁷⁵

The Council had arranged to float a loan to carry out the work as a municipal undertaking, spreading the cost over many years, and redeeming it by a moderate rate. It was considered that if the property owners failed to take it up they would later be regretful.⁷⁶



Figure 21 View of the Caledonian Hotel on the corner of Hastings Street and Dickens Street, Napier, taken after a fire on 9 June 1906. A crowd has gathered around the building. Source: MTG Hawke's Bay object nos. m71/28, 4767, 82936

⁷⁴ Papers Past *Hawke's Bay Herald*, Issue 9676, 10 May 1894.

⁷⁵ Papers Past *Daily Telegraph*, Issue 7314, 13 March 1895.

⁷⁶ Papers Past *Daily Telegraph*, Issue 7314, 13 March 1895.

On 9 June 1906 the Clarendon Hotel on the corner of Hastings Street and Dickens Street, Napier, burnt down. The photograph (figure 23) records some of the damage to the building. The interior has been gutted and the upper floor has collapsed. Bracing has been installed to support part of the ground floor façade. The fire started shortly after 5pm in one of the upstairs rooms and spread rapidly, destroying the building. This appears to have been the catalyst to finally widen Dickens Street because on 9 July 1906, a meeting of ratepayers was held to discuss the widening of Dickens Street and a committee was formed to press the Council.⁷⁷ On 19 September, the Borough Council agreed to the widening of Dickens Street and sanctioned a special loan for the purpose.⁷⁸

On 16 January 1907, the report of the Dickens Street Widening Committee noted that Messrs Finch and Frame had been appointed joint architects to undertake the work. If the tenders they provided were satisfactory the Council's solicitors were to be instructed to prepare transfers of the land necessary and to take the necessary steps to acquire the land of the objectors, under the Public Works Act. A committee comprising the Mayor and Messrs Paul and Spence was set up to interview the objectors.⁷⁹

By the following month it had been decided to call alternative tenders for widening the two sections of the southern side of Dickens Street. Section A was from Munro Street to Dalton Street, and Section B was from Dalton Street to Hastings Street. Additionally:

In a few cases where the buildings are back from the street line by more than 16 ½ feet should the owners prefer that these buildings be not removed such owners be entitled to the estimated cost as shown by tender of removing the buildings less the cost of removing and making good the fences etc.⁸⁰

The architect was to include in the contract that two approved Bondsmen⁸¹ must be provided of £300 in each section, or if there was to be one contract for the two sections then a Bondsman of £500 was required. The work was to be completed in four months.⁸²

On 6 March, the tender of Griffen for £1147.11.0 to undertake the work was accepted, and the solicitors were asked to proceed with the necessary legal documents. The signatures to the agreement between the Council and the contractors and the signatures of the Bondsmen were required. A sum of £300 held by the ratepayers' committee was to be deposited in a trust account in the Bank of New Zealand.⁸³

The Council made a Levies and Special Rate of 6d (six pence) in the pound on all the rateable property in that part of the Borough to repay the loan of £2000 it had taken out. The loan was

⁷⁷ Papers Past *Wanganui Chronicle*, Issue 12932, 10 July 1906.

⁷⁸ Papers Past *Timaru Herald*, Issue 13085, 20 September 1906.

⁷⁹ Napier Borough Council Minute Book A49-0009: Vol 10 January 1907-February 1910, p. 5, 16 January 1907.

⁸⁰ Napier Borough Council Minute Book A49-0009: Vol 10, p. 13, 20 February 1907.

⁸¹ Guarantor or person who stands surety.

⁸² Napier Borough Council Minute Book A49-0009: Vol 10, p. 13, 20 February 1907.

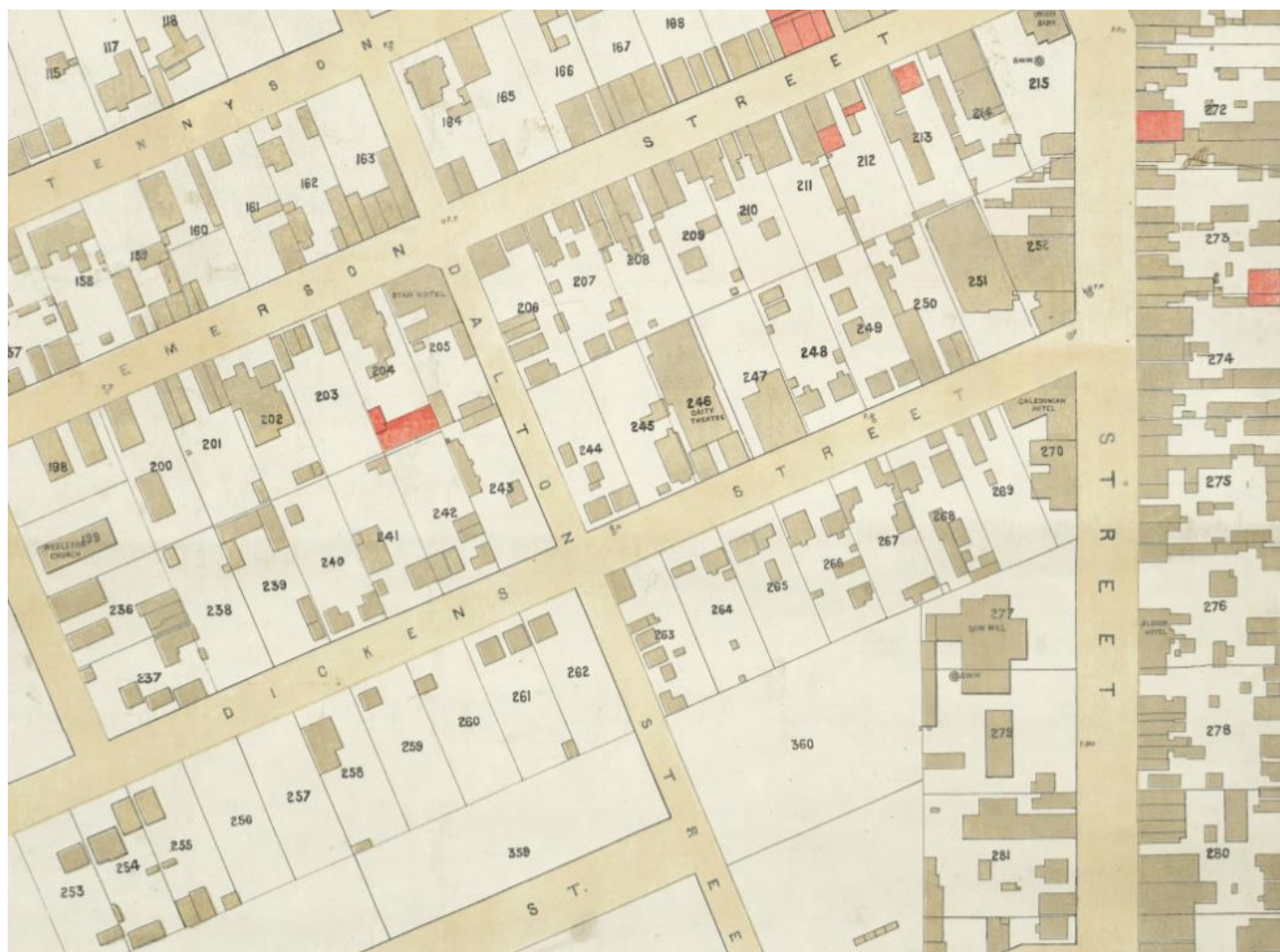
⁸³ Napier Borough Council Minute Book A49-0009: Vol 10, p. 17 6 March 1907.

to widen Dickens Street, pay compensation for the land needed to enable Dickens Street to be widened 16½ feet on the southern side, to move back the buildings and fences, form channelling and kerbing, and to form the street.

The rateable property was a defined area contained within continuous boundaries and comprising Town Sections 236 to 270, both inclusive, and Town Sections 272 to 275, both inclusive, on the Plan of Napier – to be known as the Dickens Street Special Loan District. The special loan was to be an annual recurring rate during the currency of the loan and was payable half-yearly on the 1st January and the 1st July until the loan was fully paid or for a period of forty years.⁸⁴

Town Sections affected by widening of streets in 1907

The Town Sections affected by the widening of Dickens Street in 1907 were: TS 236 to TS 270, both inclusive, and TS 272 to TS 275, both inclusive, on the Plan of Napier although the street was widened on its southern side. The other businesses benefitted from the wider street so were required to pay the additional annual rate.



⁸⁴ Napier Borough Council Minute Book A49-0009: Vol 10, pp.29-30, Special Meeting held 3 April 1907.

Figure 22 Part of Bristed 1887/9 showing that the Dickens Street Special Loan District included the Town Sections on both sides of Dickens Street between Munro and Hastings Streets as well as several on Hastings Street (TS 272-275) and TS 236 fronting onto Clive Square East.

Further need for street widening

In 1908 a portion of the land on TS 253 and TS 254 was taken by proclamation and transferred to the Napier Borough Council for road purposes.⁸⁵ This road widening took about 25 feet from the frontages of both TS 253 and TS 254. The original lots were 250 feet long by 101.8 feet wide. The pieces of land that were taken by the Council were both 25 feet wide (7.62 metres) and the length of the frontages.⁸⁶ In 1913 the Borough Council discussed the loan for widening Dickens Street, which did not mature until 1933.⁸⁷

⁸⁵ CT 61/267

⁸⁶ Certificate of Title 61/266 certified by Land Registrar as true copy of outstanding duplicate on 12 May 1932.

⁸⁷ Papers Past. *Hastings Standard*, Volume III, Issue 310, 20 December 1913.

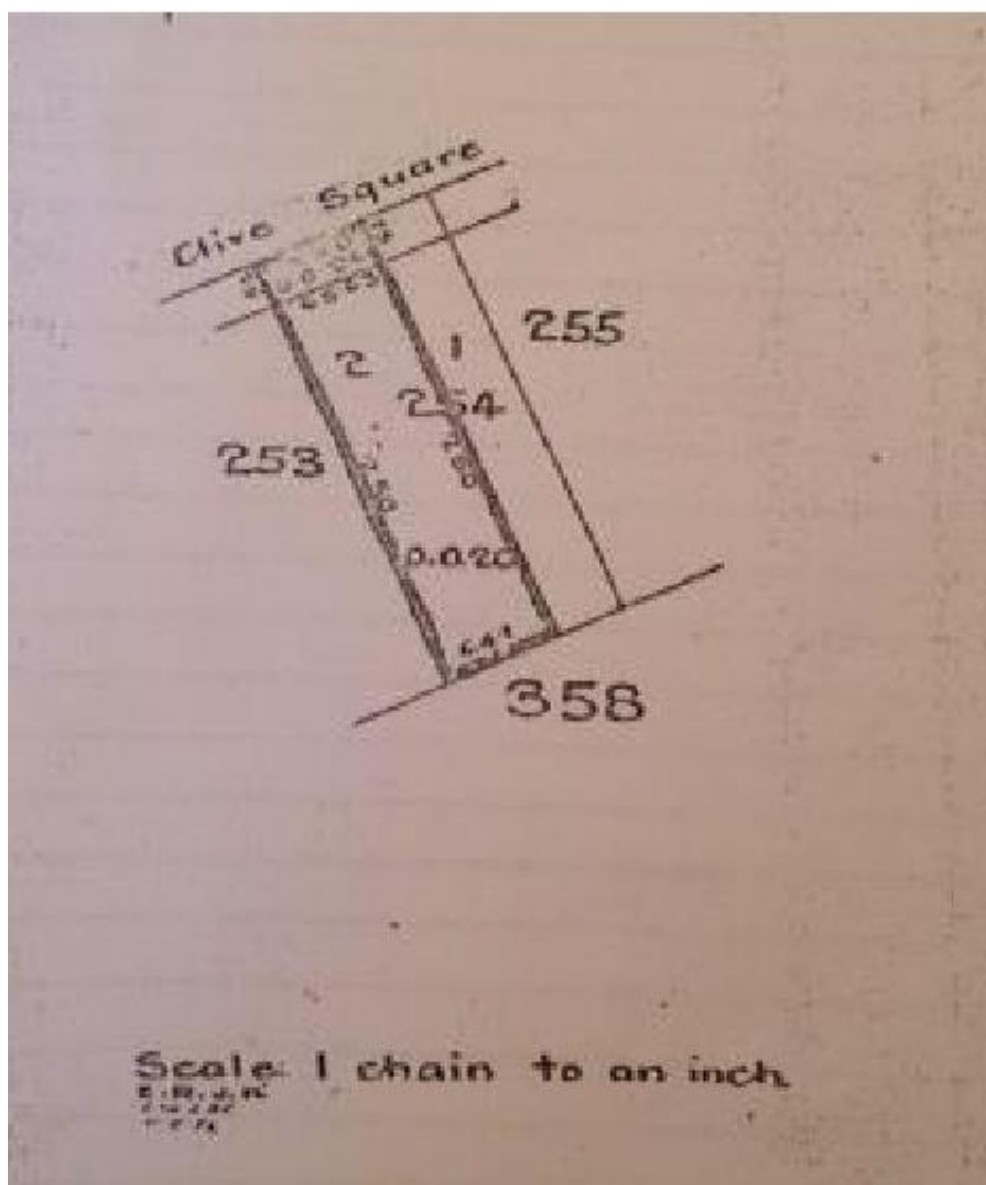


Figure 23 Part of CT 61/266 showing subdivision of TS 254 in 1895.

In 1912 the Mayor said at a Borough Council meeting that it was desirable to widen Dalton Street and it would be advisable to determine if the owners of buildings shortly to be erected in Dalton Street would consider putting the buildings back from the street to enable the widening to take place.⁸⁸

In 1920 Bradbury wrote that the streets were too narrow to cope with the increasing motorised traffic. Ernest Marsden mentions that he took the tenancy of a shop in Emerson Street, which, “had the disadvantage of being set back in a pocket pending the widening of the street, for which by-laws had been passed, but the advent of which seemed a long way from attainment.”⁸⁹

⁸⁸ Papers Past *Hastings Standard*, Volume II, Issue 158, 20 June 1912.

⁸⁹ E. E. Marsden, 1955. *New Zealand Bookseller's Reminiscences*, p. 29

Dalton Street to Dickens Street was not widened until after the earthquake in 1931. Dalton Street from Dickens Street to Raffles Street was not widened until the 1960s.

Catalyst for change

The Earthquake of 1931 was the catalyst for change. The road widening necessitated the acquisition of land. The Council was given extended powers to take or acquire land by an Order in Council published in the *New Zealand Gazette* about the rebuilding of the town.

The regulations, which, come into force immediately, give the council power at any time to take, purchase, or otherwise acquire, and to hold as for the purposes of a public work within the meaning of the Public Works Act, 1928, any land the acquisition of which the council thinks desirable for the purpose of widening or diverting any street” or the laying out of any new street. The council is given right to dispose of any land or of any interest in land, whether by sale, exchange, lease, or otherwise; and upon such terms, as to payment of purchase money the council thinks fit, and any sale or lease may be by public auction or private tender or treaty, and on deferred payments of purchase money or premium extending over any period the council may fix. The council may lay out or permit, the laying out of any street or accept dedication of any, new street, notwithstanding that it may not be in conformity with the provisions of the Municipal Corporations Act, 1920, if a certificate in writing is given by the Director of Town-Planning. The powers conferred by the regulations are not to be exercisable after twelve months, with the exception of the power to dispose of land.⁹⁰

With the wiping out of the business area following the earthquake the possibilities of extending the lay-outs further than previously intended became very real, and a voluntary committee, under the leadership of Mr. L. B. Campbell, Commissioner for Napier was set up to deal with the problem. The work of the committee was severely hampered by financial stringency, and it was found that the original intentions would be far too costly for the borough. Modified proposals were formulated, therefore, and it was these which had met with the approval of the Town Planning Board. The main features of the new regulations are the widening of principal streets and the provision of service lanes which will give a two-way exit and afford better fire-fighting facilities. The extension of the Marine Parade beyond the present wall for its total length as far as the concrete road to Awatoto is also an ultimate object of the proposals. All corners are to be splayed under the new regulations, while an item over which especial care has been taken is that of the borough services.

In the business area of the future all power and telephone lines will be underground, while the prohibition of verandah posts will give the shopping areas a clean and attractive appearance. Mr. Hurst states that the architects of the district voluntarily co-ordinated in the design of buildings in different areas. Owing to the financial stringency it was not possible to develop the community blocks of buildings to the

⁹⁰ Papers Past *Evening Post*, Volume CXII, Issue 15, 17 July 1931.

extent originally hoped, but this aspect was not being overlooked, and there would be a considerable number of units partly owned by different property owners.⁹¹

In December 1931 a newspaper article said that two new streets were planned for Napier: The town-planning scheme for the business area of Napier provides for two new streets. One will be 66ft in width, between Hastings Street and the Marine Parade, north of the Albion Hotel. The other new street is at Port Ahuriri, and will be 53ft in width, running through what was once Messrs. Robjohns, Hindmarsh and Company Limited's property from the junction of Waghorne and Bridge Streets to Hardinge Road. In all there will be six streets widened in various parts of the town. Some of the existing streets will be lengthened and others will be widened. The Napier Commission is seeking sanction for the borrowing of £10,000, which will be required for the acquisition of the necessary land, the widening of streets, the providing of service lanes and incidental expenses.⁹²

Six streets were to be widened in various parts of the town. Dalton Street from Raffles to Tennyson Streets, Tennyson Street from Milton Road to Herschell Street and Emerson Street from Clive Square to the Marine Parade were to be extended to 60ft. Thackeray Street will also be widened to 66ft. from Munro Street to Millar Street, while the width of Church Lane is to be extended to make it a proper street for vehicular traffic.⁹³

Two service lanes were proposed to give access to lorries and other vehicles to the rear of shop premises. The first would have a maximum width of 18ft. and a minimum width of 9ft., from Dalton Street to the lane on the western side of the Chief Post Office, giving access to the shops facing both Emerson and Dickens Streets. The other service lane will be 12ft. wide and will run from Dalton Street to Hadley Lane [Market Street], giving rear access to business premises facing the northern side of Emerson Street and the southern side of Tennyson Street. The Town Planning Board met to give its provisional approval of the proposals. Then the scheme was submitted to the people and an advertisement published stating where the plans and proposals could be inspected, the advertisement giving three weeks' notice for objections to be lodged.⁹⁴

A loan was taken out to widen the streets but there is no indication whether this involved any compensation to the landowners, or not.

Arrangements are now being finalised, with the Prudential Assurance Company with regard to the loan of £10,000 to the Napier municipality, being the balance of £23,000 required for the purposes of street widening and splaying back of corners, states the "Daily Telegraph." The condition upon which the company will lend the money is that the sum must be guaranteed by a number of insurance policies taken out with the company to the extent of £10,000. A sub-committee, which was set up to give the proposition consideration, has announced that the major portion of insurances have

⁹¹ Papers Past *Auckland Star* Volume LXII, Issue 75, 30 March 1932.

⁹² Papers Past *Auckland Star* Volume LXII, Issue 289, 7 December 1931

⁹³ Papers Past *New Zealand Herald* Volume LXVIII, Issue 21049, 7 December 1931

⁹⁴ Papers Past *New Zealand Herald* Volume LXVIII, Issue 21049, 7 December 1931.

been taken out and that the small amount of insurances still necessary before the loan was fully guaranteed would be forthcoming at an early date.

The great advantage to the Napier municipality of raising the money by this means is that it will be obtained free of interest, thereby representing a gift to the town of in the vicinity of £500. The total amount required for the carrying out of street widening and splaying back of corners is £23,000. The sum of £13,000 was already in hand, however, being the residue of loan moneys which the Napier Commissioners have had permission to utilise for the purpose.⁹⁵

By March 1932 the final decisions of the Town Planning Board for the reconstruction of Napier had been made. They provided for much needed improvements in service lanes, street lay-out and the general amenities of the town.

The main architectural style was to be Spanish with some good examples of modern architecture.

These two types blend excellently, says Mr. A. B. Hurst, who carried out the complicated negotiations with the property owners of Napier. They are simple and depend greatly on colour for their attractiveness. Two better styles could not have been selected.⁹⁶

The Town Sections affected by the 1931 Road Widening

The Town Sections that were affected by the street widening in 1931 were:

1. Church Lane: TS 125 and TS 129
2. Tennyson Street: The southern sides of TS 111 to TS 128 inclusive; the eastern side of TS 129 and the southern side of TS 137.
3. Emerson Street (south): The northern sides of TS 198, TS 200 to TS 215 inclusive; TS 271
4. Dalton Street both sides between Tennyson and Emerson Streets: The eastern side of TS 163; the western side of TS 164
5. Dalton Street (west) between Emerson and Dickens - the eastern side of TS 205 and TS 245
6. Service Lane between Dalton Street and Market Street bisecting TS 164 to TS 171
7. Market Street (east): western side of TS 603
8. Service Lane between Emerson and Dickens Streets running from Dalton Street to the Lane at the back of the Post Office on Hastings Street: TS 206 to 213 on their southern ends and the northern portions of TS 244 to TS 251.

⁹⁵ Papers Past *Evening Post*, Volume CXIII, Issue 16, 20 January 1932.

⁹⁶ Papers Past *Auckland Star*, Volume LXIII, Issue 75, 30 March 1932.

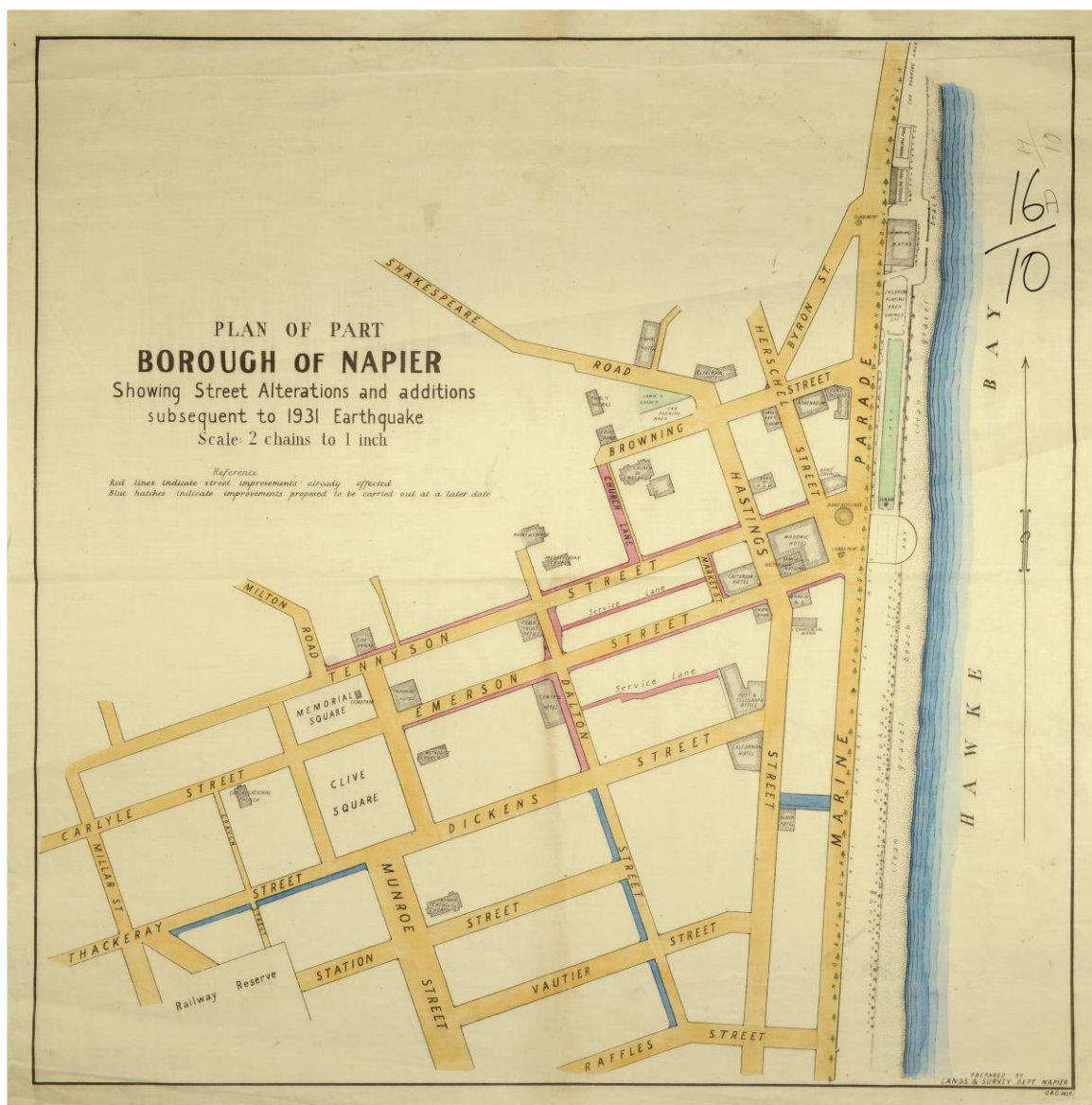


Figure 24 Plan of part of Borough of Napier showing street alterations and additions following the 1931 Earthquake. Source: National Archives.

Church Lane

On 2 April 1859, an advertisement appeared in the *Hawke's Bay Herald* offering £10 to the person who submitted the best plan for an Episcopalian chapel of wood, with steeple, and bell tower to be built in Napier. The building was to hold 250 people, to cost no more than £500, and to be designed in such a way as to enable future enlargement.⁹⁷ In June 1859, the Rev. Harry Woodford St Hill arrived to take up the position as first incumbent. He took his first service in the Schoolhouse on 26 June 1859. But the financial situation was tenuous and there was neither church nor vicarage. As he wanted to marry, he returned to Wellington until

⁹⁷ Andersen, 1961, p. 50

1860, by which time the Church Committee had purchased land and a house from James Anderson.⁹⁸ This was Town Section 129 situated between the Herald Office on Tennyson Street and the Land Office in the government reserve on Browning Street. This TS had originally been granted to William Marshall, school teacher on 8 April 1859.⁹⁹

The land and house cost £650, with £50 required as a cash deposit, £200 in twelve months' time and the balance of £400 was to remain for five years. The latter two sums bore interest at 10 % per annum and were secured by a mortgage on the house and land excepting the portion of land where the Church was to be erected or provide access to the Church. The small house already on the land was upgraded to serve as a vicarage. The committee was pleased to have secured a house for the minister with the land because houses were difficult to get and the savings on rent would pay the interest on the loan.¹⁰⁰

Tenders were called on the plans for the Church prepared by Mr Bousefield on 28 July 1860, but the price was too high so the plans were amended and a building, 40 x 23 feet with a 14-foot stud, without a steeple or bell tower was requested. Messrs Barry and McSweeney won the tender for £460.¹⁰¹ The final plan was drawn by E G Wright Esq. C.E. The dimensions were: main building: 45 x 23 feet, chancel 13 x 10 feet with a 10-foot stud, porch 9 x 6 feet with 10-foot stud; height to ridge 30 feet, open Gothic roof. The Church could seat 153 and cost about £400, exclusive of site.¹⁰² Building began on 11 May 1861 and by 3 August the frame was up, but work stopped.¹⁰³ It is thought this was because of lack of timber; most of the timber for building in Napier at that time came from north Auckland. Tenders for lining the Church were called on 28 October, but the Church was not ready for Divine Service until 2 March 1862.¹⁰⁴ On 1 February 1863, the Church was consecrated by the Right Reverend Bishop Abraham and named St John the Evangelist.

⁹⁸ Andersen, 1961, p. 51

⁹⁹ Bloomer, Napier Crown Grants.

¹⁰⁰ Andersen, 1961, p. 52.

¹⁰¹ Andersen, 1961, p. 53.

¹⁰² Andersen, 1961, p. 60.

¹⁰³ Andersen, 1961, p. 54.

¹⁰⁴ Andersen, 1961, p. 59.

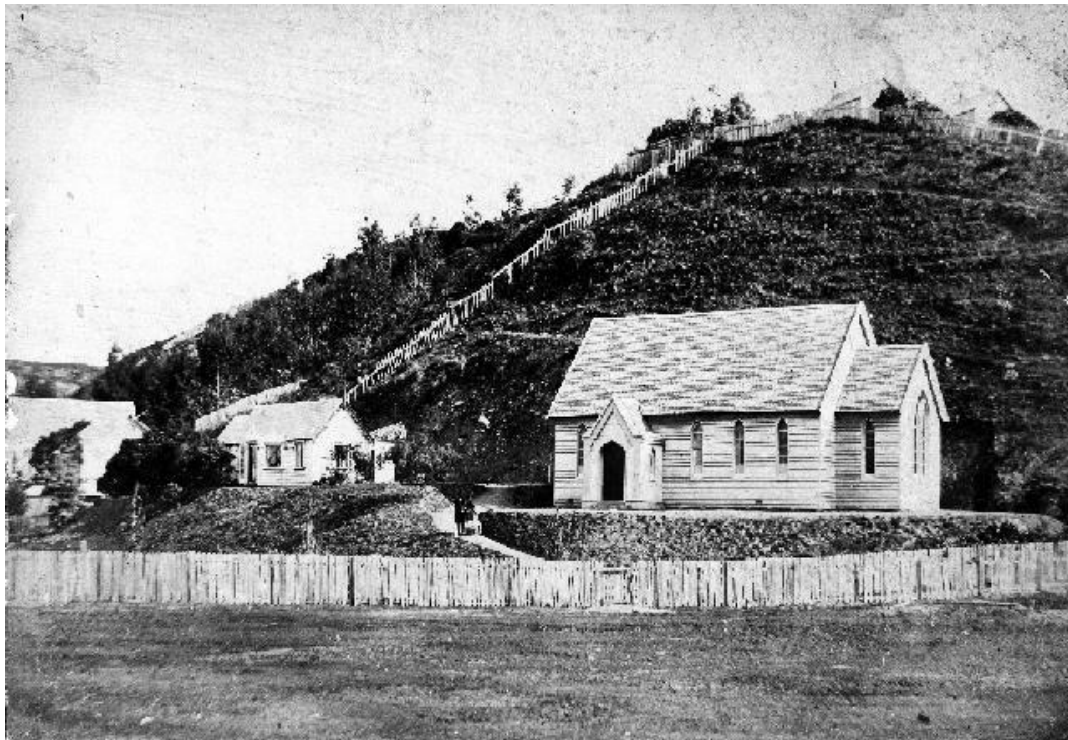


Figure 25 View of the first St John's Church on Browning Street, built in 1862, with Napier Hill behind it taken around 1863. The vicarage is located to the left of the church. A man and woman pose on the path leading down from the church Source: MTG Hawke's Bay Object nos. m56/43, 98 1836, 75393

The vicarage was enlarged after the Rev. Lemuel Saywell and his family arrived in October 1864.¹⁰⁵ At the end of 1864 it was decided to enlarge the Church and Charles Mogridge's tender of £411 was accepted with the alterations to be completed by April 1865. While alterations were in progress, services were again held in the Provincial Council Chamber.¹⁰⁶

¹⁰⁵ Andersen, 1961, p. 62.

¹⁰⁶ Andersen, 1961, p. 63.



Figure 26 St John's church 1865 – 1878 An inscription on the back of the photographs reads: St John's church enlarged and with spire. Source: MTG Hawke's Bay Object nos. 56/28, 508, 80168



Figure 27 Church of St John the Evangelist, an Anglican church in Browning Street, Napier, photographed circa 1867 by Swan and Wigglesworth. This shows an additional porch on the side. Source: Alexander Turnbull Library On-line Ref. PA2-1735

By 1873 further extensions to the Church were needed, but as a school room was equally necessary it was decided to purchase three sections from the Hon. Robert Hart, a solicitor of Wellington. These were Town Sections 130, 131 and 132; each was quarter of an acre and the three were purchased for a total of £300.¹⁰⁷ Robert Hart had owned these sections since he had been granted them on 8 April 1859.¹⁰⁸

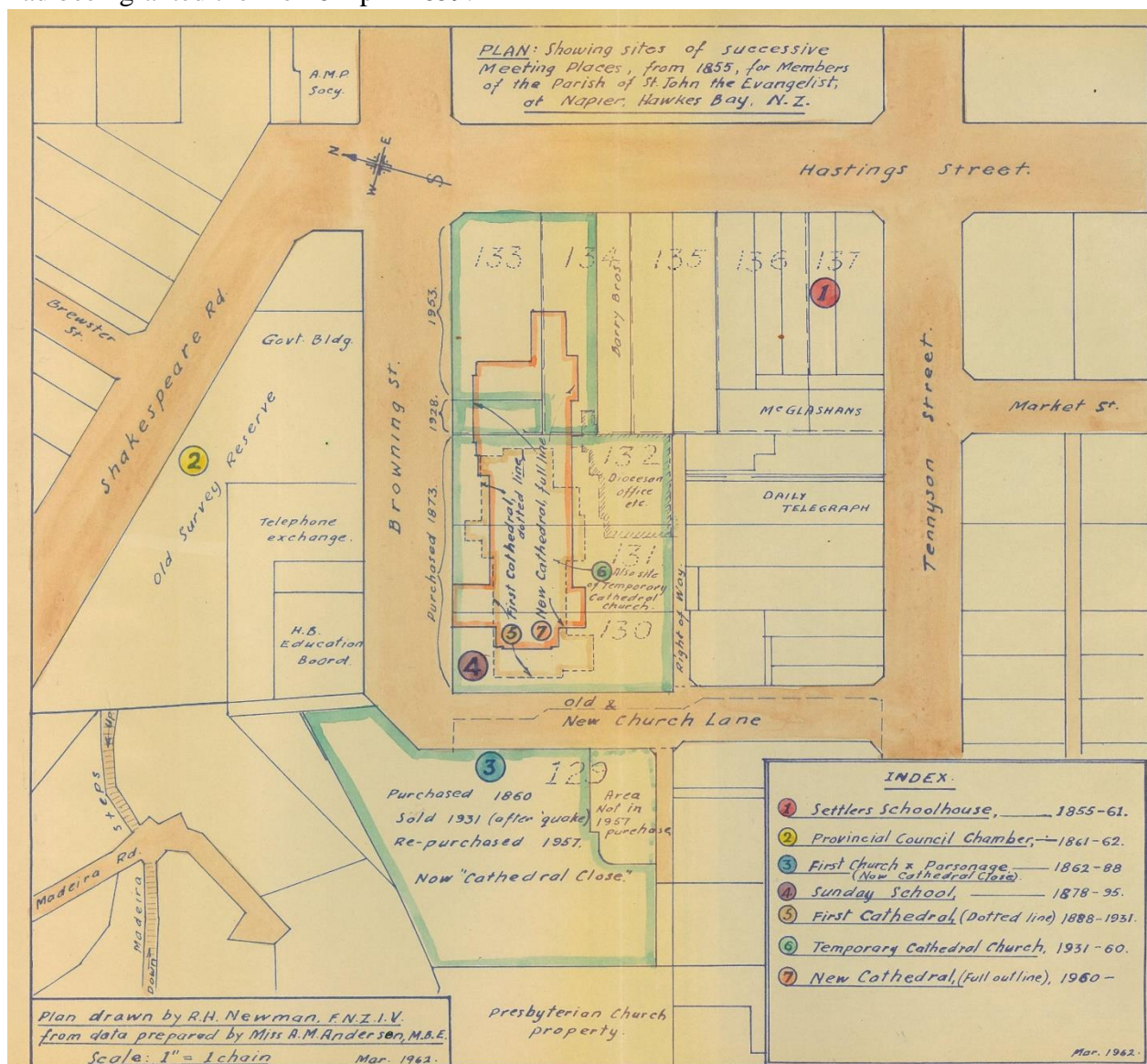


Figure 28 Plan of Anglican church land drawn by R.H. Newman from data prepared by Miss A.M. Anderson. Source: *Annals of the Cathedral Parish* compiled by A. M. Anderson, 1960.

Various difficulties intervened with these plans and it was not until the Rev. de Berdt Hovell arrived to fill the vacancy in the Church on 4 July 1878 that St John's "entered into a period

¹⁰⁷ Andersen, 1961, p. 70.

¹⁰⁸ Bloomer, Napier Crown Grants

of progress and contentment.”¹⁰⁹ Hovell pointed out that the situation of the Parish was most discouraging; the only buildings were an unattractive wooden church and a damp unsuitable vicarage (figure 31), no Sunday school, only thirty communicants in the whole of Napier and a debt of £1300.¹¹⁰



Figure 29 “The unattractive wooden church and the damp unsuitable house”. This photograph is not dated, but must be between 1865 and 1878. Photograph from Parish Archives held in Waiapu Cathedral. Source: E Pishief, 2008, p. 25

The erection of a Sunday school was urgent because there were 95 boys and 85 girls enrolled who were taught by four teachers. The average attendance was 105. The ‘Schoolroom’ was built in 1878 at a cost of £700. Seven years later it was moved across the section to the site of the now demolished Diocesan Offices and Synod Hall.¹¹¹ The Sunday School building consisted of the main school room, infant school room, and two class rooms at a total cost, including fencing etc. of £700. The plans were donated by R. W. Mountfort, Esq. of Christchurch.¹¹² It appears that Mountfort’s first commission for St John’s was drawing the plans for the Sunday School, which he donated to the parish. The Sunday school was erected at the northern end of Town Section 130 in 1878/9. In 1886 the Sunday school was shifted to the position later occupied by the Diocesan Offices and Synod Hall to make way for the new

¹⁰⁹ Andersen, 1961, p. 74.

¹¹⁰ Andersen, 1961, p. 74.

¹¹¹ Andersen, 1961, pp. 74-75.

¹¹² Diocese of Waiapu Statistical Returns for Year ending 30 June 1879 in *Proceedings of Eighth Synod of Diocese of Waiapu held at Napier, October 1879*.

brick cathedral, also designed by Mountfort. Figure 32 shows the Sunday school in its original position across Church Lane from the Church.

Mountfort was next asked to provide plans for enlarging Church by adding a chancel and an organ. His plans resulted in “a beautiful apse on the plain little church of 1862.”¹¹³ The extensions were completed in 1880 and the new portion was consecrated in July 1881, but it was to have only a short life.



Figure 30 Showing Sunday school opposite the wooden church with Mountfort’s chancel. Source: MTG Hawke’s Bay.

The Sunday school was originally placed on the northern end of TS 130 (figure 30).¹¹⁴ If there are any remains of it now, it would be partly under the Cathedral lawn and partly under the present Cathedral.

At the end of 1885 (17 December) the Vicar suggested to the Parish his idea for a brick and stone church to be located on the land between Browning Street and Church Lane. Mountfort was commissioned to prepare the plans. “He was a man deeply imbued with the spirit of Gothic architecture. Among many beautiful buildings designed by him is his masterpiece, the

¹¹³ Andersen, 1961, p. 75.

¹¹⁴ Plan in Andersen, 1961.

Provincial Council Chamber on the banks of the Avon, Christchurch.”¹¹⁵ The plans were accepted in July 1886.¹¹⁶ The foundation stone for the new church was laid on 29 September 1886.¹¹⁷ The erection of the new Cathedral east-west across Town sections 130, 131 and 132 necessitated the removal of the Sunday school from its position to a new position on the southern end of TS 132, some time before the Foundation Stone for the new brick Cathedral was laid in September 1886. The steps into the West Porch rose straight from Church Lane footpath.¹¹⁸



Figure 31 Photograph No. 800 showing one of the two gables of the Sunday school (left) and the memorial chapel built 1902. FG Radcliffe photographer c. 1912 Source: MTG Hawke's Bay.

The Cathedral Church was consecrated by the Bishop of Waiapu on 20 December 1888.¹¹⁹

In 1889 the twenty-six-year old church was dismantled. The Chancel and organ chamber were attached to the side chapel in Edwardes Street, some of the transept windows were given to the Wairoa church. ... The nave was sold and is still in use as a residence in Harvey Road, Napier (1960).¹²⁰

¹¹⁵ Andersen, 1961, p. 76.

¹¹⁶ Ibid.

¹¹⁷ *Hawke's Bay Herald*, 30 September 1886, p. 2.

¹¹⁸ Andersen, 1961, p. 87

¹¹⁹ Andersen, 1961, p. 78.

¹²⁰ Andersen, 1961, p. 79.

The church which was on TS 129 extended into the widened Church Lane, but as it was on a small hill it is unlikely that any remains are present within the road reserve, although there may be archaeological residues on the land above the present road surface. The Herald Office was on the corner of Church Lane and Tennyson Street and extended across into the land that from 1932 onwards formed the widened Church Lane.

Tennyson Street

Figure 34 shows the land required for the widening of Tennyson Street on the north side from the intersection with Milton Road to the intersection with Hastings Street. For some reason, this plan suggests that that the land between TS 125 and TS 126 is a road to be closed. It was not closed, it was widened from an 8- foot wide path called Church Lane to a road way for two-way traffic. The northern portion of Church Lane coloured red on this plan was also widened, which necessitated the purchase of TS 129 from the Anglican Diocese.

The areas affected by the street widening in 1931 were the southern sides of TS 111 to TS 128 inclusive; the eastern side of TS 129 and the southern side of TS 137, which fronts Hastings Street.

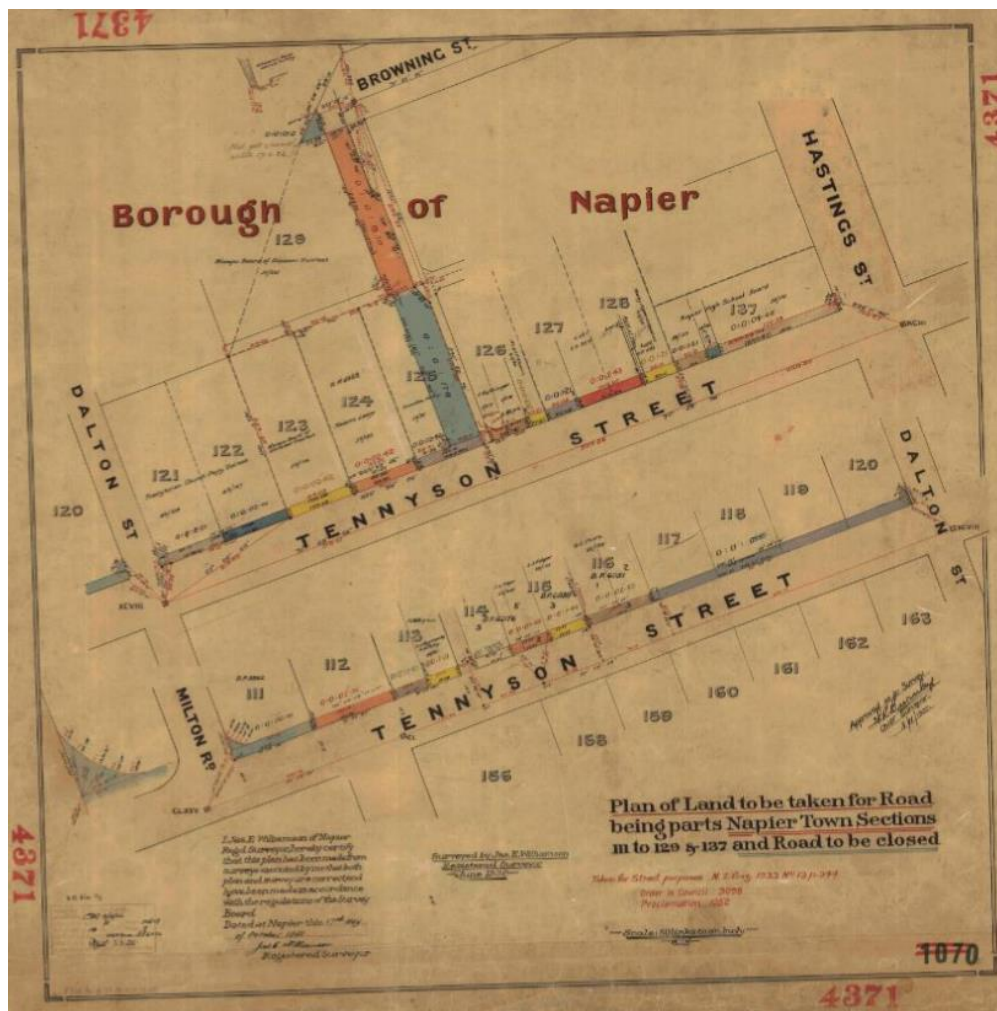


Figure 32 Land to be taken in Tennyson Street. Source: Gaylynne Carter Opus report downloaded from Quick map

The original grantees of the land affected by the widening of Tennyson Street were:
 TS 111 and TS 112 were Education Reserves granted in 26 April 1861.
 TS 113, TS 114 & TS 115 were granted to H B Sealy, farmer, on 8 April 1859.
 TS 116 was an Education Reserve.
 TS 117, TS 118, TS 119, TS 120, TS 121 & TS 122 were granted to HB Sealy 8 April 1859
 TS 123 and TS 124 were granted to Robert Park, surveyor, on 8 April 1859.
 TS 125, TS 126, TS 127, TS 128 and TS 129 on Church Lane were granted to William Marshall school teacher.
 TS 137 (and TS 136) was granted to J Curling on behalf of the Napier School Trustees on 16 June 1860.¹²¹

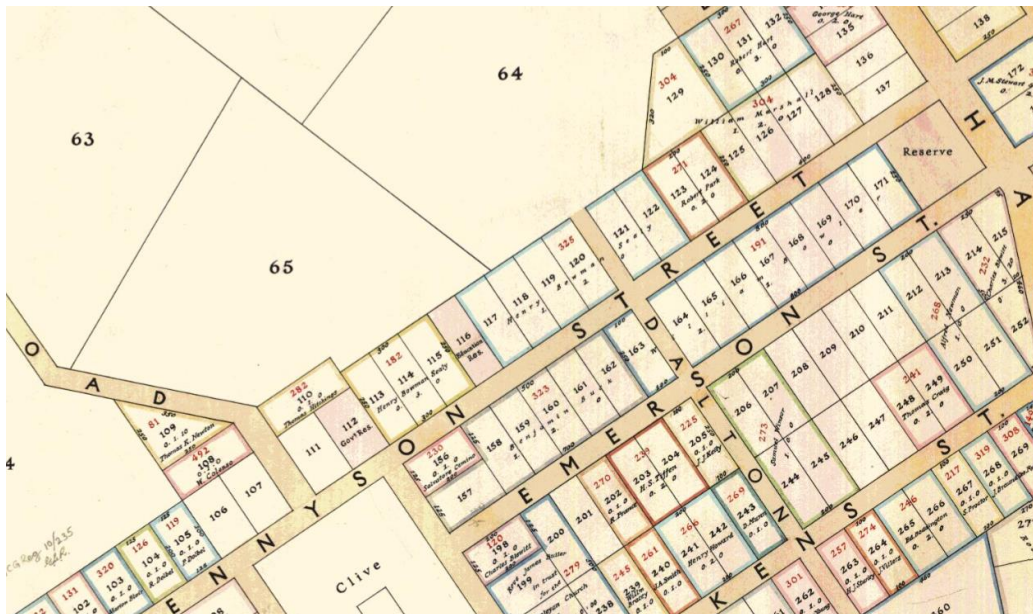


Figure 33 Excerpt of SO 5008 showing grantees of land in Tennyson Street. Source: SO 5008

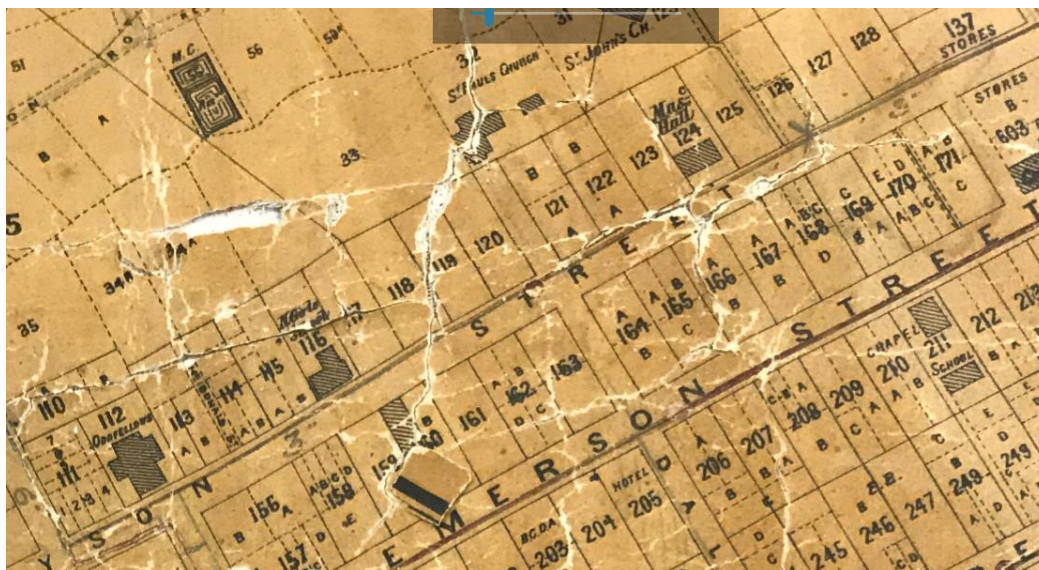


Figure 34 Part of James Rochfort's Map of Town of Napier c. 1876. Source: MTG Hawke's Bay

¹²¹ Bloomer, Napier Crown Grants



Figure 35 View of Napier from Napier Hill showing small buildings on TS 111 and side of Theatre Royal on TS112. In the left foreground is Milton Road. Clive Square is located at the bottom of Milton Road. The Provincial Hotel stands on the corner of Clive Square East and Emerson Street. Source: MTG Hawke's Bay Object nos. 310, 76388

The plan of Napier c. 1876-7 (figure 36) shows the occupants of some of the Town Sections including TS 111 which has been subdivided into smaller lots (figure 37); the Oddfellows Hall on TS 112; the Napier Girls' School on TS 116; the Masonic Hall on TS 124; and TS 137 marked as Stores. TS 137 had earlier been the site of the first school in Napier, which had burnt down in 1862.

The Oddfellows Hall was the entertainment centre of Napier in the 1870s and provided numerous shows from grand opera to black-face minstrels.¹²² In May 1877 the Napier Theatre Company was formed and they converted the Oddfellows' Hall to a theatre. The building was renamed the Theatre Royal and served Napier for nearly four decades.¹²³ The land was later used for the Fire Station.

¹²² Campbell, p. 34

¹²³ Campbell, p. 49



Figure 36 Looking across Clive Square to Tennyson Street intersection with Milton Road. Main School on left on TS 106 & TS 107. Among the businesses visible along Tennyson Street are the Theatre Royal (built 1877) on TS 112, J Pullen, and Clive Square Bakery. MTG Hawke's Bay object nos. 56/28, 2038, 76351.

The Napier Girls' School was opened by Mrs Brook Taylor in the new school room in Tennyson Street on 14 August 1865. It was funded by subscribers and governed by trustees.¹²⁴ Public examinations were held and reported on in the newspaper with the comment in 1868 being there had been a manifest improvement since the last examination.¹²⁵ The school was run by the Misses Caldwell. In 1872-3 Miss Batman was running the Ladies' School in Tennyson Street.¹²⁶ In 1874 the Provincial Government passed the Napier Girls' School Site Act.¹²⁷ In 1883 the sale by tender of TS 116 with the Napier Girls' School building on it, was advertised by the Rev. D Sidey, the honorary secretary and treasurer of the Napier High School.¹²⁸ This land is now occupied by a car parking building.

In July 1883 plans were submitted to the board of governors for a school for girls in Napier, and the following month the board advertised for a lady principal who would be required to teach English, Latin, French and Mathematics and take charge of the

¹²⁴ Papers Past *Hawke's Bay Herald* Vol 8 Issue 673, 12 August 1865

¹²⁵ Papers Past *Hawke's Bay Herald* Issue 1008, 24 December 1868.

¹²⁶ <http://www.rootsweb.ancestry.com/~nzlhawke/directories/1872-73hbwives.html>

¹²⁷ Papers Past, *Hawke's Bay Herald* Issue 1610, 11 September 1874.

¹²⁸ Papers Past *Hawke's Bay Herald*, Issue 6530 14 April 1883



Figure 38 Tennyson Street showing Tiffen House, cottage on TS 121 and St Pauls' church, no date. Source: MTG Hawke's Bay. Object nos. 49/109, 1162, Album 5, 80079

The land on which Tiffen House is built was Suburban Section 65 originally granted to HS Sealy who had also owned TS 117- 122 on 8 April 1859.

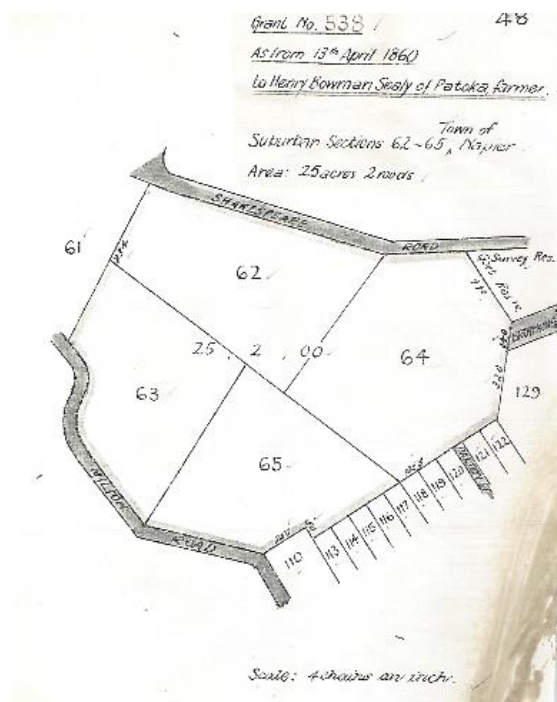


Figure 39 Crown Grant 538, 13 April 1860 showing SS 62-65 and TS 110-122 on Tennyson Street. Source: Peter Bloomer Archives File: Napier Crown Grants.

The Bowman Plans of Napier (figure 38) show the existing buildings, which must have been prepared before 1884 when the Municipal offices (Borough Council Chambers) were built, as they are not on the plan. Tiffen House was demolished c. 1957 and there are probably subsurface archaeological features and residues beneath the Tiffen Park upper car park. This shows that there were no buildings on TS 117-120 although there is a building behind them which is Tiffen House.



Figure 40 Part of Bowman Sheet XXI showing TS 117-128 on north side of Tennyson Streets and TS 137 and TS 138 (on Hastings/Tennyson Street corners) and M.R Municipal offices (not built) on Herschell Street. Source: MTG Hawke's Bay Object no. 72523

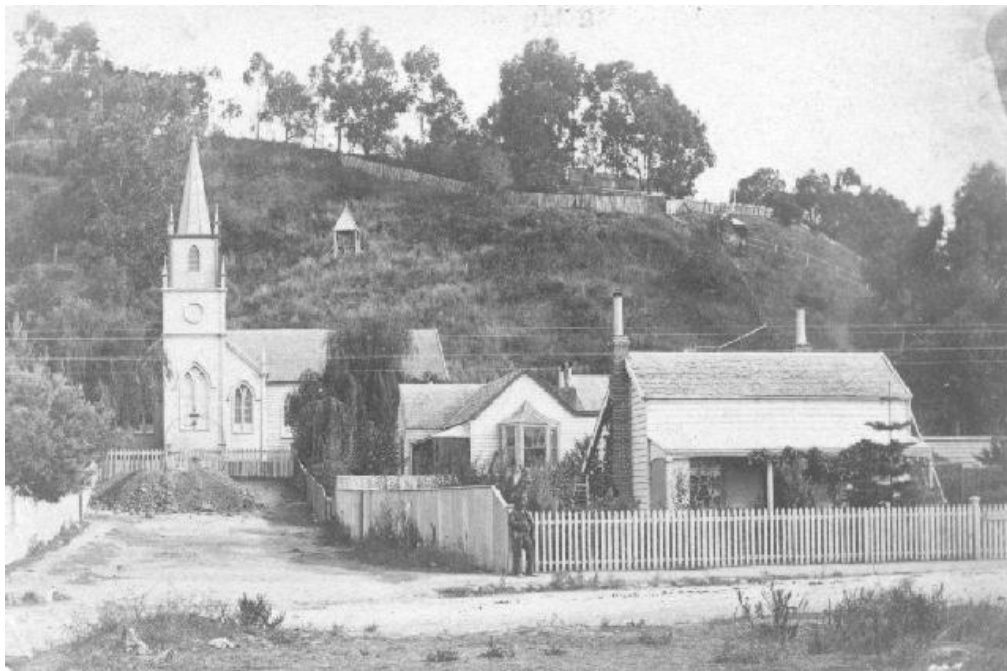


Figure 41 Dwellings on TS 121. St Paul's church in background. Photographer D Loader, no date. Source: MTG Hawkes Bay Object nos. 37/904, 112a 79979

By the 1880s the cottage in the foreground of figure 43 had been replaced by a more substantial house occupied by the dentist Henry Wilson (figure 44).



Figure 42 Carte de visite of HC Wilson's house, corner of Tennyson and Dalton Streets on TS 121. The photograph was possibly taken in the 1870s or 1880s when the house was occupied by Henry Charles Wilson, who ran his dental practice from the building. Source: MTG Hawke's Bay Object nos. m54/2, 1125, 78896

By 1861 James Wood owned the freehold of part of TS 125.¹³¹ He was the proprietor of the *Hawke's Bay Herald* at that time. By 1872 W Dinwiddie was the owner.

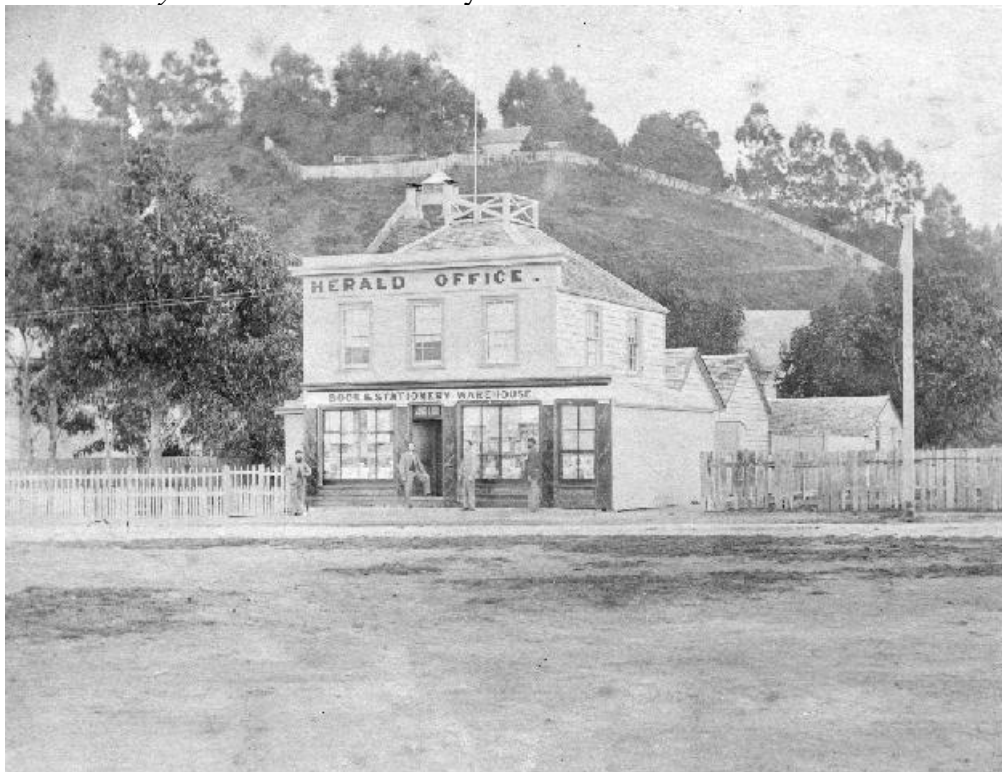


Figure 43 View of the Hawke's Bay Herald Office, book and stationary warehouse, on TS 125 Tennyson Street, Napier, thought to have been taken in the late 1860s or early 1870s. Four men pose for the photograph in front of the building. Napier Hill is visible in the background. Source: MTG Hawke's Bay Object nos. 56/28, 1992, 83523

¹³¹ Papers Past Electoral Roll *Hawke's Bay Herald* 28 October 1861.

A handwritten note on the back of the card backing of the photograph in figure 45 reads: note entrance to Church Lane by Herald Office (Sainsbury, Logan and Ross [,] and Glendinning corner). People living in Tennyson Street in 1872 included:

- Miss Batman Ladies' school in Tennyson House
- Samuel Berry General store
- Dinwiddie Morrison & Co. Bookseller & Stationer; proprietor of the *Hawke's Bay Herald*
- *Hawke's Bay Herald* office (probably the same place as above)
- Oddfellows Hall
- J S Stedman Barrister & Solicitor, Masonic Hall, Tennyson Street (see figure 46)
- HC Wilson, Dentist¹³²

The old wooden building was replaced with a brick building by the time Bristed's plan was produced in 1887/9. The remains of the brick *Hawke's Bay Herald* printing offices and the adjacent store are likely to be encountered beneath the road alignment.

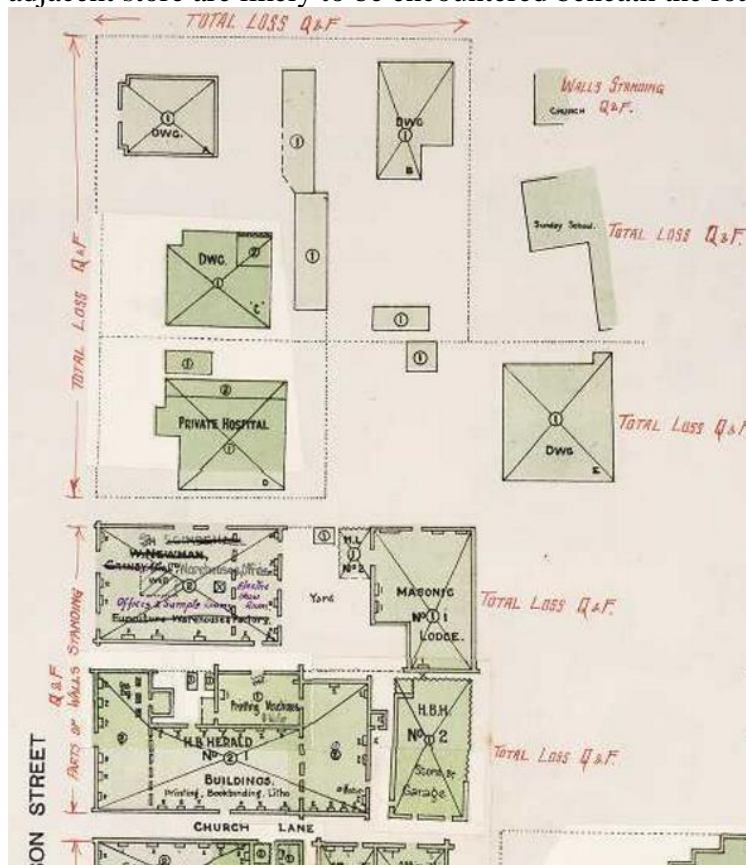


Figure 44 Part of Block No.2 of the Council of Fire Insurance Companies Plans of Napier first issued 1909 updated in 1915 and annotated in 1931 showing Church Lane before alterations. The names crossed out relate to the owners or occupiers in 1909. Source: <https://natlib.govt.nz/records/22793810>

¹³² <http://www.rootsweb.ancestry.com/~nzlhawke/directories/1872-73hbwives.html>

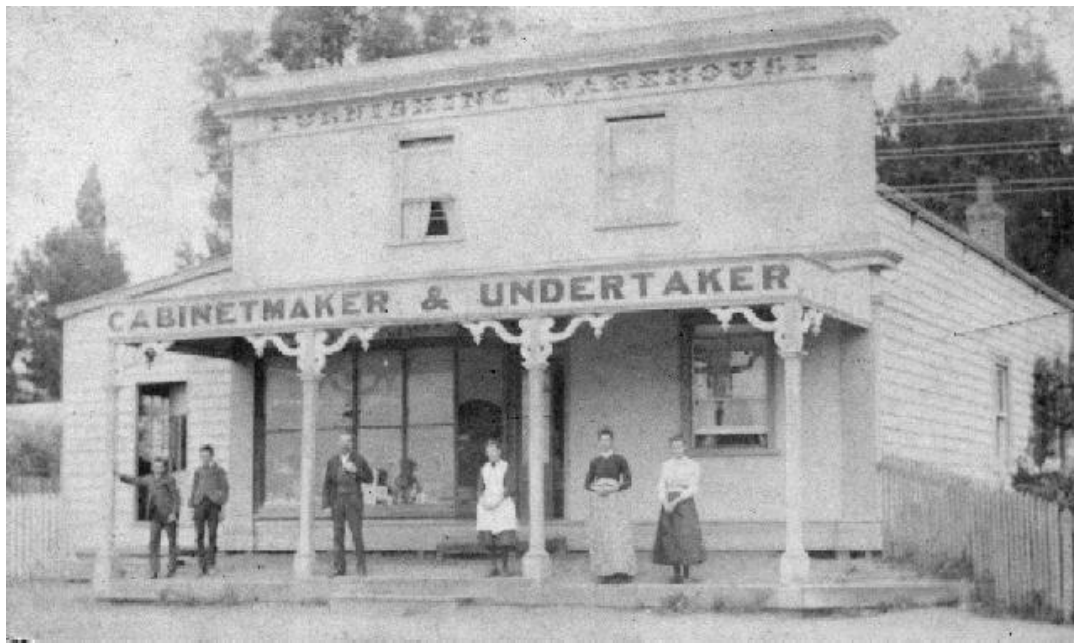


Figure 45 Carte-de-visite with a view of the premises of W M Newman, cabinetmaker, on TS 124 Tennyson Street, Napier. (see figure 46) C. 1885 Architect perhaps Robert Lamb. Source: MTG Hawke's Bay Object nos. 50/121, 633, 83489

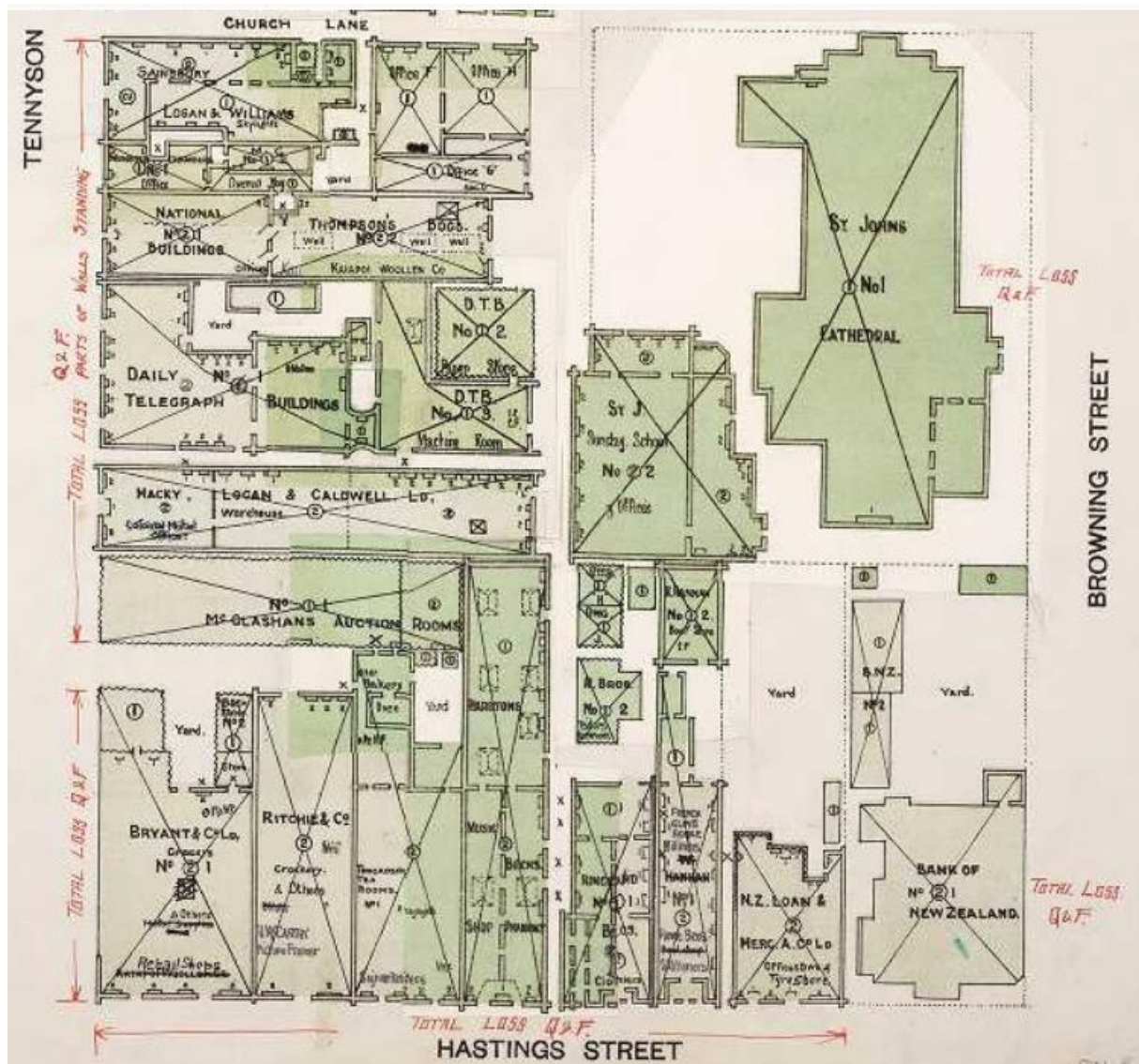


Figure 46 Part of Block 2 showing buildings on TS126 -128 on Tennyson Street granted to William Marshall school teacher on 8 April 1859. This also shows TS 136 and TS 137 on the corner of Tennyson and Hastings Streets which were the site of the first school in Napier. Source: <https://natlib.govt.nz/records/22793810>



Figure 47 View of the home of Dr William Isaac Spencer and his wife Anna, taken from Tennyson Street looking towards Napier Hill in 1876. A small child sits on the lawn in front of the house. On the extreme left of the image can be seen St John's Church. Photographer Charles D Kennedy September 1876. Source: MTG Hawke's Bay Object nos. 115b, 75727

This house was on the northern end of either TS 126 or TS 127 and built by William Marshall who was granted these sections; the house appears in the water colour by Collins (figure 1).



Figure 48 View of Napier looking east from Napier Hill thought to have been taken in 1877. Source: MTG Hawke's Bay Object nos. 56/28, Album 12, 1911, 77565

In the foreground of the image is the foot of Milton Road. Moloney and Clabby Bakers are located on the corner of Milton Road and Tennyson Street. Behind the bakery on Tennyson Street stands the Theatre Royal. On the opposite side of Tennyson Street, the north corner of Clive Square is visible. The footprints of the buildings along the northern side of Tennyson Street including the Theatre Royal may be present as archaeological residues within the road reserve.

Emerson Street is located to the right of Tennyson Street. Among the businesses whose premises can be identified by the signage that appears on the building façades along Emerson Street are H C F Pape (tailor), Remington Family Chemist, the Evening News, and Neal and Close.

Service Lane from Dalton Street to Market Reserve and Market Reserve

The Town Sections TS 164 to TS 171 comprising the whole block for the Service Lane between Dalton Street and Market Reserve fronting onto both Tennyson and Emerson Streets were granted to William Bowler on 8 April 1859. This was built up by 1887/9 when the Bristed map was produced. Many of the buildings were adjacent to the road frontages although out houses and other small buildings are dotted around the section. TS 170 was entirely covered by brick buildings and TS 171 was also almost built over (figure 53)

The western side of TS 603 on the eastern side of Market Reserve was widened after the 1931 earthquake and the residues of the frontages of the buildings shown in figure 51 may remain within the road reserve.



Figure 49 Corner of Tennyson and Market Streets, Napier before 1931 showing buildings in the area affected by widening. Photographer unknown. Source: MTG Hawke's Bay Object nos. 2015/7/7, 19416, 92002

The following retail establishments are visible: C P Styles, Watchmaker; H L Young; L W Frude, Manufacturer's Agent; and The Market Street Cleaning and Pressing Shop. The Criterion Hotel is at the extreme right.



Figure 50 View of the Criterion Hotel, corner of Emerson Street and Hastings Street, taken in the late nineteenth or early twentieth century. The photograph has been taken from Emerson Street looking towards Hastings Street. Photographer, unknown. Source: MTG Hawke's Bay. Object nos. m74/17, 4851, 77924

The Market Street façade of the Criterion Hotel, which was erected in 1874, was built up to the road and there may be residues associated with this building within the present road reserve.



Figure 51 Part of Bristed 1887/9 showing buildings built on the road frontage on Emerson Street and those on the eastern side of Market Street.

Emerson Street

Emerson Street (south): The northern sides of TS 198, TS 200 to TS 215 inclusive; TS 171

Service Lane between Emerson and Dickens Streets running from Dalton Street to the Lane at the back of the Post Office on Hastings Street: TS 206 to 213 on their southern ends and the northern portions of TS 244 to TS 251.

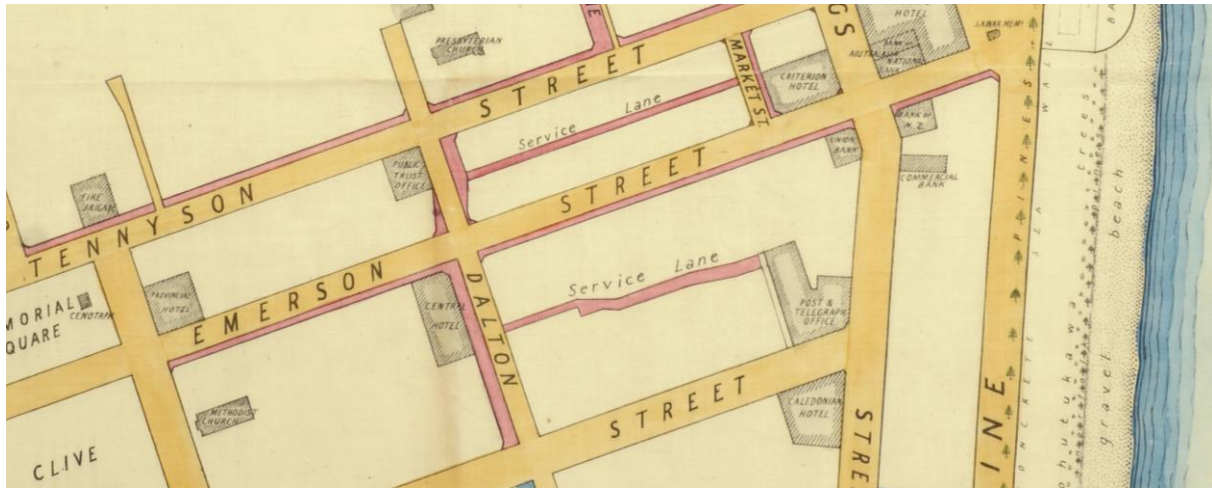


Figure 52 Part of Plan of alterations to streets after 1931 earthquake

The original Grantees of the land in Emerson Street and land between Emerson and Dickens Streets affected by road changes in 1931 included from west to east:

TS 198 was granted to Charles Blewitt Captain 65th Regiment on 8 April 1859

TS 200 granted to the Rev James Buller in trust for the Wesleyan Church

TS 201 has no name beside it.

TS 202 was granted to Robert France, settler, on 8 April 1859

TS 203 and TS 204 were granted to H.S. Tiffen, sheep farmer, on 8 April 1859

TS 205 was granted to John Joseph Kelly, store keeper on 8 April 1859

TS 206, TS 207, TS 244 and TS 245 were granted to Samuel Windsor, bootmaker on 8 April 1859

TS 208 to 211 were granted to George Charlton merchant and G E G Richardson merchant on 13 April 1860. By 1861 John Reynolds of Porangahau had the freehold of TS 208.¹³³

TS 212, TS 213 TS 250 and TS 251 were granted to Alfred Newman, sheep farmer on 8 April 1859

TS 214 and TS 215 was granted to Charles Blewitt Captain 65th Regiment

TS 271 was granted to William Bowler merchant on 8 April 1859

TS 246 and TS 247 have no names beside them.

TS 248 and TS 249 were granted to Thomas Craigh builder on 8 April 1859.

¹³³ Papers Past *Hawke's Bay Herald* 28 October 1861.



Figure 53 Photograph of Emerson Street, Napier, taken prior to 1860. Along one side of the street can be seen a row of commercial and residential buildings. Napier Hill can be seen on the extreme right of the image. Source: MTG Hawke's Bay Object nos. m59/35, 2406, 75593

The picture of Emerson Street, Napier, in figure 54 was taken prior to 1860. It shows a row of commercial and residential buildings on the south side of the street. Napier Hill can be seen on the extreme right, with a few buildings along Tennyson Street.¹³⁴ There was a bank adjacent to TS 208, which had a causeway in front of it built to enable people to cross to Tennyson Street at high tide.¹³⁵ This photograph in appears to show a causeway or ramp crossing the road from outside a building which may be the causeway, although figure 58 shows a similar building adjacent to the building that looks like a chapel, which was on TS 211 which would suggest that the square building in figure 54 is the hospital on TS 208. "The area between Tennyson Street and Emerson Street was, on account of the boggiess of the ground, useful for nothing but giving sparse feed to goats, poultry, pigs, and conglomerate flocks of other domestic stock."¹³⁶ The shop in the foreground is thought to have been occupied by Mr Hardy (or McHardy), an ironmonger. It appears to be the same building as the one occupied by Thomas B Harding in 1862.

¹³⁴ Information on Photograph MTG Hawke's Bay ref no. m59/35, 2406, 75593.

¹³⁵ *Centennial History of Hawke's Bay Province*.

¹³⁶ "The City of Napier Situation and History: An Alluvial Peninsula. Extensive Reclamation, Nearly 20,000 in Urban Area." *New Zealand Herald* Volume LXVIII, Issue 20789, 4 February 1931.

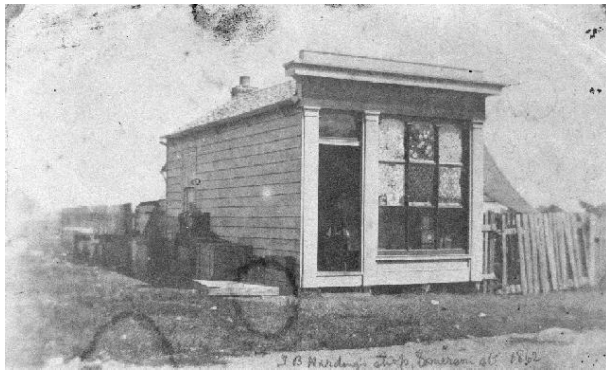


Figure 54 View of the premises of Thomas B Harding's printer and bookbinder shop located on Emerson Street, Napier. The photograph was possibly taken in 1862. Wallpaper is displayed in the window of the shop. Source: MTG Hawke's Bay Object nos. m75/12, 4980, 83617



Figure 55 View of Napier in 1860s Photographer: Swan and Wigglesworth Source: MTG Hawke's Bay Object nos. m65/10, 3314, 79635

The photograph has been taken from Napier Hill looking south west, possibly in 1867. The street that runs across the photograph in the foreground is Browning Street. The Bank of New Zealand stands on the corner of Browning Street and Hastings Street. Behind the Bank of New Zealand, Tennyson Street and Emerson Street are visible with Emerson Street running across picture.



Figure 56 Part of Rochfort, c. 1876 showing Bank on TS 215, school and chapel on TS 211, hotel on TS 205, chapel and school on TS 198 Source: MTG Hawke's Bay Object nos. VN 83371, 7813



Figure 57 View of Napier from Napier Hill looking towards Awatoto, thought to have been taken in 1873. Photographer possibly F W Williams Source: MTG Hawke's Bay Object nos. Album 2, 288, 78044

Shakespeare Road is visible at the base of Napier Hill. On the extreme left of the image, Hastings Street is visible. The Government Buildings are in the centre foreground of the image. To the left is the future site of the Post Office, which is covered with blocks. The Bank of New Zealand building stands on the corner of Browning Street and Hastings Street. Tennyson Street, Emerson Street and Dickens Street are also visible. Emerson Street runs across the photograph with Dickens street in the background close to the swamp.

The people living in Emerson Street in 1872 included:

- Mrs Bell, Registry Office

- D S Melville Manager Union Bank of Australia, corner of Emerson and Hastings Streets
- G F Morley, General Produce Store
- Mrs Morton, Registry Office
- N Slater, Draper & General Store keeper ¹³⁷

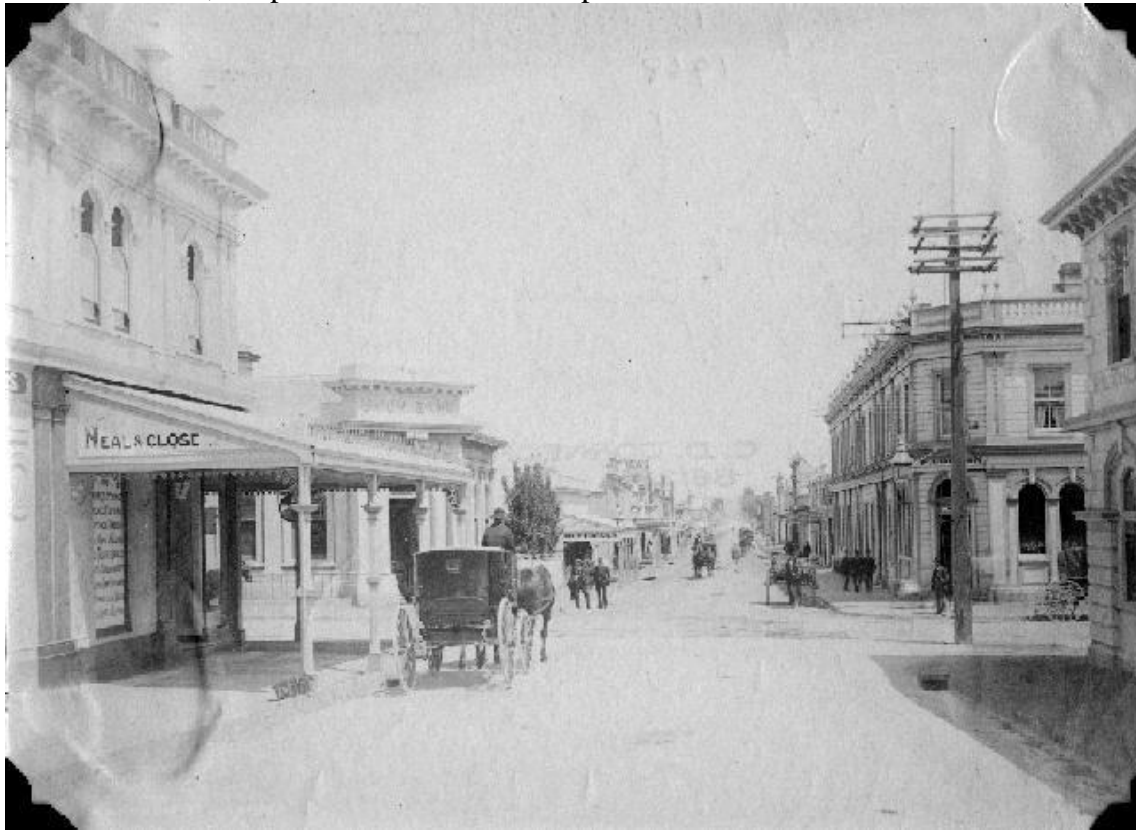


Figure 58 View of the intersection of Emerson Street and Hastings Street, possibly taken in the late 1880s or early 1890s. The photograph has been taken looking down Emerson Street facing away from Marine Parade. Photographer: Burton Bros. c 1880s Source: MTG Hawke's Bay Object nos. 56/28, Album 12, 1968, 77733

In 1874 Neal & Close were located on the corner of Hastings and Emerson streets as was the Union Bank of Australia.

The merchant store Neal and Close is located on the left side of the street in figure 59 dated to the late 1880s/early 1890s. The Union Bank of Australia stands on the far left-hand corner of the intersection. On the opposite side of the intersection stand the National Bank of New Zealand and the Criterion Hotel (established March 1874). Among the businesses that are visible further along Emerson Street are Blythes Limited (drapers, milliners and house furnishers) and the Evening News.

¹³⁷ <http://www.rootsweb.ancestry.com/~nzlhawke/directories/1872-73hbwives.html>

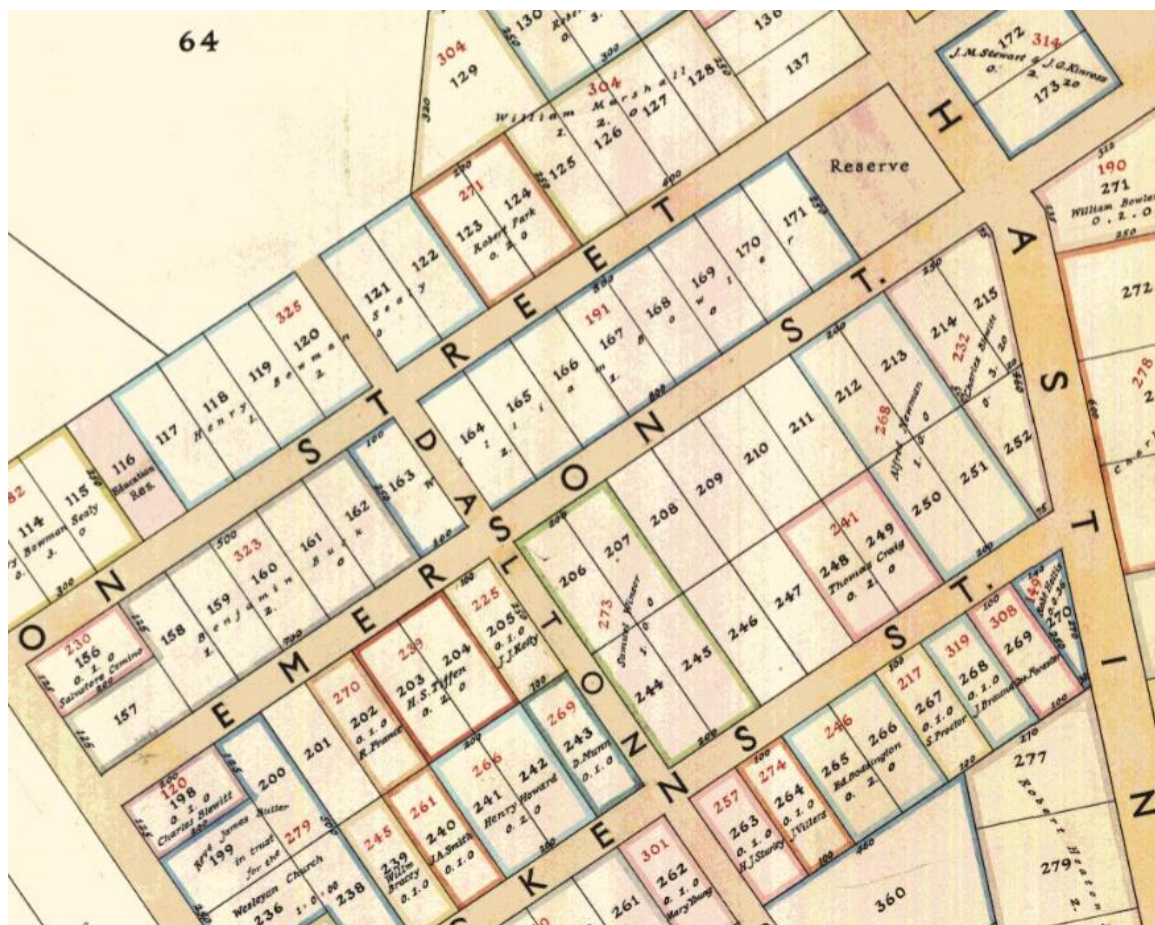


Figure 59 Part of SO 5008 showing Town Sections and grantees on Emerson Street and Service Lane



Figure 60 View of Napier from Napier Hill looking toward Cape Kidnappers, thought to have been taken in 1876 or 1877. Tennyson Street is located at the base of Napier Hill. Emerson Street, Dickens Street, Munro Street and Hastings Street are also visible. Source: MTG Hawke's Bay. Object nos. Album 2, 294, 78057



Figure 61 View of Napier from Napier Hill looking toward Awatoto, thought to have been taken in 1876 or 1877. Photographer, possibly F W Williams. Source: MTG Hawke's Bay. Object nos. Album 2, 296, 78060

Tennyson Street is located at the base of Napier Hill in figure 62. Clive Square is visible in the right foreground. To the left of Clive Square is the Trinity Methodist Church, which was built in 1876. A horse and cart is on Emerson Street with Dickens Street in the background close to the swamp; Munro Street just beginning to be formed. The railway station and the Hawke's Bay Brewery building are visible along the edge of the Inner Harbour on the right side of the photograph.

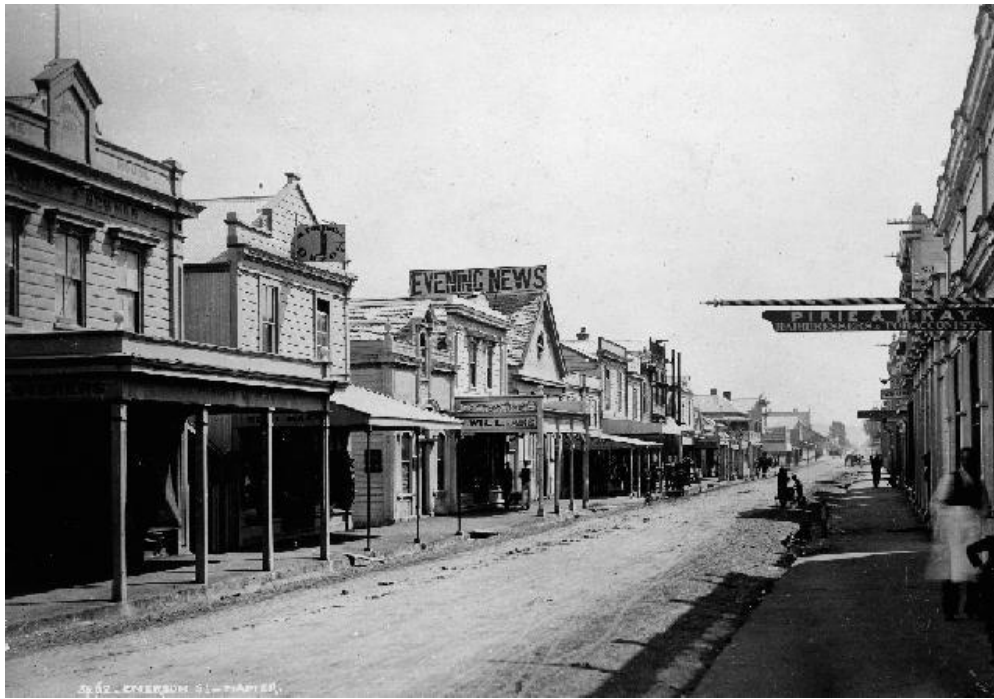


Figure 62 View of Emerson Street looking west away from Marine Parade taken in the 1870s or 1880s. Source: MTG Hawke's Bay Object nos. 30, 75629

Along the left side of the street can be seen the premises of cabinetmaker Langley and Newman. Other businesses along the left-hand side of the street that are identifiable include W Tuckwell Depot (boot maker), N Williams and Sons (painters), The Evening News, and Durham Hairdressing Salon. Archaeological residues originating from these buildings may be within the road reserve. On the opposite side of the street can be seen signs advertising Pirie and McKay (hairdressers and tobacconists), an Oyster Saloon, and W G Tilley (bookbinder).



Figure 63 View of Emerson Street looking towards Marine Parade thought to have been taken in 1908. Source: MTG Hawke's Bay object nos. 167, 75630

Along the right side of the street can be seen the premises of Ball and Company, (Leigh and Ball, printers and bookbinders), Williams Brothers (painters, decorators and paper hangers), A H Wilson (ironmonger), Ross & Glendinning Limited (warehousemen and manufactures), Blythe and Company (drapers and clothiers), J P Thomson (draper and importer), and the Union Bank of Australia. At the far end of Emerson Street can be seen Kirkcaldie and Stains. These buildings are on the south side of the street widened in 1931; there may be remnants of their foot prints and other 19th century residues within the road reserve.



Figure 64 View of Emerson Street looking away from Marine Parade. Photographer and date unknown. Source: MTG Hawke's bay Object nos. m71/36, 4549, 75626

This view of the south side of upper Emerson Street shows the Union Bank of Australia followed by the premises of draper and importer, J P Thomson, which was built in 1898. Further down Emerson Street are the premises of Blythe and Company, drapers and clothiers and Ross and Glendinning Limited, warehousemen and manufactures. Along the right side (north) of the street is the Criterion Hotel.

In 1898 a terrible fire destroyed five business in lower Emerson Street. Two or three small fires in Napier previously acted as the forerunner of the most disastrous fire that had occurred for several years. This was noticed about midnight when a large wooden block of buildings caught fire. The fire involved Mr T. Williams' watchmaker and jeweller's shop, and extended to Mr Snoswell's fish mart. When the fire men arrived:

... a small sheet of flame was seen curling out of the front portion of Walker's fruit shop, though the interior was already all ablaze. It was at once seen that here was no ordinary fire to cope with, for the back premises were not easily 'getatable',

and the adjoining premises so closely abutted that only a miracle could save them.¹³⁸

Walker's shop, Mr E. G. Smith the paperhanger's shop, and the Te One dairy premises, were destroyed. The parapet of these two-storey buildings burnt so fiercely that the flames threatened premises further away. The flames threatened the immense warehouse now occupied by Mr W. R. Blythe, formerly the premises of Messrs Ross and Glendinning.



¹³⁸ Papers Past *Hawke's Bay Herald* Issue 11995, 12 December 1898

Figure 65 View of the premises designed by Robert Lamb for Ross and Glendinning, warehousemen and manufacturers, on Emerson Street, Napier. Source: MTG Hawke's Bay Object nos. 50/139, 768, 83509 The building was full of inflammable drapery and clothing and the fire quickly took hold. It was feared the fire would come on right up to the corner shop and ignite the Wesleyan Church. It was very difficult for the firemen to tackle the fire because they could only make their way through very narrow right of ways, and, "as there were flames all above them, great danger to life threatened them at the very points from which they could get a good hold of the flames."¹³⁹ After Walker's, Smith's, and the Te One dairy were destroyed, Williams's caught fire. The flames broke out afresh along the parapet of Smith's and Williams's. Then the verandah of Walker's on which six firemen were standing fell on the ground, carrying the firemen with it. They all escaped serious injuries, although H Angove, was stunned and injured in the shoulder, and another got a bad cut on the hand. As the top of Williams's was burning, it only wanted a slight westerly to set on fire the large and handsome two-storey building of the Napier Working Men's Club.¹⁴⁰



Figure 66 Working Men's Club, Emerson Street, Napier. C. 1905 Photographer, Muir & Moodie. Source: MTG Hawke's Bay Object nos. m72/16, 4567, 78544

This photograph has been taken from Emerson Street looking towards the front façade of the building, possibly in 1905. The main entrance to the building is located at the centre of the façade. On the right side of the building is the entrance to the Working Men's Club Library. There are commercial premises on either side of the club. The premises to the left of the Club are possibly those of Henry John Holder, builder.¹⁴¹

¹³⁹ Papers Past *Hawke's Bay Herald* Issue 11995, 12 December 1898

¹⁴⁰ Papers Past *Hawke's Bay Herald* Issue 11995, 12 December 1898

¹⁴¹ Comment on photograph



Figure 67 View of Emerson Street, Napier, possibly taken around 1930. Photographer A B Hurst, Source: MTG Hawke's Bay Object nos. m58/19, 2129, 80899

The photograph has been taken from an elevated position looking east along one side of the street. In the right foreground are the premises of ironmonger J J Toscan. The name A H Wilson also appears on the awning of the building. A bicycle is parked outside of the shop. Further down the street are the premises of Ross and Glendinning Ltd, and Blythes (drapers and furnishers).



Figure 68 Postcard with a view of the premises of ironmonger A H Wilson on Emerson Street in Napier. A group of four men and a boy pose for the photograph in front of the two-storey timber building. The man third from the left is thought to be John Toscan. There is a handwritten note on the back of the postcard from John Toscan to Miss E Nurtagh dated 15 August 1907. Source: MTG Hawke's Bay Object nos. m2009/18/5, 14742, 83711



Figure 69 An image identified as the Coronation Celebration for Edward VII, crowned 9 August 1902. Source: MTG Hawke's Bay Object nos. 4220, m56/17, 78741

A large procession is moving down Emerson Street in the direction of Clive Square. The photograph is taken near the Dalton Street intersection with Emerson Street. A large float pulled by a team of drays and carrying the children of Port Ahuriri School. The children are holding Union Jack Flags on small sticks. The children are seated in rows of diminishing numbers leading to the top of the float. At the central apex of the float a large tree fern (likely a ponga, mamaku or katote, all types of *Cyathea*) is visible. The remaining decorative foliage is attached to the tree and the corners of the float along a rope or string. At the front of the float the New Zealand flag is visible. Several other floats follow behind. Spectators fill both sides of the street and are crowded into the balconies and windows of the surrounding buildings. The identifiable businesses along Emerson Street looking towards Marine Parade are as follows: F Wilson and Company, Boot Manufacturers; F Howard, Watchmaker and Jeweller; Blythe's; Parkers; R H Robinson, Draper; and Patterson and Company, Store Keeper.¹⁴²

¹⁴² Comment on photograph

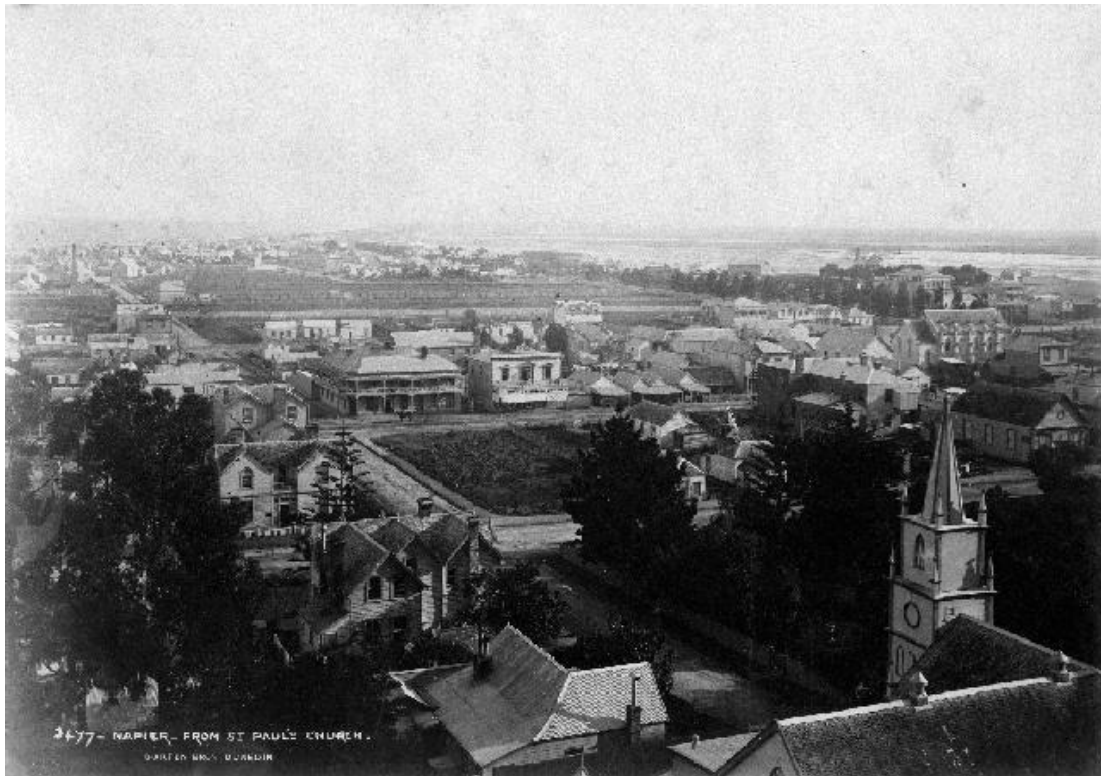


Figure 70 Looking south along Dalton Street showing the Star Hotel (TS 205) on the corner of Emerson and Dalton Streets and other buildings on Emerson Street on TS 204 to TS 198. The Methodist church (TS 199) on Clive Square is near the end of the street. Burton Brothers, no date, c. 1880s. Source: MTG Hawke's Bay Object nos. m52/2, 1129, 75484



Figure 71 View of the Star Hotel on TS 206 from the intersection of Dalton Street and Emerson Street. The proprietor of the hotel at the time that the photograph was taken was James Johnstone. A group of people pose in front of the hotel and on the first-floor balcony. Source: MTG Hawke's Bay Object nos. 56/28, Album 12, 1977, 77987



Figure 72 Part of Bristed showing footprints of buildings in service lanes in 1887/9

Dalton Street



Figure 73 View of Dalton Street Emerson Street intersection. Photographer and date unknown. Source: MTG Hawke's Bay Object nos. 56/28, 1989, 75537

The Star Hotel is on the corner, with Dalton Street running away from the camera to the left. The landscape is dotted with a mixture of industrial, commercial and residential buildings. The building opposite the hotel is on TS 163.



Central Hotel, Emerson Street, Napier c. 1912 Source: MTG Hawke's Bay Object nos. 7101, 83439

View of the Central Hotel, Napier. The photograph has been taken from an elevated position overlooking the intersection of Emerson Street and Dalton Street. The Proprietor of the hotel at the time that the photograph was taken was W E Hill. Part of the ground floor of the building is occupied by shops, including Murdoch's, Havelock Fruit Company, R E Brooke, and an unidentified hairdressing parlour. A horse and cart is parked along Emerson Street outside the hotel. The photograph is thought to have been taken soon after the two-storey brick building was completed in 1912.



Dalton Street c. 1933 showing the widening of Dalton Street and the dog leg that resulted because some earlier buildings were still standing. Photographer Percy Sorrell. Source: MTG Hawke's Bay Object nos. m65/1, 3279 a, 82982

The photograph has been taken from Napier Hill looking south towards Awatoto. Among the buildings that are visible along the left side of the street are the Hildebrandt's Building built 1933, the Kidsons Building built 1933, the E&D Building built 1929, and the Dalgety's Building built 1926. On the opposite side of the street stands the Public Trust Office built 1921. Further along Dalton Street, the Central Hotel stands on the corner of Dalton and Emerson Streets. Tennyson Street is visible in the foreground. The HB Building & Investment Society Building is located on the extreme left of the image.

Hastings Street

The first direct communication between the CBD and the port at Ahuriri was Shakespeare Road which was partly formed not metalled before 1858. Between 1859-62 Shakespeare Road was upgraded and connected to Hardinge Road by a causeway running over the lagoon.¹⁴³ Hastings Street was surfaced with white limestone and known locally as the "White Road."¹⁴⁴ Hastings Street the main street in the town for the first few decades, which may have been partly because it was along the higher land of the southern spit thus elevated above the swampy ground in the centre of the CBD. As the land in Emerson, Dickens and Dalton Streets was slowly raised these became more attractive to businesses as well as residents.

¹⁴³ Campbell, 1975, p. 11

¹⁴⁴ Wilson, J.G *The History of Hawke's Bay*, p. 413

Browning to Dickens Street

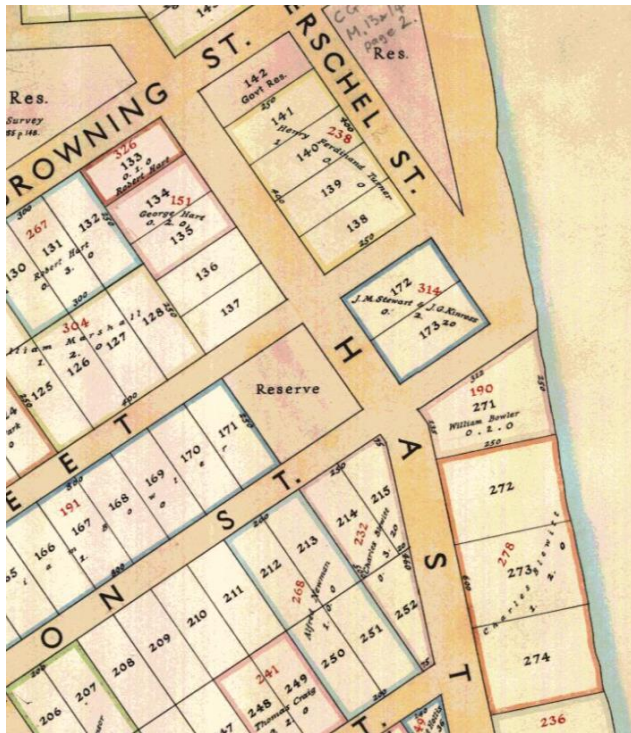


Figure 74 SO 5008 showing Crown Grantees on Hastings Street between Browning and Dickens Streets

Crown Grants along Hastings Street between Browning and Dickens Streets were made to the following people:

- TS 133 Robert Hart, solicitor, on 1 July 1859
- TS 134 George Hart, gentleman, on 8 April 1859
- TS 135 George Hart, gentleman, on 8 April 1859
- TS 136 John Curling, on 8 April 1859 for a school reserve
- TS 137 John Curling, on 8 April 1859 for a school reserve
- TS 215, Charles Blewitt, Captain 65th Regiment, on 8 April 1859
- TS 252, Charles Blewitt, Captain 65th Regiment, on 8 April 1859
- TS 142 Government Reserve
- TS 141 Henry Ferdinand Turner, Captain, 65th Regiment on 8 April 1859
- TS 140 Henry Ferdinand Turner, Captain, 65th Regiment on 8 April 1859
- TS 139 Henry Ferdinand Turner, Captain, 65th Regiment on 8 April 1859
- TS 138 Henry Ferdinand Turner, Captain, 65th Regiment on 8 April 1859
- TS 172 J M Stewart & J G Kinross, Merchants, on 1 July 1859
- TS 173 J M Stewart & J G Kinross, Merchants, on 1 July 1859
- TS 271 William Bowler, Merchant, on 8 April 1859
- TS 272 Charles Blewitt, Captain, 65th Regiment on 8 April 1859
- TS 273 Charles Blewitt, Captain, 65th Regiment on 8 April 1859
- TS 274 Charles Blewitt, Captain, 65th Regiment on 8 April 1859

The Crown Grants along Hastings Street from Dickens to Raffles Street were made to:

- TS 270 Robert Hollis, Victualler, on 8 April 1859
- TS 277 Robert Heaton Rhodes and George Rhodes, Farmers, on 8 April 1859
- TS 279 Robert Heaton Rhodes and George Rhodes, Farmers, on 8 April 1859

TS 281 Robert Heaton Rhodes and George Rhodes, Farmers, on 8 April 1859
 TS 283 Robert Heaton Rhodes and George Rhodes, Farmers, on 8 April 1859
 TS 285 Robert Heaton Rhodes and George Rhodes, Farmers, on 8 April 1859
 TS 287 James Buchanan, Merchant on 8 April 1859
 TS 275 William Thomas, Carpenter, on 8 April 1859
 TS 280 George Forrester, Trader,
 TS 282 George Forrester, Trader,
 TS 284 George Forrester, Trader,
 TS 286 John Alexander Smith, Merchant, on 8 April 1859



Figure 75 a) showing Crown Grants and b) showing buildings in area in 1887/9. Source: SO 5008 & Bristed 1887/9



Figure 76 View of Hastings Street looking towards Napier Hill, possibly taken in the 1860s. The street is lined with shops. The foot of Shakespeare Road is visible at the end of Hastings Street. Source: MTG Hawke's Bay Object nos. 56/28, Album 12, 1957 77708



Figure 77 View of Napier looking south from Bluff Hill thought to have been taken in the 1860s or early 1870s. Photographer Valentine & Sons. Source: MTG Hawke's Bay Object nos. 56/28, Album 12, 1892, 77442

At the base of Bluff Hill is the intersection of Byron Street and Browning Street. The Bank of New Zealand is located on the corner of Browning Street and Hastings Street (in the centre of the photograph). To the right, St John's Church (1862) is located at the base of Napier Hill. Hastings Street is lined with commercial premises and houses. The road in the foreground is possibly Browning Street. Tennyson Street, Emerson Street and Dickens Street are also visible.



Figure 78 View of a commercial premises, thought to be the photography shop operated by George Henry Swan (1833-1913) on Hastings Street in Napier. Five men pose for the photograph outside of the single storey building, which is clad in weatherboard and has a shingle roof. The photograph is thought to have been taken in 1862. Source MTG Hawke's Bay Object nos. 382, 83653

Figure 79 provides an interesting view of the construction of this building on Hastings Street which is raised on (exposed) piles and has a rock wall, or platform constructed of rock forming an entrance to the building suggesting the need to raise the building and entrance above the surrounding land.



Figure 79 View of Hastings Street thought to have been taken around 1860. Source: MTG Hawke's Bay Museum, Object nos. M62/26, 2856, 75650.



Figure 80 View of Hastings Street thought to be taken around 1889 (but definitely earlier). Source: MTG Hawke's Bay Museum, Object nos. 50/16, 684, 75634

In figure 80 the buildings along the street are Limbrick Boot Maker, and Baldwin and Higgins. By 1867 part of TS 272 was owned by Baldwin and Higgins butchers. In January 1867 Casey and Doherty, Bakers and Confectioners etc., advertised that they had started business in Hastings Street in premises between Mr Williams, Tinsmith, and Messrs Baldwin and Higgins, Butchers.¹⁴⁵

Figure 81 shows the premises of H Steed or Steed Brothers, H Williams (furnishing and ironmonger), Wall and Company (watchmakers and jewellers) and William Collie (photographer). A group of men poses in front of the two shops nearest the camera. A dog stands in the foreground. In 1869 Henry Williams had the lease of part of TS 272.¹⁴⁶ He remained on Hastings Street throughout the 19th century and into the 20th century.

L. Higgins Bootmaker was also in Hastings Street. An Edward Higgins butcher, who may be John Higgins' brother, is on the petition to the government in requesting that Napier be made a borough under the Municipal Corporations Act 1867.¹⁴⁷ In 1872 Higgins Brothers butchers were back in business in Hastings Street as the list of business from Wise's shows.¹⁴⁸

In February 1869 Michael Baldwin and John Higgins were charged with breaking the Slaughter House Act. Gavin Peacock the Inspector of Slaughter Houses said they had killed a sheep on their property at Waitangi without a license. Mr Cuff the solicitor for the defendants admitted the charge but said that it was impossible for all the butchers to slaughter their animals at the Slaughter House on Fridays as there was insufficient accommodation for them. Baldwin and Higgins had paid the 3d per head to the person who rented the Slaughter House. They were fined £1, and 8 shillings, costs.¹⁴⁹

Then in 1869 the two became bankrupt. On 30th August 1869 a Deed was made between three parties: Michael Baldwin and John Higgins; the creditors of Baldwin and Higgins; and Edward Lyndon Auctioneer and Charles Herman Weber, Miller, that the estate and assets of Baldwin and Higgins were to be conveyed to Lyndon and Weber as Trustees for the benefit of all creditors. The Deed was filed in the Supreme Court in Napier, pursuant to the Bankruptcy Act 1867 on 6 September 1869.¹⁵⁰

On 4th November 1869, the land, shop, and dwelling house etc., of Baldwin and Higgins were auctioned by Edward Lyndon.¹⁵¹ The auction resulted in Messrs Neal and Close buying the estate of Baldwin and Higgins under mortgage, 2 subdivisions, [of] Town Section 272, in Hastings Street. This property had a 60-foot frontage and had buildings on it. The price was £585.¹⁵² In 1870 a meeting of creditors was called regarding the estate of Baldwin and Higgins, to receive the statement of account and receive a final dividend.¹⁵³

¹⁴⁵ Papers Past, *Hawke's Bay Herald*, 15 January 1867

¹⁴⁶ Papers Past *Hawke's Bay Herald* 6 August 1869: 1869 Electoral Roll

¹⁴⁷ <http://www.angelfire.com/bc/Vincina/ResidentNapier.html>

¹⁴⁸ <http://www.rootsweb.ancestry.com/~nzlhawke/directories/1872-73hbwives.html>

¹⁴⁹ Papers Past *Hawke's Bay Herald* 6 February 1869

¹⁵⁰ Papers Past *Hawke's Bay Herald* 6 February 1869

¹⁵¹ Papers Past *Hawke's Bay Herald*, 29 October 1869

¹⁵² Papers Past *Hawke's Bay Herald*, 26 November 1869, p. 2

¹⁵³ Papers Past *Hawke's Bay Herald*, 20 May 1870

In 1872 Wise's directory lists the people living on Hastings Street alphabetically. They included:

- AW Abrahams, tobacconist
- Bank of New Zealand, G S Brandon, Manager
- William Bardell, General Store
- Beagley and Steevens, Bricklayers
- W Beek & Co., Clothier & Outfitters
- A H Blake, Baker & Confectioner
- M Boylan, Ironmonger
- John Brewer, Watchmaker & Jeweller
- Budd & Gilberd, Aerated water & Cordial manufacturers
- P Cosgrove, saddler
- Daily Telegraph Office, Messrs Kennedy, Knowles, Lee & Newton Proprietors,
Robert Price Publisher
- Mrs Davis, Restaurant Keeper
- J Dinwiddie, Furniture warehouse
- W Ellison & Son, Surveyors & Land Agents
- Ellison W (W Ellison & Son), Licensed Land broker
- Faulknor & Riddell, Coachbuilders & Wheelwrights (Hastings St and Farndon).
- H Ford, Masonic Hotel
- Peter Gillespie, Plumber & Tinsmith
- J W Gowing, Chemist & Druggist
- John Hague, Butcher
- Higgins Brothers, Butchers
- L. Higgins, Bootmaker
- Robert Holt, Carpenter
- Stephen Hooper, hairdresser
- N. Jacobs, Original Fancy Bazaar
- JT Johnson, Baker
- Mrs Kemp, Milliner
- Longley & Newman, Cabinetmakers
- George E Lee, Barrister & Solicitor
- Andrew Luff Land Agent, Agent for NZ Government Life Insurance & Annuities
- H McIntyre, Barrister & Solicitor
- Maney & Co., Provision Dealers & Livery Stable Keepers
- P Maroney, Storekeeper
- T Morrison, Watchmaker & Jeweller
- Nesfield & Boyd, Coach & Cab Proprietors
- A Peters, Coach Proprietor
- James Pocock, Painter
- J Renouf, Builder
- Reynolds & Sullivan, Coach proprietors
- WR Robinson, Drapers & Clothiers
- James Rochfort, Civil Engineer & Architect
- F Simeon, Tailor
- John Sims, Draper
- W Stretch, Bootmaker

- F Tuxford, Ironmonger
- H Williams, Plumber & Tinsmith
- N Williams, Painter
- Thomas Williams, Bootmaker
- George Wilson, Cooper¹⁵⁴



Figure 81 View of Hastings Street taken from the base of Shakespeare Road looking south. The photograph may have been taken between 1877 and 1878. Photographer possibly F W Williams. Source: MTG Hawke's Bay Object nos. Album 2, 299, 78059

The intersection of Browning Street and Hastings Street is in the foreground of the photograph in figure 82. The Bank of New Zealand stands on the right side of the intersection. A firm selling drapery, clothing and millinery is located on the extreme left side of the photograph. Other businesses visible down Hastings Street include Thomas Harkis (outfitter).

¹⁵⁴ <http://www.rootsweb.ancestry.com/~nzlhawke/directories/1872-73hbwives.html>



Figure 82 View of Hastings Street looking towards Napier Hill taken in the late 1870s or early 1880s. Photographer Burton Bros. Source: MTG Hawke's Bay object nos. m63/31, 4638 f, 75712

On the extreme left of the image in figure 83 is the Union Bank of Australia. On the corner of Emerson Street stands the Criterion Hotel followed by the premises of A W L Cottrell (hairdresser, tobacconist and perfumer).

On the opposite side of the Hastings Street are the premises of Garrett Brothers' Boot Shoe Depot (located in Dublin House), S E Cooper (watchmaker and jeweller), John McVay (saddler and harness maker), Neal and Close (draper and clothier), and the Bank of Australasia. Behind the bank can be seen the firm Hardy and Sidey (ironmongers). Among the other businesses that are visible along this side of the street are the Masonic Hotel, John Murry's Napier Cash Boot Shop, Large and Townley (cabinet maker, upholsterer), David Levi (tobacconist), Jacob's Fancy Repository, and W Prebble (fruiterer). R Hannah and Company (The Hawke's Bay and Napier Cash Boot Market) and the Colonial Bank can be seen in the distance on the corner of Hastings Street and Browning Street. At the end of Hastings Street stands the Clarendon Hotel. Pedestrians and horse drawn carriages, including one owned by J R Redstone and Company (bus, cab and hearse proprietors), are visible along the street.



Figure 83 View of Hastings Street looking towards Napier Hill possibly taken in the 1880s. Photographer Burton Bros. Source: MTG Hawke's Bay Object nos. 1965, 75652

Businesses visible along Hastings Street in figure 84 include John Murry's Napier Cash Boot Shop, Large and Townley (cabinet maker, upholsterer), David Levi (tobacconist), Jacob's Fancy Repository, and W Prebble (fruiterer). R Hannah and Company (or The Hawke's Bay and Napier Cash Boot Market), is located on the corner of Hastings Street and Browning Street. On the opposite side of the intersection stands the Colonial Bank. A grocer's cart stands on the street in front of the premises of Large and Townley.



Figure 84 View of Hastings Street looking towards Napier Hill possibly taken in the 1880s. The date 1885 is written on the back of the photograph. Photographer Burton Bros. Source: MTG Hawke's Bay Object nos. 8654, 75822

Businesses visible along the left side (west) of the street include a baker and confectioner, a stationer, and Barraud and Bowerman (chemists and druggists). On the opposite side of the road can be seen the premises of Hooper's Hair Cutting Saloon, the Bank of Australasia, John Murry's Napier Cash Boot Shop, Large and Townley (cabinet maker, upholsterer), David Levi (tobacconist), Jacob's Fancy Repository, and W Prebble (fruiterer). R Hannah and Company (The Hawke's Bay and Napier Cash Boot Market) is located on the corner of Hastings Street and Browning Street. On the opposite side of the intersection stands the Colonial Bank. At the centre of the photograph stands the Clarendon Hotel. To the left of the hotel are the premises of the Victoria Fire and Marine Insurance Company in the Roope Brooking building.



Figure 85 View of Hastings Street looking south from Shakespeare Road thought to have been taken around 1880. Source: MTG Hawke's Bay Object nos. 8649, 76022

Figure 86 shows Hastings Street looking south but captures many of the businesses in figure 85. Businesses visible along the left side of Hastings Street include W Prebble (fruiterer), Jacob's Fancy Repository, David Levi (tobacconist), Large and Townley (cabinet maker, upholsterer), Hardy and Sidey (ironmongers), the Masonic Hotel, Garrett Brothers Boot Shoe Depot (located in Dublin House), the New Zealand Insurance Company, a watchmaker (possibly Wall and Company), and H Williams (ironmonger). On the extreme right of the image stands the old Post Office. Behind the Post Office is the Bank of New Zealand. Further along Hastings Street signs advertising The Hawke's Bay and Napier Cash Boot Market, Ruddock and Fryer (ironmonger), and the New Zealand Clothing Factory (clothing manufacturers) are visible. The Criterion Hotel and the Union Bank of Australia can be seen at the intersection of Hastings Street and Emerson Street. Horse drawn carriages run along Hastings Street.

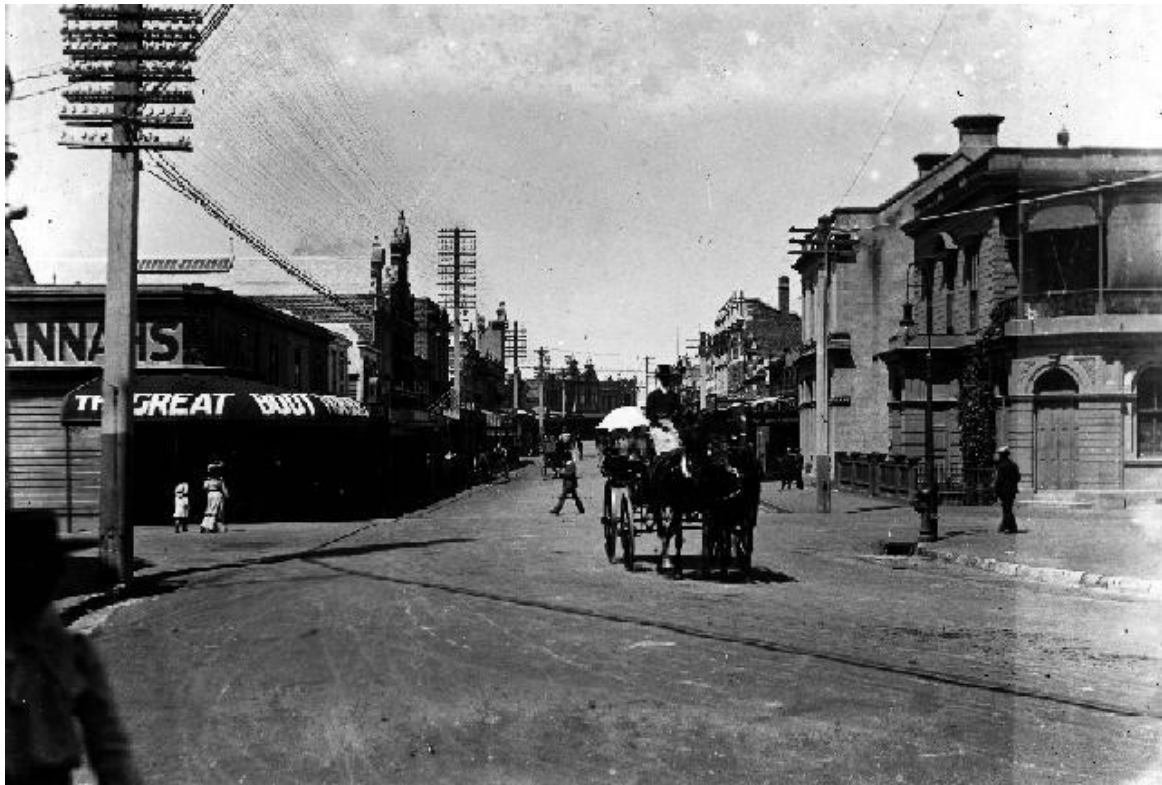


Figure 86 Hastings Street looking south from Browning Street, c. 1900. Photographer HS Cottrell. Source: MTG Hawke's Bay Object nos. m71/36, 4550 b, 75885

On the corner of Hastings Street and Browning Street are the premises of R Hannah and Company (boot providers). On the opposite side of the street stands the Bank of New Zealand. Behind the bank, a sign for the Ringland Brothers (tailors and mercers) is visible. In the foreground a horse-drawn carriage carries passengers down Hastings Street. This photograph shows Hannahs (boot providers) which is missed off the list of businesses in Hastings Street published by the Daily Telegraph at about the same time as the photograph was taken.

By 1900 the businesses on Hastings Street were:

Right from Post Office. [West side going south]

- Ringland & Thomas, Gentlemen's' Outfitters
- A J Williams, Chemist & Optician
- E Eagleton, Hairdresser and Tobacconist
- J M Crerar, Booksellers and Stationers
- J A Fryer, Ironmonger
- Newton & Co., Grocery and Crockery Warehousemen
- P. Cohen, Auctioneer
- James Koorey, Fancy Goods, Jewellery, Drapery, etc.
- Rymer's Livery & Letting Horse Bazaar
- F. Fischer, Engineer
- Mrs S. Hanwell, General Dealer

Left from Post Office [East side going south].

- Government Life Insurance, J. Holmes Dean, Resident Agent
- S E Cooper, Watchmaker & Jeweller

- W Prebble, Fruiterer
- W T Reading, Refreshment Rooms
- J Cottrell, Novelty Depot
- Howe Bros., Booksellers & Stationers
- G Fletcher, City Boot Palace
- Thorp & Co., Bootmakers & Importers
- J S Welsman, Chemist
- Davies & Evans, Tailors
- Parker & Co., Gentlemen's Outfitters
- R Ross & Co., Tobacconists and Hairdressers
- Eccles, Masonic Pharmacies
- Neal & Close, Provision Merchants
- Cranby & Sidey, Commission Agents
- Oates, Lowry & Co., Zealandia and Atalanta Bicycles
- H Williams & Sons, Ironmongers
- R D Pirie, Hairdresser & Tobacconist
- Briasco, Umbrella Maker Dyer
- S E Ashton, Cabinetmaker & Undertaker
- Durney, Builder and Undertaker¹⁵⁵



Figure 87 View of Hastings Street looking south from the Emerson Street intersection taken in the late nineteenth century. Source: MTG Hawke's Bay Object nos. m63/31, 4638 d, 75680

¹⁵⁵ Papers Past *Daily Telegraph* Issue 9808, 6 July 1900

On the extreme left of the image can be seen the premises of Neal and Close (drapers and clothiers). Other buildings visible along the street include the premises of John McVay (saddler and harness maker), S E Cooper (watchmaker and jeweller), Garrett Brothers Boot Shoe Depot (located in Dublin House), New Zealand Insurance Company, P F Colledge (watchmaker and jeweller), H Williams (ironmonger), R T Smythe (bookseller), John Higgins (butcher), and Fortune and Black (bakers and confectioners). On the corner of Hastings Street and Emerson Street stands the Union Bank of Australia. The Criterion Hotel is visible at the extreme right of the image. A man holding a whip stands in the centre of Hastings Street. Horse drawn carriages and pedestrians occupy the street.



Figure 88 View of the premises of John McVay, saddler and harness maker, on Hastings Street, Napier, possibly taken in the 1920s. Source: MTG Hawke's Bay Object nos. m69/61, 4094, 83268

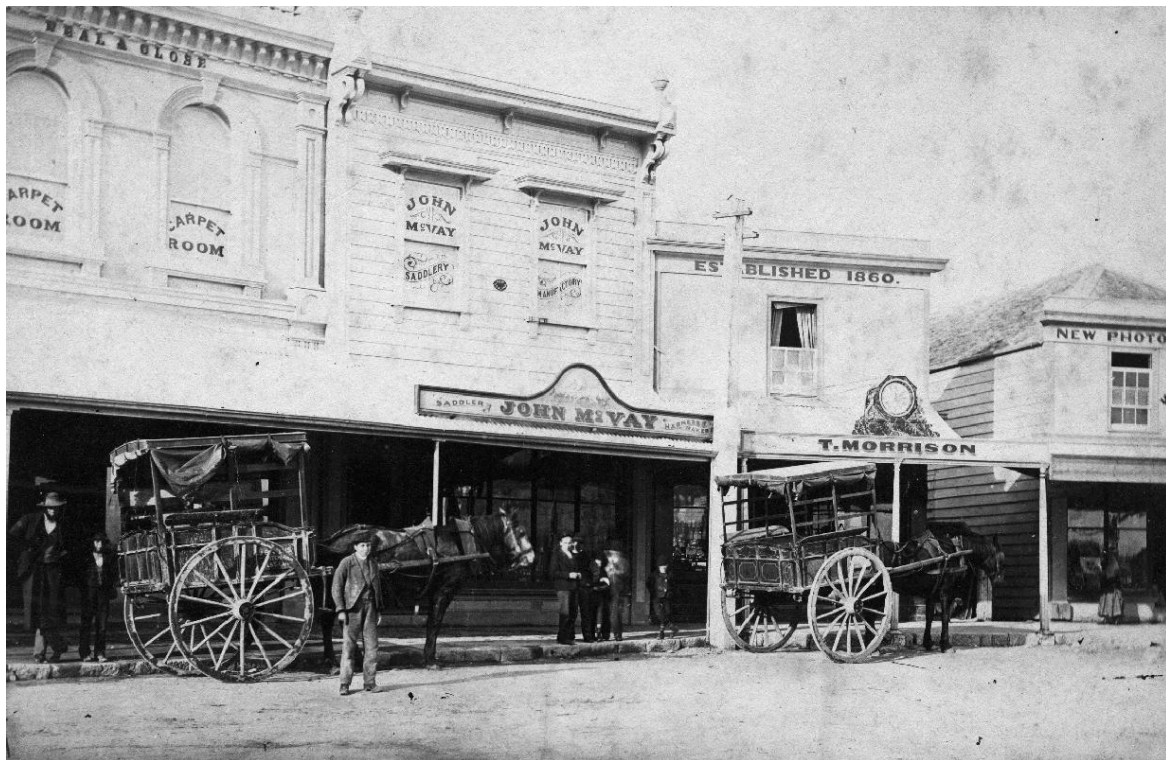


Figure 89 View of the east side of Hastings Street taken in the late 1800s. The new photography studio is the first building on the northern end of TS 272. Source: MTG Hawke's Bay Museum, Object nos. m66/15, 3500, 75855

Hastings Street south from the intersection with Dickens Street was commonly called White Road. In 1872 people who had businesses in that part of Hastings Street were: Peter Grant who had a general store on White Road in 1872; Josiah Lear the proprietor of the Napier Hotel on White Road; Marshall & Brown Soap & Candle works; Charles Mogridge, a carpenter & undertaker; and G H Swan who had the White Swan Brewery on White Road.¹⁵⁶

¹⁵⁶ <http://www.rootsweb.ancestry.com/~nzlhawke/directories/1872-73hbwives.html>

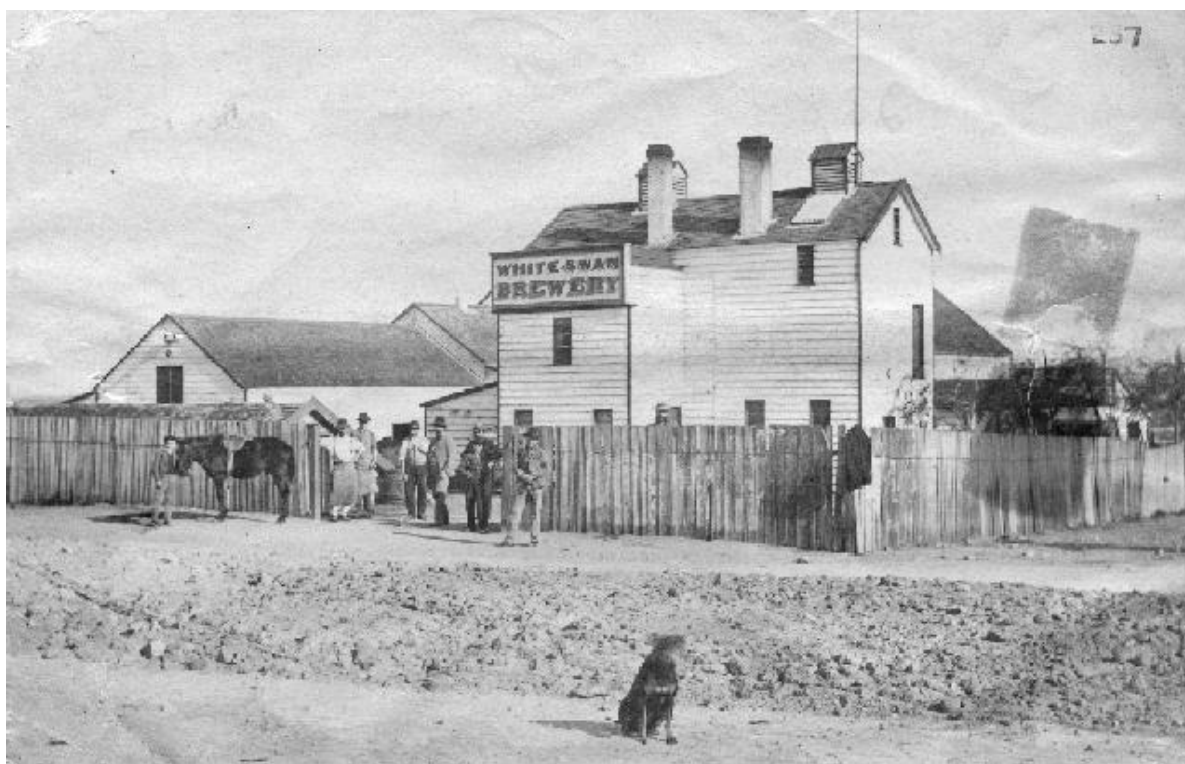


Figure 90 View of the White Swan Brewery, Napier. The photograph as possibly been taken from Swan Street. A group of men pose for the photograph in front of the site. A handwritten note on the back of the card backing reads: Before the addition of the boiler house and chimney that Robert Lamb designed in 1892 (22 November). £530.00. Mr Bull did it. Source: MTG Hawke's Bay Object nos. 12446, 83677

Albion Street

Albion Street was one of the new streets formed after the 1931 Earthquake. It had previously been part, or all, of TS 276, which had been first granted to John Rose, carter, on 8 April 1859. By 1865 J H Sebley was the licensee of the Albion Hotel on Hastings Street (also known as White Road).¹⁵⁷ C Campbell had his license for the Albion Hotel renewed in 1867 indicting that he was proprietor.¹⁵⁸ But on 22 July there was a fire that destroyed the Albion Hotel and three other buildings in Hastings Street, mainly because there was insufficient supply of water. Many people helped to rescue the furniture and prevent the fire from spreading to other buildings. An enquiry was held on the following Saturday but elicited nothing respecting its origins.¹⁵⁹

By 1868 the proprietor was J Hastie and he offered superior accommodation combined with moderate charges and good stabling.¹⁶⁰ The proprietor was A Dalziell in 1870.¹⁶¹

¹⁵⁷ Hawke's Bay Almanac 1865. Source: MTG Hawke's Bay Object no. VN 63854

¹⁵⁸ Papers Past *Hawke's Bay Weekly Times*, 22 April 1867

¹⁵⁹ Papers Past *Hawke's Bay Weekly Times*, 5 August 1867

¹⁶⁰ Papers Past *Hawke's Bay Weekly Times*, 14 September 1868

¹⁶¹ Papers Past *Hawke's Bay Times*, 17 October 1870

In 1872 the proprietor of the Albion Hotel on Hastings Street/White Road was Harry Oakley Caulton.¹⁶²

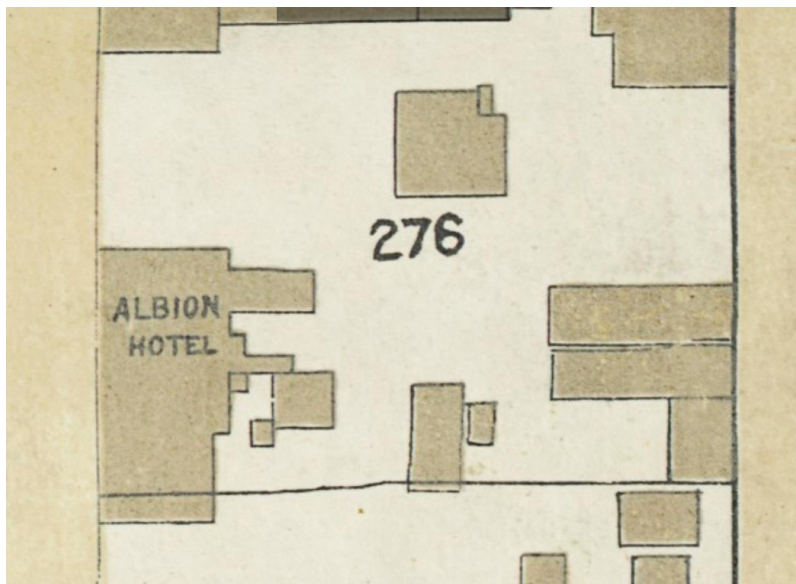


Figure 91 The Albion Hotel on TS 276 on White Road in 1872. Source: Excerpt from Bristed 1887/9



Figure 92 View of members of the Pirate Club in front of the Albion Hotel, Hastings Street, Napier. The man on the far right in the front row is identified on the back of the photograph as S N McKenzie. Tram lines are visible in the foreground dating the picture to between 1913 and 1931. Photographer Percy Sorrell. Source: MTG Hawke's Bay Object nos. 13968, 7784

¹⁶² <http://www.rootsweb.ancestry.com/~nzlhawke/directories/1872-73hbwives.html>

Other Areas of Potential Archaeological Residues

Shakespeare Road, Brewster Street, Byron Street, Herschell Street, Browning Street, and Marine Parade, Tiffin Park, Shelley Street

These all have the potential to reveal unexpected archaeological residues, including or perhaps more expressly, Maori archaeological remains as these roads were all close to the higher ground above the marshy lands to the south and west, which would have been suitable places for Maori to settle as indicated by the recent discovery of an extensive Maori settlement site behind the Royal Hotel on Carlyle Street.



Figure 93 Part of SO 5008 showing grantees of land in lower Shakespeare Road, Browning Street intersection.

TS 143, TS 144, TS 146 and TS 148 were granted to John Roy civil engineer on 8 April 1859. 1859. In 1861 John Nathaniel Wilson had the leasehold of part of TS 146. ¹⁶³ The Clarendon Hotel occupied TS 146 in 1887/9. Thomas Dillon Smith had the leasehold of part TS 148 in 1861. ¹⁶⁴

TS 147 was granted to Joseph Rhodes, farmer on 8 April 1859.

TS 145 was granted to Michael Fitzgerald surveyor on 8 April 1859 as was TS 149 when Thomas Henry Fitzgerald (miller) was granted the adjoining TS 150 and TS 151. William

¹⁶³ Papers Past *Hawkes' Bay Herald* 28 October 1861.

¹⁶⁴ Papers Past *Hawkes' Bay Herald* 28 October 1861

Smith had the freehold of TS 145 in 1861.¹⁶⁵ The Settler's Hotel was by c. 1870 located on TS 150 and Mac's Hotel Proprietor C Swan was on TS 149. This was later the Empire Hotel damaged in the 1931 Earthquake (figure 96.) Also on TS 149 was the photographic studio of Swan and Wrigglesworth (1864-1870).¹⁶⁶

On the southern side was SS 93 reserved for government offices on 1 February 1861 which is where the Provincial Chambers and the Survey Office were built.

An interesting story associated with this reserve is the rock known as 'Selwyn's Rock'. In 1917 the Synod of the Anglican Church had a plaque commemorating a visit to Napier in 1844 when Selwyn is said to have stood on this rock and preached to the Maori. This story was discredited by William Dinwiddie in *Old Hawke's Bay Part II Some Stray Notes: The Provincial Days*, published in 1921. He says the story is totally without foundation; Russell Duncan another local historian concurred. Selwyn was not in Hawke's Bay in 1844, although he did travel through Hawke's Bay at other times. It is interesting to speculate whether he did at some time meet Maori living on this side of the Hill. There certainly is evidence of Maori occupation along Byron Street (V21/264) and up on Hukarere Road (V21/212).



Figure 94 Part of Bowman's Plan XV c. early 1880s showing buildings on SS 93

By the time of Bowman's map in early 1880s the Post & Telegraph building and the Customs building had been built on this corner. Additionally, a stone wall had been erected within SS 93 which may have had the effect of widening Browning Street. During the construction of the present Telecom building on the southwestern side of SS 93 some of the land was excavated for the Telecom tower and the Telecom building destroying evidence of the former Survey Office and possibly other archaeological features.

¹⁶⁵ Papers Past *Hawkes' Bay Herald* 28 October 1861

¹⁶⁶ Seen on photograph but check dates Swan & Wrigglesworth were in Napier sourced from Te Papa on-line



Figure 95 Shakespeare Road in 1862 Source Alexander Turnbull Library

This photograph provides useful information about the subsurface of Napier; it shows that this part of the town was built on beach gravel. The Provincial Council building is to the left with the Survey office behind it and on a small rise. The gently sloping hills have since all been extensively quarried.



Figure 96 Hastings Street- Shakespeare Road in 1860s. Source: MTG Hawke's Bay Object nos. 56/28, Album 12, 1957, 77708



Figure 97 Shakespeare Road in 1867 Source: Alexander Turnbull Library.



Figure 98 Shakespeare Road, Settlers' hotel on TS 150 and Mac's Hotel TS 149 on corner of Shakespeare and Brewster c. 1870. Source: MTG Hawke's Bay Object nos. 49/109, 1158, Album 5, 80280



Figure 99 Empire Hotel taken after 3 February 1931 Photographer: Gradwell & Rice. Source: MTG Hawke's Bay Object nos. 16836, 84598

Munroe, Station, Dalton, Vautier, and Raffles Streets.

Station Street was not developed until the 1880s when the Borough Council had reclaimed this area of the CBD. The Bristed Plan 1887/9 shows buildings on TS 366 fronting onto Munroe Street and another on TS 367 on Dalton Street. The footprint of the building on Dalton Street may have been impacted by the widening of Dalton Street in the 1960s.



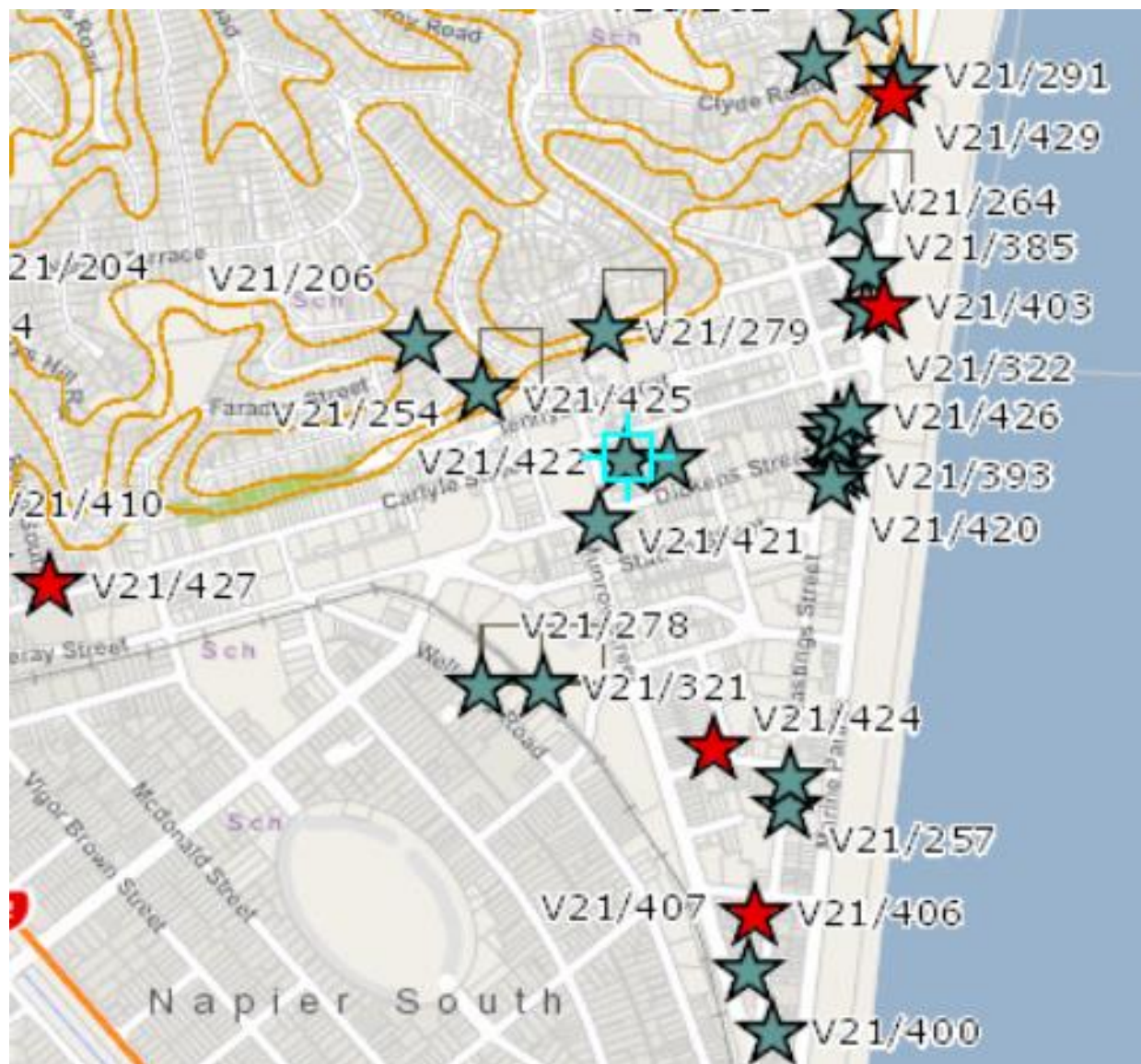
Figure 100 Part of Bristed 1887/9 showing occupation around Munroe, Dalton, Station Vautier and Raffles Streets

It is probable that the waterworks buildings on Dalton Street and the Foundry on Raffles Street have been destroyed by the erection of the government buildings situated on those streets.



Figure 101 Part of Plan of Napier land lots in the Central Business District area. Sheet XXI. FW Bowman, Object no. 72528 Source: MTG Hawke's Bay Map collection

Previous Archaeological Work



NZAA no	Type	Recorded	HNZPT Authority no.	Report
V21/291	Colonial cottage	Elizabeth Pishief 2000	2004/170	? Cathryn Barr
V21/429	Colonial cottage	Elizabeth Pishief 2017	2018/020	Not yet actioned
V21/264	Early Police Station	Des Harris 1996	2001/142	? Ken Phillips
V21/385	19 th century courthouse/Māori midden	Elizabeth Pishief 2011		Report for Department of Conservation 2011
V21/403	Sea wall	Cathryn	2017/032	? Gaylynne Carter

		Barr 2013		
V21/322	Borough Council Chambers	Elizabeth Pishief 2005	Relocated to Byron Street	? Cathryn Barr
V21/426	19 th century occupation Jessica's building		2017/567	Interim report in progress
V21/393	19 th century Butcher's shop		2012/218	Actioned no report available
V21/392	19 th century commercial		2012/218	Actioned, no report available
V21/420	19 th century and early 20 th century commercial	Emma Clifford 2015	2015/242	Emma Clifford
V21/424	19 th century church schoolroom and vicarage		2017/002	Not yet actioned
V21/397	19 th century commercial Majestic/ Odeon /The Arcade		2012/336	Cathryn Barr Letter to HNZPT No archaeology found
V21/396	19 th century commercial Callinicos building		2012/336	Cathryn Barr Letter to HNZPT No archaeology found
V21/425	19 th century commercial/contact period Bay Plaza			Damage report - in progress
V21/422	19 th century Methodist church/Sunday school /Māori midden multiple 19 th century occupation	Gaylynne Carter 2016	2016/73	NZAA site update Gaylynne Carter. Report in progress
V21/421	19 th century domestic cottages		2016/159	Gaylynne Carter/Elizabeth Pishief
V21/279	European midden	Des Harris 1998	Damaged by construction of parking building – 1998. Remains covered with tar seal	?
V21/297	19 th century domestic cottages and store	Don Millar 2002	Mainly destroyed c.2002, although 422 (Arkwright's store) and 424 Hastings street remain.	NZAA SRF provides some historical information, but no archaeological evidence
V21/257	19 th century hotel Victoria (1876)		Destroyed	?
V21/400	Burial urupā/ kainga/hangi/European midden		Koiwi removed to Waiohiki	Report to HNZPT
V21/406	Historic domestic cottage	David Rudd 2014	Recorded - no other activity associated with site	
V21/407	Historic domestic cottage	David Rudd	Recorded - no	

		2014	other activity associated with site	
V21/427	19 th century hotel Royal/Māori midden	Gaylynnne Carter 2017	2017/740	Gaylynnne Carter - excavation in progress
V21/432	Maori midden	Elizabeth Pishief 2017	Record only	
V21/433	19 th century domestic Tiffen House	Elizabeth Pishief	Record only	

Figure 102 Table of recorded sites and authorities granted in CBD

Generally, the only sites recorded in the CBD have been sites where development is proposed or where damage has occurred, although two small colonial cottages were recorded by David Rudd and Karen Astwood when visiting the area in 2014. These cottages are included in the table, although no archaeological or development activity has occurred around them. They are indications of the numerous unrecorded archaeological sites with European values in the CBD, that may be overlying early Maori sites.

I have subsequently recorded midden associated with Maori occupation V21/432 at the base of Tiffen Park above the upper car park, noted when I went to look for V21/279 and Tiffen House V21/433.

There has been a paucity of final reports for the various authorities that have been granted for site modification within the CBD in the last 20 years. However, a picture of the potential archaeological resources is developing, and there are several reports that do point to the likelihood of not only 19th century European archaeological residues being present within the area, but more significantly the probability of Maori archaeological features and residues being encountered.

Authority 2001/142 was undertaken by Ken Phillips, who has not yet produced a final report. However, although this site was recorded as an early police station, the actual area of earthworks extended beyond the footprint of the police station and included the northern end of Byron street and the land which was formerly part of a doctor's residence that fronted onto the marine Parade near the 1897 Clive Flood Memorial. The area was being cleared for the construction of the Pania Hotel. The most noteworthy discovery was the finding of several early Māori fire places or hangi close to the Clive Flood memorial. These provide evidence of Māori occupation of the shingle spit and possibly occupation of other areas of the CBD.

Accidental Discovery Protocol V21/385: The work that was done by Elizabeth Pishief for the Department of Conservation was carried out under an Accidental Discovery Protocol in 2011 because the requirement for an authority was overlooked. The work comprised recording the surface findings under the old Courthouse on the Marine Parade. This place is recorded as V21/385 19th century Courthouse/Māori midden.

There are several different periods or events that can be identified from the midden and other material remains discovered under the Courthouse during this earthquake strengthening work. The first period is associated with Māori use of the site; the second is the building of the Courthouse in 1874-75. The third period is 1915-18, possibly 1916, when the north-western corner was added to the Courthouse. The fourth period is 1931 when the earthquake damaged the building; and the fifth, final period is the mid-1950s when the Courthouse was renovated.

Māori material under the Courthouse included some shell scatter — cockle (*Chione stutchburyi*); 1 cat's eye (*Turbo smaragda*); 2 whelks (*Cominella spp.*); 1 pipi (*Paphies australis*); 4 pieces of broken hangi stone; and a possible grind stone from the surface. The shell scatter (whole shells) and 3 pieces of hangi stone came from an area between the first short row on the western north-south row of piles and the base of the large fireplace on northern side of building. There was no *in situ* Māori midden apparent. The extent of the midden was confined to scattered individual shells over an area of c. 5m x 7m.¹⁶⁷

The Courthouse was built between 1874-5, designed by the Colonial Architect, W.H. Clayton and probably built by Edward Ashton who was a builder located in Shakespeare Road in 1874 and whose signature is on the architectural drawings.¹⁶⁸ Objects associated with this period include copious quantities of wood shavings, a few pieces of kauri timber, hand-made nails and an off-cut from an architrave. The boards for building were planned on site in the 19th century, which is why there are so many wood shavings beneath the building.¹⁶⁹

During the 1931 earthquake the interior lathe and plaster was shaken from the walls of the Courthouse. Beneath the Courthouse there are many pieces of plaster and lathes which had fallen through the internal walls or perhaps some of it may have been swept through holes in the floor that was damaged by the earthquake. There are repairs to the floor near one of the piles of plaster.¹⁷⁰

This site has been used by people for many years, possibly centuries and their activities at various times can be partially constructed from the residues remaining. No intact archaeological features were located, but there is a possibility that there may be intact material in areas between the lines of piles, which have not been disturbed by the piling or re-piling work. Consequently, it is necessary to apply for an authority from NZHPT if any further work is to be undertaken that involves disturbance of the ground surface.¹⁷¹

V21/400 is a site discovered when a fence was being built between two properties and human remains were uncovered. It comprised an Early Maori site containing three + burials – a c. 16 year-old woman and at least two infants (twins) between ages of new born and six months. There were several fireplaces apparent in southern wall of trench and a cache of buried (and unopened) shellfish including pipi, cockle, cat's eye, with some scattered broken mussels on top associated with fragments of European ceramic. Near the cache of shells were numerous animal bones including cat, rat, and animals used for food e.g. cut sheep and cattle bones.

The part of the site on the land at 526 Hastings Street has been effectively destroyed when the ground was lowered for the new house. It is probable that a considerable amount of archaeological material including charcoal, shell, hangi stone and human bones has been removed and dumped. There is evidence of all this material surrounding the present house.

¹⁶⁷ Elizabeth Pishief 2011, "Archaeological Report prepared for Department of Conservation on Old Napier Courthouse," p. 6

¹⁶⁸ Chris Cochran. 1994. *Former Napier Courthouse, Marine Parade Napier, Conservation Plan*, p. 8

¹⁶⁹ Pishief, 2011, p.13

¹⁷⁰ Pishief, 2011, p.16

¹⁷¹ Pishief 2011, p. 19

The portion of the site at 528 Hastings Street however is probably relatively intact. The back yard is strewn with broken burnt shell that has presumably come up from the area below. It is predicted that the intact site is about 400mm below the present surface, sealed by a layer of gravel. This area was originally a long shingle spit between the sea on the east and Te Whare o Maraenui lagoon on the west that stretched from Napier to the Ngaruroro and Tukituki river mouths at Awatoto. This part of the spit is known as Te Ahi o Te Waru – the fires of Te Waru whose body was apparently washed up here by the sea after he was drowned during an attempt to attack Pakake Pa after one of his relatives was killed there during an earlier fight. His body was covered with driftwood and cremated here.¹⁷²

Authority no. 2012/218 was for the demolition and construction of new buildings located in Hastings Street; the authority was actioned but no report is available.

Authority no. 2012/336 was for demolition and construction of a new building located at 142-176 Hastings Street, Napier. C. Barr sent a letter to HNZPT on 25 May 2015 stating that no archaeological material had been found.

The archaeological work required under authority no. 2014/242 was undertaken by Emma Clifford in 2015. Frederick William Bowman's plan indicates that Town Section 275 was heavily occupied by the 1880s and outlines of buildings demonstrated the intensity of building on these town sections. The works undertaken comprised:

- Monitoring of the removal of the concrete slab and base course to allow for the removal of the concrete footings of the Williams building. Once the concrete slab of the Williams building was removed a site walk-over identified a fill layer with pre-1900 artefacts throughout. Three test pits were excavated to determine the stratigraphy of the site and whether or not intact archaeological deposits could be identified. Based on the identification of intact archaeological deposits and features, the site was investigated further.
- Investigation of the areas between the concrete footings. Seven trenches were excavated in the area between the concrete footings using the mechanical digger in spits of approximately 50 mm. All features identified were flagged and investigated by hand.
- Monitoring of the removal of the concrete footings and the levelling out of the site. Once all identified features were excavated, recorded and mapped the concrete footings were removed and the site was levelled out for the car park. Additional features identified during the removal of the concrete footings and the levelling of the site were flagged and investigated by hand.
- Investigation of the elevated back section of the property. The grassy topsoil of the elevated back section was stripped using a mechanical excavator under the supervision of Emma Clifford. The areas were excavated in spits of 50 mm until any archaeological deposits were encountered. These were excavated by hand, recorded

¹⁷² V21/400

and mapped. Excavation by mechanical digger was continued until the base level required was reached.¹⁷³

Clifford notes in her discussion that:

The majority of the archaeological features identified during monitoring at 202-216 Hasting Street were structural, consisting of in-situ wooden piles, and post holes. In addition, other structural features such as a compact earthen floor were identified. The spatial patterning of these features indicates the presence of at least 3 structures. Buildings 1 and 2 ran parallel to the northern boundary of the property and could have been linked. A third building was identified by the row of post holes that ran parallel to Hastings Street in the southern half of the site. It is unclear whether these post holes were associated with the compact earthen floor.

Prior to monitoring, it was expected that a larger number of rubbish pits would be uncovered, particularly along the elevated back section of the property. However, only two relatively small rubbish pits were found. Although the elevated back section was excavated to the natural pebble and sand layer, this area was devoid of archaeological deposits indicating that the area must have been heavily modified. It is possible that additional rubbish pits existed on the property adjoining to the east, as the original town section spread between Hastings Street and Marine Parade and incorporated both properties.¹⁷⁴

Clifford concludes:

The artefacts analysed and described in this report were typical of 19th century assemblages in New Zealand. The relationship between the artefacts and the structural features led to two observations. The first is that the number of unused and single maker's mark clay pipes found in the layer above the features of Building 1 suggest the possibility that it was a tobacconist or general store. The second is that the relationship between the concentrations of leather cut offs and shoes and the earthen floor suggests that the floor may have been part of a leather workshop. Although there was a high degree of modification to the site, the archaeological features identified have provided a snapshot of this section of Hastings Street that historical research alone could not provide.¹⁷⁵

The damage report for V21/425 has not yet been completed. The earthquake strengthening work undertaken for the Bay Plaza has revealed archaeological residues associated with the pre-1900 occupation of Napier. The residues include material from the contact period in Napier which is probably between c. 1830-50s. The artefacts recovered from the base layer of the north profile of Trench 16W include pipi shell, ceramic smoking pipe, bird bone and 19th century ceramic. Later material including industrial material (metal), old shoes, ceramics and glass. Evidence of the burnt layer associated with the 1931 earthquake also appears in the profiles of these trenches.

¹⁷³ Emma Clifford. "Final report on Archaeological Monitoring: 202-212 Hastings Street, Napier", p. 11

¹⁷⁴ Clifford, 2015, p. 26

¹⁷⁵ Clifford, 2015, p. 51

The analysis of the material recovered indicates that this site was occupied by Europeans from the earliest period of European settlement. It is possible that evidence of pre-European Māori occupation of the area may also be encountered as has been discovered at Clive Square.



Figure 103 View of Napier from Napier Hill looking toward Awatoto, thought to have been taken in 1876 or 1877. Tennyson Street is located at the base of Napier Hill. Clive Square is visible in the right foreground. The Methodist Church is in the centre of the picture. Photographer possibly F W Williams. Source MTG Hawke's Bay Object nos Album 2, 296, 78060

Authority no. 2016/73 was granted for V21/422 a Methodist Sunday school which is on TS 199. The report is still being completed but the SRF provides the following information:

Monitored under HNZPT 2016/732 (32 Clive Sq. East) & 2017/079 (251 Emerson Street.)

An extensive site potentially surviving largely intact across the entire area of the Trinity Methodist Church, beneath the driveway, beneath the former hall area and beneath the ca 1932 shops at 251 Emerson St.

Monitoring of foundation removal and drain trenches has revealed a Maori occupation horizon across much of 32 Clive Sq. East. The horizon features discrete areas of shell rich midden, associated with features including a hearth, postholes and a small partially stone lined pit.

In some areas fragments of black beer bottle were recovered, in others no European associated material was identified, but obsidian flakes were. In the former hall, a small excavation for foundation removal (ca. 6 m x 2 m) revealed multi-phase occupancy and intercutting features from likely contact era through to the latter 1800s.

Foundation removal was abandoned in favour of in-situ preservation.

Seismic strengthening to the rear of and within adjoining 251 Emerson St revealed additional archaeological features (post holes), work surfaces (rammed earth), and a fire demolition layer believed associated with later 1800s commercial occupancy of the site.

The archaeological horizons varied in depth from ca 600 mm below present day to over 1 m below shop floors. The archaeological horizons have successively been sealed by ca 1870s swamp reclamation, later 1800s and early 1900s street and town section ad-hoc level increases for drainage, and a rubble layer associated with the 1931 Napier earthquake.

The Maori occupation horizon extends into Clive Square East road, surviving beneath road and pavement, albeit damaged in places by service trenches.

At present this being considered a single site, as it represents a continuation of occupation and use of the area from pre-European or contact era Maori through to 1900. This may be reconsidered in future if necessary.¹⁷⁶

The extent of the Maori archaeological residues have not been determined; it is possible they may be widespread beneath the road reserve in Clive Square East.

Authority no. 2016/159 was granted for the removal of a mid-20th century building on a 19th century domestic site. The archaeological work and report for undertaken by Gaylynnne Carter for the s. 46 authority holder Elizabeth Pishief.

Two exploratory trenches were machine excavated (toothed bucket) to understand the underlying stratigraphy. Trench one was located against the upstanding NE wall, to the right of a door and left of a window; trench two was located parallel to the walkway. Although the proposed replacement Presbytery foundations were not expected to exceed 200mm from the ground surface, the exploratory trenches were taken down until it was thought that the underlying geology had been reached, approximately 800mm. The stratigraphic sequence in each of the two trenches was recorded and photographed.

Carter concludes:

Layers 1.1 and 2.1 are interpreted as remnant 1950s garden soil which has been lifted and deposited to varying extents as part of the activity associated with the destruction and reconstruction of St Patricks Church. Layers 1.2; 1.3; 1.4; 2.2; and 2.3 are interpreted as being possibly associated with post-1931 redevelopment of the site. The pre-1931 image of the cleared site (Pishief, 2015, Figure 15, p. 20) hints that the ground surface of the site may have been lower than that of the adjacent road.

¹⁷⁶ NZAA SRF V21/422

Layer 2.4, the compacted surface is potentially late 19th or early 20th century. It is reminiscent of road surfacing of the late-1800s, as illustrated in early photos. A similar surface had been noted during recent works along Hastings St, Napier at a similar depth (Pishief pers com.). There is no known record of roads or public footpaths extending through this area during the late 1800s, however it is a technique that was likely utilised for other surfacing purposes. Given the potentially swampy nature of the land to the rear of these sections, even in the 1890s, it seems feasible that inhabitants might attempt to stabilise the ground in such a way in order to maintain year-round use for access or day to day activities.

That stables were included on a 1905 building permit likely relating to TS 259, indicates that at least some Munroe Street residents were keeping horses on their premises. A firm dry ground surface to the stables and its surrounds would have been essential to avoid lameness and injury to the horses. It is interesting to note that the plot of land in the foreground appears to have a light-coloured deposit that might be similar to that which underlies 2.4.

There appears to have been significant building up of the ground level in this area of Munroe and Dickens Street during the 20th Century. The relative consistency in the underlying layers across the site, with the exception of the disturbed and redeposited material recorded in Trench 2, is indicative of a series of intentional levelling or ‘building-up’ deposits rather than an incidental build-up of material over a long period of time.¹⁷⁷

Authority no. 2017/567 has been actioned and the report is in progress. No Maori occupation features or residues were encountered but there is evidence of 19th century occupation of the site in the form of post holes and artefacts.

The excavation associated with the demolition of the Royal Hotel located at 147 Carlyle Street revealed evidence of European 19th century activities including the skeleton of a pig, but, more importantly, a large pre-European Maori midden that contained quantities of obsidian from two sources, fish bone, bird bone, and kuri bone and early style Moa bone one-piece fish hooks.

¹⁷⁷ Gaylynne Carter, 2016, “Report 4 Munroe Street Napier: V21/421 Archaeological Authority 2016/159,” prepared for HNZPT.



Figure 104 View of excavation of Maori midden at 147 Carlyle Street Napier. Source: Elizabeth Pishief 2 October 2017

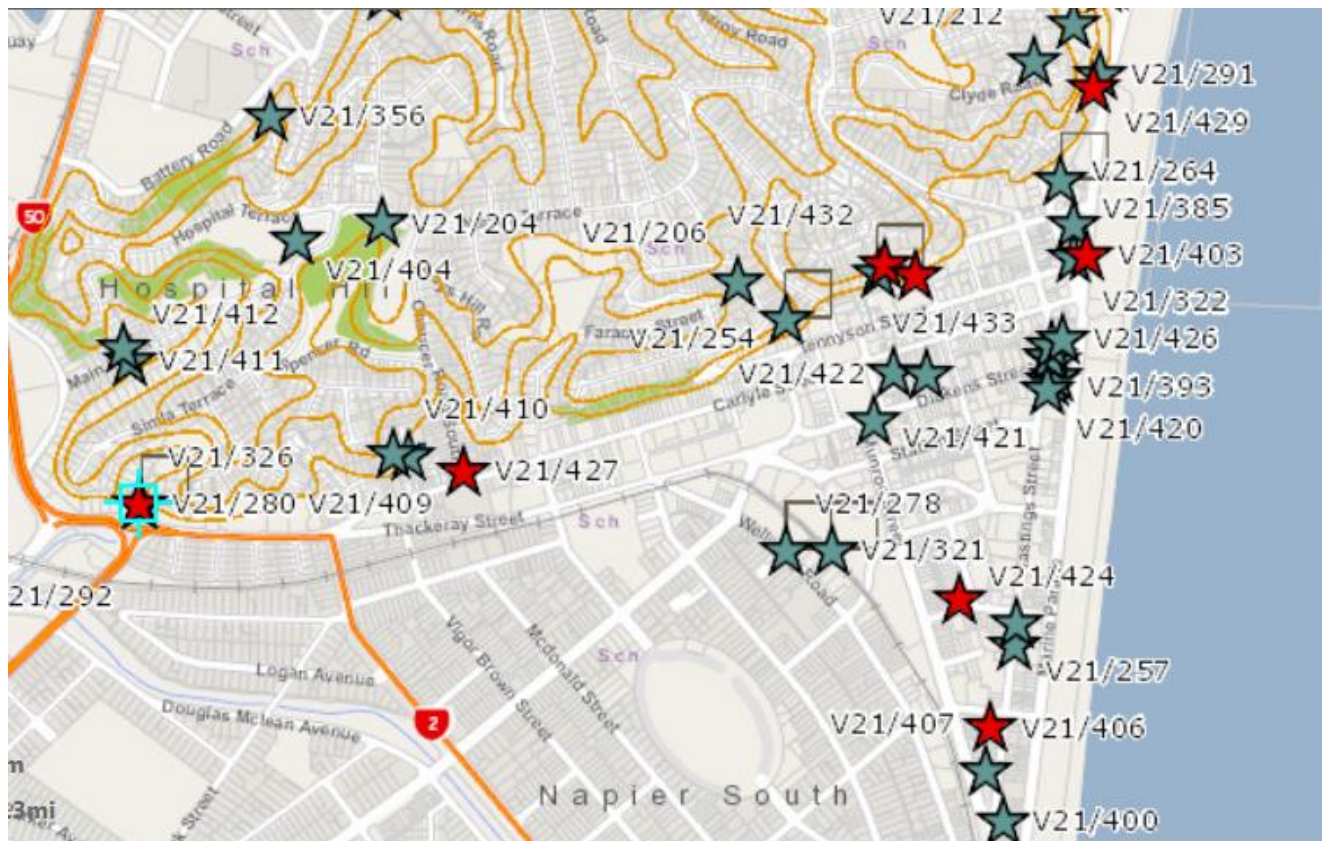


Figure 105 Archaeological sites in the CBD and surrounding area. Source: Archsite

Both V21/427 and V21/400 are outside the CBD but are important indicators of the potential for archaeological residues of early Maori origin to be within the CBD itself.

There are also many early colonial cottages around the CBD, some of which are recorded as archaeological sites and others that should be recorded. These are representative of the sort of domestic buildings that previously were in the CBD before it became exclusively commercial. Only those within the CBD have been listed in the table (figure 103).

Research Results

The archaeological and historic evidence presented indicates that there is considerable likelihood of archaeological evidence from the very earliest periods of Maori settlement though to the nineteenth century European occupation being encountered during the service works within the road reserves and other council owned property in the CBD. The CBD was closely settled during the 19th century, because of the limited space available in an area surrounded by lagoon and swamps, but many of the archaeological residues that provide evidence about that settlement are beneath layers of fill used to build up the stony islets and reclaim the ‘pestilential’ swamps.

The shortage of living space other than Napier hill meant that the barren, stony islands in the lagoon were occupied and it is reasonable to suspect that where Europeans chose to settle Maori had previously settled, so the land around Hastings Street, Tennyson Street, Emerson Street, Herschell Street, Browning Street, Byron Street, Church Lane, Shakespeare Road, and Clive Square are all areas where there may be evidence of that early Maori settlement. It is likely that most archaeological evidence will be below 500mm, because of the overlay of fill from reclamation and earthquake spoil. However, some areas may be closer to the present ground surface as was seen in Clive Square where the intact Maori midden is less than 500mm below the pavement.

The very early reclamation is not well documented because it was the responsibility of the landowners to ‘improve’ their sections. Some reclamation was undertaken by the Provincial Council in the early 1870s but it was not until Napier became a borough in 1875 that planned reclamation took place with the filling in of the sections south of Dickens Street and the formation of Munroe Street and reclamation of the adjacent Town Sections.

As many of the buildings in the CBD were built up to the street frontages prior to the street widening in 1907 and 1932 it is very likely that these areas will contain archaeological residues associated with pre-1900 buildings along the streets.

Those areas where the roads were widened may contain archaeological residues associated with the pre-1900 buildings along the street. These are:

- The southside of Dickens Street to Munroe Street,
- The north side of Tennyson Street from the Marine Parade to Milton Road,
- The southern side of Emerson Street from the Marine Parade to Clive Square,
- The eastern side of Church Lane
- Both sides of Dalton Street from Tennyson Street to Emerson Street
- The western side of Dalton Street to Dickens Street

The areas where new lanes or roads were formed through earlier occupation areas are:

- The Service Lane between Tennyson and Emerson Streets from Dalton Street to Market Street
- The Service Lane between Emerson and Dickens Street from Dalton Street to the back of the former Post Office on Hastings Street
- Albion Street from Hastings Street to the Marine Parade.

Further areas where there may be archaeological material include:

- Tiffen Park Car Park and the land beneath the parking building;
- The Shakespeare Road Browning street corner

- Brewster Street to the Onslow Road steps
- The triangle of land in front of the Masonic Hotel
- The western side of Byron street
- The two car parks on the northern side of Dickens Street
- Vautier Street from Dalton Street to Hastings Street
- The western side of Hastings Street from Vautier to Raffles Street
- Around the corner into Raffles Street
- The corner of Marine Parade and Raffles Street
- Part of the western side of Dalton Street between Station and Raffles Street.

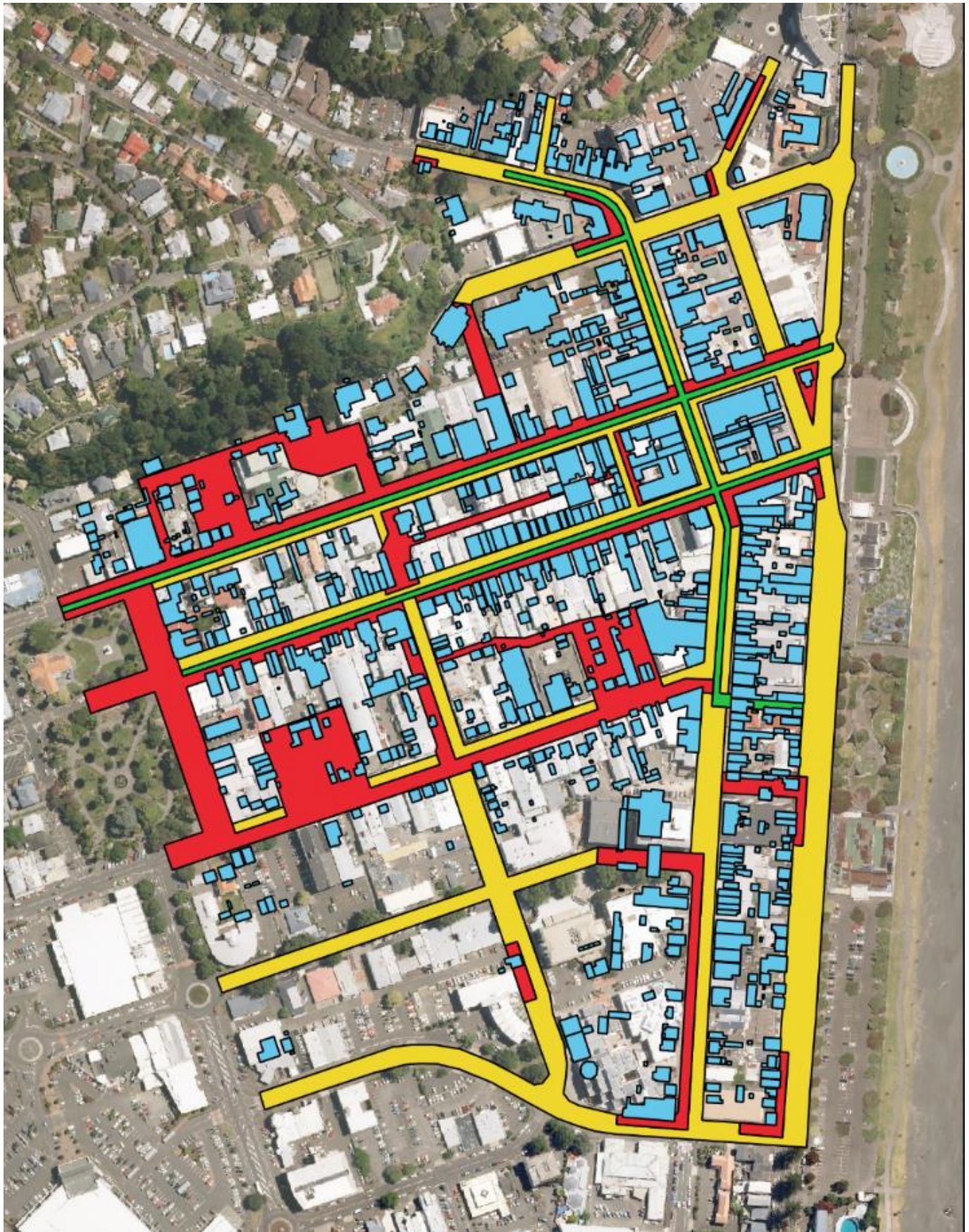


Figure 106 Colour coded map of Napier showing streets and reserves where archaeological residues may be anticipated or otherwise. Red (likely), Yellow, (possible) and Green (destroyed). Source: Current building aerial obtained from NCC overlaid with Bristed 1887/9 plan.

Constraints and Limitations

It is not possible to undertake a full site survey of the road reserves and other council owned property in the CBD of Napier because the archaeological features if they exist are beneath the pavements and buildings. The assessment has been reliant on historic and archival research and extrapolation from the archaeological evidence provided in the few reports that have been prepared for sites within the CBD. The limitations have led to a precautionary approach being taken towards the potential archaeological residues in the CBD.

It is acknowledged that this area has Maori cultural values but this report is not an assessment of those values. The provision of such an assessment is the responsibility of the appropriate iwi/hapu.

Archaeological and Other Values

Archaeological Values

The archaeological values of the road reserves and other council owned property in the CBD are difficult to define since they are all subsurface and all unknown. There are however two main types of site that may be encountered:

1. Early Maori middens with evidence of settlement, and
2. 19th century European commercial and domestic buildings and associated rubbish dumps.

Site 1	Value	Assessment
Midden/ settlement in coastal/lagoon environment	Condition	Unknown subsurface features
	Rarity/ Uniqueness	Maori middens and settlement are a rare type of site within the CBD of Napier
	Contextual Value	The site/s have contextual value as elements of early Maori occupation in the CBD.
	Information Potential	There is potential for information to be recovered by archaeological means.
	Amenity Value	Negligible without interpretive materials.
	Cultural Associations	Early Maori.

Site 2	Value	Assessment
19 th century domestic and commercial buildings where no features are identified but reasonable cause to suspect subsurface archaeological features/material s may be encountered during works	Condition	No archaeological sites have currently been identified but there is reasonable cause to suspect that sites/features may exist sub-surface.
	Rarity/ Uniqueness	Sites/features if identified during works, will likely share characteristics with similar sites found elsewhere in the district.
	Contextual Value	Has contextual value as an element of early European domestic and commercial activity in the district.
	Information Potential	Should sites be identified during works there will be potential for scientific information, related to 19 th century commerce and domestic practices to be recovered by archaeological means.
	Amenity Value	No amenity value. Any sites/features identified will be sub-surface and likely destroyed or re-buried.
	Cultural Associations	Colonial European.

Other Values

There are very significant historic values associated with the Napier CBD which was settled by Europeans in the mid-19th century. Napier was not a planned settlement but developed because it had the only port on the East Coast of the North Island and rich resources associated with whaling, trading and pastoralism. The history of the development of Napier from its watery beginnings and the changes that have occurred since that time, including the reclamation of most of the land on which the city is located, the catastrophic earthquake of 1931, and the remarkable recovery efforts of the inhabitants are important local events which have national significance. A considerable amount of the history of Napier has been lost through the effects of colonialism, earthquakes and fire. It is anticipated that further archaeological work will assist with piecing together some of the gaps in the history of this city.

There are Maori cultural values associated with this area, which will be affected by the proposed work.

Assessment of Effects

Napier City Council engineers undertake routine and continual service connections and other minor works every week. Napier CBD was settled by Europeans from the mid-1850s and by Maori for several hundred years before that. Consequently, the whole of the CBD meets the definition of an archaeological site: 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;

The archaeological work carried out in the CBD and environs in the past 15 or so years provides sufficient evidence that there is reasonable cause to suspect unknown archaeological deposits may appear within the road reserves and parks and reserves owned by the Council. Therefore, it will be necessary for Council to apply for a global authority to cover the minor works undertaken on Council property, that is within the road corridors and in parks and reserves. The service connections vary from 1m in depth and 900mm by 900mm in area, through to 3m in depth and 2m by 3m in area.

The methods the Council uses to undertake the service connections etc., may hinder adequate monitoring of the works in the red zone. This may mean the site is damaged but the mitigation, which is the collection of scientific evidence, is not effective.

Any major works Council proposes to do will require a separate authority application.

Further Considerations

Site Management

This is an ongoing project that requires excellent and frequent communication between Council staff and the on-call archaeologists. An archaeological management plan which sets out the policies and procedures to be followed by Council staff and the archaeologists is being prepared to accompany this assessment.

Analysis, Collections Management and Report Writing

The European material uncovered will belong to the landowner (Napier City Council)

The analysis of any material encountered will be undertaken by appropriate specialists.

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.

It is anticipated that an interim report such as an email will be sent to HNZPT each time an area in the red zone is monitored and if monitoring is required of any residues encountered in the yellow zone. These interim reports will be collated and an annual 'final' report will be prepared for the five years the authority is in place.

A system will be developed to ensure that all the interim reports, which may be prepared by different archaeologists, are collected together as they will form the basis of the annual report.

Conclusion and Recommendations

The purpose of this report is to assess the archaeological and other values of the CBD of Napier, the whole of which has potential archaeological values. This is to assist the Napier City Council to apply for an authority to undertake routine minor service installations, and other works within the road reserves, parks and other areas of the CBD owned by Napier City Council. There are no known archaeological sites within the road reserves, although there are three sites recorded in Tiffin Park car park. The proposed services and other works will have an incrementally detrimental effect on any subsurface archaeological features in the CBD. Mitigation is recovery, analysis and reporting on any findings which will add to our archaeological and historic understanding of early Napier and its communities.

It is recommended:

- Napier City Council applies for a global authority under s. 48 of the HNZPT Act 2014
- That a management plan is developed to ensure communication is clear between Council staff and the on-call archaeologists
- That an interim report is sent to HNZPT after every monitoring event
- That the interim reports are collated and a 'final' report is prepared at the end of every year to ensure reporting is consistent and timely
- That new site records are prepared for each new area of deposits encountered.
- That the project be used as an opportunity for public education, as appropriate.

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Appendices