



NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

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FUTURE NAPIER COMMITTEE

Open Agenda

Meeting Date: Thursday 5 May 2022

Time: Following the Sustainable Napier Committee

Venue: Large Exhibition Hall
War Memorial Centre
Marine Parade
Napier

Livestreamed via Council's Facebook site

Committee Members **Chair:** Deputy Mayor Brosnan
Members: Mayor Wise, Councillors Boag, Browne, Chrystal, Crown, Mawson, McGrath, Price, Simpson, Tapine, Taylor and Wright

Officer Responsible Director City Strategy

Administration Governance Team

Next Future Napier Committee Meeting
Thursday 16 June 2022

ORDER OF BUSINESS

Karakia

Apologies

Nil

Conflicts of interest

Public forum

Nil

Announcements by the Mayor

Announcements by the Chairperson including notification of minor matters not on the agenda

Note: re minor matters only - refer LGOIMA s46A(7A) and Standing Orders s9.13

A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the Chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However, the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion.

Announcements by the management

Confirmation of minutes

That the Minutes of the Future Napier Committee meeting held on Thursday, 24 March 2022 be taken as a true and accurate record of the meeting.57

Agenda items

- 1 Resource Consent Activity Update.....3
- 2 Proposal from Art Deco Trust - Womans Rest Rooms Memorial Square7

Minor matters not on the agenda – discussion (if any)

Public Excluded

Nil

AGENDA ITEMS

1. RESOURCE CONSENT ACTIVITY UPDATE

Type of Report:	Enter Significance of Report
Legal Reference:	Enter Legal Reference
Document ID:	1454220
Reporting Officer/s & Unit:	Luke Johnson, Team Leader Planning and Compliance

1.1 Purpose of Report

This report provides an update on recent resource consenting activity. The report is provided for information purposes only, so that there is visibility of major projects and an opportunity for Elected Members to understand the process.

Applications are assessed by delegation through the Resource Management Act (RMA); it is not intended to have application outcome discussions as part of this paper.

This report only contains information which is lodged with Council and is publicly available.

Officer's Recommendation

The Future Napier Committee:

- a. Note the resource consent activity update for period 21 October 2021 to 18 January 2022

1.2 Background Summary

The following is an outline of recent activity regarding applications received by Council for consenting pursuant to the RMA.

Since the March 2022 update, the submission of applications to the Resource Consenting team were once again steady with an equal number of submitted applications compared to the same period 12 months earlier being 32.

The table below outlines the current resource consenting activities in Napier and the status of these for information purposes. Whilst this is not an entire list of all applications currently being assessed or having been determined, they are significant or noteworthy applications of which details are being provided in this report.

Summary Table

42 Marine Parade, Napier	Redevelopment of the Napier War Memorial (RM220034)	Under Assessment	Further information provided below
156 Gloucester Street, Taradale	Extension of a non-residential activity (220029)	Under Assessment	Further information provided below

115 Carlyle Street, Napier	Expansion of the Existing Car Sales Operation	Under Assessment	Previously reported to Future Napier Committee. No further update
113 Fryer Road, Napier	One Lot into Two Lot Subdivision	S357 Objection to Decision	Objection under assessment
16 and 38 Willowbank Avenue, Meeanee	Proposed lifestyle village	Appeal process	Previously reported to Future Napier Committee. No further update

42 Marine Parade, Napier – Redevelopment of the Napier War Memorial

The subject site is located within the Marine Parade Recreation Zone as defined by the Napier District Plan.

42 Marine Parade is the northernmost title and is 1.6877ha in area. The northwestern portion of the site is occupied by Ocean Spa, a heated pools and fitness complex with a public carpark situated to its east. The southern portion of the site is occupied by the Napier War Memorial Centre which features a recently redeveloped function and events centre.

Sitting to the south of the site described above, 60 Marine Parade occupies a land area of 2.3978ha. Generally, the western portion of the site is occupied by gardens and informal recreational spaces. The eastern portion of the site within approximately 40m-50m from the eastern boundary is beach reserve area as described for the site above with the shared cycle and pedestrian path meandering through. In terms of existing structures, the Tom Parker Water fountain is situated at the northern end of the site and the Sound-shell Colonnade and Plaza are located in the south western corner of the site. Both of these were constructed in the 1930's post the Napier Earthquake and are key Art Deco landmarks within Napier.

The proposal forms part of the wider Napier War Memorial restoration with the key objective being to reinstate the Roll of Honour and Perpetual Flame. This will be achieved via the construction of a covered walkway and pavilion which will be constructed off the paved courtyard to the west of the Memorial Centre building. The location of the new structure will be over the existing location of the historical floral clock. The exact position for the clock to be repositioned is yet to be determined however its relocation can stand alone beyond this consent and does not trigger the need for a resource consent.

The application is currently under assessment.

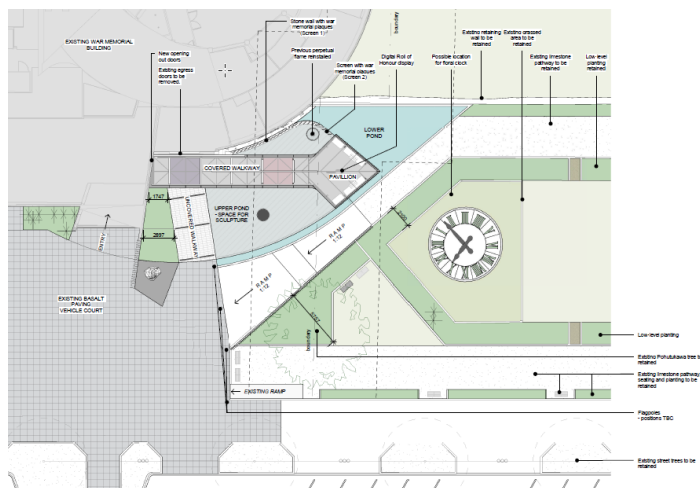


Figure 1 – Proposed Site Plan

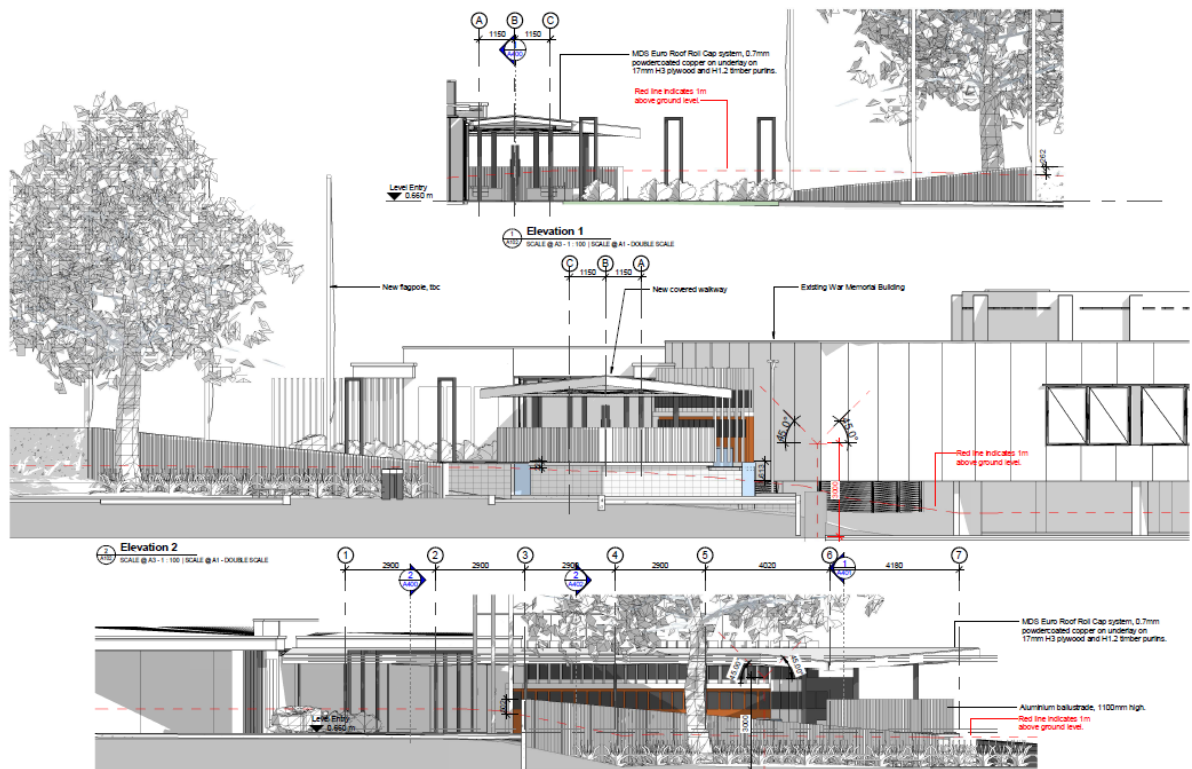


Figure 2 – Proposed Elevations

156 Gloucester Street, Taradale – Extension of a non-residential activity

The proposal is to convert an existing 44m² office space into a café area and construct a 123m² deck area to be accessed from the café, in support of an existing commercial activity (RSA) at the site, which is located at 156 Gloucester Street, Taradale. As a non-residential activity within the Main Residential Zone the proposed additions to the RSA are classified as a Discretionary Activity under Rule 5.13.1(c) of the City of Napier District Plan.

The proposed activity will be an extension of the existing commercial activity that has been established on site since the 1950's. The existing commercial activity includes a bar, gaming lounge, library, and restaurant, with an allocated parking area provided to the north of the building (68 Total car parking spaces).

As part of this application, it is proposed that the existing 44m² office space located in the Northern corner of the building be converted into a café area, and the construction of a 123m² deck that will be accessed via new doors from the café area and existing lounge. The proposed outdoor area and café will be included as part of the existing commercial activity.

This application is currently under assessment and a determination is expected to be made in due course.

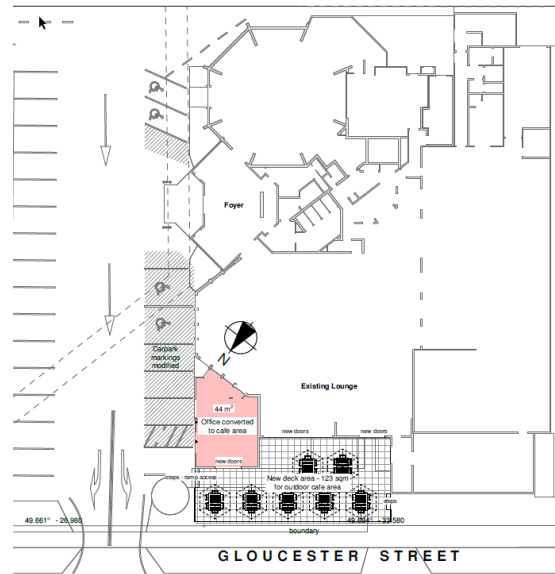


Figure 4 – Proposed Site Plan



Figure 5 – Café area (artist impression)

1.3 Attachments

Nil

2. PROPOSAL FROM ART DECO TRUST - WOMANS REST ROOMS MEMORIAL SQUARE

<i>Type of Report:</i>	Legal and Operational
<i>Legal Reference:</i>	Reserves Act 1977, Napier Borough Endowments Act 1876, Napier District Plan.
<i>Document ID:</i>	1455858
<i>Reporting Officer/s & Unit:</i>	Bryan Faulknor, Manager Property

2.1 Purpose of Report

To consider the Art Deco Trust's proposal to partner with Council to strengthen, restore and lease the Memorial Square Community Rooms (Woman's Rest).

Officer's Recommendation

The Future Napier Committee:

- a. **Resolve** to agree in principle to partner with the Art Deco Trust to restore, strengthen, refurbish and lease to the Trust the Memorial Square Community Rooms (Woman's Rest).
- b. **Resolve** to enter into a Memorandum of Understanding, which will set out the terms and requirements of how the parties will work collaboratively and in good faith towards the above initiative and negotiate lease terms acceptable to both parties.
- c. **Resolve** that a draft Memorandum of Understanding be brought back to Council for final approval.

2.2 Background Summary

Council managed the Memorial Square Community Rooms (known as Woman's Rest) as a community facility until 2013, with uses including regular and casual hire, toilet facilities, and the Citizens Advice Bureau.

In early 2013, after considering various reports Council resolved 'That the Memorial Square Community Rooms be refitted to relocate the Napier Community Hub to the facility'. Mentioned in the various reports was the need to undertake a seismic assessment of the building to enable any required strengthening work to be factored into the refit project.

In mid-2013, after considering the Detailed Seismic Assessment, Council resolved to vacate the building and that investigations be made regarding future use of the building, including financial implications.

Council staff then worked with architects and structural engineers to develop plans (including strengthening) to enable the building to be used as a community centre to house the Community Hub (a collection of community agencies). Early in the process, the significant strengthening and refurbishment requirements became apparent and the project was put on hold. Further, it was deemed prudent to continue to undertake seismic assessments on other Council facilities so that strengthening budgets could be prioritised. Since 2013, eight Council facilities have been seismically strengthened.

The original Detailed Seismic Assessment of the Memorial Square Rooms determined the building to be 12% of New Building Standards (NBS), this was subsequently revised to 45% NBS upon Peer Review. A building with less than 34% of the New Building Standards is categorised as Earthquake Prone. The building is therefore not Earthquake Prone however; upon the refurbishment and restoration of any building, it is prudent to carry out strengthening to as close to 100% of New Building Standards as is practically and economically possible.

The Community Rooms are currently closed as a community facility and are used for the storage of library books.

In 2018, the National Council of Women HB Branch submitted to the 2018-2028 LTP, to restore the Women's Rest Building as a centre for the women of Napier, in partnership with Napier City Council. Napier City Council acknowledged the historic significance of the building and recommended working in partnership with the submitter and that Building options will be considered later in 2018 in conjunction with options for the library building development.

In 2021, Council passed the following resolution at the Ordinary Meeting of Council (Long Term Plan), commencing 8 June 2021:

- a) That Council support engaging now with Historic Places Hawke's Bay and National Council of Women Hawke's Bay and other key stakeholders, subsequently undertaking a feasibility study in year 2 of the Long Term Plan to define a community use for the space, as well as an appropriate operating model;
- b) That Council assign capital budget of \$1.5 million, in years 2-3 of the Long Term Plan, with \$750k funded through loans and the remainder of funding through gained through external and community funding being a gateway for the project; and
- c) That Council allocate \$100,000 of rates funding in year 2 of the Long Term Plan for a Feasibility Study and associated resourcing.

At the Future Napier Committee meeting of 24 March 2022, the Art Deco Trust (the Trust) presented a proposal to restore the Community Rooms to its original condition and to occupy the Community Rooms on a long-term lease.

The Trust has subsequently sent a written proposal to Council. The proposal is included as **Attachment 1**.

2.3 Issues

Issues to be resolved with regards the proposal from the Art Deco Trust include:

District plan provisions – Initial views are that the activities of the Art Deco Trust sit within the 'commercial activity' definition in the current Operative District Plan. Commercial activities are 'prohibited' in the Reserves Zone in which Memorial Square sits. Such commercial activities however are proposed to change to 'Non-Complying' in the Proposed District Plan.

This could result in the Trust not being able to occupy and operate commercial activities from the Community Rooms until at least part way through 2023, following the notification of the Proposed District Plan. If the proposed changes are 'deemed operative' then at that point the Trust or Council could apply for resource consent for the Trust to operate from the Building.

Further advice is being sought on this matter, however staff have identified the District Plan provision as potentially the most prohibitive hurdle that the Trust will have to overcome to operate commercial activity from the building.

Reserve Management Plan

Rule 46.2.1(b) of the Operative District Plan states that activities identified within an approved Reserves Management Plan are a permitted activity. The current Reserves Management Plan does not allow for this type of activity within Memorial Square. However, the preliminary work for reviewing the Reserves Management Plan is due to commence. Enabling this activity within the updated Reserves Management Plan may provide a faster route than going down the District Plan path.

Heritage Status

The Category 1 status with Heritage NZ will mean that both interior and exterior changes will require Resource Consent. It is expected that Heritage NZ would be deemed an affected party and would need to give their consent to the changes.

Other legal considerations

Memorial Square is subject to the Reserves Act 1977 and the Napier Borough Endowments Act 1876. Advice is currently being sought as to any implications of the Acts on the proposal.

Fundraising requirements

In order to attract external grant funding, an independent feasibility study may be required. For example, any application to the Lottery Significant Projects Fund or Lottery Community Facilities must be supported by an independent feasibility study that includes options to deal with existing problems and comments on risks and benefits of each option.

Memorandum of Understanding (MOU)

To proceed with the proposal and further develop plans the Trust would like to enter into a Memorandum of Understanding with Council as soon as possible.

The Memorandum would not be legally binding but will be a sincere reflection of the parties intended outcomes. Both parties would agree that they will, in good faith, work collaboratively together towards the initiative to restore/upgrade the Memorial Square Rooms and negotiate lease terms acceptable to both parties.

Both the upgrade and lease would be subject to obtaining all necessary regulatory consents and compliance with any relevant legislation.

Suggested matters for inclusion in a MOU

The Memorandum could include the main draft terms of a lease, operating model and potential use by other community groups.

It would set out the requirements and approvals required from Council as building owner. It is envisaged, for example, that Council would be required as building owner to have final approval of plans and specifications, procurement methods and construction contract terms. Council staff would however work collaboratively with the Trust throughout the process to ensure final approval is not unreasonably delayed.

Financial transaction accounting methodology would need to be approved.

Fundraising plans and approval process.

Project and financial monitoring.

Council staff representation on the project management team.

2.4 Significance and Engagement

The Art Deco Trust has undertaken a wide range of preliminary engagement and received letters of support and a local business petition. These include the National Council of Woman, Heretaunga Woman's Centre, Historic Places Hawke's Bay, Returned Services Association Napier and Hastings, RSA Woman's Division, Hon Stuart Nash MP for Napier, Business owners and staff in businesses surrounding Clive and Memorial Square.

The letters of support are attached as **Attachment 2**.

2.5 Implications

Financial

As mentioned above, Council assigned capital budget of \$1.5 million, in years 2-3 of the Long Term Plan, with \$750k funded through loans and the remainder of funding through external and community funding.

As matters currently sit, subject to the adoption of the Annual Plan, half of the above budget becomes available 1 July 2022 and the other half 1 July 2023.

Should the 2023/24 portion be required earlier then a submission would have to be made to the Annual Plan process to bring this budget forward.

In addition, Council allocated \$100,000 of rates funding in year 2 of the Long Term Plan for a Feasibility Study and associated resourcing. Subject to the adoption of the Annual Plan, this budget becomes available 1 July 2022.

Social & Policy

An independent feasibility study considering all community use options would determine the community purpose of Memorial Square Community Rooms, and whether the Art Deco Trust would be an ideal anchor tenant of such a facility. A lease agreement however could potentially ensure that those areas not required as exclusive use by the Art Deco Trust would be available to other Community Groups.

Risk

If a feasibility study does not consider the opportunity/loss of other uses and tenancies, there could be opposition from other community groups and the wider community.

There is a risk that budgets and fundraising may fall short of what is required in which case the project may have to be re-evaluated.

2.6 Options

The options available to Council are as follows:

Option 1: That Council leads the development of an independent feasibility study into an appropriate community use of the Memorial Square Community Rooms in accordance with Council's 2021 LTP resolution and the Department of Internal Affairs (Lotteries) requirements for Lotteries Community Facility Funding feasibility studies that need to include:

- the size and scale of the project
- a discussion of the current situation and what's needed
- options to deal with existing problems
- comments on risks and benefits of each option
- comments on the best option or options

- an outline for the planned approach
- an assessment of the group's ability to deliver the project and the results over time.

Option 2: That Council agrees in principle to partner with the Art Deco Trust, through a Memorandum of Understanding, to facilitate the restoration and through a lease which will establish the Art Deco Trust as anchor tenants at the Memorial Square Community Rooms.

2.7 Development of Preferred Option

The proposal from the Art Deco Trust represents a significant opportunity for Council to partner with a community group that submits it has the skills and passion to lead and deliver the project for the community.

Whilst an open expression of interest type process has not been undertaken with community groups, the Trust has wide stakeholder support for this proposal and is considered to have the capability to partner with Council on such a project.

The LTP requires fundraising of \$750,000 to be undertaken. The Art Deco Trust submits that it has the necessary skills to achieve this fundraising.

Option 2 therefore is the preferred option.

2.8 Attachments

- 1 Art Deco Trust - Womans Rest Proposal [↓](#)
- 2 Letters of Support - Art Deco Trust - Womans Rest [↓](#)



19 April 2022

Art Deco Trust and Napier City Council Proposal



Art Deco Trust (ADT) is proposing that a lease be entered into with Napier City Council (NCC) to the advantage of both parties under these terms:

- A long-term lease for 25 year with the right of renewal
- A rental concession that is equivalent to the rental sought under the lease;
- ADT will put together a project team to lead the work of earthquake strengthening and restoration and will comply with all resource and building consent requirements;
- ADT will strengthen the building to greater than 67% NBS;
- The project team will include but not be limited to:
 - Heritage Architect
 - Heritage NZ Consultant
 - NCC Heritage Planner
 - Geotech Engineer
 - Architect
 - Structural Engineer
 - Project Manager
- Once initial plans and project timelines have been drafted ADT will seek NCC's approval regarding project progress reporting;

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- Funding for the project has been signalled for the Women's Rest in previous NCC Annual Plans and in the NCC 10 Year Plan 2021-31. ADT will draw on the budget set aside by Council and extend by Grants;
- Prior to the finalisation of drawings and plans for the renovations of the Women's Rest and before these are lodged for Resource Consent, NCC have final approval;
- ADT will send a tenancy plan for occupation for approval from NCC at a stage when legal and legislative steps have been met;
- The Partnership gives NCC confidence about the quality and scope of the renovation and the partner (ADT) who will be the tenant of the Women's Rest;
- Greatly improved security of the area (Clive and Memorial Squares) will result with the occupation of the Rest and NCC will achieve an appropriate use of a nationally recognised iconic building in the centre of the city as a companion memorial to the Cenotaph. The Clive Square and Memorial Square Reserves make the city and bookend the retail area with the significant earthquake memorial on the waterfront;
- While tourism is important in terms of income streams to the city and ADT, the Trust's focus remains on the Protection, Preservation and Celebration of Art Deco era buildings and heritage, and the unique style, culture, and links that Napier has with that era;
- Many letters of support for the ADT's custodianship of the Women's Rest are attached. These are wide ranging and included important stakeholders:
 - National Council of Women
 - Historic Places Hawke's Bay
 - Heretaunga Women's Centre
 - Napier Returned Services' Association
 - Taradale & District Returned & Services Association
 - Napier Returned and Service's Association, Women's Section
 - Hon Stuart Nash, MP for Napier
 - Business Owners and Staff in businesses surrounding Clive and Memorial Squares
- ADT will form partnerships with community groups who wish to use the Women's Rest for meetings, talks, community, and social activities etc. Interested parties include:
 - Hawke's Bay Archaeology Society
 - Hawke's Bay Heritage Network
 - Hawke's Bay Tourism
 - Heretaunga Women's Centre
 - Historic Places Hawke's Bay
 - Restorative Justice Hawke's Bay
 - Napier Return Services' Association
 - Taradale & District Returned & Services Association



Art Deco Trust



Art Deco Trust is a **guardian**, a **storyteller**, and an **interpreter** of some of New Zealand's unique treasures.

We are the guardian of a collection of beautiful art deco buildings constructed after the 1931 Hawke's Bay earthquake and fire.

The Trust is a storyteller of courageous people who were able to imagine a different kind of city and adopt the energy and optimism of a modern art and design movement to create it; and
The Trust is also the interpreter of the spirit of Art Deco to contemporary audiences in Hawkes Bay, New Zealand and beyond.

Guardian

Art Deco Trust came out of a group formed in 1985 to protect the unique 1930s buildings that for 50 years had been unrecognised, undervalued and were under threat of demolition. Thanks to the advocacy of a new generation of courageous people with vision, these heritage buildings are now recognised, valued, and protected. Through the Trust's Robert McGregor Heritage Fund, Napier City Council, the Heritage Working Group and donors to the Fund, grants are now available to help preserve and restore many of Hawke's Bay's Art Deco era heritage.



Storyteller

The story of how Napier rose out of the rubble and ashes of the 1931 earthquake is just the compelling opening chapter of a bigger and equally intriguing story of how Napier people, New Zealanders and many world-wide fell in love with treasures that had been hiding in plain sight for 50 years. There are the stories of those who created the buildings, of the battles lost and won in the fight to preserve the historic precinct, and of those buildings brought back from the brink.

Interpreter

Emerging after the First World War, the Art Deco Movement celebrated the modern age, the machine, and synthetic materials. Its designs were simple. Its spirit was optimistic and energetic. People had the opportunity to imagine a new future. Napier embraced the chance to modernise and bring beauty from the ashes. The Trust is the interpreter of that spirit of the 1930s to New Zealand in the 2020s.

Charity Details

Legal name of the Charity:	Art Deco Trust Incorporated
Registration number:	CC21328
NZBN number:	9429042577935
Current Status:	Registered

Registration details

Date of Registration:	24/02/2008
Balance Date:	August 31

Address for service

Charity's Postal Address:	PO Box 133, Napier, 4140
Charity's Address:	7 Tennyson Street, Napier South, Napier, 4110
Phone:	(06) 835 0022
Email:	hm@artdeconapier.com
Website:	http://www.artdeconapier.com
Facebook:	www.facebook.com/artdecotrust
Twitter:	https://twitter.com/artdecotrust

Areas of Operation:	Hawke's Bay
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View Charity Link:	https://www.register.charities.govt.nz/Charity/CC21328
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Purpose & Structure

Charitable Purpose

The Art Deco Trust Incorporated is a guardian, a storyteller and an interpreter of some unique national treasures.

We are the guardian of a collection of beautiful art deco buildings constructed after the 1931 Hawke's Bay earthquake and fire.

The Trust is a storyteller of courageous people who were able to imagine a different kind of city and adopt the energy and optimism of a modern art and design movement to create it.

The Trust is also the interpreter of the spirit of Art Deco to contemporary audiences in Hawkes Bay, New Zealand and beyond.

Our Vision: Let the spirit of Art Deco shine on!

Our Purpose: To protect, preserve, promote and celebrate Art Deco era heritage

We do this by offering Heritage Advice, Counsel and administer the Robert McGregor Heritage Fund grants program; Tourism Walks&Tours products; Retail; Festival and Events.

The main sectors, activities and beneficiaries are bolded.

Activities: **Provides advice / information / advocacy** / undertakes research, Acts as an umbrella / resource body, Provides services (e.g. care / counselling), Provides human resources (e.g. staff / volunteers), Education/Tourism

Sectors: **Arts / culture / heritage** / Education / training / research, Environment / conservation, Community development, International activities, Economic development, Tourism

Beneficiaries: **General public** / Children / young people, Voluntary bodies other than charities, Family / whanau, Local Bodies/Tourists

Entity Structure

Art Deco Trust Incorporated is an incorporated society with a Governance Board of up to seven Board Members, comprising a Chair, a Vice Chair, and up to five ordinary Board members. There are three elected Board Members one of whom must be Chair, whilst there are up to four appointed Board Members one of whom is a nomination from the Napier City Council. All the Board Members have a mix of different skill sets, attributes, and capabilities to ensure the Trusts future sustainability and success.



Current board:

- **Barbara Arnott**, representing heritage. Elected as a Board member at 2020 AGM and re-elected as Board Chair by the Board in January 2021. First term expires AGM 2022.
- **Rachel Bashnick**, representing finance, audit and risk was appointed by resolution at the 2019 AGM, and as Board Deputy Chair by the Board in January 2022. Rachel's second term expires at the 2024 AGM.
- **Amy Cowan**, representing legal and management. Elected as a Board Member at the 2021 AGM. Her first term expires at the 2023 AGM.
- **Simon Dunn**, representing business growth and management. Appointed as a Board Member in January 2020. His second term expires at the 2024 AGM.
- **Ben Hutton**, representing tourism. Appointed in September 2020. Appointed as a Board member at 2020 AGM. His first term expires at the 2022 AGM.
- **Pamela Reading-Windle**, representing volunteers. Elected as a Board member at 2018 AGM. Re-elected at 2020 AGM. Second term expires AGM 2022.
- **Councillor Tania Wright**, representing local government. Councillor Wright is appointed by Napier Mayor Kirsten Wise until the 2022 local body elections.



The following activities are proposed by Art Deco Trust to take place at the Women's Rest, Memorial Square

Understanding ADT is a not-for-profit organisation operations, the Trust would like to undertake the following activities at the Women's Rest.

- Operation of guided walks and vintage car tours of Napier, departure and end point
- Operation of guided coach tours of Napier. (pre-booked) departure and end point
- Operation of third-party guided coach and car tours of Napier, departure and end point
- Retail operation – tourist souvenirs and gifts
- Ticket sales – Walks&Tours, Art Deco Festival Napier, Winter Deco and other ticket sales
- Administration offices/staff
- Volunteer library/meeting place
- Volunteer training/professional development
- Operation of venue hire and space for other community group/organisations – meetings, talks, events etc.) for the public
- Operation of self-produced talks, lectures – ticket sales and non-ticket sales events for the public
- Operation of community events in Memorial Square – ticket sales and non-ticket sales events for the public
- Food & Beverage operations to support events in the Hall/controlled area (TBC/operate a licenced bar at events on site)

As a not-for-profit organisation and registered charity, Art Deco Trust activities and operations are intended for the purposes of community good and benefit for the wider Napier City community. Art Deco Trust does not engage in commercial activities, we do not operate for profit.

About the Women's Rest, Memorial Square (Summary)



The Women's Rest (Former), designed by notable New Zealand architect J. A. Louis Hay and opened in 1926, is an important part of Memorial Square in central Napier. It has special historical significance as a highly unusual utilitarian First World War memorial designed to benefit women, especially mothers with children, and its association as a 'sibling' memorial to the purely monumental Cenotaph demonstrates the complex post war debate about appropriate ways to honour the dead. It is a rare survivor of the devastating 1931 Hawke's Bay earthquake. The Women's Rest is also notable for its architectural and aesthetic values and is a place with a strong community association and commemorative value. It is a key element within the twin squares of Memorial and Clive Square, which include other civic memorials.

In 1924 the decision was made to build both a cenotaph and a 'mother's rest' as First World War memorials at the northern end of Clive Square. The Cenotaph (List No. 1113) was completed first, in 1924. In 1925 Governor General Sir Charles Fergusson affixed a memorial plaque to the in progress 'mother's rest' which stated that the building was a 'Women's Rest...erected by the people of Napier in commemoration of citizens of this town who fell in the Great War.' The Rest contained rooms for the Royal New Zealand Plunket Society, a large rest room, kitchen, and other facilities. It was officially opened on Anzac Day 1926, at which time northern Clive Square was renamed Memorial Square.

The Rest is located in the western half of Memorial Square, amidst a network of curved footpaths. Its design was heavily influenced by the work of American architect Frank Lloyd Wright and the Prairie Style, and this influence is still readable in the building, despite changes since its original construction. Aspects of the Rest which reflect these stylistic influences include the building's long low profile, cruciform internal layout, deep verandas (now enclosed), horizontal bands of windows, hipped Marseille tile roof with broad eaves and solid brick construction.



Following the devastating 1931 Hawke's Bay earthquake, temporary shops and offices were built around the Rest and short-term repairs were made to the Rest itself, which had suffered extensive damage to some of its exterior walls. In 1934 the building was fully restored, retaining the original layout, roof, and the base of the brick walls. Since then, it has been used by many clubs and social welfare organisations, and as an event and civic space for community groups, as well as retaining its public toilets. Various alterations and additions were made over the years, including the closing in of verandah areas. In 1993 the Rest was substantially renovated by the Napier City Council to commemorate the centenary of women's suffrage in New Zealand. Its name was changed to the 'Memorial Square Community Rooms' to acknowledge the broad use of the facilities by community organisations.

In 2013, the Rest was closed to the public due to seismic concerns.



**Building reports undertaken to date regarding the Women's Rest**

- Detailed Seismic Assessment Report, GDC Consultants, 2017
- OPUS Peer review of Seismic Assessment, 2018
- Conservation Plan – Clive and Memorial Square, Heritage Services Hawke's Bay, 2019

Reports being undertaken to date regarding the Women's Rest

- Updated DSA with Geotech assessment (NCC)
- Investigations into District Plan compliance issues relating to building occupation/tenancy (NCC)
- Community Feasibility Study (NCC)

Summary of the significance of the Women's Rest

- WW1 War Memorial
- Companion War Memorial to the Cenotaph
- Women's Rest
- Architect A.J. Louis Hay
- Earthquake survivor
- Early example of earthquake strengthening technologies (post-earthquake/after 1931)
- Renovated in 1993 to commemorate the centenary of women's suffrage in New Zealand
- Heritage NZ Category 1 Listed Building
- Located within Heritage NZ Category 1 Listed Clive Square and Memorial Square precinct



About the Women's Rest (Heritage New Zealand List entry)

Historical Narrative

Early Napier

The Ahuriri area's rivers, wetlands, lagoons, and fertile land produced important resources, making it an attractive place to live. Settlement is thought to have begun in the twelfth or thirteenth century and Ngāti Kahungunu became the dominant iwi from the sixteenth century. There were several pā at what became Port Ahuriri and Napier. As a result of inter-tribal warfare, around the 1830s many local Ngāti Kahungunu sought refuge in Māhia. When missionaries and other Europeans began arriving in earnest after the signing of the Treaty of Waitangi, the exiles had returned and Te Koau, near Te Pakake, became the principal local pā.

With the Ahuriri Purchase of 1851, the Crown acquired the lands between the Tutaekuri River and north to the Mōhaka area, inclusive of Mataruahou (Napier Hill) and most of its surrounds. A few years later, in 1855, Napier was established by the government, with the town primarily located on the hill and around its base, as well as the narrow spits extending south and west. The site was not promising because road access was difficult and future expansion would be challenging. However, Napier had a port, which was an important factor in Napier becoming Hawke's Bay's early administrative, commercial, and social centre.

The 1885 town plan for Napier was produced by Alfred Domett (1811-1887), Commissioner of Crown Lands in Hawke's Bay, and included an area of land named Clive Square, envisaged as a recreation space or 'village green'. Archaeological work has found evidence of pre-European Māori occupation of Clive Square. From early on in Napier's colonial history, Clive Square was used for sporting and cultural activities and entertainment.

In 1884, private funders supported the Napier Borough Council to undertake 'beautification' of the southern end of the Square, including gardens and a band rotunda. The northern end was left undeveloped to serve as the playground for Napier Main School located across the road. Despite being used for many years as a road, it wasn't until 1962 that a strip of land dividing Clive Square gained the status of a legal road (Emerson Street).

Memorialising the First World War

Troops had assembled at Clive Square before departing for the First World War, and on 25 April 1916 a large crowd gathered there for the procession that marked Napier's first Anzac Day commemorations. As such, it was fitting that after the war Clive Square became a centre for Napier's remembrance of its fallen soldiers.

Following the end of the First World War there was widespread debate about what form war memorials should take. Initially, many communities showed enthusiasm for 'useful' memorials such as halls, hospitals, and bridges. However, advocates of more traditional European style monuments argued that utilitarian memorials obscured the heroic deeds they were meant to remember, and their memorial purpose would soon be forgotten. Instead, they favoured traditional monuments as



artistic expressions of the principles service personnel had fought for and would serve as a 'surrogate tomb' for families whose sons lay buried overseas. Ultimately the anti-utilitarian argument triumphed and as a result only a limited number of 'useful' First World War memorials were constructed. The decision to erect both a women's rest and a cenotaph as a war memorial in Clive Square was perhaps a compromise between these two schools of thought. The limited number of 'useful memorials' built after the war makes the Napier Women's Rest highly unusual, and it is made even more unusual because it is a war memorial specifically providing for the needs of women.

There was much discussion about the form war memorials should take throughout the Hawke's Bay. A province wide Hawke's Bay Memorial Fund eventually funded the Hastings Cenotaph (1923, List No. 1083), and the Hawke's Bay Fallen Soldiers Memorial Hospital (1927) in Hastings. In Napier, the Plunket Society made an early suggestion of a 'baby hospital' as a memorial, and a large public appeal was made in 1919 to raise money towards a new boys' war memorial college, but this idea appears to have been dropped the following year. By late 1921 the Napier War Memorial Committee had received 'no less than 20 suggestions...as to what design the Napier memorial should be.'

In February 1924, more than five years after the end of the war, the Poverty Bay Herald noted that 'considerable controversy has taken place at Napier, extending over a lengthy period, respecting the erection of a suitable war memorial. It has now been decided that the memorial should take the form of a mothers' rest and cenotaph in the northern portion of Clive Square.' The Cenotaph was finally unveiled on 9 November 1924, and another war memorial, a large stone cross, was unveiled a few months earlier in 1924 in front of Napier Cathedral.

Women's Rests

The popularity of the Hastings Municipal Women's Rest, which had opened three years prior to the decision to erect a mothers' rest in Napier, may have influenced Napier's choice of war memorial. The Hastings Rest is likely to be the first example of a women's rest built exclusively and separately for this purpose in New Zealand, and almost 10,000 visitors made use of that facility in its first year. Access to public toilets was a very practical element of the broader fight for women's rights in New Zealand. New Zealand's major urban centres have long had more female than male inhabitants, yet it took decades for the provision of public toilets for women to catch up with those for men. By the 1920s, women's organisations were actively campaigning for 'rest rooms' for women. As Caroline Daley has noted, 'public conveniences were necessary for women to be more active participants in the life of their city' but local government resisted the idea, arguing that women would not want to be seen entering a public space so obviously linked to basic bodily functions. This sense of propriety is why women's 'rest rooms' were initially more than just the basic toilet and wash basin facilities afforded to men, but comfortably appointed spaces where women could 'refresh', wait, get changed after work and attend to the needs of young children as well as relieve themselves. They became highly valued not only by urban residents but also by country women visiting town. In the case of both Hastings and Napier, these buildings were made to look as comfortable and homelike as possible.



Napier Women's Rest

The plans for the 'mothers' rest' were completed by **James Augustus Louis Hay in May 1925**. Hay was one of Hawke's Bay's most prominent early twentieth century architects and his early work was mainly domestic for wealthy private clients; the Women's Rest, along with the Napier Soldiers' Club (1916) and Napier Central Fire Station (1921) were the only public commissions in his pre-earthquake portfolio. After the 1931 earthquake, Hay was a significant contributor to the rebuilding of Napier, designing prominent civic and commercial buildings such as the National Tobacco Company, AMP, Bowman and Hildebrandts buildings, Parkers Chambers, and the Hawke's Bay Art Gallery and Museum, among others. He was also a member of the Napier Reconstruction Committee, 'which meant that he was vitally involved in the decisions regarding the rebuilding of the destroyed town.' Hay was heavily influenced by American architect Frank Lloyd Wright and the Prairie Style of the American Midwest, which was defined by an 'emphasis on the horizontal rather than the vertical'. Buildings often include flat or shallow hipped roof lines, brick, or stucco exteriors, connected indoor and outdoor spaces and restrained use of ornamentation. These features are all evident in the original design of the Napier Women's Rest, constructed in brick with a low hipped roof and deep eaves which enhance the building's horizontal emphasis.

An important part of the original function of the building was that it was to serve as a Plunket Rooms. The Royal New Zealand Plunket Society was by this time a national health institution. Plunket Rooms were built in each town, funded by a local committee of women, where mothers could bring their babies to be checked by Plunket nurses. Often the functions of women's rest rooms and Plunket rooms were combined in one building. The finance raised for the building of Napier's Women's Rest came partly from donations, so it is likely that some of these donations came from Plunket Society fundraising.

The original plans for the Women's Rest show a deep verandah wrapping around the front three sides, including a 'piazza' space at the front of the building, with the low wall forming a v shape (similar to features in some of Frank Lloyd Wright's house plans), and built-in seats and flower boxes. The walls were constructed from double brick, lined with plaster. Internally there was a large central 'rest room', which featured a large, curved brick fireplace, akin to fireplaces in houses designed by Lloyd Wright. Along the front of this space were large sliding wooden double doors opening into the piazza space. To the left of the rest room was a kitchen and an 'elderly women's room'. A hall and Plunket waiting rooms were to the right. The Plunket nurse's office (accessed by a ramp), six toilets and a boiler room ran along the back of the building. A set of lockers were in the passageway. During an official visit to Napier, the Governor General, Sir Charles Fergusson, affixed a memorial plaque to the in-progress Women's Rest on 24 October 1925, on an exterior wall beside the main door. After the ceremony the Governor General met Hay and 'complimented him upon the fine building' and the Napier Girl Guides paraded on the grounds. The marble plaque clearly denoted the building as a women's rest, but also as a war memorial.

The completed building was opened by Mayor J. B. Andrew as part of Napier's 1926 Anzac Day commemorations. A photograph of the opening ceremony shows a huge crowd gathered in the Square and on the building's verandah. During his speech, the Mayor announced that the northern



end of Clive Square on which the Women's Rest and Cenotaph stood would be renamed Memorial Square. He stressed 'the benefit that would accrue by embracing the Plunket rooms within the building'. He also thanked the Mayor and citizens of Hastings, who had given advice based on their experience of their own Women's Rest. Images of Memorial Square at this time show new concrete paths wrapping around the Rest and the Cenotaph, closely clipped lawns, and newly planted palm trees; a more formal space than the Clive Square gardens to the south.

Just after the opening, a newspaper reported 'Napier has every reason to feel proud of its memorial to its glorious dead...With its Cenotaph, Mother's Rest and beautifully laid out grounds...the square is now one that the residents can take pride in.' Indeed, entries in the 1926 1946 Visitors' Book include comments that it was 'Very comfortable & convenient', 'A great asset to the town' and 'Splendid in every appointment' and one visitor from England commented it was 'The nicest war memorial I have seen'.

The building would not simply have been used by women accessing the toilets, but as a place for women working in offices to spend their lunch hour and for rural women visiting the city for the day to rest and obtain light refreshments, warm their babies' bottles, leave their parcels, and write letters. The Council appointed a 'matron', who cared for the building and its visitors. In June 1929 it was reported that 1,400 visitors had patronised the Rest in just one month. During the 1920s and 1930s residents of other small towns expressed a wish to copy the example of the women's rests in Napier and Hastings.

Earthquake and Recovery

On 3 February 1931 a magnitude 7.8 earthquake killed at least 256 and injured thousands more in Hawke's Bay. Buildings in Napier and Hastings crumbled, and fire quickly tore through Napier's central business district. The damage was catastrophic. A small plaque affixed to the Rest above the original plaque now states it was 'Destroyed by earthquake 1931 / Rebuilt 1934.' While the word 'destroyed' implies the building was irreparably damaged, this seems to be an exaggeration. A photograph of the Rest following the earthquake shows a corner of the exterior wall reduced to a pile of bricks, and other photographs show the chimneys no longer in place but the roof still intact. Indeed, the entire roofline of the Rest is visible in photographs taken soon after showing what became known as 'Tin Town'.

The Rest has a strong connection to post earthquake life from 1931 until 1933. In the weeks following the earthquake, the rebuilding of central city business premises was forbidden, to allow thoughtful planning of the town centre's reconstruction. Instead, government funding was provided for the construction of temporary shops and offices in Clive and Memorial Squares. In Memorial Square, the roofs of the corrugated iron structures (hence 'Tin Town') were directly connected to the roof of the Rest, effectively 'wrapping' the Rest building, except for its front and rear façades. It was then used as base for post-earthquake recovery: a newspaper report from November 1931 mentions the 'Women's Rest has been partially restored and made habitable and is housing three of the beneficent public services that are operating for the benefit of citizens.'



By May 1933, 'Tin Town' had been completely dismantled. Four schemes were considered for the restoration of the Rest. Hay (the original architect) was consulted during this process. Three of the schemes involved retaining only the back wall of the building and demolishing the remainder for complete reconstruction with timber framed walls and a plaster finish. Hay himself noted that this way the Council 'may feel sure that the building will not only be safe but will help those using it to forget the earthquake. With bright tinted walls and suitable relief, it should become a distinct acquisition to this part of the town'.

It appears the Council proposed making the Rest into a 'general utility place', but the Napier Returned and Services Association (RSA) vigorously protested any change of use. The Association opposed the building being 'turned into a women's club' and recalled 'we had trouble some years ago when some people started playing bridge there, but we soon squashed that'. They also noted that the terms of the loan raised to build the Rest specified it was to be both 'a Women's Rest and a soldiers' memorial'.

In August 1934 the Borough Engineer examined the building and found the walls 'pretty extensively damaged,' but the lower portions of the brickwork reasonably sound. Unlike previous schemes, the engineer's new scheme for repairs aimed to 'make the building light and flexible while not losing the general original form'. It retained the existing exterior brickwork up the height of the lower windowsills, then constructed the remainder of the exterior walls with timber framing and plaster, and the internal walls with either hollow reinforced concrete block or timber framing. The engineer also specified products meant to be safer in earthquakes in the future. The heating was electric but the chimney in the main room was rebuilt with a fireplace on a smaller scale. The roof was supported by false work while the walls were pulled down and rebuilt. The Department of Labour provided a subsidy to employ registered unemployed men to complete the work; it must have progressed quickly because just before the end of 1934 the Rest was reopened.

Second World War and After

At the beginning of the Second World War the Rest was leased to the St John's Ambulance Association, on the condition that it provide an attendant to maintain the Women's Rest Room, as well as the Hawke's Bay Merchant Navy Club and the Young Women's Christian Association (YWCA). In 1942, soldiers were using the Rest for recreation on weekends and a sunporch was enclosed to create another room. In 1947, the Plunket Society was given a large donation by the United Friendly Societies to build a crèche within the building, although it is not clear whether this eventuated. In the 1950s a booklet created to attract visitors to Napier called Sunny Napier contained photographs of the Rest as a feature of the town.

St John's and the Merchant Navy Club remained in the building after the war and during the 1950s some alterations were made to the building. Parts of the veranda were enclosed, and an extension was added to the back. By 1958 the Merchant Navy Club had sole lease of the Rest; as part of the lease, the club were required to 'keep the public conveniences open and a responsible person in attendance' during weekdays, to 'provide teas for women and girls at reasonable charges and the heating of babies' bottles' and to clean and maintain the building.



In 1969 further additions were made to the southwest corner of the Rest to create separate men's and women's public toilet facilities, with external doors to enable access without entering the main building. By the 1970s parts of the Rest were being used by a variety of social services including the Presbyterian Social Service Association, which operated a 'Day Centre for elderly and disabled people.' By 1981 the Rest included a Citizens Advice Bureau, which undertook its own extensions and alterations, including the removal of built-in brick planter boxes to enable an extension to the northeast corner.

In 1993 the toilets located in the southwest corner of the building were again renovated. At this time a 20-cent charge for use of the toilets was instituted to recognise the serviced nature of the toilets. The 'Women's Rest Area' became a Community Rest Room, available for 'general use under supervision to take into account male caregivers', and the Rest's name was changed to the 'Memorial Square Community Rooms', removing the named connection between women and the building. Its reopening in 1993 was used as Napier's official celebration of the centenary of women's suffrage in New Zealand. The different spaces within the Rest could be hired by community groups, and for functions.

In April 2013 a seismic report recommended the building be vacated until strengthening was carried out. The Citizen's Advice Bureau vacated the building, and it was closed to the public. Temporary metal gates were erected in 2016 as a security measure. In 2017 the Napier City Council considered options for building a new public library in the city, including possibly incorporating the Rest into the new structure or demolishing the Rest completely a fate which the Art Deco Trust had considered there was little likelihood of in 2013 because of it being a building of such special interest. The Council faced community opposition to the idea of demolishing the Rest, which currently remains closed to the public.

Physical Description

Current Description

Setting

The Women's Rest (Former) occupies the western half of Memorial Square in central Napier. Seven entrance points connect the Square to the footpath, providing access from Clive Square East, Clive Square West, Tennyson, and Emerson Streets. Established trees and shrubs around the perimeter of the Square and car parking spaces that border the Square on all but the Tennyson Street side help to shield the Square from the noise and activity of central city traffic. The Cenotaph is also situated in the Square, but an expanse of lawn lies between the Cenotaph and the Rest, creating distinct spaces within the Square for each. These distinct spaces are enhanced by the pattern of the concrete paths surrounding and connecting the Cenotaph and the Rest: the paths leading directly to the Cenotaph from the footpath are straight edged with lighter coloured decorative diamonds and stars set into the concrete, while those leading to and around the Rest are gently curved and do not contain decorative elements.



The Rest Exterior

Since it was constructed in 1925/6, the Rest has been incrementally modified but continues to give the impression of a cohesive design, particularly when viewed from the east. A number of the distinctive Prairie Style architectural features have been lost, although the basic form of the single storey building remains the same, and the design influence is still readable. The verandahs that originally wrapped around the building's long central room have been closed in at the front and on the northern end, and additions have been made to the north and rear of the building. Approximately seven rows of the original red rusticated brick form the base of the building all the way around, except in the southwest corner where additions and alterations were made in 1969 and 1993. Above this, on the eastern, northern, and southern sides of the building, lighter coloured smooth brick continues up to a protruding concrete band (painted light grey) below windowsill height, followed by smooth plaster (painted cream) to the roofline. Some of this brickwork is visible on the interior, although painted.

The western exterior wall, as well as short expanses of the northwest and southwest walls, is brick to the roofline as the result of an entirely brick addition made to the back of the building around 1958. The southwest portion of the addition includes a decorative vertically stepped brick wall created as part of the 1969 alterations and preserved during the 1993 alterations. To the east of this decorative brick wall, next to double aluminium and glass doors reached either by a ramp or steps, is a commemorative plaque affixed in 1993 which reads:

'Memorial Square Community Rooms / In Commemoration Of The Celebration of / 100 Years Women's Suffrage / These Community Facilities

Including The Former / Women's Restrooms Were Extensively Renovated / Officially Opened By The Deputy Mayor Of Napier City / CR Anne Tolley J.P. / 31 July 1993'.

The original cruciform core of the building is covered in a hipped roof with Marseille tiles, and there are a number of flat roofed additions. The southeast porch retains brick planter boxes (the same height as the exterior wall brick) connected to the building. These planter boxes can be seen on the original plans for the Rest as well as the plans for the post-earthquake reconstruction and offer the best sense of what the deep verandahs would have been like prior to their enclosure. Both the southeast porch and a smaller northern porch are currently enclosed by white metal security gates/grilles. A chimney for the original main 'rest room' space remains and the other chimney, at the rear of the building, seems to be contemporary with the 1969 additions.

Some external door and window joinery is timber and likely to be original to the post 1931 earthquake reconstruction of the building. A number of the timber framed windows feature an upper leadlight section of mostly uncoloured glass, however, some of the leadlight sections in the southeast porch area and the northern most part of the original cruciform floorplan feature tiny, coloured sections. The remainder of the external window and door joinery is aluminium. The colour scheme of the door and window frames varies from light blue to white or cream.



Two commemorative plaques are affixed to the southeast exterior wall directly above the protruding concrete band (moved from their original location). The lower, larger marble plaque laid by the Governor General in 1925 reads:

‘Women’s Rest / “Repose Is The Cradle Of Power” / Erected By The People Of Napier In Commemoration Of / Citizens Of This Town Who Fell In The Great War / 1914 1918 / This Stone Was Laid On 24th October 1925 By / His Excellency General Sir Charles Fergusson, Baronet; L.L.D., G.C.M.G; K.C.B., D.S.O., M.V.O. / Governor General Of New Zealand’.

The smaller, upper marble plaque marking the restoration of the building following the 1931 earthquake reads: ‘Destroyed By Earthquake / 1931 / Rebuilt 1934’.

The Rest Interior

Internally, the original central ‘rest room’ still occupies the greatest footprint. Smaller rooms used as offices and a reception area border this central room to the east and north, where the verandah was enclosed. Three other large rooms run out to the north, west and south points of the building with double doors opening onto Memorial Square from the southern room. Toilets and other facilities, such as a shower room, occupy the southwest portion of the building and the building is equipped with two kitchens and various smaller storage rooms/offices.⁷² The building has been adapted for various uses overtime and this is reflected in a range of fixtures and fittings, as well as partition walls and ceiling treatments.

Comparative Analysis

Women’s Rest Rooms

The Napier Women’s Rest (Former) is an example of a purpose-built women’s rest built in the decade (1920s) when the idea of such dedicated facilities gained traction in New Zealand. Initially having to use private or business premises, limited public lavatories for women began appearing in the early twentieth century. However, in the absence of dedicated civic provision, women’s organisations such as the Women’s Christian Temperance Union had proactively adapted existing sites since at least 1898, when the local New Plymouth branch secured use of one room of the Borough Council Chambers and transformed it into a ladies’ sitting room with lavatory. Other branches followed suit, furnishing similar conveniences sometimes with the assistance of borough councils and by the end of the First World War it can be assumed many towns in New Zealand had some sort of public toilet and rest facilities available for women.

The Hastings Municipal Women’s Rest (List No.1105, Category 1), built in 1921, is believed to be the first building in New Zealand that was specifically designed, constructed, and dedicated exclusively as a combined women’s toilets and Plunket rooms. Other purpose-built examples from the 1920s include the Manaia Women’s Rest (1922, extant), the Lower Hutt Plunket rooms, dental clinic, and women’s rest (1924, appears to have been demolished) and the Te Aroha Ladies’ Rest Rooms (1925, current situation unknown), among others. It was common for these facilities to include rooms for the use of the Royal New Zealand Plunket Society, who often assisted with fundraising towards the building. The construction of the Napier Women’s Rest sits in the middle of this decade, as it was



delayed for a number of years while the form of Napier's war memorial was debated. There is another World War One Memorial Rest Room in Whakatāne, which opened in 1934 to commemorate members of Ngāti Awa who had served. However, that rest room is an open sided general shelter and does not appear to contain toilet facilities.

Along with the Hastings Women's Rest, three other women's rests are currently entered on the New Zealand Heritage List/Rārangī Kōrero: the Marton Rest Room (1927, List No. 2840), the Nelson Plunket and Rest Rooms (1936, List No. 5169) and the Ōamaru Centennial Memorial Rest Rooms (1941, List No. 2284). The Marton Rest Rooms also contain a Plunket rooms and are from the same construction period as the Napier Women's Rest, however, do not share the memorial function. The Ōamaru Centennial Memorial Rest Rooms were part of a swathe of rest rooms and Plunket rooms built to commemorate the 1940 New Zealand centennial; that time utilitarian memorials were encouraged by the Government. Other examples include the Greytown Centennial Memorial Rest Room (demolished in 2013), the Greymouth Women's Centre (extant) and the Papakura Centennial Rest Room (extant).

A common feature of early purpose-built women's rest rooms was their single level domestic appearance. The Hastings Women's Rest was built in the Californian Bungalow style and the Marton Rest Room in the Arts and Crafts style, while the Manaia Women's Rest is very simple with a gabled roof and roughcast exterior. Among early women's rests, the original design of the Napier Women's Rest is distinctive in its Prairie style with deep verandas, long low profile, cruciform internal layout, and use of brick as the primary building material. While the exteriors of the women's rests in Hastings and Marton have undergone little alteration since their construction and continue to provide facilities specific to women and/or children, the changes to the Napier Women's Rest tell a unique story of earthquake survival, post-earthquake adaptation and evolved community use. The Prairie style of the Napier Women's Rest also sets it apart from a number of later women's rests such as those in Nelson, Ōamaru and Greymouth which are of an Art Deco or Moderne style.

Louis Hay and pre 1931 architecture

The Napier Women's Rest is of interest as a rare pre-Hawke's Bay earthquake example of a public building designed by J.A. Louis Hay, employing domestic styled architecture as discussed above. Although Hay's post-earthquake commercial and civic buildings also show the influence of Frank Lloyd Wright and the Chicago School of architecture, they incorporated Art Deco elements. The Women's Rest, a non-residential building, retains the Prairie style characteristic of much of Hay's pre-earthquake residential work.

While a number of houses survived the 1931 earthquake (including Hay's 1930 redevelopment of Gerhard Usher's house on Bluff Hill, List no. 7629), the city's central business district was largely destroyed. The Women's Rest sits among a small group of buildings and structures that together offer a valuable glimpse of the town centre's pre-earthquake urban environment. Monuments such as the 1897 Flood Heroism Memorial (1900), the South African War Memorial (1906), the Blythe Memorial Fountain (1904), the Marine Parade Sea Wall (1888 1892), the Swan Memorial Paddling Pool Shelter (1918), historic street lamps (1915 1930), and the ruins of St Paul's Church (which was co



designed by Hay and was due to be opened three days after the earthquake), share this link with survivor buildings such as the Napier Soldiers' Club (1916 1920), Parkers' Chambers (1930), the Central Fire Station (1921) all designed by Hay; the Courthouse (1874), the Borough Council Chambers (1884); the Hawke's Bay Club (1906), the Hawke's Bay County Council Offices (1908), Napier RSA Building (1919), Public Trust Building (1922), Bennett's Building (1929) and the Chief Post Office (1929).

The heritage value of these rare surviving structures has increased with the recent loss of other markers of the town's pre-earthquake historic landscape, such as the Williams Building (built 1911; demolished 2014) and the Waiapu Diocesan Office Building and Synod Hall (built 1929; demolished 2008). While most of these monuments and earlier structures represent the architectural and aesthetic modes of their eras, contemporaneous buildings such as Parker's Chambers, Public Trust and the Chief Post Office received Art Deco 'facelifts' during their post-quake reconditioning. The Women's Rest, along with the Soldiers' Club, remains true to its original style vocabulary and represents the evolution of Hay's distinctive Napier style.

Utilitarian War Memorials

As discussed previously, there was great public debate about the form World War One memorials should take. The argument that largely won the day was that ornamental memorials could better express and honour the principles for which the men had died. Although some communities initially planned functional memorials that would do double duty by providing much needed community facilities, the tide of sentiment soon turned, and many proposals were redesigned for a purely commemorative use. As historian Jock Phillips notes:

'Out of 505 recorded community memorials (not including church, school, or club memorials), 24, less than 5 per cent, were halls, and several of these places, such as Greenpark and Ormondville, also put-up monuments. There were eight libraries, but these were publicly justified on the grounds that their purpose involved the inculcation of 'higher values'. There were three hospitals. Finally, two bridges were built as war memorials... In general, then... the vast majority of New Zealand [World War One] memorials serve only an ornamental purpose'.

Hawke's Bay appears to have an interesting proportion of these rare utilitarian World War One memorials. In 1920, Eskdale landowner Thomas Clark and his daughter Annie privately built an interdenominational church in memory of Annie's late husband, Lieutenant Percival Moore Beattie. The Ormondville community opened their Peace Memorial Hall in 1922 in memory of locals lost in the war. Taradale constructed a memorial clock tower, unveiled in 1923, and St Luke's Memorial Church was dedicated in Pakipaki the same year. A particularly prominent functional memorial is the Hawke's Bay Fallen Soldiers' Memorial Hospital, opened in Hastings on Anzac Day 1928. As one of only three World War One memorial hospitals built, Phillips argues that it possibly came to fruition only because the project was already underway before the war ended. Amongst these Hawke's Bay utilitarian World War One memorials, the Napier Women's Rest stands out for its dedication specifically for female users, particularly mothers, as opposed to the general



populace (although it is acknowledged that the building served various other community groups as well).

Conclusion

The Napier Women's Rest is not the earliest, or least modified, dedicated women's rest room building in New Zealand. It is not the only building in the Napier CBD that survived the 1931 Hawke's Bay earthquake, and it is not the only surviving example of J.A. Louis Hay's pre-earthquake buildings although it is a rare example of a non-residential commission from his pre-earthquake oeuvre.

The significance of Napier's Women's Rest results from the accumulation of all of these values. It represents a decade in which the provision of rest room facilities for women was increasing, and is a particularly good architecturally designed example, utilising a domestic and Prairie architectural style vocabulary. Together with a handful of other structures in the CBD that survived the 1931 earthquake, it is a valuable reminder of Napier's evolution and rehabilitation after the devastation. It is reasonably unusual as a utilitarian World War One memorial, part of an interesting concentration of such in the Hawke's Bay region and is even rarer for being one that specifically provides for women.

Perhaps the most apt building for comparison with the Women's Rest is the Napier Soldiers' Club building (List No. 9967; Category 1 historic place). The Soldiers' Club is a public facility also designed by J.A. Louis Hay in a domestic style with Prairie influences, was also among his three non-residential pre-earthquake designs, also survived the 1931 earthquake, and also has links to World War One, being designed for the use of veterans, the foundation stone laid on Anzac Day 1916. However, the commemorative function of the Soldier's Club was not expressly stated, whereas the Women's Rest was specifically built as a utilitarian memorial to complement the ornamental Cenotaph in Memorial Square. This context gives it special significance as a place that expresses New Zealanders' complex views about the appropriate commemoration of World War One casualties.

Construction Dates

Original Construction

1924 - 1925

Damaged

1931 - Hawke's Bay earthquake. Earthquake damage, followed by temporary repairs

Maintenance/repairs

1931 – 1934 Hawke's Bay earthquake damage repaired

Refurbishment/renovation

1993 -

Addition

- 1942

'Sunporch' enclosed



Modification

- 1958

Substantial alterations and additions made including the closing in of part of the verandah and a rear extension

Modification

- 1969

Extension to toilets to create separate male and female toilet blocks

Modification

- 1981

Further extensions and alterations to northeast corner to create office spaces and a reception

Construction Details

Concrete, brick, timber, plaster, Marseille tiles, glass.

Completion Date

3rd February 2020

Report Written By

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Hawke's Bay Museum and Art Gallery

Mothers' Rest Clive Square, Napier, Plan, James Augustus Louis Hay [date unknown]. Hawke's Bay Museum and Art Gallery (HB MAG), Plan 6466, M2006/57/52, VN: [35510]; Napier Women's Rest Visitor Book 1926-1946. HB MAG, M2002/79, VN: [22705]

Photograph taken for insurance purposes after 1931 earthquake. HB MAG, Photograph no. 10027; C. W. Corner, 'The History and Development of the Parks, Gardens and Recreation Grounds of Napier,' Conference report, Napier, 1947. Available from the Hawke's Bay Museum and Art Gallery

Newest City News

Newest City News

'The Mothers' Rest Official Opening Ceremony,' (October 2009), p.6

Phillips, 2016

Phillips, Jock, To the Memory: New Zealand War Memorials, Potton & Burton, New Zealand, 2016

Other Information

Please note that entry on the New Zealand Heritage List/Rārangī Kōrero identifies only the heritage values of the property concerned and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

Archaeological sites are protected by the Heritage New Zealand Pouhere Taonga Act 2014, regardless of whether they are entered on the New Zealand Heritage List/Rārangī Kōrero or not. Archaeological sites include 'places associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand'. This List entry report should not be read as a statement on whether or not the archaeological provisions of the Act apply to the property (s) concerned. Please contact your local Heritage New Zealand office for archaeological advice. A fully referenced Listing report is available on request from the Central Region Office of Heritage New Zealand

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16 March 2022

Re Napier Women's Rest
Memorial Square
Napier

National Council Women of New Zealand (NCWNZ) Hawkes Bay Branch supports the proposal put forward by the Art Deco Trust concerning the future of the Napier Women's Rest.

NCWNZ Hawkes Bay has submitted to Napier City Council's Longterm Plan over the future of this building in 2018, 2020 and 2021. In these submissions we have worked alongside Historic Places Hawkes Bay and now join with Art Deco Trust in ensuring the future of this historic building.

In April 2020 we provided a submission to Heritage New Zealand which resulted in the Napier's Women's Rest being recognised as a Category 1 Historic Place.

It is rare for a building to be a War Memorial. It was a highly unusual utilitarian First World War Memorial designed to benefit women. It needs to be respected and restored and we feel the Art Deco Trust is in a position to manage this.

NCWNZ Hawkes Bay have already been in discussion with the Art Deco Trust over the shared use of the building in conjunction with the Heretaunga Women's Centre once this building has been restored.

We feel this is a great opportunity for the Napier City Council to allow the Art Deco Trust to give this special building the future it deserves and develop this building in such a way that it is an asset to the city.

Susan Chappell
President
National Council of Women
Hawkes Bay Branch

Secretary

Philip Irwin
2 Arthur Close, Clive 4102
P: 0274 233 566
E: philipirtwin@xtra.co.nz

**Chair**

Barbara Arnott
P: 06 835 5950
E: bwarnott@xtra.co.nz

To Mayor Kirsten and Councillors,

Historic Places Hawke's Bay (HPHB) supports the preservation and protection of the Women's Rest in Memorial Square. We have, during previous Annual Plans of the Council and in the Long Term Plan 2021, collaborated with the National Council of Women to urge both a use for this building and the preservation and maintenance of an historic landmark memorial, one of the few memorials in New Zealand that was dedicated to women's use. A memorial for the living.

We applaud the Napier City Council and the Art Deco Trust in their willingness to fund and undertake the earthquake strengthening. We recognise more funds will be necessary to restore this heritage building to the 1925 Louis Hay vision and accept thankfully that the Art Deco Trust does have the capacity to undertake this important work.

It is undeniable that the restoration of this building, combined with the Art Deco Trust's usage of it, will be a positive affirming story for our Art Deco city.

Historic Places Hawke's Bay has an overview of all heritage buildings and areas in Hawke's Bay, valued by both New Zealand and the community.

The Women's Rest is a significant Category 1 building and the Art Deco Trust and Historic Places Hawke's Bay have shared values, albeit the Art Deco Trust is more focused on one specific period. The style of that era is both the essence and culture of Napier and the Women's Rest is an important element in Napier's Art Deco story.

Thank you for recognising the importance of this area and for working to restore heritage in our city. We support both the Council and the Art Deco Trust in this process.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read "Barbara Arnott".

Barbara Arnott
Chair

Historic Places Hawke's Bay Inc.
www.historicplacesaotearoa.org.nz



13 April 2022

Letter of Support – Napier Women's Rest Building, Memorial Square, Napier

The Heretaunga Women's Centre supports the Art Deco Trust's proposal to the Napier City Council regarding the future restoration and occupation of the Napier Womens Rest Building.

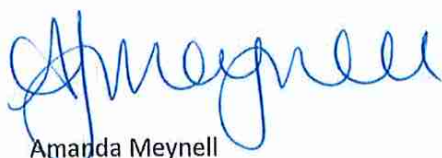
In 2020 and 2021 alongside the Historic Places Trust, the Heretaunga Women's Centre supported the National Council of Women NZ Hawke's Bay branch in submissions to the Napier City Council's Longterm Plan over the future of the Napier Women's Rest Building.

The Napier Women's Rest Building is a listed Category 1 Heritage New Zealand building. A war memorial, the building was built and designed as a space for the benefit and use of women. The Art Deco Trust's intention to restore the Napier Women's Rest to its original memorial purpose provides the opportunity to keep true to the origins of the Women's Rest in both physical presentation and activities.

The Heretaunga Women's Centre are in continued discussions with the Art Deco Trust about the future use of the Napier Women's Rest building, once restored, in regards to the delivery of community services for Napier women.

We believe that this proposal and opportunity will positively benefit the Napier community. As well as much needed physical restoration of a local iconic and heritage building, it will allow for supports and services advocating for the empowerment and wellbeing of women to be provided locally.

Yours faithfully



Amanda Meynell
Service Manager



Napier Returned Services' Association

Incorporated

34 Vautier Street, P O Box 253, Napier. NZ

Tuesday, March 29, 2022

Barbara Arnott
Chair – Napier Art Deco Trust
Napier

Dear Barbara

At the monthly meeting of the Napier RSA Executive Committee held on Friday 25 March 2022 it was unanimously agreed that the Napier RSA fully endorse and support the Art Deco Trust as custodians of the 'Women's Rest; and that the Trust after restoration work was completed would operate the Rest for Community use.

Also, please find as attached a letter of the support for the project on behalf of the Napier RSA Women's Section

Yours sincerely

Craig Williams
CEO

TELEPHONES: OFFICE (06) 835 7629 – Club (06) 835 1034 – Restaurant (06) 8351351
FAX (06) 835 1357 – EMAIL: reception@rsanapier.co.nz – WEB: www.rsanapier.co.nz



Taradale & District Returned & Services Assn
P O Box 7116
Taradale
NAPIER 4141
Phone/Fax: 06 844 4808
Email: admin@taradalersa.co.nz

11 April 2022

Re: Tenancy of Napier Women's Rest

To Whom It May Concern,

I would like to confirm our support for Art Deco Trust to become the custodian of the Women's Rest.

We believe this would provide a great opportunity to have this structure brought back to its original glory, further strengthening the Art Deco pride of the Napier community at large.

This would also provide a great central point for the Art Deco Trust to continue their great work in promoting Napier in general, and in particular our Art Deco history, while still providing a Rest for the community.

Yours sincerely

A handwritten signature in black ink, appearing to read "B. Coldicutt".

Brayden Coldicutt
President
Taradale & District RSA



Napier Returned and Service's Association
Incorporated.
34 Vautier Street Napier, NZ.
P.O. Box 253, 4140



To Mayor Kirsten Wise and the Napier City Council

The Napier RSA Women's Section is delighted that the World War 1 Memorial Women's Rest Rooms, in Memorial Square, will once again be occupied and shown the respect that was invested after the first World War.

It is particularly important to us because it was built to be occupied by women, a rare occurrence in 1925.

Since then, it has become a community hub and then unoccupied since 2013. The Art Deco Trust relies on volunteers as do we and their organisation is closely aligned to Napier and born out of our earthquake disaster. It is a good fit to use and protect the Memorial.

The Women's Rest Rooms is a companion memorial to the Cenotaph, and we envisage being able to engage with the building on ANZAC and our memorial days.

The Napier RSA Women's Section is supportive of the occupation and restoration of the Women's Rest Rooms and welcome the willingness of the Art Deco Trust to return the building once again into a useful facility.

Yours Sincerely

Wendy Probert. (Representative).



25 March 2022

Hon Stuart Nash

MP for Napier

Napier office

06 835 6093

stuart.nashmp@parliament.govt.nz

155A Tennyson Street, Napier

Parliamentary office

04 817 8712

s.nash@ministers.govt.nz

Private Bag 18041,
Parliament Buildings

[/stuartnash.napier](https://www.facebook.com/stuartnash.napier)

To: Napier City Council

Re: Letter of Support for Women's Rest Building in Memorial Square

Please accept this letter in support of application to fund and undertake the earthquake strengthening of the above building and recognise the heritage significance of this building.

As part of my submission to Napier City Council Long Term Plan 2021-31 I requested that as a matter of urgency this building be considered for repair, maintenance and structural strengthening to bring it up to code and make it an attract feature in the city. I also requested that a tenant of good character be considered and the Art Deco Trust would be on top of my list as their presence and activities would substantially enhance the precinct.

Napier has a world-renowned collection of Art Deco buildings and we are listed as one of the 10 best cities for art deco in the world, this building would only add to inventory and ensuring our distinctive character continues.

Thank you for your leadership in protecting Napier's historic resources

Kind regards

A handwritten signature in black ink, appearing to read "Stuart Nash".

Stuart Nash
MP for Napier



Authorised by Hon Stuart Nash MP
Parliament Buildings, Wellington

Dallas Knight
Property owner: 23 Clive Square
021 105 9866

28th March 2022

Mayor Kirsten Wise and the Napier City Councillors

The business owners, tenants and staff of properties surrounding Clive Square and Memorial Square **resoundingly support** and commend the initiative of the Council and of the Art Deco Trust to occupy the Women's Rest Building.

Evidence in the form of signatures accompanies this letter.

Additionally, the readers of the social media platform Napier News emphatically support the notion that this building be restored and used. Many Napier people expressed fond strong memories of this nearly 100 year old historic building (~1926) as a part of their former lives.



Dallas Knight 021 105 9866

To Mayor Kirsten Wise and the Napier City Councillors,

We, the business owners, tenants and staff in the close vicinity of Clive and Memorial Squares applaud and commend the initiative of the Council and the Art Deco Trust to occupy the Women's Rest building.

Their presence and the activities they intend to manage from the site involving both staff and volunteers will substantially enhance the precinct we work in and value.

To have the Art Deco Trust personnel as neighbours is good news and we unreservedly encourage their occupation of the Women's Rest in Memorial Square.

~~Clive~~ ^{B. Murphy} Murphy

Deanna Lamason

Liz Holt

Pam Whanga

Jarmin Hocking

Carol Beris

Glynis Blake

Maere Atkinson

Ivy Morgan

Christine Hansen

Neddy M. Naughton

Aime Murphy

Joe Haydon

Antoinette Addis

Janet Frost

Don Kerr

Brian Geelen

027 5623 693

022 1715 684

027 42472 97

021 2932 082

027 8990656

027 679 0824

027 2051594

06 8444 849

021 3336302

021 0323 161

027 2743772

021 2632964

027 4955124

027 224 0081

027 4166242

021 541958

021 1100230

022 0836412

Innette Elliott

Linda Eage

Jane Cottle

Mske Hockey

Lera Cilover

Jan McLellan

Phil

Rhonda Godwin

Lee Lockyer

Pat Fraser

Rosemary Silva-Jones

Libby Brown

Sue Clifford

Paula Thomas

Deb Annsworth

Sandra Lilburn

Suzanne Leckie

Helen Smith

Jane Sullivan

Marg Eastcourt

Chris Tally

Jodie Wilson

CINDI POPLER

Kaye Cairns

Sally Green

0274 56568

0210394974

021 216 0014

021 145 9330

027 555 0457

027 6377 428

021 46 0426

021 1487142

8435116

021 255 1102

0279 36 3741

02201 71557

027 413A 007

021 704586

0272414449

027305 7727

0272313807

021 149 0442

0274042272

021 0379229

027 276 5286

021560605

0212463400

0273156386

021 08282684

Carol Parkes

021 047 1532

Sally Phelps

021 845 300

Lynne Danroch

021 669 735

Alan Kerr

033 198 9640

Andrea Gregory

021 631 061

Margaret Hilley

027 31 21 195

Sally Hughes

027 844 2431

Ben Mitchell

06 844 7939

Debra Cummins

0274 870540

Lynne Thode

027 634 8136

Jude Allan

021 064 2929

Sill Turkington

027 338 3504

Cherry Hunt

027 209 2664

Ben Wall

8357793

Christine Peterson

Tony Wall

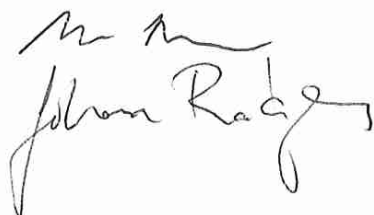
To Mayor Kirsten Wise and the Napier City Councillors,

We, the business owners, tenants and staff in the close vicinity of Clive and Memorial Squares applaud and commend the initiative of the Council and the Art Deco Trust to occupy the Women's Rest building.

Their presence and the activities they intend to manage from the site involving both staff and volunteers will substantially enhance the precinct we work in and value.

To have the Art Deco Trust personnel as neighbours is good news and we encourage their occupation of the Women's Rest in Memorial Square unreservedly.

Johanna and Mark Rodgers
Majorsoft Ltd
3 Clive Square West


John Rodgers

Bethyn Taylor
0222988088

Sarah Foote 0277745882 Napier Luminis

Tracy Homan 0274676092

Amy Coffee Hub Cafe 834 1225

Kerry Lindsay - Clive Sq gardener N.C.C.
021 189 2990

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Angel Jandresca 0211821923

Sara Jagurinski 0274153014

Renato Jagurinski 021761182

Bill Alexander Jandresca 02108409779

Jamie Roston 022 413 9335

makayla Scott 0678255267

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A. Wallace
073064969

Steve Moss

A. Wallace.

SM Eastcott

**EASTCOTT MEDICAL
23 CLIVE ST WEST
NAPIER 4110
PH 06 6514170**

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W. A. Carroll

Octreach. 25 Clive Square - West.



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TODD FOSTER
CRAIG DAVIS

 021510097
 0210401883

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Clive Square Dental
Tania Bryan
Practice Manager

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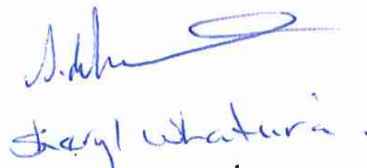
Perri Scott

02102354881

Owner

Eco Kiost

245 Dickens St.



Cheryl Whataura
0223235807

To Mayor Kirsten Wise and the Napier City Councillors,

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Michael Timmins

Kim Morgan

MP 02102628701
Kim 021344291

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J. Houghton 021 443688

Dale Houghton 021 1059866

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Action Tax & Accounting 06 834 4013

Tamsin Smith *Tamsin* 021 025 64177

Sudha Gulia *Sudha* 022 350 6604

Marie Carrac *MC* 021 1845 145

Action Tax and Accounting Ltd
PO Box 581
NAPIER 4140

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Suzanne Hutchinson 027 277 3152



Annie and Me

BOUTIQUE

Made in New Zealand

FUTURE NAPIER COMMITTEE

Open Minutes

Meeting Date: Thursday 24 March 2022

Time: 10.20am -11.38am

Venue Via Zoom (Audiovisual Link)

Livestreamed via Council's Facebook site

Present **Chair:** Deputy Mayor Brosnan
Members: Mayor Wise, Councillors Boag, Browne, Chrystal, Mawson, McGrath, Price, Simpson, Taylor and Wright

In Attendance

- Chief Executive (Steph Rotarangi)
- Director City Services (Lance Titter)
- Director City Strategy (Richard Munneke)
- Director Community Services (Antoinette Campbell)
- Director Programme Delivery (Jon Kingsford)
- Director Infrastructure Services (Debra Stewart)
- Manager Communications and Marketing (Julia Atkinson)
- Chief Financial Officer (Caroline Thomson)
- Team Leader Planning and Compliance (Luke Johnson)
- Manager City Development (Paulina Wilhelm)
- Team Leader Transportation (Robin Malley)
- Manager Regulatory Solutions (Rachael Bailey)
- Team Leader Napier Assist/Āwhina Tangata (Dan Hicks)
- Strategic Planning Lead (Fleur Lincoln)
- Major Development Lead (Sophie Elliott)
- Team Leader City Design & Urban Renewal (Georgina King)
- Team Leader Development and Standards (Retha du Preez)
- Team Leader Napier Assist | Āwhina Tangata (Dan Hicks)
- Māori Partnership Manager - Te Kaiwhakahaere Hononga Māori (Beverley Kemp-Harmer)
- Stuart Hylton (Consultant)

Public Forum

Jeremy Smith, Heritage Manager / GM, Art Deco Trust and Simon Dunn, Art Deco Trust Board Member/Chair, Art Deco Trust Property Subcommittee

Administration

Governance Advisors (Carolyn Hunt and Anna Eady)

Karakia

Apologies

Councillors Simpson / Boag

That the apologies from Councillors Crown and Tapine be accepted.

Carried

Conflicts of interest

Nil

Public forum

Art Deco Proposal - Jeremy Smith, Heritage Manager / GM, Art Deco Trust and Simon Dunn, Art Deco Trust Board Member/Chair, Art Deco Trust Property Subcommittee presented in the Public Forum.

Mr Smith addressed the meeting providing some background on The Art Deco Trust whose core purpose was the preservation, protection, restoration and celebration of our heritage. This was achieved in many ways through the Robert McGregor Fund, work with building owners supporting their work in the preservation of their Art Deco buildings.

The Trust wished to present to Council an opportunity and partnership for the redevelopment of the Women's Rest building in Memorial Square to be returned to the Louis Hay original 1920s Frank Lloyd Wright inspired art deco design. An image of the current Women's Rest and also a picture taken in 1920 was displayed at the meeting (*Doc Id 1447104*).

The Trust saw an opportunity to actually deliver the Women's Rest as an active community hub for the city. The building had been closed for 9 years and this was an opportunity for the building to be strengthened and a community asset brought back into active service by the Trust. The Trust felt strongly that the Art Deco Trust needed to lead the project completely and this would provide the respective Napier managers time they could focus on other important projects.

The Trust has broad community support for the concept from the National Council of Women, Historic Places Trust, Napier MP Stuart Nash and the business owners near Clive Memorial Square. Discussion have been held with the Napier and Taradale Returned RSAs and the Women division of the RSA who support the concept and are now in conversation with their communities.

To proceed with the opportunity and further develop plans the Trust would like a Memorandum of Understanding with Council and assurance of a long term lease arrangement as soon as possible to enable plans to be advanced and work commenced.

The Trust does have the skills to lead and deliver the project for the community. It is a Grade 1 heritage building and the Art Deco Trust at its core is a heritage organisation. The Trust would be liaising with Heritage New Zealand and the Council's Heritage Planner. Any work will require resource and building consents in the usual way.

It was noted that Council have a service agreement with the Art Deco Trust and a lot of outcomes that Council wishes to achieve in this new venture could be captured in the service agreement.

Announcements by the Mayor

Nil

Announcements by the Chairperson

The Chairperson announced a minor matter not on the agenda advising the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion. (*Standing Order 9.13*).

- Art Deco Proposal discussed in the Public Forum

Announcements by the management

Due to availability of the Manager Regulatory Solutions, Mrs Bailey this item would be addressed later in the meeting.

Minor Matters

- Art Deco Proposal discussed in the Public Forum

Confirmation of minutes

Councillors Taylor / Chrystal

That the Minutes of the meeting held on 10 February 2022 were taken as a true and accurate record of the meeting.

Carried

AGENDA ITEMS

1. RESOURCE CONSENT ACTIVITY UPDATE

<i>Type of Report:</i>	Enter Significance of Report
<i>Legal Reference:</i>	Enter Legal Reference
<i>Document ID:</i>	1438421
<i>Reporting Officer/s & Unit:</i>	Luke Johnson, Team Leader Planning and Compliance

1.1 Purpose of Report

This report provides an update on recent resource consenting activity. The report is provided for information purposes only, so that there is visibility of major projects and an opportunity for Elected Members to understand the process.

Applications are assessed by delegation through the Resource Management Act (RMA); it is not intended to have application outcome discussions as part of this paper.

This report only contains information which is lodged with Council and is publicly available

At the Meeting

The Team Leader Planning and Compliance, Mr Johnson spoke to the report, providing a brief overview and noted that since the February update, the submission of applications to the Resource Consenting team have continued to remain steady however have slightly declined in comparison to the same period 12 months ago down to 34 from 42.

A recent initiative has been the formation of a Key Account Management Team has been formed to provide a higher level of customer service and strategic alignment from Council's perspective to developers with large projects within Napier. The group consists of five existing council officers Strategic Planning Lead (Fleur Lincoln); Major Development Lead (Sophie Elliott); Team Leader City Design & Urban Renewal (Georgina King); Team Leader Development and Standards (Retha du Preez); and Team Leader Planning and Compliance, Mr Johnson.

In response to questions from Councillors it was clarified that:

- **114 Carlyle Street** - The processing of an application with this level of complexity for required Council to be assured that adverse effects from earthworks were not going to occur as a result. This has led to the engagement with a number of the applicant's external experts in geotechnical and other fields to provide a factual basis for a notification decision. Geotechnical, engineers, landscape architects have been engaged by both parties in regard to the stability of the extensive cut that was proposed and also the landscape and visual assessment impact on the environment and surrounding residents.
- The complexity of these matters has drawn out the process however, officers have worked closely with the applicant's and Council experts and sufficient information is now available to make an informed notification decision under section 95 of the Resource Management Act.
- **Riverbend Road Project** - The applicant has been asked to provide Council with an information package that can be provided to Councillors, Senior Management Team and uploaded to Council's website to ensure the messaging for this development is consistent across the board.

Committee's recommendation

Mayor Wise / Councillor Taylor

The Future Napier Committee:

- a) **Note** the resource consent activity update for period 18 January 2022 to 27 February 2022.
- b) **Note** the change to a Key Account Manager (KAM) model for managing significant consenting projects.

Carried

2. DOG CONTROL BYLAW AND POLICY STATEMENT OF PROPOSAL

Type of Report:	Legal and Operational
Legal Reference:	Local Government Act 2002
Document ID:	1439107
Reporting Officer/s & Unit:	Paulina Wilhelm, Manager City Development

2.1 Purpose of Report

The purpose of this report is to:

1. Present a revised Dog Control Bylaw and Policy, including associated Statement of Proposal **(the proposal)**; and
2. Recommend that the Napier City Council **(the Council)** commence public consultation in accordance with sections 83 and 156(1)(b) of the Local Government Act 2002 in respect of the proposal.

At the Meeting

The Manager City Development, Ms Wilhelm spoke to the report which was to present a revised Dog Control Bylaw together with the Statement of Proposal for adoption to release to the public.

In response to questions from Councillors it was clarified that:

- In regard to the map for Lagoon Farm it showed a dog on leash area, however it was confirmed that the bylaw applies to the public area only which is the track and does not include allowing dogs on private property, which is the farm area.
- Amendments to the map to clearly define the area as relating specifically to the cycle path.
- The area at Dolbel Reserve was discussed with the Manager of Parks and Reserves and it was identified that the area that is proposed to be off lead is the area that is currently separated through a fence from the area where the sheep roam.
- The Westshore map through to Bay View has got off lead exercise areas as being only between April to September to avoid dogs during the nesting season of the Dotterels.
- When the Bylaw has been released and adopted the signage will be revised and ensure that the public understand how the Bylaw will be applied.
- The dog exercise on lead pathways at the Ahuriri Estuary will be clearly identified on the maps.

Committee's recommendation

Councillors Chrystal / Wright

The Future Napier Committee:

- a) **Confirm** that pursuant to sections 155(2)(b) and 155(3) of the Local Government Act 2002 (LGA), the proposed bylaw and policy are not inconsistent with the New Zealand Bill of Rights Act 1990 (NZBORA).
- b) **Adopt** the Statement of Proposal and Proposed Dog Control Bylaw and Policy for the purposes of public consultation.

- c) **Authorise** public consultation in respect of the proposal in accordance with sections 83 and 156(1)(b) of the LGA.
- d) **Note** the timeframe for consultation release to be in the next twelve months at the discretion of the Chief Executive Officer to allow flexibility in working with the existing consultation schedule.
- e) **Note** minor amendments to the Lagoon Farm and Ahuriri Estuary maps following Committee's discussion.

Carried

Announcements by Management

Napier Assist Project – The Manager Regulatory Solutions, Mrs Bailey Introduced Dan Hicks the new Teamleader for Napier Assist who has been responsible for a lot of the progress made over the last weeks and months.

Council's decision in September 2021 was to implement the service in two stages. The first stage and priority was the CCTV upgrade. Stage two was to establish the foot patrols ensuring the CCTV network was established targeting problem areas also enhanced the safety of the foot patrols with the support of CCTV. Full maturity of the service was programmed across five years with funding being available.

The focus has been on stage 1 we have been working with contractors to bring the network over which will be up and running from 1 July 2022 and recruitment has commenced for staff to undertake monitoring work.

We are trying to fast track Stage 2 as much as possible with recruitment applications closing on 17 April 2022. The retailers and other stakeholders have been waiting for this service and wishing to fast track however, there are some time constraints mostly on recruiting and training people to a level that is satisfactory to undertake the role effectively and safely. Therefore we remain committed to building the service over time.

The Team Leader Napier Assist/Āwhina Tangata. Dan Hicks advised that a lease had been secured for Napier Assist in Dunvegan House and the frontage of the corner of the building will have advertising to align with the Customer Services Centre. The team would consist of 12.

Parking Meter Upgrade – This project was deferred to May as the supplier had production delays due to Covid. May 2022 for the Central Business District and June for Taradale are the current scheduled dates for implementation. Leading up to this implementation communication will be commenced for the public to advise the community that the change to parking meters is imminent. The meters will be in the Library and Customer Services area to enable the public to practise on them and staff will be available to provide support and advice on how they operate.

Minor Matters

Art Deco Proposal – Women's Rest – The Chief Executive. Dr Rotarangi advised that discussions had been undertaken with the Art Deco Trust based on the concept presented today in regard to the feasibility study, potential heritage status plan and the building itself and what the requirements be.

In response to questions the following was clarified:

- The Art Deco Trust indicated that once the work had been scoped it would provide a better guide to how long the work would take however estimated approximately 12-24 months
- Have a service agreement that includes consultation with the National Council of Women, a key stakeholder, on the specific wording to other activities on controlling the space of the building.
- Requires further investigation and how feasible it is to have the end user leading the project on behalf of Council however will work collaboratively with the Art Deco Trust.
- The Conservation Plan 2019 provides good basis for good decision making and the use to any possible change to the building itself. The presentation this morning did show potential to go back to original design of the Women's Rest.
- The use of the building is a utilitarian war memorial and provides a commemorative and also a community function and the original purpose was a social facility for mothers carrying out their duties in the town centre and needing a rest.
- The appropriate use of the building conservation plan states "it requires an appropriate new use which reflects its social, cultural, historical, technological and commemorative significance". It is important to give lot of thought what uses are appropriate and not too hasty to make decision.
- In terms of changes to the original design the Conservation Plan provides some guidance. Work undertaken after the earthquake was valuable for its technological value bringing in the earthquake strengthening at the time. The rebuild cannot be disregarded as not having any heritage value so it is important prior to any decisions being made to alter the building that advice is sought from a Conservationist Architect as to whether it would impact on its heritage values.
- The Art Deco Trust would submit a formal proposal to enable a report to be brought back to Council for consideration. Collaboration between officers and Art Deco Trust to scope what work is required.
- Funding of \$1.5m was made up of \$750,000 of Council funding and externally raised funding.

The Art Deco Proposal – Women's Rest was supported by the meeting to refer this matter to the next meeting cycle.

The meeting closed at 11.38am

Approved and adopted as a true and accurate record of the meeting.

Chairperson

Date of approval

Photos from Public Forum - Women's Rest today



Women's Rest 1920s

