

FORM FOR THE ASSESSMENT OF SECTION 44 APPLICATIONS

A GENERAL AUTHORITY APPLICATION: File ref: 11013-049

1 Applicant Details

Applicant: Tasman District Council
Address: Tasman District Council
Private Bag 4
RICHMOND 7050
Attn: Susan Edwards
Community Development Manager
Application Number & Acceptance Date: **2017/389 of 4 November 2016**
District Council: Tasman District Council
Site Location: Golden Bay Recreation Park, 2032
Takaka Valley Highway, Takaka Valley
Land Description/status: Pt sec 1, Sec 22 Takaka District Block
X, Waitapu SD. NN75/221 Nelson
Registry.
Archaeologist nominated under s45: Deb Foster

2 Archaeological Site Details:

NZAA Site Numbers: N26/308
Site Type: Recreation
Number on New Zealand Heritage List: no

2 Description of archaeological sites and sources including background, previous modifications and recent site history. Include references: - section 46(2)(d)

The Recreation Park is located to the east of the main highway in the Takaka Valley on land that is best described as flat to easy rolling. The site is close to the Takaka River and Rameka Creek. On the north side of the Reserve the land is mainly used for pastoral farming. The Reserve is bordered to the south by Park Avenue, which is lined with residential properties. The land on which the Golden Bay Takaka Grandstand is located is a Recreation Reserve under the Reserves Act 1977. The grandstand is not listed in the Heritage Schedules contained in the Tasman Resource Management Plan.

There were no recorded sites near the Golden Bay Takaka Recreation Reserve. The majority of archaeological sites are located along the coastal strip. Most, if not all of those recorded sites are pre-European middens and ovens. The distribution of these site-types highlights the importance of access to marine resources and preferential selection of coastal real estate. There are just two recorded sites of post-European period of occupation, being sites N25/77 and 89. Both sites contain just scattered remains of early dwellings with European elements such as brick and bottle glass. Both are located along the shoreline of the Motupipi estuary where there was known high level of activity in the early contact period associated with extraction of coal and lime by resident Maori and European settlers.

Golden Bay Takaka Recreation Reserve was once part of an area of land comprising 22 acres, made up of Pt Sec 1 Sec 22 and Lot 1A DP 2371, was occupied by Edward and Mary Solly in 1859. At first the Solly's leased the land from James Reilly (Hotelkeeper) on a 14 year lease. They farmed hops on the land. Then in 1892 ten acres of land was sold to the Takaka Athletic and Cycling Club. The rough land was ploughed and cleared of stumps, rushes and blackberry.

In 1894 the first A. & P. Show was held in Golden Bay on the property of James McDonald. Then in 1897 arrangements were made for the Takaka Athletic Club to share the grounds with the A. & P. Show. The grandstand was almost certainly built in 1899, as it is referred to as “newly built” in the newspaper report of the annual A. & P. show held in on February 1st 1900 (*Colonist Volume XLIII Issue 9703, 5 February 1900*). There are reports that it was built by the Smith Brothers of Takaka, although the source of that information is not known. The Colonist newspaper report of 1900 also noted that the new grandstand made for better viewing of the show jumping. It was built of locally milled native timbers.

The grandstand was renovated, painted and roofed (with a barrel-vaulted structure) in 1911. In 1967 the space under the grandstand was converted for use as the rugby clubrooms. A squash court was built onto the southern end of the building in 1975. Other amenities are housed in a lean-to the rear of the building. The footprint of the original building measures 19m x 10m. In 1990 an extension was added to the front of Rugby Clubrooms; with a staircase and commentary box added to grandstand. The 1990s extension of the rugby clubrooms beyond the balcony has had the most impact on the grandstand’s architectural and aesthetic integrity.

Very little, if any of the original fabric of the pre-1900 building remains. The potential to recover information about the original building is low as extensive modifications and repairs have been carried out. While the foot print of the original buildings is identifiable the internal spaces, original decorative treatments and external appearance have all been changed. Despite this there is still potential to recover information on building practices, sources of timber and the evolution of building technology.

Source:

Foster, Deb. 2016. *Archaeological Assessment of the Grandstand, Golden Bay Recreation Park, Takaka*. Prepared for Tasman District Council. Reviewed by Wesley Maguire 2016.

Coats, Amanda. 2016. *Golden Bay Grandstand, Takaka*. Proarch Consultants Limited. Prepared for Tasman District Council.

4 Activity proposed and likely effect on site(s): - section 46(2)(f)

The proposal is to demolish the grandstand/clubroom/squash courts and toilets building at Golden Bay Recreation Park to make way for a new community recreation facility and its associated car parking. The proposed demolition of the building will remove the remaining archaeological and associated values that are retained within the structure. The new facility plans and drawings plans are provided with the application.

It is considered that the demolition or modification of the grandstand building is unlikely to impact on any sub-surface archaeological remains. It is highly unlikely that any remnants of hop-growing or other farming activity will have survived subsequent land clearance and the modifications necessary to build Recreational facilities.

5 Consents:

- Landowner Y

B ARCHAEOLOGICAL ASSESSMENT

6 Comments on archaeological (and other relevant) values of site: - section 46(2)(g)

Condition: The building has been kept in good repair although it has been extensively modified and added on to.

Rarity: While barrel-vaulted roofed buildings are rare in New Zealand the Golden Bay Grandstand has been extensively modified and added to, reducing its architectural significance. Very little, if any of the original fabric of the pre-1900 building remains.

Contextual Value: The Golden Bay Grandstand has social and historical significance for its links to the whole community and its ongoing use as a gathering-space for recreation and civic events for more than 117 years. The grandstand remains in its original location at the A. & P. Showgrounds and retains a strong tangible link to the rural roots of Golden Bay, where the annual A. & P. Show remains a valued institution. Many local families have links to the founding members of the Association.

Information Potential: The potential to recover information about the original building is low as extensive modifications and repairs have been carried out. While the foot print of the original buildings is identifiable the internal spaces, original decorative treatments and external appearance have all been changed. Despite this there is still potential to recover information on building practices, sources of timber and the evolution of building technology. Council have indicated that upon demolition they will provide interpretation boards, with photographs, on site explaining the history of the grandstand and use of the site.

Amenity Value (education, visual etc): Amenity values are characteristics that influence and enhance people's appreciation of a particular area. These values are derived from aesthetic coherence and cultural and recreational attributes of an area. Given the high social and historic values placed on the Grandstand by some members of the local community it follows that amenity values are high.

Cultural Associations: European colonial period. The grandstand remains in its original location at the A. & P. Showgrounds. The grandstand is a strong tangible link to the rural roots of Golden Bay, where the annual A. & P. Show remains a valued institution. Cultural values are high.

- 7 Comment on effects of proposed development on the archaeological values and broader historic heritage values- section 46(2)(g)
The demolition or modification of the grandstand building is unlikely to impact on any sub-surface archaeological remains. It is highly unlikely that any remnants of hop-growing or other farming activity will have survived subsequent land clearance and the modifications necessary to build Recreational facilities. The proposed demolition of the building will remove the remaining archaeological and associated values that are retained within the structure.
- 8 Comment on what options to avoid were explored by the applicant. Reference dates and discussions:-section 4(b)
The budget for the new facility is insufficient to cover the costs of upgrading the grandstand on its current site or relocating and upgrading the grandstand. In April 2016 Council advertised seeking expressions of interest from groups to relocate the grandstand. No expressions were received. The council maintains it cannot comply with the building consent and planning requirements for car parking on site with the grandstand remaining on site. There is insufficient land on site to meet further car parking requirements without compromising the other uses of the Recreation Park. A report commissioned from Proarch Architects identifies minimal pre1900 materials associated with the site but identifies that the grandstand itself may be preserved and restored for between \$580,000 and \$680,000. The Tasman District Council has not expressed any desire to retain or restore the grandstand.
- 9 Comment on what will be done to offset known impacts on the archaeological site (eg. Investigation, entered on the List, covenant, report, agreement for future public access, oral history research, covenanting, registration, pouwhenua, interpretation):

If approval is given to remove the grandstand, Council will provide interpretation boards, with photographs, on site explaining the history of the grandstand and use of the site.

10 Comment on how you have taken the interests of the landowner and applicant into account: - section 59(1)(a)(iii) and 46(2)(h)

Tasman District Council considers the protection of the archaeological site prevents or restricts the reasonable future use of the site. The council cannot comply with the building consent and planning requirements for car parking on site with the grandstand remaining on site. There is insufficient land on site to meet further car parking requirements without compromising the other uses of the Recreation Park. The new facility plans and drawings plans are provided with the application. A report commissioned from Proarch Architects identifies minimal pre1900 materials associated with the site but identifies that the grandstand itself may be preserved and restored for between \$580,000 and \$680,000. The Tasman District Council has not expressed any desire to retain or restore the grandstand at this cost.

11 Comment on this application in relation to the Purpose and Principles of the Act: sections 3 and 4

The age of the building was identified and the applicant has undertaken due process in order to demolish the building. The building will be removed but preserved in record.

12 Any other comments:

Council has stated that the retention of the grandstand will result in storm water and car parking for the new facility being redesigned, and additional car parking and toilets being provided to meet plan requirements unless exemptions are granted. The grandstand will "over shadow" the new facility.

Removal of the post 1911 structures will result in the grandstand having to be temporarily supported and isolated pending protection works. The expectation that either the Council or the community would put up the funds required to retain the grandstand is considered by Council to be highly unrealistic and unlikely.

13 Archaeologist's summary of archaeological aspects:

- (a) application is capable of being granted,
- (b) it should be granted in whole,
- (c) conditions should be imposed as stated in the determination.

Recommend that authority be granted upon the conditions stated in the determination (No. 20 below).

Christine Barnett, Regional Archaeologist

Date: 10 November 2016

C VALUES ASSESSMENT FOR SITES OF INTEREST TO MAORI

14 Tangata Whenua and Applicant Consultation Details: - sections 46(2)(g) and 46(2)(h).

Councillor Martine Bouillir and staff member Jim Frater met with Manawhenua Ki Mohua at Onetahua Marae on 14 July 2016 and discussed the developments at the Recreation Park with specific reference to the proposal to demolish the grandstand and invited their option and any requirements or recommendations Iwi may have with its demolition.

Manawhenua ki Mohua replied via email on 21 September:

Cherie Byrnes is our Iwi Representative. Manawhenua ki Mohua neither opposes or supports either side of the grandstand discussion and support our representative Cherie Byrnes who is on the committee. We fell it is the responsibility of the Council to make the decision".

Consultation is considered adequate for this application.

- 15 Summary of Maori Values of affected site: – section 46(2)(g)
N/A
- 16 Effects of Proposed Development on Maori Values: – section 46(2)(g)
The proposal has the potential to affect the Maori values of the sites concerned.
N/A
- 17 Comment on what will be undertaken to offset known impacts on the Maori values e.g signed protocols that meet legal requirements:- section 46(2)(g)
N/A
- 18 Comment on whether this application applies to a statutory acknowledgement area and how these requirements have been taken into account:- section 59(1)(a)(v)
N/A
- 19 Maori Heritage Council: – section 49(1)(a) N/a
This application relates to a site of interest to Maori. This application is considered to be
(a) Level C: Delegated to Kaihautu

The reasons for allocating this application to that level are:

- Consultation has been adequate
- All views expressed have been considered
- An appeal is not expected

Under section 49(1)(a) of the Act, an application over sites of interest to Maori must be referred to the Maori Heritage Council to make recommendations. In this instance it is recommended that the application does not require the approval of the Maori Heritage Council given that there are no known sites of interest to Maori

Dean Whiting, Maori Heritage Adviser

Date: 11 November 2016

D RECOMMENDATION

20 Compliance with the provisions of Part 3 Subpart 2:

All processes are in compliance with Part 3 Subpart 2 of the Heritage New Zealand Pouhere Taonga Act 2014.

The recommendation of the Senior Archaeologist is:

GRANT

Heritage New Zealand Pouhere Taonga grants a general authority pursuant to section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological described above, within the area specified as Pt sec 1, Sec 22 Takaka District Block X, Waitapu SD. NN75/221 Nelson Registry to Tasman district Council for the proposal to demolish the grandstand building at Golden Bay Recreation Park and undertake development of a new community recreation facility, infrastructure works and associated car parking at Golden Bay Recreation Park, 2032 Takaka Valley Highway, Takaka Valley, with conditions as set out in the authority.

Senior Archaeologist



Date 18/11/16

E APPROVED ARCHAEOLOGIST

Form for assessment of approval of archaeologist.

1 Applicant Details

Applicant:

Tasman District Council

Address:

Susan Edwards

Community Development Manager

Tasman District Council

Private Bag 4

RICHMOND 7050

Attn: Susan Edwards

Community Development Manager

Application Number

2017/389

Archaeologist to be Approved

Deb Foster

2 Comment on how the nominated archaeologist meets the requirements of section 45(2) as follows: Has sufficient skill and competency, and has access to appropriate institutional and professional support and resources.

Deb Foster is an experienced archaeologist. She has worked on historic building demolition projects previously. Deb may need to draw on the services of a buildings archaeologist, to assist her with this project as a demolition plan and buildings recording methodology will be required.

3 Comment on how the nominated archaeologist meets the requirements of section 45(2) as follows: In the case of a site of interest to Maori, has the requisite competencies in relation to Maori values, and has access to appropriate cultural support.

N/a

It is recommended that the proposal by the applicant to engage Deb Foster to carry out the archaeological work required under authority 2017/389 pursuant to section 45(2) of the Act is approved.

Christine Barnett, Regional Archaeologist

Date: 16 November 2016

The recommendation of the Senior Archaeologist is to approve.

Senior Archaeologist



Date: 16/11/16