

CENTRAL TAUPO - HERITAGE ASSESSMENT

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EXECUTIVE SUMMARY

The Central Taupo Heritage Assessment is aimed at building on existing strategies for the recognition and management of heritage buildings and sites in the central area. Key objectives of the study include developing a framework to review heritage buildings and places; identifying further places that may be of value; and investigating options to enhance the management of these heritage places through the district plan as well as other non-statutory methods.

The study uses a historic thematic framework to consider the broader range of buildings and places in the central area that represent important aspects of its historic development. Further information has been gathered for a range of buildings and sites in central Taupo. Currently only three places are identified as being of heritage value in the district plan schedule of historic sites. The study has highlighted a limited number of buildings and sites in central Taupo that are not currently recognised but warrant consideration for inclusion in the schedule of historic sites. The research has also highlighted places outside the study area that are considered important which should be further researched.

The district plan is the key tool for managing historic buildings and sites in the central area. Strategies for managing heritage could be enhanced by including heritage criteria for identifying heritage places in the district plan based on the New Zealand Historic Places Trust best practice guidelines. Development of clearer objectives, policies and assessment criteria for reviewing alterations and additions to historic buildings based on the New Zealand Historic Places Trust guidelines would also enhance the current district plan framework.

A range of potential options to encourage good heritage outcomes using non-statutory methods are also put forward. It is likely that a balance of some additional control as well as incentives and enhanced understanding of heritage places will be required.

Part 1 of the report includes a summary of the key historic themes.

Part 2 includes an identification of potential gaps in the recognition of heritage buildings and sites.

Part 3 reviews the current planning framework.

Part 4 discusses options to enhance management of built heritage and historic sites in the study area.

Appendix 1 includes the suggested heritage criteria for assessment of heritage buildings and sites.

Appendix 2 includes the bibliography.

Appendix 3 includes summaries of research information gathered during the study. Some of this information relates to the historic development of sites in the central area and while beyond the scope of the study in terms of assessing existing heritage buildings, it was considered important to summarise and present the information gathered as part of the broader thematic research so that it can be accessed readily.

INTRODUCTION

Overview

The Central Taupo Heritage Assessment has been undertaken for the Taupo District Council.

The study does not attempt a detailed history of central Taupo but provides a brief overview of the key historic themes which have shaped development. This thematic approach enables consideration of the cultural heritage values of places in the centre of Taupo within a broader context. It also helps to identify the full range of types of heritage that may be present.

Based on an understanding of these themes, the surviving buildings and structures and the pattern of historic development within the study area have been analysed. Current heritage listings have been assessed to see if there are any gaps, or significant aspects of the area's history which may have been overlooked. This thematic contextual approach is being used increasingly in New Zealand as a way of reviewing the identification and assessment of heritage, and is well established overseas and is recommended by the New Zealand Historic Places Trust.

The study makes use of existing sources of information and additional research has been carried out on a number of places in central Taupo. The integrated research approach enables a better understanding of particular places within the broader physical and historic context in central Taupo. It helps to understand the stories associated with the area, the value of continuity, and the collective contribution of groups of historic places which may be much greater than the value of each individually. It enables a clearer understanding of the unique, irreplaceable quality and character that the retention of heritage buildings and places provides.

The built heritage of central Taupo is a national and regional resource. The former Taupo Court House and the former magazine standing in the corner of the Tapuaeoharuru Redoubt are formally recognised as being of heritage value through protection in the district plan as *Sites of Historic Value*¹ and are registered by the New Zealand Historic Places Trust. This is significant historic site relating to the establishment of a settlement by the Armed Constabulary in 1869. Apart from these there are currently no other sites in central Taupo identified or scheduled as built heritage sites. This study poses the question - what are the places apart from these two buildings that represent central Taupo's historic development and character?

A review of the current planning mechanisms for managing historic heritage resources in central Taupo has been undertaken. Recommendations for potential options, both statutory and non-statutory, for the ongoing management and improved understanding of central Taupo's built heritage and historic sites are put forward.

Contributors

This study has been prepared by Matthews & Matthews Architects Ltd, with the assistance of Kate Schoonees B Arch MSc. Background historical research and information was undertaken by historian Lisa Trutman. From this the thematic overview, assessment of significance and recommendations have been prepared for Taupo District Council.

Acknowledgements

The assistance of the following organisations and people during the study is gratefully

acknowledged. Taupo District Council, Environment Waikato, the New Zealand Historic Places Trust, Taupo Museum and Karen Williams.

Brief and project objectives

Key objectives for the study are:

1. To identify built heritage and historical sites in Central Taupo study area.
2. To complete an assessment of built heritage in the Central Taupo study area.
3. To provide recommendations for the protection and ongoing management of built heritage in the township.

Key project tasks include:

1. Research and preparation of a contextual history for the study area to identify key themes in the historic development of Taupo city centre.
2. Review existing inventories and registers in light of identified themes.
3. Identify potentially significant built heritage places in the area currently not protected or recognised.
4. Review existing planning framework for heritage protection and to provide options to enhance heritage recognition and protection.

The study area



Illustration 1: The study area is shown outlined in pink and includes Tongariro Domain and the central town area. Map source: Taupo District Council.

The study area focuses on the central business area of Taupo as defined in the district plan and shown on the following map. This includes the commercial heart of Taupo CBD and Tongariro Domain.²

Tongariro Domain is approximately 17 hectares of land, which is predominantly Crown owned. The majority of the area is vested in Taupo District Council as a reserve under the Reserves Act 1977. The Taupo District Council has the authority to manage and develop this area as well as the lake front reserve and the road reserve along the river bank which is now a part of the newly created Riverside Park. The redoubt, magazine and the former courthouse are Historic Reserve and are under control of the Historic Places Trust. The Police Station is under administration of the NZ Police, the present courthouse is administered by the Ministry of Justice and the Landing Reserve is administered by the Department of Internal Affairs.

Review of built heritage in the central area is addressed as a priority because of potential development pressure and the density of built fabric in the central area.

PART 1: BRIEF THEMATIC OVERVIEW OF THE HISTORY OF CENTRAL TAUPO



Illustration 2: Taupo, view looking south where the Waikato River exits the Lake and showing Pāhipi's Pa on the west side of the river at Nukuhau, Tapuaeharuru Redoubt was built on the east side of the river which is the site of Taupo Town centre today. Oil on canvas, William George Baker 1864-1929, Alexander Turnbull Library Reference Number G-616.

Maori History and Initial European Contact

The Maori population in the 1840s in the Volcanic Plateau area, which included Rotorua, Tarawera and the area around Taupo, is estimated to have been about 6000 people, with the population around the Taupo area being 1600 and around Rotorua 4450 people.³

A census in 1857/58 estimated the Maori population around Taupo and Rotorua to be about 2000 people. The tangata whenua of the area around Lake Taupo were in the main hapu of Ngati Tuwharetoa. Tuwharetoa lands stretched in area from Ngakuru (south of Rotorua) to Mount Ruapehu in the south and included Lake Taupo.⁴ Bargh in his study of the *Iwi of the Volcanic Plateau*⁵ describes the extensive link which existed with border hapu; the Arawa from Ngakuru in the south, through the Rotorua lakes area, and down the Kaituna River to the sea at Maketu and with Ngati Awa and Tuhoe to the north and east, Ngati Raukawa to the west, and Whanganui to the south-west. The central mountain ranges have links with Ngati Kahungunu in the east. Inter-marriage and traditional liaisons result in hapu members today identifying themselves with two or more hapu and there is a complex flexible social structure. Arawa and Tuwharetoa trace their descent from founding ancestors. Tuwharetoa had lived in the Bay of Plenty during the sixteenth century. His descent is traced from the original tribes of the Bay of Plenty – Toi, Hapuoneone, and Kawerau and his father was of Arawa and Mataatua descent. Tuwharetoa had children with wives from the Ngai Tai tribe, near Opotiki, and the Rotorua tribe of Ngati Whakaue (the child's name was Tutanekai), as well as two children with a wife of his own tribe. The sons of Tuwharetoa and their whanau journeyed to Taupo and settled there after first conquering and intermarrying with Ngati Hotu who were the

original inhabitants who had first settled in the Taupo Lake area earlier in the fourteenth century.⁶

The first Europeans recorded to have reached the Taupo district were Andrew Powers in 1831 and then Thomas Chapman, an Anglican missionary, in February 1839. By late 1835 Chapman had moved to the Rotorua mission with his family and two other mission workers. Chapman's wife conducted lessons for interested Maori and Chapman visited various villages in the district, 'converting' Maori to Christianity.⁷ Chapman made occasional visits to Lake Taupo and was one of the first Pakeha to meet many Tuwharetoa. He was followed by John Carne Bidwell, a botanist, in March 1839 and Reverend Henry Williams in December 1839. The Roman Catholic church was established later in Taupo in 1850. Fathers Lampila and Reignier baptised Maori, including Tanira Te Herekiele in 1852. Christian marriages amongst Maori also began to occur at that time. The Reverend T S Grace arrived in 1855 and established a mission station at Pukawa.⁸ He built up connections with Ngati Tuwharetoa, in particular Te Poihipi Tukairangi, a prominent Maori chief in the area at that time. Poihipi assisted at the Grace Mission at Pukawa in the 1850s and later became known as a firm supporter of the Government.

A regular mail service was established between Auckland and Napier from 1857 which crossed the Waikato River at the outlet from Lake Taupo. An overhead cable was erected which was slung across the outlet between two posts to help canoes ferry safely across the fast flowing river. Contracts were taken up by Maori carriers to take mail from Auckland to Taupo and Taupo to Napier. In the 1860s Poihipi and his people were building "a pah of ambitious dimensions"⁹ at Nukuhau. This was on the west bank of the Waikato River on the other side of the river which overlooks what today is Tongariro Domain and central Taupo.

In 1862 George Grey appointed a civil commissioner and magistrate, George Law, to the Taupo District. Law was stationed at Oruanui to the north of the Lake. Mair succeeded Law as magistrate and established a base at Tapuaeharuru, but he left the district in 1865 to head armed forces in the Bay of Plenty. Herbert Meade visited Taupo in 1865. Meade at this time noted that "with the exception of Te Poihipi's pa at Nukuhau, and one other almost deserted settlement, all the pa around the lake had gone over to the Kingite movement of King Potatau.

In 1866 Governor Grey visited the district where he was welcomed by Te Heuheu. He "was accommodated in a house built for Major Mair as magistrate there", at Tapuaeharuru (the site of modern Taupo). He later reported to the British Government that all was safe and at peace in the area. His tour included Rotorua and was designed to demonstrate a state of peacefulness following the war in the Bay of Plenty in the 1860s. European interaction in the Taupo district was very limited until the arrival of the Armed Constabulary in 1869 although there had been attempts by Pakeha to establish farming. Historian, Barbara Cooper suggests that Grey's visit to Taupo had been motivated by a desire to take up land for farming,¹⁰ and that following Grey's visit, others came into the area, particularly from Hawke's Bay, to obtain land. In 1867, A Cox and Colonel George Whitmore travelled through the area seeking land and were encouraged to go to Taupo by Grey. Land negotiations took place between Whitmore and others and Maori at Oruanui and Rotobaira. Cox and Whitmore obtained a large area of land extending from Hatepe to the Waikato River outlet and reaching east to the Napier-Taupo track. However, Te Kooti moved into the area in 1869 and Cox later wrote that he had wasted his money on surveying when he was unable to take possession.

Grey himself also purchased land and leases at Oruanui from J Holt and obtained title in 1870 while in England. He placed a relative on the property and later sold the land to a T Omond. Cooper states that gold prospectors and farmers were demanding better access to the southern volcanic plateau district. However, Te Kooti disrupted any further settlement after 1869 and a number of farming leases that had been established prior to the movement of Te Kooti into the district were abandoned by Pakeha farmers.¹¹

The Taupo region lay at the intersection of many important Maori routes through the area. The

area at the outlet from Lake Taupo into the Waikato was a critical junction of these routes. It was the natural place to cross the river and it was therefore here that many routes through the area converged. Maori crossed using waka. Today this area is the site of Taupo town with the town centre and Tongariro Domain, on the east side of the river bank. This east side of the river was the site of the Armed Constabulary Redoubt of 1869. Before 1869 there were numerous Maori settlements around the area of the site where Taupo town is now situated including Waipahihi and Nukuhau. There is little documented evidence of a settlement on the actual site of Tongariro Domain and the town centre itself until the arrival of the Armed Constabulary. In the 1860s the area was a stretch of unoccupied manuka and scrub.

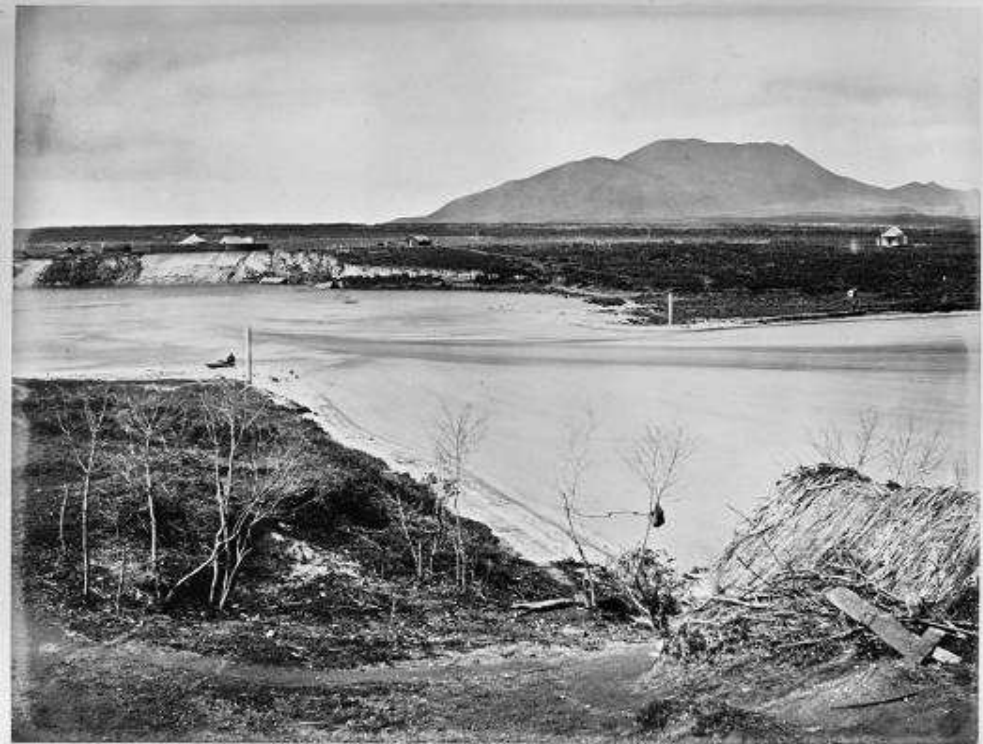


Illustration 3: Tapuaeharuru (Taupo) in the early 1870s by photographer DL Mundy. A rope was slung across the outlet of the Waikato River between the two posts pictures here to enable safe crossing of waka. The sod-walled Army Constabulary (A.C.) Redoubt with buildings inside can be seen on the clifftop on the eastern side of the river and the small raupo building at centre was also associated with the A.C. A small wooden building on its own close to the lakefront is believed to be the first courthouse. A raupo hut, part of the Maori settlement on the western side of the river, can be seen in the lower right hand corner. Alexander Turnbull Library, reference no. 1/2-008086-F.

Building a new settlement

The Armed Constabulary

In 1869 as a result of the 1860s Land Wars a military route was established by Government forces from Napier into the heart of the central North Island. Tapuaeharuru was the most westerly of five Armed Constabulary fortifications which were to guard the frontier of the Urewera Country where Te Kooti had taken refuge. The posts were to protect the route from Taupo to the coast. The military post at the end of the line was at Taupo but was then known as Tapuaeharuru. The route was linked by telegraph lines and a chain of Armed Constabulary redoubts. This route later became known as the Napier Taupo Road. Tapuaeharuru was of strategic importance as it was the convergence of many Maori routes through the central North Island.

The land wars had had a profound effect on iwi around Taupo who by 1862 had been extensively engaged in farming and owned over 2000 sheep and a large number of cattle. They were importing weaving machines to produce material and garments from wool. The land wars put a stop to further agricultural developments. Te Arawa in the main supported the Government while Ngati Tuwharetoa was generally supportive of the King movement and a number of them joined Waikato in fighting against the Government troop invasion of that district. However, Te Poihipi Tukairangi at Nukuhau was friendly to the Government.

The formation of an Armed Constabulary was created by the *Armed Constabulary Act* in October 1867 and empowered Governor Sir George Grey to recruit men for the purpose of "... putting down rebellion, quelling disturbances, preserving the peace, preventing robberies and other felonies.". The creation of an Armed Constabulary came about because the British Imperial Troops were withdrawn from New Zealand and an armed force was considered necessary because of the spread of the HauHau religion by Te Kooti. This had begun in 1862 in Taranaki and spread to the Bay of Plenty and Hawke's Bay areas.

In October 1869 Number 6 Division of the Armed Constabulary arrived in Tapuaeharuru to establish a military post on the shores of Lake Taupo. When the Armed Constabulary first arrived in Tapuaeharuru they settled on the west bank of the Waikato at the local Maori settlement of Nukuhau. This was a little downstream of the outlet from the Lake. However the presence of the Armed Constabulary at Nukuhau was short-lived said to be the result of an unpleasant incident, one in which a drunken constable nearly set fire to the settlement. This led to the Constabulary setting up camp on the east side of the river. The Tapuaeharuru Redoubt was built on a high bank overlooking the outlet close to Pohipi's pa. This is today the site of Tongariro Domain in central Taupo.

Throughout 1869 and until August 1871, Te Kooti and his supporters were tracked through the Urewera and around Lake Taupo, although there was never any action at Tapuaeharuru Redoubt itself. To the south of the lake, Tauteka and Herekieke refused to join Te Kooti and the powerful Whanganui chief Topia Turoa, although against the Government, is said to have switched allegiance when Te Kooti killed a relative of his at Hatepe.¹² In the war with Te Kooti the Government had established redoubts at Opepe, Taupo, and Runanga in 1869 and several hundred Armed Constabulary were located at these bases by 1870. The Government forces, assisted by various Maori contingents, sought to capture Te Kooti but he was able to evade capture by constantly moving. During 1869, Government forces 'invaded' the Urewera. Te Kooti visited the Taupo area recruiting fighters from Ngati Tuwharetoa. He established a base at Tokaanu under the protection of Te Heuheu Horonuku. In later reports, Te Heuheu indicated that this liaison was strategic rather than genuine support for Te Kooti.

Before the Crown formally owned the site of the redoubt and surrounding reserve, construction of Armed Constabulary buildings and earthworks had begun, (possibly with the approval of Poihipi Tukairangi). By May 1870, "a formidable Redoubt to hold 150 men in tents has been put up on the right bank of the Waikato, where it flows out of Lake Taupo."¹³ A private, Armed Constabulary road stretched across the domain from Tongariro Road to the riverbank. Beyond this closer to the lake was a canteen. In 1871 there were approximately 260 Armed Constabulary men in the Taupo District.

In 1873 the Armed Constabulary bridged the Waikato and the ferry system at the outlet was no longer used. Government land agent S Locke reported in mid 1873 that 534 acres at Tapuaeharuru, where a redoubt and courthouse had been erected, was purchased for £400, which was in his words 'the point at which all roads to the interior converge'.¹⁴ This meant that surveys of the future Taupo township site, as well as the redoubt reserve area, could take place. In October 1873, Government surveyor A C Turner surveyed land between Tongariro Street (then the Public Road) and the Waikato River.¹⁵ The survey plan, AR13, mapped out the 76 acre reserve for "a redoubt, or other purposes of the General Government",¹⁶ along with a rifle range reserve of another four and a quarter acres, close to the line of Horomatangi

Road today. An Armed Constabulary garden was mapped in 1873, just below where the first bridge spanned the Waikato River, and “cultivations” beyond that, along the riverbank.¹⁷

“The AC drained and reclaimed a piece of marshland on the edge of the Waikato which they converted into a vegetable garden, they also enclosed and ploughed and seeded a large paddock with English grass seeds, which did very well, but the paddock being partially overrun with fern the officer commanding is having them removed and preparations made to replace them with sanfroil (sic) seed in the proper season.”¹⁸ The paddock was planted with blue gums to give the horses shelter. About halfway between the modern line of Redoubt Road and the bridge, three huts are noted on the 1873 plan, along the riverbank, at a bend in the line of the river.¹⁹

Downstream from Tapuaecharuru Redoubt the Amed Constabulary built two boat sheds for whaleboats, these were used to cross the lake. Over the following years, as the Land Wars abated, the number of Amed Constabulary men was reduced in Taupo so that by 1876 there were only 85 and in 1885 the force was no longer needed.

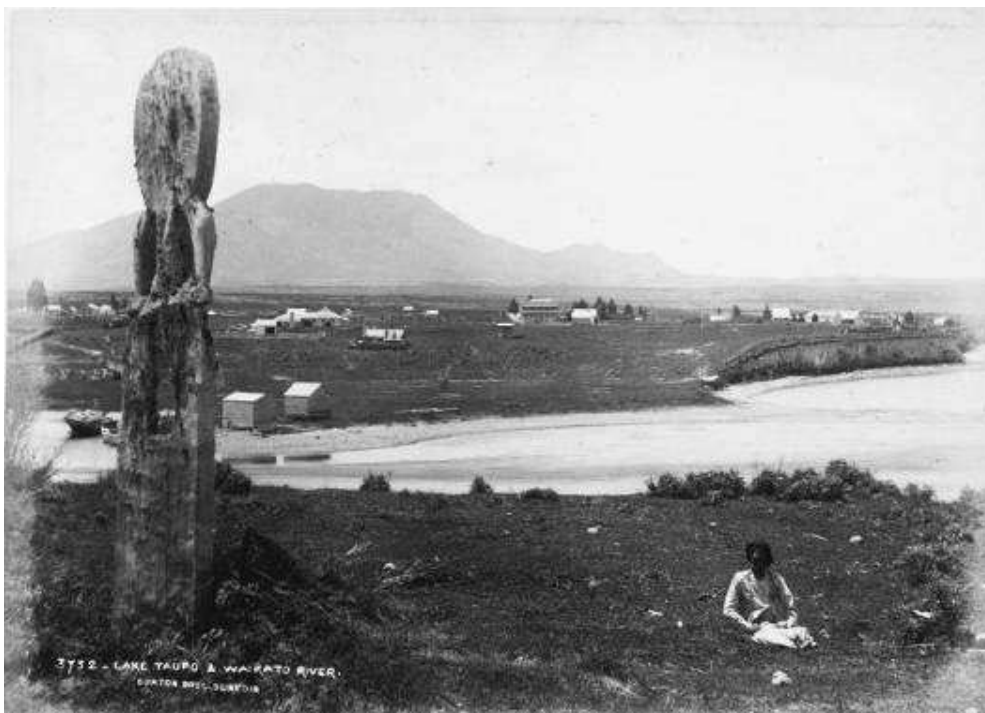


Illustration 4: 1880s Lake Taupo at the outlet to the Waikato, Tapuaecharuru Redoubt is on the right of this photo on the cliff edge, Lake Hotel in the centre on Tongariro Road, the two buildings on the low ground are the Armed Constabulary whaleboat sheds. Alexander Turnbull Library, Burton Bros. Album, reference No. PA1-o-088-11.

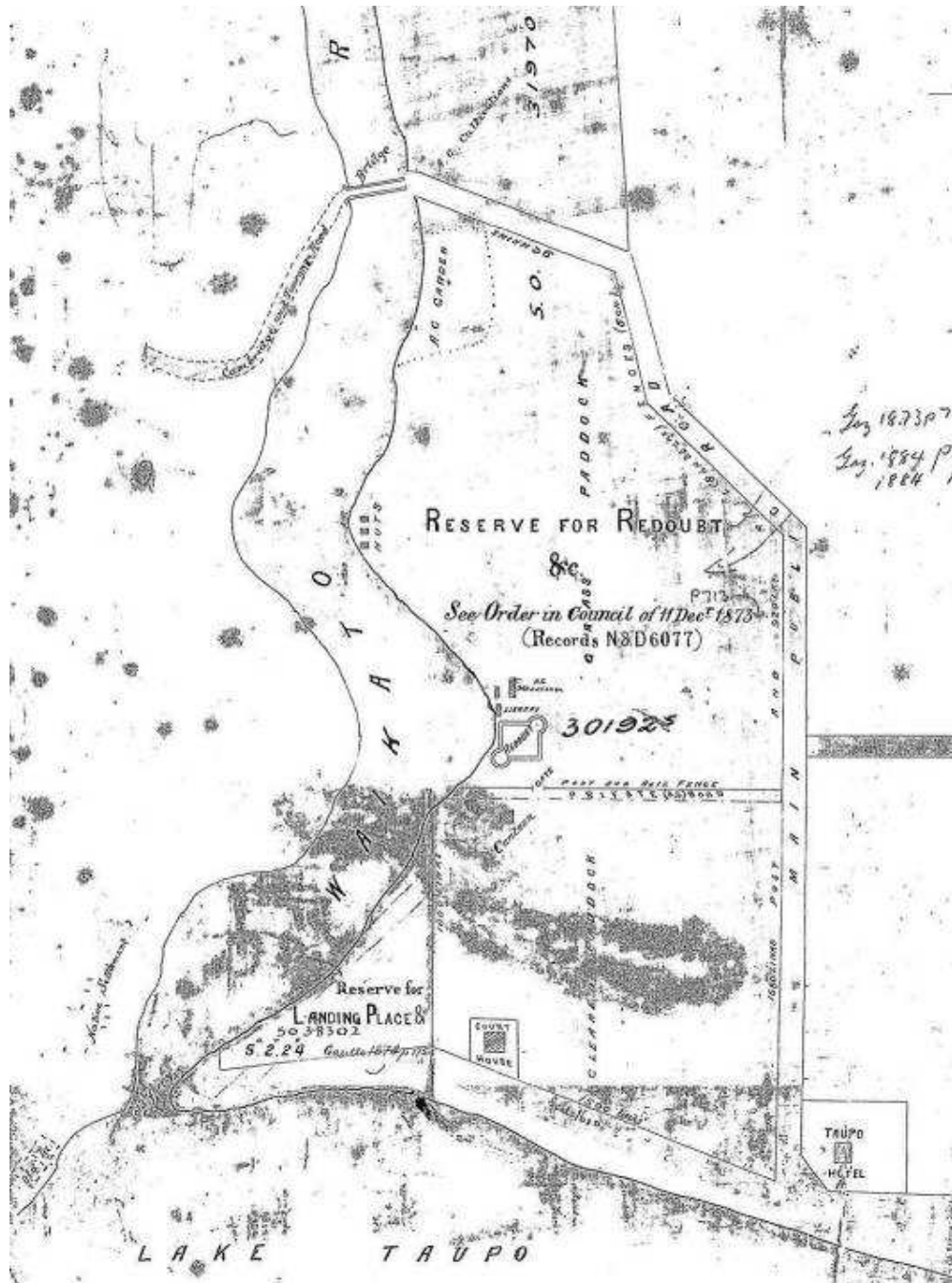


Illustration 5: A part of the Diagram showing Military Reserve and Rifle Range at Taupo, October 1873. This plan shows the bridge crossing the Waikato built by the Armed Constabulary in 1873 crossing from the Tauranga Cambridge Road. AC Cultivations are marked on the east side of the river to the north of the bridge and AC Gardens on the east side of the river to the south of the bridge. On the west bank the site of the Native settlement is marked as well as the site of an old Pa. Also shown is the original position of the Courthouse, the three huts, the canteen, the redoubt with the library and AC storeroom, the private road and the Reserve for Landing Place. The Taupo Hotel is also shown.

The development of Tongariro Domain

For many years the land now referred to as the Tongariro Domain was the Taupo Domain.¹ The area on the east side of the Waikato River from early on became the focus of A.C. occupation and their cultural and recreational activities. In 1884, the lower area, below Redoubt Road, was proclaimed a recreation reserve.²⁰ By 1890 the boundary between the courthouse and police station (by 1909) and the post and telegraph station was in place, and the first part of the P&T station erected.²¹ 1890 saw the beginnings of the Taupo Domain,²² with a Domain Board constituted soon after by 1894.²³ The area has grown in size from four to over 17 hectares in its 130 year history.

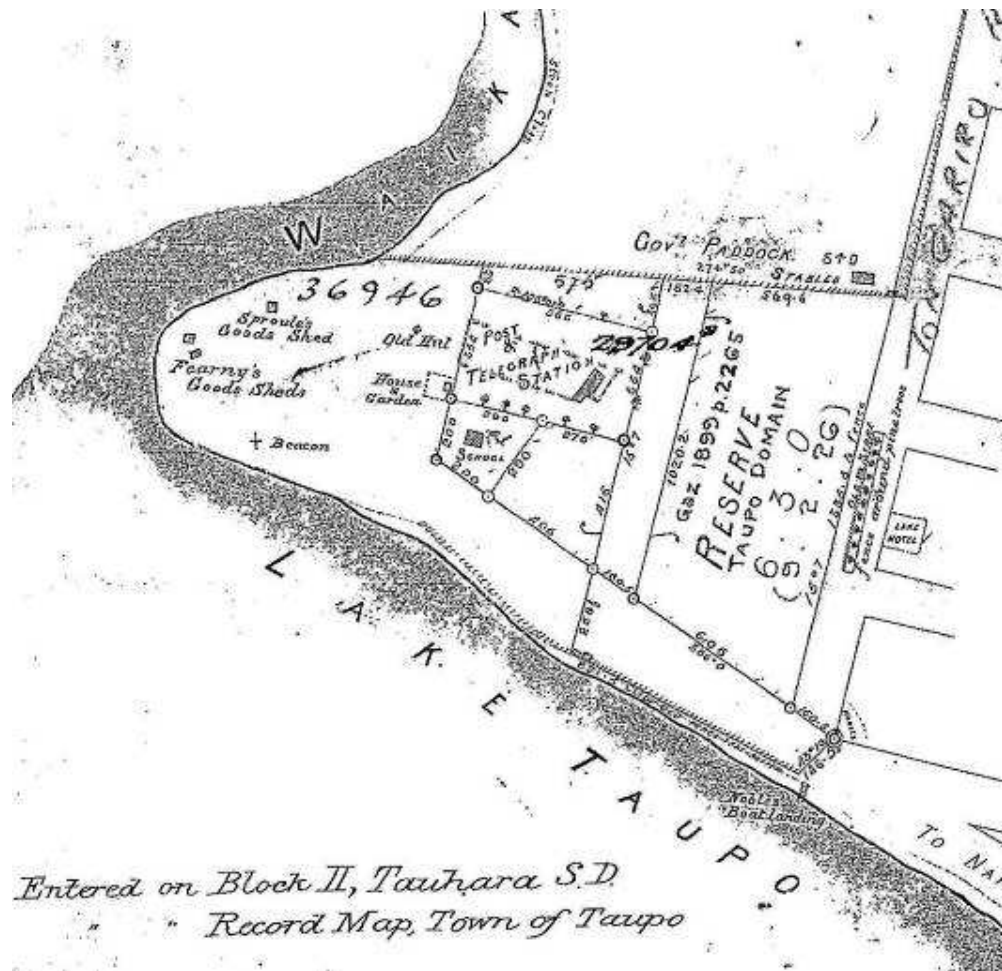


Illustration 6: Part of the Plan of the Recreation Reserve Town of Taupo, John C Blyth 30 July 1890. This shows the position of Noble's Boat Landing, Sproule's and Feamey's Goods Sheds, the first school, Lake Hotel, The Post and Telegraph Station, Stables, Government Paddock, House and Garden, the road to Napier which comes in along Lake Terrace.

¹ The Tongariro Domain Reserve Management Plan (2005) notes that the reserve is still labelled as the Taupo Domain on some local street maps but that the name Tongariro Domain has been in common use for many decades

Towards the end of 1952, Redoubt Street was extended past the site of the new municipal campground down the hill to the boat harbour.²⁴ The old main route through the centre of the domain, past the old post office (1911-1940), to the harbour was closed by the mid 1950s and replaced by cul-de-sac named Story Lane. It terminated close to the old post office and also ran a short distance to the end just beyond the sites of the courthouse and the police station. The name commemorated the establishment of the borough of Taupo and the appointment of the town's first mayor Joe Story in 1953. Although the name was already in common use it was not officially gazetted Story Lane until 1962 (Map SO41092).

Story Lane was later named Story Place but possibly not until the early 1980s.²⁵ In 1991 there was a major realignment of the entrance to the domain, from Tongariro Street when the Great Lake Centre was built, allowing Story place to line up with Heu Heu Street. At this time, a through-road was also created from Story Place from where it ended beside the police station right across to Redoubt Street.

The Redoubt and Magazine

The redoubt was established in 1870 on high ground overlooking an important crossing of the Waikato. It was located in the traditional territory of Ngāti Tuwharetoa on the opposite side of the river to the pa and the settlement of Te Poihipi at Nukuhau. Its establishment reinforced the support of Te Poihipi. The fortification was apparently designed to take 150 men in tents although its occupants generally numbered between 15 and 40 during the early 1870s. A number of buildings were erected both inside and outside the pumice defences, including quarters for officers and men, mess rooms, stores, stables and other ancillary buildings including the Courthouse. The surrounding area incorporated a vegetable garden, paddock and firing range. Two boat houses were constructed beside the river to contain the whaleboats that the constabulary used to ferry men and supplies around the Lake.²⁶ The redoubt earthworks and magazine were restored in the 1960s by archaeologist T. Hosking.²⁷

The old magazine was part of the Armed Constabulary redoubt and was built in 1874 to house munitions used by the force. The occupants of the redoubt were armed. Rifle practice was an important part of the drill. The magazine was positioned towards the rear of the redoubt (the western wall) facing the main entrance in the eastern line of defences. It was constructed of pumice stone unlike all the other buildings which were of timber or raupo. James Cowan writing about the site in 1901 in a tourist guide to *Lake Taupo and the Volcanoes* describes the old fort:

"The old redoubt in Taupo township, the chief sight of the place, is an interesting relic...The fort is square in shape, with flanking angles at two corners, and a little wooden bridge crosses the ditch which was delved out by sweating A.C.s away back in the campaigning days..."

In 1940 the redoubt and magazine were incorporated into the Taupo Domain at the request of the Town Board. It was set aside as an historic reserve in 1968 and has since been managed by the New Zealand Historic Places Trust. The dilapidated powder magazine within the site was restored/rebuilt by Trevor Hosking in the 1960s from pumice found around the site of the building.



Illustration 7: Tapuae haruru Redoubt, AM 2008.



Illustration 8: Pumice stone magazine in the redoubt, AM 2008.

Courthouse

The Courthouse (built 1871) fronted onto a broad road leading from the landing reserve at the point, heading towards the Taupo Hotel site and Tongariro Road. (see illustration 3)²⁸ The earliest documented case found that was heard in Tapuaeharuru was on 12 October 1871 when John Lewis was committed for trial at the Supreme Court by J Murray Gibson, JP.²⁹ Regular court hearings were held fortnightly at Tapuaeharuru from 1 July 1872.³⁰ This building may have been used later as an officer's mess.³¹



Illustration 9: Old Taupo Courthouse, built 1881, altered 1887, now the Kohanga Reo, AM 2008.

It is certain that on the 11 April 1881³² a second courthouse which doubled as a hall for the use of the Armed Constabulary was opened. It was the last building in the township erected by the Armed Constabulary and was erected on a site near the second police headquarters on the reserve³³ A newspaper account at the time indicates that its use as a courthouse took precedence over other functions.³⁴ (It is this building which was moved in 1964 closer to the redoubt and is currently functioning as a Te Kohanga Reo). It opened as a "new theatre", the interior renovated and stage fittings created by Ross & Strew.³⁵ "It is now used not only as a courthouse but also for concerts, amusements and religious services, and the meetings of the Native Land Court."³⁶

A significant historical event took place in 1886 and 1887 with which the courthouse is associated. In January 1886, at a hearing of the Native Land Court before Judge Scannell, the Court gave its judgement that Te Heuheu Horonuku had ownership of the volcanic peaks of Tongariro, Ruapehu and Ngauruhoe. There was opposition to this from other claimants. L M Grace advised Te Heuheu to gift the volcanoes to the government in the light of the opposition, to re-establish his mana in the eyes of those there at the court. Te Heuheu then went to Rotorua, and spoke with the Minister of Maori Affairs. The deed of gift, after being drawn up, was signed 23 September 1887 at the Native Lands Court at Taupo,³⁷ enabling the establishment of New Zealand's first National Park and the world's fourth.

The building was altered for more permanent use as a courthouse in late 1887, two years after the withdrawal of the Armed Constabulary from the settlement. Alterations were carried out by carpenter C Zimmerman. (An account of these alterations is held by the Taupo Museum). These are likely to have included modifications to the rear of the building. The building continued in use for public events including concerts and religious services until the early 1900s. Changes were made in 1905 and 1906 and coincided with a shift of public functions to Ricki's Hall. The court continued in this building until 1962 when a new courthouse was constructed.

The old courthouse itself was replaced by a new Magistrates Court and Justice Department offices in Story Lane in 1963.³⁸ The old building was moved nearby to a site adjoining the redoubt earthworks, and placed under the control of the Historic Places Trust in 1964.³⁹ It currently is used as a Te Kohanga Reo.⁴⁰ It is nationally significant as the only remaining building both in Taupo and New Zealand associated with the Armed Constabulary.⁴¹

Library / reading room

The first operational library in Taupo was part of the Armed Constabulary complex. Just beside the redoubt and close to the river the Constabulary operated a library/reading room. It was set up and built in about 1872 and was a part of a mess room and small hut.⁴² The building ceased to be a library by c.1887, when the books were taken by Robert Prinn the native dispenser. From 1870-1953, libraries in Taupo operated from a number of private homes by volunteer residents.⁴³ It may be possible that Prinn's store photographed later in the century on Tamamutu Street could have been the old library building (which was probably only a two roomed building originally). In June 1929 the Road Board took over a library of

200 books and housed them in the board office at Mr Sutherland's house on Tamamutu St.⁴⁴ The Library then moved into the Road Board's new offices (in what is now Story Place). These offices had one room to display the library books and office staff gave out the books.⁴⁵

The old 1911 post office was acquired by the Taupo Borough Council in 1961, and became the Borough's library. The Great Lake Centre in Tongariro Domain, opened in September 1992, replacing the early information centre and the War Memorial Hall and provided new accommodation for the township's library.⁴⁶

Police Station

After the Armed Constabulary was disbanded the sole matter charge policemen in the century used the lean-to changing rooms from the old courthouse and hall as the first police station. (Museum files). There is also evidence to suggest the police took over the former AC officer's mess nearby. In 1902 the police station was described as a seven-roomed house situated in a garden on the banks of the Waikato River, near its rise in Lake Taupo, and was formerly used by the officers of the Armed Constabulary. There are two cells in the Magistrate's Court⁴⁷. Both the lean-to and the house appear to have remained in use until the first purpose-built police station was opened in 1962.

The cycle of renewal involving both the police station and court occurred again in the first decade of this century, with a new police station opening in April 2006, followed by a new Courthouse in 2007.⁴⁸

The 1880s police station was replaced by a new building on the reserve in 1962, designed by Rotorua architects Alleman, Verrall, Newnham and Partners, and built by Ian Olsen Ltd.⁴⁹ New police station and courthouse buildings were developed on the domain in 2005-2006.⁵⁰

Post Office/ Museum

The first Post Office appears to have dated from January 1871.⁵¹ On 20 May 1875, the official designation for this office changed from Tapuaeharuru to Taupo.⁵² It was originally located in a hut within the redoubt area which later became the telegraph linesmen's hut.⁵³ The second post and telegraph building from c.1890, previously the first private school building, had doubled in size by 1909.⁵⁴ This was replaced in 1911 by a new post office and residence, built by J R McFarlane of Rotorua.⁵⁵ In turn, this was replaced by a new building on the southern corner of what became Story Lane and Tongariro Road in September 1940, built by Whakatane contractors.⁵⁶ The old 1911 post office was acquired by the Taupo Borough Council in 1961, and became the Borough's library,⁵⁷ until 1992 when it was extensively renovated and extended to become the Taupo District Museum of Art and History.⁵⁸



Illustration 10: Mail leaving the 1911-1920 Taupo Post Office c.1920. Source Taupo Museum

School building

By 1890 a school building existed,⁵⁹ on part of the Domain area administered by the Board from 1894. This seems to have been preceded by a private school started in 1876, housed in a building believed to have been an AC hut brought in from Oruanui,⁶⁰ which later came to be used as the post and telegraph office by 1890. This hut could just as well have come from elsewhere on the defence reserve site, as 1876 was the year when the Provincial Government system was replaced by Central Government control, and



Illustration 11: Schoolroom erected 1897, Taupo Primary School. Still on site 2008. Source AM 2008

the restructuring of the AC forces from a defence force to that of a civil police force had begun. According to one history, the Government called for tenders to build a schoolroom in that year.⁶¹ The school-room was erected and also in use as a reading-room, by the end of 1877.⁶² Removing an existing building and relocating it would have been cheaper than building one, and the re-use of existing small buildings or the material from them was a common practice at that time. When the new schoolroom was erected on its existing site in 1897,⁶³ the old 1876 building was reused as the dining room of the Wehringo family house in Tuwharetoa Street, after Mr Rogers had used it as an artist's studio, and then it became vacant. "Mr Wehringo bought the building, ingeniously made rollers from the trunks of blue-gum trees and shifted the room on to his own section, presumably with the help of bullocks."⁶⁴

Linesmen's house / road board building

Apparently this was originally the commanding officer's house within the Armed Constabulary's complex on the defence reserve, from the early 1870s. After the restructuring in 1885 when the Armed Constabulary were withdrawn, it became the telegraph linesmen's house.⁶⁵ In January/February 1948, the old linesmen's hut in the redoubt site was pulled down and re-erected along Story Place, as the Taupo Road Board offices.⁶⁶ This building was extended in 1955 to accommodate the library,⁶⁷ and extended again in 1965,⁶⁸ and in 1969.⁶⁹ The buildings were finally removed and partly demolished in 1991.⁷⁰

War Memorial Hall

This was opened on 18 December 1954.⁷¹ Plans for the building began in 1950, with the RSA and members of the public seeking first approval from the Taupo Town Board, and then the Minister of Internal Affairs to qualify for a subsidy as a war memorial.⁷² The architect was Allemand and Land, and the builder L. W. Ward of Taupo.⁷³ The hall was demolished in 1991, as part of the re-alignment of Story Place and building of the Great Lake Centre.⁷⁴

Information Centre

In 1959, the original Taupo Information Centre was opened on domain land just south of the Taupo Post Office (which operated from 1940 until 1986). This was situated opposite the Lake Hotel.⁷⁵ The centre closed, then re-opened again.⁷⁶ (73) In March 1992 a new information centre was built backing onto the new library as part of the development of the Great Lake Centre complex to the north of the new intersection of Tongariro Street and Story Place. In 2005, the information centre on the Tongariro Streetside of the Library was doubled in size.

Great Lake Centre

The \$9.65 million Great Lake Centre opened on 28 August 1992 incorporating a tiered theatre, main hall, public library and information centre - covers 3395 square metres - all together with adjoining sealed parking areas and fronted by the main memorial courtyard. It was designed by Geoff Newman of Architects Collaborative Dodd, Paterson, Newman, Pearce, one of the architects that designed the Wanganui War Memorial Hall.



Illustration 12: The Great Lake Centre, AM 2008.

Landing Reserve

The five and a half acre Landing Reserve was gazetted for that purpose from 1874-1957.⁷⁷ W C Sproule had sheds on the Landing Reserve during the period 1887-c.1890.⁷⁸ He was from Napier and operated a steam-powered boat built to carry freight across the lake.⁷⁹ Another boat operator who had sheds on the reserve around this time was Dan Ferney, who took over Sproule's service by 1894.⁸⁰ One of his boats conveyed Rev. H J Fletcher around the western side of the lake and to Tokaanu, where brown trout were released c.1895.⁸¹

Old Anglers' Information bureau also known as the Harbour Master's Cottage

The building on the Landing Reserve at Taupo known as the "Internal Affairs cottage" or the "Harbour Masters cottage" was built between 1928 and 1929 for the Internal Affairs

department as the Anglers' Information Bureau and branch office. Today's cottage has its origins in this building although substantial alterations have been made to the building. The cottage has had a connection with the management of Lake Taupo fishery and the Taupo Wharf and Boat Harbour for over 70 years. By 1931 a full-time officer was appointed to take charge of the Information Bureau. From 1953 onwards the old information building was used as a home by a succession of harbour masters into the 1990s. The cottage which has been empty for some time stands next to the rose garden established in 1979 by the Rose Society on the site of the original Armed Constabulary dump.

Riverside Park

In 1959 the camping ground moved from South Domain to the Old Orchard between Redoubt Street and the river.⁸² The Domain Motor Camp which had been operating from early in the 20th century, was closed in April 2006, and the old A.C. orchard site was cleared and renamed Riverside Park.⁸⁸

Taupo Arts Society Building

The Ministry of Works who were involved in the development of the geothermal power station at Wairakei established geothermal offices and a camp on the north side of Redoubt Street. The kitchen/dining room was taken over by the Taupo Arts Society and called Redoubt Street Gallery and more recently Active Arts.



Illustration 12: Current aerial view overlaid with Tongariro Domain historic sites.

- 1 1873 site of AC mess room
- 2 1873 site of library/reading room and smaller hut
- 3 Redoubt earthworks
- 4 1873 AC canteen building
- 5 1873 original site of courthouse
- 6 1890 Government stables
- 7 1890 Noble's boat landing
- 8 1890 site of school/reading room
- 9 1890 Post and telegraph office building
- 10 1909 Post and telegraph office building after extension
- 11 1890 Sproule's goods shed
- 12 1890 Ferney's sheds
- 13 1909 large wharf building. Shipping Office shown to the south west
- 14 Old Anders' Information bureau also known as the Harbour Master's Cottage
- 15 Police Station and Courthouse

Commercial and residential development of the Town Centre

Commercial development in Taupo dated from before the first land sales in the town centre area in 1877. In September 1870 a correspondent to the Hawke's Bay Herald (possibly Edward Lofley), wrote:

"A decent hotel is much wanted at Tapuaeharuru. I understand that the Government will give reasonable protection to any person erecting a good accommodation house on the purchased land."⁸⁴

The adjutant at Taupo, Captain Maurice Bower, sought permission during 1871 "to erect an accommodation house on land near the first courthouse." James Watt from Napier apparently took up a government subsidy and built the Taupo Hotel soon after,⁸⁵ possibly leasing the site from the Crown. Initially it had five rooms. By June 1872, the licence was held by Robert Carruthers Hastie, who declared that he was "determined to double its size."⁸⁶ By November that year, Hastie advertised a trap service between his hotel "and a hot spring about a mile and a half distant from it, where there is a basin about 60ft in diameter, excellently adapted for a warm swimming bath,"⁸⁷ and by December he had the steamer "Victoria" making "weekly trips from Tapuaeharuru, the terminus of the Napier and Tauranga coaches."⁸⁸

By 1872, the Taupo Hotel had been built, along with a small store. There were already buildings on the site of the Lake Hotel a little further up Tongariro Street in November 1877.⁸⁹ Joseph Gallagher and his partner Joseph Rickit obtained crown grant on the section at the corner of Tongariro and Tuwharetoa Streets in November 1878,⁹⁰ and the original Lake Hotel was built 1878.⁹¹ A number of retired Armed Constabulary members bought land at this time, they were: Joseph Rickit, George Blake, Joseph Gallagher, Joseph Crowther, Samuel Crowther, Thomas Noble, William Noble and Edward Lofley.⁹² A store originally built as part of the hotel complex c. 1879 was destroyed by fire in 1886.⁹³ Joseph Rickit may have operated the store, and this may have precipitated his move to a site further along Tongariro Street.



Illustration 13: First chemist shop in Taupo, 1890.
Source Alexander Turnbull Library 20902 1/2



Illustration 14: Rickit's store and The Busy Corner Store in Tongariro Street, c 1920s. Source Taupo Museum



Illustration 15: Part of the Plan of Town of Taupo, Tauhara Survey District, AC Turner District Surveyor Tauranga, Nov 1877. This plan shows the proposed layout for the township. The Cemetery is at the top on Waiariki Road and the edge of the manuka scrub. It shows Taupo Hotel, Lake Hotel and the Town Sections as laid out for sale. The town centre layout shows the position and street names as they are today with Roberts street, Tuwharetoa, Heu Heu, Horomatangi, Tamamutu, Paora Hape streets running roughly east-west and with Tongairi, Ruapehu and Titirapenga and Kaimanawa running north-south. Only Waiariki Road has since changed to Spa Road, but the street pattern is largely as it was laid out in 1877, Source LINZ SO 1509.

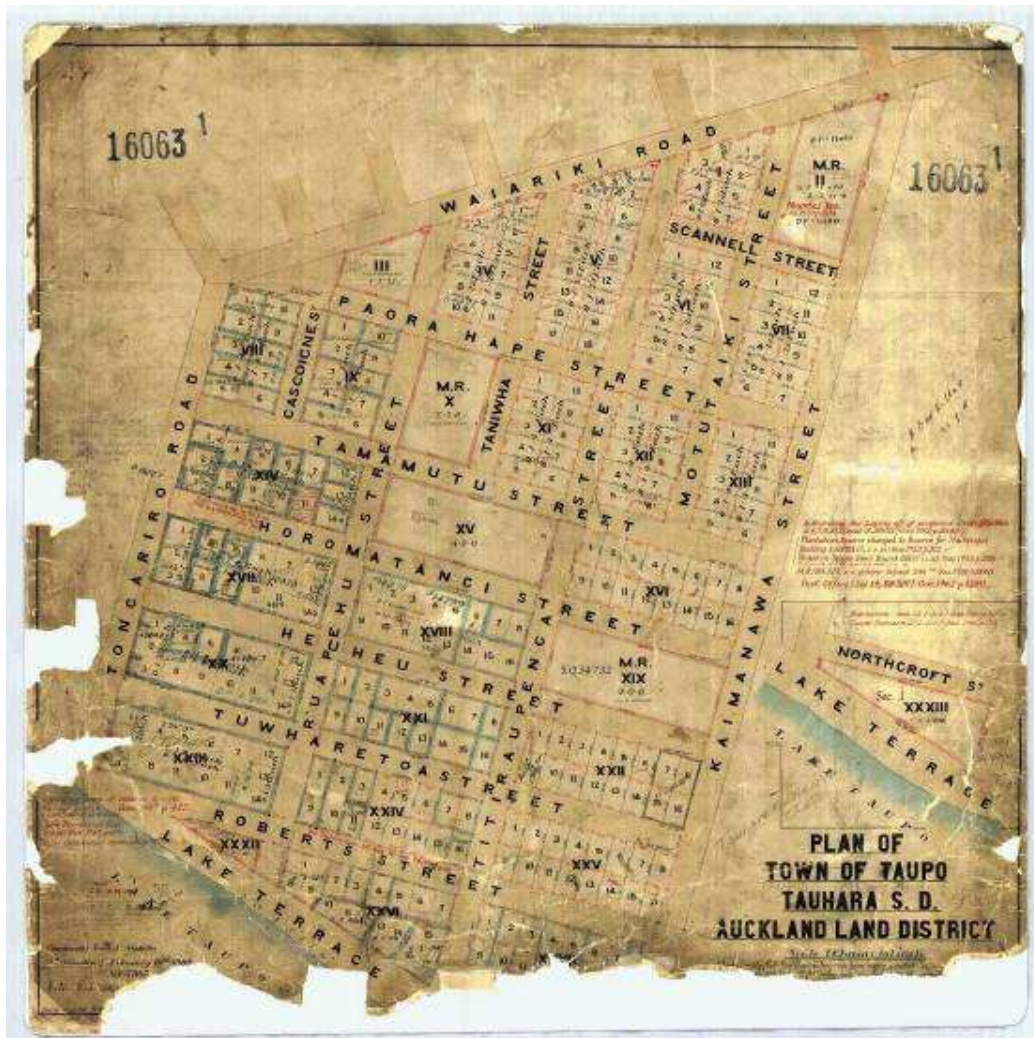


Illustration 16: Survey Plan of the Township dated February 10th 1909, Source LINZ SO 16063-1.

Sites appearing on 1877 survey plan (SO 1509) and 1909 survey plan (SO 16063/1) See following aerial view which shows their position.

- A Taupo Hotel, store and outbuildings (both plans)
- B Lake Hotel and store (both plans)
- C Lake Hotel stable (1909 plan)
- D M. Adams (house? – 1909 plan)
- E Crowther's stable (1909 plan)
- F Reweti's store (1909 plan)
- G Papanui's meeting house (1909 plan)
- H Section gazetted 1884 as library/Mechanic's Institute (1909-1910 plan)
- I McCauley's house (1909 plan)
- J Rickit's Hall & store (1909 plan)
- K Taupo School from 1897 (1909 plan)
- L R Prinn chemist/native dispenser (spelled Pryn on 1909 plan)
- M Land belonging to Dr Campbell (1909 plan)
- N Municipal reserve (1909 plan)
- O Cemetery (1877 plan); plantation (1909 plan) with old Military and early Settlers Cemetery at top corner.



- Footprints, 1877 & 1909/10
- A** Sites identified from SO 1509 & SO 16063/1
- 10** Sites from Gordon Dawson list 1940s-1950s
- 10** From Ralph H. Ward's 1918 list

Illustration 17: Footprints of the Sites appearing on the 1877 and 1909 Survey Plans are marked A to O. For a list of the Gordon Dawson and Ralph Ward Sites see Appendix C.



Illustration 18: Taupo in the distance showing the early development of the town, taken from near Lofley's later known as the Spa Hotel c 1885, Burton Bros., Alexander Turnbull Library, Reference No. PA7-05-25.

Some land in central Taupo was gazetted for sale in 1881 and then again in February and July 1883 there were major sales of Crown Land of sites close to Tongariro Street. In 1883 J Rickit and Robert Adams set up a general store. J Crowther appears as a butcher. Sections reserved from sale within the township include municipal reserves, justice, postal, and telegraph reserve, plantation reserve (the first cemetery site), school site, and the site of a mechanic's institute and library. Reserving the land did not stop leasing for pasturing purposes, under the Land Act 1877. The section designated for the Mechanic's Institute was not used as such.⁹⁴ In 1887 R W Prinn was appointed native dispenser by the government, but by 1889 he began to stock pharmaceuticals for sale to the general public.⁹⁵

In September 1896 more Crown land in the township came up for sale, including the future site of Taupo School⁹⁶ and in December Block XV was reserved as a school site. Judge G B D Morrison in 1969 recalled only two main buildings in Taupo in 1912, the Lake Hotel and Rickit's Store.⁹⁷ The Taupo Hotel may have declined after the death of William Noble in 1909, and was probably demolished around the mid 1920s. With the first land sales along the eastern side of Tongariro Road, the Lake Hotel followed, then Rickit's Store and Hall, stables and paddocks for Crowther and McCauley's coach service, Prinn's chemist shop-cum-library, and Reweti's store, all between 1880-1900.

The first building built on or close to the corner of Tongariro and Heuheu Street was a stables dating back to the coaching era from the 1880s to the early 1900s. The building was known as Crowther's Stables after AC man, Joseph Crowther who had also been proprietor of the Lake Hotel at one stage.

In 1902, the Cydopedia of NZ, Vol 2 reported there was a fine - ten-stalled stable at the Lake Hotel and other photos reveal the stables remained on the site into the 1950s. By the 1930s, the corner of Heu Heu Street was the site of Mick Clark's Garage and later it was taken over by Alan Wilson's Taupo Service Station. When the Lake Hotel burned down in December 1949 he continued to operate but had to vacate a shed he was using next door to the Lake Hotel. This was the old stables and apparently still smelt of horses. The bar was moved in otherwise the hotel would have lost its licence. (Note the old stables are pictured in Illustration 22 between the service station and the Lake Hotel.

At some point between the first land sales in the Taupo township in 1878 and 1893, the Crown reserved two sections at the corner of Tongariro and Horomatangi Streets as endowment reserve land for the Auckland Museum. The sale of this endowment land was gazetted in September 1893.⁹⁸ Joseph Rickett, former partner of Joseph Gallagher (Lake Hotel) and Robert Adams purchased the former endowment land in January 1894.⁹⁹ While it is believed Rickett's Store dated from c.1883,¹⁰⁰ either Rickett and Adams leased the endowment land from the mid 1880s (after the fire which destroyed the Lake Hotel store in 1886) or waited until they had title to the property from early 1894. The store and the hall were possibly built at the same time. Both buildings existed in 1909.¹⁰¹ Rickett's hall was the social centre of Taupo. A public meeting to advance the building of Taupo War Memorial Hall was held at Rickett's Hall in July, 1951.¹⁰² The Memorial Hall was built with public contributions and fundraising together with a pound for pound subsidy from the Government.

When Taupo was electrified in 1952, the power was turned on at Rickett's Hall to light the streets.¹⁰³ After the opening of the Taupo-Nui-A-Tia Memorial Hall in 1954 its years of service ended in October 1955 and it was converted into shop premises. A social was held on 1 October 1955 to mark the end of its use for community purposes.¹⁰⁴

In the mid 1920's Ernest Skeen started the Taupo Motor Garage on Tongariro St. Skeen's first cinema, was a garage during the week and a cinema at the weekend. There is a photo of the main street showing 'Majestic Talkies'. By 1929, pictures were being shown in a hall that could seat up to 100 people near the corner of Paora Hape and Tongariro Streets.¹⁰⁵

The first building was replaced by a brand new cinema, the Majestic, in 1937 built right on the corner of Ruapehu and Tuwharetoa Streets. At this stage there were no other buildings across the road from the entrance to the theatre. Most of the block was empty except for the Tongariro Street end.



Illustration 19. View of Tongariro Street looking south. 1909
Source: Taupo Museum



Illustration 20. Haukapuanui Wharepuni, Horomatangi Street shown on the survey plan DPS 8357. Source: Taupo Museum



Illustration 21. View of Tongariro Street looking north east prior to 1949. The two story building is the Lake Hotel. 1939
Source: Taupo Museum



Illustration 22. Fuel stop in Tongariro St. mid 1940s. Old Crowther Stables is shown on the right being used as a garage.
Source: Taupo Museum

Both commercial development and residential development of the area between Tongariro Road and Kaimanawa Road was gradual and sparsely spread up until the 1950s, due to the district's relative isolation, and the undeveloped nature of both the sections as laid out in 1873 and the roads which were barely formed and often laid with pumice. Only when land values increased in the latter half of the 20th century, as a result of water and drainage reticulation, electricity, and improved transport links, would the central area see an intensification from semi-rural to commercial use.



Illustration 23. Oblique aerial photograph taken in 1951 looking south with Ruapahu St on the left and Tangariro St on the right. The undeveloped open nature of the central area is apparent. Source - Dust and Ashes: A Dynamic Community



Illustration 24. Oblique aerial photograph taken in July 1956 looking south west, with the Taupo Primary School in the centre. Source - Dust and Ashes: A Dynamic Community



Illustration 25 Oblique aerial photograph taken in July 1956 looking north west. The comparison with the previous photographs shows the extensive development that occurred from the mid 1950s to early 1960s.



Illustration 26 Oblique aerial photograph showing the old Taupo Borough Council offices still on the domain behind the Taupo Post Office and Information Centre. The Memorial Hall can also be seen in the domain. 1983



Illustration 27. Tongariro Street looking south east at the corner of Horomatangi Street. The original Busy Corner Store operated middle of this block - eventually became the BNZ. A second Busy Corner Store right on the actual corner - was bought out from GP Reid in the early 30s by the Minett's and became Minett's Taupo Store (sometimes the Busy Store) for years. This building is still there. Source Taupo Museum

Taupo's first garage was Sampson's located on the corner of Tongariro and Horomatangi Streets. The Hawkes Bay Motor Company bought the garage and it became their Taupo Depot. It was a significant landmark for many years. In 1958 the National bank opened temporary premises on the site after purchasing the site from the HBMC Ltd in 1957. The old house fronting Tamamutu Street was adapted by the bank for its branch use.¹⁰⁶ Across the road was Gillies Garage.

The Bank of New South Wales first operated from 1939 from the ticket office of the Majestic Theatre in Tuwharetoa Street. The banker came once a week to conduct transactions, at times setting up a table and chairs on the porch of the picture theatre. However by the 1950s photographs of the main street show signage for the Bank of New South Wales in a tiny shop beside the old Central Garage. Soon afterward the bank moved next door into slightly larger premises. Later photos show Bank of New Zealand signage on the same old building (the former Busy Corner Store) and it is the BNZ bank which occupies the site today.¹⁰⁷

In the 1950s 60s and 70s architect Ewen Christie undertook the design of a large body of work in and around Taupo including Dalgety's Premises on the corner of Heu Heu and Ruapehu Streets, the first Taupo Information Centre, on South Domain opposite Lake Hotel in 1959, a fire station in Lake Terrace in 1961, St Paul's Presbyterian Church in 1963, Suncourt shopping mall in 1968 as well as the new Taupo County Council offices, Chrysler Garage and Ridley's Motors in 1969. Ewen Christie was also president of Taupo Chamber of Commerce and later president of the Information Centre and Public Relations Trust.¹⁰⁸ In 1974 the DSIR moved into a building on Tuwharetoa Street opposite Lake Hotel.¹⁰⁹ More



Illustration 27 South end of Tongariro Street from the domain in the mid 1950s. Source: Taupo Museum



Illustration 28. View of Tongariro Street looking south late 1970s early 1980s south the extent of development by this time. Source: Taupo Museum



Illustration 29. View of Tongariro Street and Horomatangi Streets in 1983 with Commercial Insurance Building on the corner the site of site Rick's Store and Hall. Taupo Museum

recently in February 1994 Clem Currie Court, on Horomatangi Street was opened.¹¹⁰



Illustration 30. Perspective view of Suncourt development by Ewen Christie. Source: Auckland School of Architecture Library – Sheppard Collection

Fishing, wharves and boat landings

Boatsheds for two whaleboats used by the Armed Constabulary forces to connect with Tokaanu would have existed from c.1869.¹¹¹ One of these whaleboats was condemned in 1876.¹¹² The whaleboat sheds were repaired in 1872-73.¹¹³



Illustration 31: March 1907. Woman sitting beside Lake Taupo at the outlet to the Waikato River, Landing Reserve Lake Taupo, Alexander Turnbull Library, Hslop Album, Reference No. PA1-O-229-13-3.

The Taupo Landing Reserve was gazetted in 1874. In pre European times the area was known as Te Parakiri and today is known as Parakiri Landing Reserve. In 1913 administration of inland fishery was transferred to the Department of Internal affairs whose officers administered the Taupo Fisheries District. Fishing largely took over from hot springs as the tourist draw to Taupo during the 20th century. Introductions of species larger and more economically viable than the lake's own native species began as early as 1873 during the early period of the Armed Constabulary station at Tapuaeharuru. In that year, Inspector Morrison released golden carp into the lake.



Illustration 32: 1928, wharf and small jetty on Taupo Landing Reserve, the double storey corrugated iron shipping office was replaced in 1937 by a single storey wooden building from Napier and that building was later incorporated into subsequent alterations to the wharf. Alexander Turnbull Library, Reference No. APG-1913-1/2-G.

Lake Taupo's location in the centre of the North Island in one way hindered development due to isolation, but in terms of acclimatization efforts to introduce exotic fish species into the lake, that same central location was in Taupo's favour. Three Acclimatisation Societies, those of Tauranga, Hawke's Bay and Wellington had boundaries extending to the lake (and the Auckland Acclimatisation Society provided Major Scannell in 1885 with trout ova), so more than one hatchery was eventually set up for brown trout in the area. Trout were released in 1885, 1892, and 1894. It is said that Samuel Crowther, while operating the coaches in the area, released trout eggs into every stream he passed. So that from 1895 brown and rainbow trout had been introduced to the region. They were introduced solely to provide a pastime. Trout fishing became a major pastime and tourist attraction. Fishing was initially restricted to the Waikato River and river mouths around the lake. The size and quality of the fish declined until the government set up a trout hatchery under agreement with Ngati Tuwharetoa in 1926.¹¹⁴

In 1928/29 an Anglers' Information Bureau and Department of Internal Affairs office was built on the Landing Reserve. Fishing licences were sold from an office in front of the cottage. This building later became the Harbour Master's Cottage. A new wharf and 'new' offices were built in 1937 (these were actually relocated from Napier) and the sale of licences moved from the cottage to the new offices on the wharf, these buildings were later incorporated into subsequent alterations to the wharf. It is not known what the cottage was used for in the intervening years between 1937 and 1957. In 1957 BR Williamson was the first of a succession of Harbour Masters to live in the cottage. By the 1950s the cottage had been altered with half the front verandah removed and another room added on so that today it bears little resemblance to the 1928 building.

Hotel and tourist accommodation

Taupo Hotel

The Armed Constabulary adjutant at Taupo, Captain Maurice Bower, sought permission during 1871 "to erect an accommodation house on land near the first courthouse." James

Watt from Napier apparently took up a government subsidy and built the Taupo Hotel soon after,¹¹⁵ possibly leasing the site from the Crown. Initially it had five rooms. By June 1872, the licence was held by Robert Carruthers Hastie, who declared that he was “determined to double its size.”¹¹⁶ By November that year, Hastie advertised a trap service between his hotel “and a hot spring about a mile and a half distant from it, where there is a basin about 60ft in diameter, excellently adapted for a warm swimming bath,”¹¹⁷ and by December he had the steamer “Victoria” making “weekly trips from Tapuaeharuru, the terminus of the Napier and Tauranga coaches.”¹¹⁸

By September 1875, however, Hastie was in debt to James Watt,¹¹⁹ and left the hotel by June 1876.¹²⁰ The hotel and the “Victoria” changed hands by July 1877,¹²¹ and Thomas Balfour Noble became the hotel proprietor.

James Watt obtained the Crown Grant over the site on 17 October 1878, during the first sale of land in the Town of Taupo.¹²² He died soon after, and the property was then owned by a syndicate including his widow. On 5 September 1882, the owners sold the site to William George Noble.¹²³ In 1908, Noble sold the site to L. D Nathan & Co and Moss Davis¹²⁴ (the latter managing director of the Captain Cook brewery, later Hancock’s), who in turn leased the hotel back to Noble. William Noble died in August 1909. The site was sold by Nathan and Davis to Samuel Crowther in 1923, a year before he died. Mrs. Crowther sold the property to a syndicate which included Auckland journalist and publisher Arthur Cleave in 1928. The property was then subdivided, and part (although not the original site of the hotel) was sold to Thomas Balfour Noble.¹²⁵

By 1918, Ralph Ward recalls that the Taupo Hotel was “derelict”;¹²⁶ Judge G B D Morrison in 1969 recalled only two main buildings in Taupo in 1912, the Lake Hotel and Rickit’s Store.¹²⁷ The Taupo Hotel may have declined from the death of William Noble in 1909, and was probably demolished around the mid 1920s.

Lake Hotel

The original Lake Hotel was built in 1878.¹²⁸ It is said to have been supported by finance from James Watt (first owner of Taupo Hotel).¹²⁹ However, by the time Joseph Gallagher and his partner Joseph Rickit obtained crown grant on the section at the corner of Tongariro and Tuwharetoa Streets in November 1878,¹³⁰ a month earlier title for the section immediately adjoining theirs, along Tongariro Road was granted to a publican then living in Mangawhero by the name of Patrick Gleeson.¹³¹ Joseph Gallagher obtained title to the remaining section on the block, corner Tongariro and Heu Heu in April 1882,¹³² leasing the middle site from Gleeson from 1883, and finally purchasing it in his wife’s name in 1892.¹³³



Illustration 33: Lake Hotel Taupo, early 1900s, Source Taupo Museum

Patrick Gleeson (d. 1916) was a well-known owner of several hotels in Auckland,¹³⁴ as well as operating as a brewer in Napier and hotelier in Wellington. He arrived in Australia in 1853, and sailed from there to New Zealand in the late 1860s.¹³⁵ It is likely that Gleeson financed Gallagher and Rickit, and assisted them in setting up a hotel to rival James Watt and his enterprise.

The hotel was built from totara wood and contained 24 rooms.¹³⁶ After purchasing the centre section from Gleeson, the Gallagher family was to remain owners of the site until 1953 when

they sold it to brewing company Campbell & Ehrenfried.¹³⁷ Joseph Gallagher was born in 1850 at Otahuhu in Auckland, and lived at Taupo from 1869 as part of the Armed Constabulary force stationed there, having joined the year before. He was first chairman of the Taupo Domain Board, and married a daughter of Thomas B Noble in 1883.¹³⁸ Before setting up the hotel, Gallagher ran the mail coaches between Napier and Taupo.¹³⁹ In 1897, Gallagher took over the Crown lease of the Spa.¹⁴⁰

The hotel burned down in December 1949,¹⁴¹ and was replaced in November 1955 by a new two-storey hotel on the same site.¹⁴² This was built by Auckland firm Noel Cole Ltd designed by architect Harrison Katson. The contract price was £100,000, and it was designed to accommodate over 30 guests at a four-star grading.¹⁴³

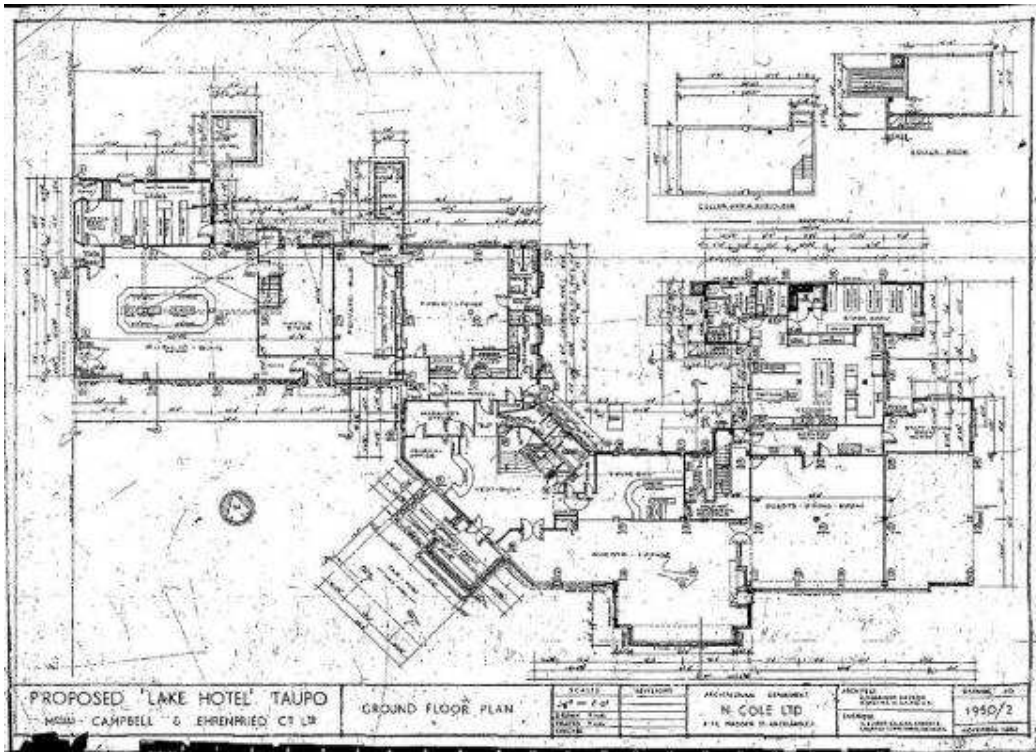


Illustration 34: Plan of Lake Hotel 1952 Source Taupo District Council Consents records

A.C. Baths & The Spa

During the 1870s the men of the Armed Constabulary bathed and socialised at Lofley's Glen (the site of the Spa Hotel). The major attraction for tourists in the 19th century were the hot springs in the hinterland around the early Taupo township and the lake. Edward Lofley established himself on land he eventually leased from the government at Tapapa Kuao (he initially occupied the area there through his marriage to the daughter of the chief who owned the land) at the junction of two streams, one hot, one tepid. His complex there, the Glen, consisted of a bathhouse and accommodation quarters, expanded after receiving his formal lease. Lofley sold the business to John Joshua in 1886, who added a Maori carved house, Te Tiki o Tamamutu to the site. The spa was operated by Joseph Gallagher from 1897, in connection with Gallagher's Lake Hotel (much as Hastie had done earlier, tourist attractions were utilized to attract business for the hotels). The spa was taken over by T A Heath in the 1930s, then by the Birnies in the 1950s (Mrs Birnie was a daughter of T A Heath.) Bathhouses and enclosed pools were still in use there in the mid 1990s.¹⁴⁴ Many of the original buildings are still on the site



Illustration 35: *Te Tiki o Tamamutu meeting house, Spa Hotel early 1900s, Alexander Turnbull Library, Reference No. 1/2-C-002479-F.*



Illustration 36: *The Spa Hotel Taupo. Frederick Radcliffe, Auckland City Library Reference No. 35-R1561.*

The Glen's competitor closer to the Taupo township was the AC Baths complex, started so it is said because of a price increase in the beer supplied at Lofley's spa. The Government gave some land and the Armed Constabulary force set up their own thermal baths sometime between 1880-1883. It may however have originated from a visit by William Rolleston, Minister of Lands in the early 1880s.¹⁴⁵

Prinn's Bob-a-nob Accommodation House, and The Bungalow

Native dispenser Robert Prinn is said to have set up his "Bob-a-nob Boarding House" in an unknown location from c.1894-1902, where "arrangements are on the 'Cottage System' by which the comfort of privacy is secured."¹⁴⁶ In the 20th century, competition for the grandly-designed Lake Hotel came from The Bungalow on Tongariro Street, dating from the period of the First World War, and destroyed by fire in 1949.



Illustration 37: *Service Cars outside the Bungalow 1932, Source Taupo Museum.*

The Bungalow Boarding house was built and operated by Fred Gradwell and his wife before the First World War. It changed hands many times and by the time it burnt down in November

1949 it was known as The Jolly Fisherman's Inn. A new ferro-concrete building, the first in Taupo, was built on the site in late 1952 and Athol Buckleigh's garage relocated from further down Tongariro Street to new premises. This has been the site of the Mobil Service Station for many years.¹⁴⁷

The Camp ground

From the early 1900s there was a camp ground in the south half of the domain. This moved to the north end of the domain in the summer of 1952/53 to the Old Orchard between Redoubt Street and the river.¹⁴⁸ The campground was finally closed in April 2006, and the site has now become Riverside Park¹⁴⁹ and is still used for picnics, recreation and relaxation.

Developing cultural institutions and ways of life

Schools

By 1890 a school building existed,¹⁵⁰ on part of the Tongariro South Domain area administered by the Domain Board from 1894. This seems to have been preceded by a private school started in 1876, housed in a building believed to have been an AC hut brought in from Oruanui,¹⁵¹ which later came to be used as the post and telegraph office by 1890. This hut could just as well have come from elsewhere on the defence reserve site, as 1876 was the year when the Provincial Government system was replaced by Central Government control, and the restructuring of the AC forces from a defence force to that of a civil police force had begun. According to one history, the Government called for tenders to build a schoolroom in that year.¹⁵² The school-room was erected and also in use as a reading-room, by the end of 1877.¹⁵³ Removing an existing building and relocating it would have been cheaper than building one, and the re-use of existing small buildings or the material from them was a common practice at that time. When the new schoolroom was erected on its existing site in 1897,¹⁵⁴ the old 1876 building was reused as the dining room of the Wehringo family house in Tuwharetoa Street, after Mr Rogers had used it as an artist's studio, and then it became vacant. "Mr Wehringo bought the building, ingeniously made rollers from the trunks of blue-gum trees and shifted the room on to his own section, presumably with the help of bullocks."¹⁵⁵



Illustration 38: First School building (built 1897) on the site, AM 2008.



Illustration 39: AM 2008.

In September 1896, more Crown land was offered for sale in the township, including the future site of Taupo School,¹⁵⁶ but the site remained unsold; on 21 December 1896 it was reserved for school purposes.¹⁵⁷ By 1897, the one-room school building was on the site. The progress of the district school mirrors and illustrates the development of the surrounding township area. 19 were on the roll by 1902,¹⁵⁸ 36 by 1911, and 18 pupils in the district high school attached to the primary school by 1951. A separate secondary school with 225 pupils was inaugurated by 1960, and Taupo-Nui-A-Tia College had its own board of governors and 319 pupils by 1962.¹⁵⁹

Churches

In 1913 the first church in Taupo was opened: St Paul's (Presbyterian) It was built on the corner of Tamamutu and Titirapunga Street, and later moved further along to the corner of Rifle Range Road in 1961. In 1977, the "First Church" was sold and once again moved to Huka Village where it was rededicated as the Fletcher Memorial Church". A new Union Church was built on the corner of Rifle Road and Tamamutu Street.¹⁶⁰

Around 1910, Father Edward Bruning, then parish priest at Waihi, bought half an acre on the corner of Ruapehu and Tuwharetoa Streets with a future church in mind. Mr. (George) Wehringo fenced the land and grazed a couple of horses on it. Ten years later, another half acre adjoining the first, and adjacent to the Wehringo home, was purchased from Captain Thomas ["Darby"] Ryan. A Catholic Church, St Patrick's was finally built in Taupo, on the Tuwharetoa Street site, by O'Reilly and Sons of Taumaranui, in 1930. It opened on 12 April 1931,¹⁶¹ but was later moved to Opepe Street in 1958. When a new church was built the old church was sold and it was shifted out of town.

St Andrew's Church was named after St Andrew, the patron saint of anglers (quite fitting given the nature of one of Taupo's main tourist attractions). The church land was gifted by Mrs Taima Rickit and family for the erection of a church, in memory of the late Mr Joseph Rickit. Up to this time the site was covered in broom and manuka standing about eight feet high. The church building was completed early in 1931 but its consecration had to be postponed because of the Napier earthquake of 3 Feb 1931. Eventually the church was consecrated on Sunday March 22, 1931 by Bishop Bennett.¹⁶²

Settlers Cemetery (1877), then plantation (1884)

"In March 1878, the area to the north west of Waiariki Road (Spa Road) was surveyed. Here land was reserved for a cemetery to replace the original one for early settlers on the corner of Waiariki Road and Gascoigne Street."¹⁶³ "Joseph and Taima Rickit gave a large piece of land for the cemetery to the town. The first graves in this cemetery date back to 1883. A child of Joseph and Taima Rickit died and was buried in the cemetery. His grave is marked in the following way: "In memory of Ducky Darling Rickit dearly beloved son of Joseph and Taima Rickit died 30 March 1906 age six months". This grave is found in the Rickit Block (Plot 7) although overgrown, under a large camellia in August 2000."¹⁶⁴



Illustration 40: St Patrick's Catholic Church being moved to Opepe Street, May 1958. Source Taupo Museum



Illustration 41: The Old Military and Early Settler's Cemetery, AM 2008.



Illustration 42: McCauley grave stone in the Old Military and Early Settler's Cemetery. AM 2008.

Entertainment

Cinemas

A brand new cinema seating 400 people was built on the corner of Ruapehu and Tuwharetoa Street (37-47 Tuwharetoa Street) in 1937. Movies were also shown in Te Whaiti (Monday) Murupara (Tuesday), Mokai Thursday), Tokaanu Friday and Taupo on Sundays. (Gala Brochure -12 November 1937.) Son Joss took over the business in 1953, and his father Ernest Skeen retired in 1954. In 1960, Joss developed a new theatre, the Starlight in Horomatangi Street as the need for a bigger theatre became obvious. The town had two cinemas for the next three years until the old Majestic, only recently renovated, burnt down in 1963.



Illustration 43: Majestic Picture theatre. Source Taupo Museum

Halls

At some point between the first land sales in the Taupo township in 1878 and 1893, the Crown reserved two sections at the corner of Tongariro and Horomatangi Streets as endowment reserve land for the Auckland Museum. The sale of this endowment land was gazetted in September 1893.¹⁶⁵ Joseph Rickit, former partner of Joseph Gallagher (Lake Hotel) and Robert Adams purchased the former endowment land in January 1894.¹⁶⁶ While it is believed Rickit's Store dated from c.1883,¹⁶⁷ either Rickit and Adams leased the endowment land from the mid 1880s (after the fire which destroyed the Lake Hotel store in 1886) or waited until they had title to the property from early 1894. The store and the hall were possibly built at the same time. Both buildings existed in 1909.¹⁶⁸

Robert Adams died in May 1903, while Joseph Rickit continued on until his own death in 1927.¹⁶⁹ Joseph Rickit settled in Taupo on arriving in New Zealand, and was to become one of the first members of the Taupo Domain Board from 1895. Robert Adams arrived in Auckland in 1863, after working in the commercial field in his native Belfast.¹⁷⁰

As at 1918, Ralph Ward recalled that the site included: George Reid's aerated water factory and house (both owned by Joseph Rickit); J Rickit's Bake-house; as well as Rickit's Store; Rickit's Hall.¹⁷¹ From 1927, the store and hall were owned by Stanley and Jane Clarke of Auckland.¹⁷²

Rickit's hall was the social centre of Taupo for some 50 years. A public meeting to advance the building of Taupo War Memorial Hall was held at Rickit's Hall in July, 1951.¹⁷³ "The first Businessmen's Association meeting was held in the supper room of Rickit's Hall. (see first issue, "Taupo Times") Also in Rickit's Hall, the power was turned on that night, the then Mayor, Joe Story, shouted the whole town, in liquid form. I am very sorry that I didn't drink beer then, as I did subsequently." ¹⁷⁴

The War Memorial Hall was opened on the other side of Tongariro Street, on the South Domain, on 18 December 1954.¹⁷⁵ Plans for the building began in 1950, with the RSA and members of the public seeking first approval from the Taupo Town Board, and then the Minister of Internal Affairs to qualify for a subsidy as a war memorial.¹⁷⁶ The architect was Allemand and Land, and the builder L. W. Ward of Taupo.¹⁷⁷

The hall was demolished in 1991, as part of the re-alignment of Story Place and building of the Great Lake Centre.¹⁷⁸

Hospitals & health services

The first known pharmacist in the area was Robert Prinn. Prinn was appointed in 1887 as a native dispenser by the government, but by 1889 he began to stock pharmaceuticals for sale to the general public.¹⁷⁹ The first resident medical practitioner, apart from those earlier serving with the Armed Constabulary, was Dr. John Scaife Armstrong, chairman of the Taupo Road Board from 1926-1946, and first chairman of the Taupo Town Board that replaced the Road Board until he retired in 1950. He was one of the advocates for Taupo's electrification. He was a qualified specialist in tropical medicine, spending three years employed in Samoa. He returned in 1953, and died in Taupo in 1977.¹⁸⁰

In May 1939, a site was decided upon at the corner of Spa Road and Kaimanawa Street for Taupo's cottage maternity hospital.¹⁸¹ Work on the Taupo Maternity Hospital began in March 1943, the hospital built from wood.¹⁸² It opened in March 1944,¹⁸³ and was extended in 1965.¹⁸⁴ Early in 1969, tenders for new Taupo Hospital (located a few kilometres from the CBD in the Hilltop area and not to be confused with earlier maternity hospital building) were let to Taupo builders Orr & Mackersey. Work began May 1969.¹⁸⁵ This new hospital opened in 1971.¹⁸⁶ The contractor, M B Orr, was a Borough Councillor.¹⁸⁷ In November 1989, the old Maternity Hospital building on Spa Road, now known as Waiora House, housed the Citizens Advice Bureau, Age Concern, Marriage Guidance, Day Care for Elderly, and Epilepsy Association.¹⁸⁸

Creating infrastructure

Roads

Formation of the Napier-Taupo Road, begun in 1869, was completed by 1876. Before this, the first attempt to institute a regular coach service along the road was on 1 January 1872, when Andrew Peters and his passengers set off on a journey which still required a portion of it to be covered on horseback, and other parts with the passengers walking behind the coach as it made its way up steep inclines.¹⁸⁹ In 1869 J D Omond, the Government agent, reported that the roads near Taupo were "in very fair order", with works conducted by a Mr. Bold, while a road from Runanga to Tapuaeharuru had been formed by Poihipi and his men for a £450 contract. "When this road is open, all future supplies for posts on Taupo Lake will be taken to Tapuaeharuru, and thence distributed, by whaleboats, which are being constructed, to wherever required." (Southern Cross, 20 December 1869) Maintenance remained an issue along the road right through to the middle of the 20th century, when the road was finally sealed.

Joseph Crowther and William McCauley operated one of a number of coach services along the route from the mid 1880s, but theirs was the longest-lasting and the first successful service along the road, linking Taupo with Napier.¹⁹⁰ In 1906, the directors of the Hawke's Bay Motor Company were persuaded to purchase the nearly 20-year-old coaching firm of Crowther & McCauley, and in so doing began a motorised service along the Napier-Taupo Road.

The road leading south along the eastern side of the lake dates from 1883 when Lawrence Grace persuaded the government to make a small grant toward the work. A dray road to Tokaanu was soon surveyed, as well as (later) a bridle track to the Rangipo Desert. Grace secured another government roading allocation in 1885, and work on the road began.¹⁹¹

In 1898 Lovell Smith's trip from Tokaanu to Taupo by coach took from 8am in the morning until half past five at night. It was not until 1924 that a road between Tokaanu and Taupo was completed with the construction of a bridge over the Tauranga-Taupo river.¹⁹²

The Desert Road part of the project was started in the early 1890s, and finished halfway through that decade.¹⁹³

Water transport

With a lack of formed roads around the lake edge, water transport provided the best early

links between the Armed Constabulary headquarters at Opepe and Tapuaeharuru and more remote sites such as Tokaanu. To this end, the government provided two whaleboats to ferry passengers and freight on the lake from late 1869.¹⁹⁴

The first private operator of a service on Lake Taupo would have been Robert Carruthers Hastie, the proprietor of the Taupo Hotel from 1872 with the steamer "Victoria" making "weekly trips from Tapuaeharuru, the terminus of the Napier and Tauranga coaches."¹⁹⁵ It was Hastie's service that began the tourist connection between Taupo and Tokaanu, with a member of his family running the Tokaanu Hotel as well. He was followed by Daniel Ferney (the "Tauhara") and Captain Augustus Sproule in the 1880s, then Captain Thomas Ryan and his "Tongaïro" from 1899.

The development of regular services on the coach routes, motorised services and road improvements during the 20th century meant that by the 1920s the heyday of mass water transport on Lake Taupo had passed.¹⁹⁶

Air transport

The first Taupo Airfield called Tauhara Aerodrome was built at Tauhara in 1929. In the 1930s it was utilised by Wilson and Horton for the delivery of the NZ Herald. As at 2000, this was still used by the Taupo Gliding Club.

In about 1962 a small airline, South Pacific Airlines of NZ got a licence to fly in and out of Taupo. Spanz built a temporary airstrip at Lochinver Station, near Rangitaiki. In 1964 two storms devastated the airstrip which was then closed by the Government. By then the Taupo Borough Council had decided to build an airport. The Rangitaiki airstrip was replaced by the new airport at Wharewaka, the present Taupo Airport site, in mid 1965.¹⁹⁷ SPANZ ceased operations from 1966, and service from Taupo was taken over by the National Airways Corporation (NAC), later Air New Zealand.¹⁹⁸

With the development of the new airport at Wharewaka Point, the Aero Club moved and established a permanent hangar there. The old airfield was designated Centennial Park, reduced to one runway, and the remaining area was developed into a horse-racing track and motorcar circuit's.¹⁹⁹

Water supply

The process toward a water reticulation system for the Taupo Borough area began in February 1955 with a proposal by the council to raise a £110,000 loan. The proposed system was designed by the borough's consulting engineer, Lloyd Mandeno. An extra £20,000 was proposed for the installation of four-inch mains rather than two-inch, to plan ahead for future development in the area.²⁰⁰ On 26 July 1958, Mayor Joe Story opened a valve to signify the completion of the first section of Taupo's water reticulation system.²⁰¹ By 1961, however, the new supply proved unable to cope with the summer peak in usage, and water restrictions were put into place.²⁰²

Electricity supply and the Bridge and Control Gates

At the end of the 1930s, a Public Works Department depot and accommodation for workers, were established at the northern end of the Domain, including the Old Orchard area, prior to the start of a major construction project on the Waikato River at Taupo. The Public Works Department let a contract to Downer and Co. Ltd.

A deep channel was excavated and the construction of a combined dam/control gates bridge structure was built about 500 metres downstream from the outlet of the Waikato River. This was very close to the site of the original bridge (built in 1873). The work was carried out during much of 1940 and completed in 1941. The river was then diverted permanently to flow through the new canal and control gates and the old river course, to the west, was permanently blocked off.

The installation continues to play a vital role in the operation of power stations on the river, with its six control gates enabling the flow from Lake Taupo to be regulated. The control gates bridge and the original control building are still in use today.

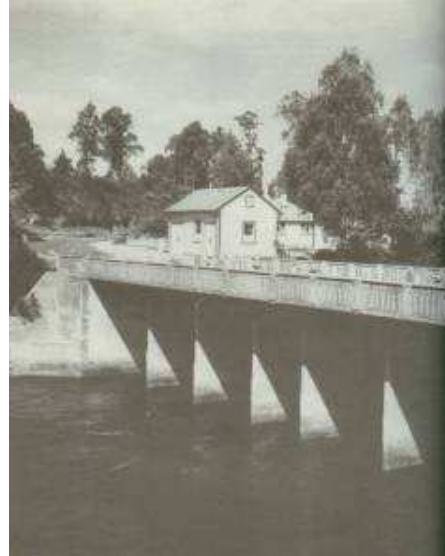


Illustration 44: The control gates bridge and the original control building. Source:

Power Supply to Taupo

Taupo itself did not eventually receive power generation from any Waikato River projects and had to take matters into its own hands. It was a major local issue at the time and getting power was critical to the development of the town.

In 1952, to the design by Lloyd Mandeno, Taupo built its own generating station on the Hinemaiaia River.²⁰³ A dam was constructed and two power stations built. Hinemaiaia A opened in 1952 and supplied Taupo with electricity for the first time. Mayor Joe Story was proud of two power stations and his wife, Ollie Story threw the switch in December 1952 to turn the power on at Rickit's Hall on Tongariro Street to light the streets.²⁰⁴

Industries

Farming

Sheep farming in the district dates from the activities of Thomas Grace in the mid 1850s. However, even then, "bush sickness" brought on by a cobalt deficiency in the soil, took its toll and restricted livestock farming activities. This would only be overcome from the 1930s onward. Added to this, the challenges of Taupo's geographic isolation until the early 20th century meant that the expense of packing the wool out was high. Dairy farming was begun close to the Waihi Falls by Father Langerwerf during the period of the First World War.

Crop farming was also difficult. While Tokaanu had rich alluvial soil, around the lake only potatoes and squash could be grown.

Ngati Tuwharetoa amalgamated their holdings into Farm Incorporations, developed by the Maori Trustee, from 1930. This led to large areas coming under development over the next 50 years. Farming was also encouraged by the government rehabilitation policy for returned servicemen after the First World War.²⁰⁵

Flax and Timber mills

Flax

The Grace brothers promoted the harvesting of flax fibre for processing at mills near Rotoaira and Tokaanu in the 1880s. The industry peaked c.1905, but fluctuating prices led to its decline by the 1930s.²⁰⁶

Timber

In 1896, the Premier Richard Seddon called a conference of timber industry representatives in Wellington, discussing a number of issues including a possible “timber famine.” In response to this, Hitiri te Paerata, chief of the Maori people living at Mokai, invited a property developer named Tudor Atkinson to meet him at Mokai, and the two discussed the timber resources available in the area. Atkinson collected signatures of land owners, and finally obtained leases for the timber lands by an Order in Council in early 1900. In February 1901, Atkinson formed the Taupo Totara Timber Company, and transferred the leases to that company.

A route for a railway from Mokai to the Main Trunk line was inspected in 1903 and agreed to.²⁰⁷ The company proposed extending the rail line from Mokai to Taupo in 1906 as part of an agreement with Ngati Tuwharetoa.²⁰⁸ This would have connected the company's townships at Putaruru and Mokai with Taupo, linking the three service centres, and opened up more land for development. The company by 1911 also proposed acquiring the tourist sites as Wairakei, the Spa and the Taupo Hotel.²⁰⁹ The agreement was approved by the Maniapoto-Tuwharetoa District Maori Land Board, but the railway extension was never built, and the agreement was terminated by May 1929.²¹⁰

The company continued until it became part of NZ Forest Products Group in 1972, remaining as a brand until 1987.²¹¹

Geothermal projects

The Wairakei geothermal field was fully commissioned by 1964. It was to prove to have a marked effect on the growth of the Taupo township.²¹² Development began in the 1950s when the Government undertook test drilling of 20 wells to investigate the use of geothermal steam to produce power. Power generation from the field began in 1958.²¹³

Governance and Administration

Central Government

Taupo's role as a judicial centre pre-dated the arrival of the Armed Constabulary with the Resident Magistrate William Mair, having a house at Tapuaeharuru by 1866. An earlier magistrate, George Law had been appointed in 1862, for the Taupo area but he had been based at Oruanui. The first courthouse for the area was constructed at Tapuaeharuru in 1871. The Armed Constabulary had a close relationship with the court, the two commanding officers, Lieutenant Colonel J M Roberts and Major Scannell held appointments as magistrates. The garrison supplied orderlies for the Native Land Court, and clerks and attendants for the fortnightly Residents Magistrates Court.

With the land purchases by the Crown from local Maori from 1873, administration of the Taupo township area became the responsibility of central government. Even with the abolition of provincial councils in 1876, the government deliberately exempted the two new counties of East and West Taupo from the provisions of the Counties Act of 1876 which was intended to replace the provincial system. Up until the final restructuring of the Armed Constabulary in the early 1880s, the officers and men carried out many of the tasks of administration of the area, from court hearing support to conveying the mails and manning telegraph posts, to conducting censuses. After 1885, and until 1922 with the formation of the Taupo Road Board, which was also the period after most of the government land sales in the township area had been completed, the basic functions of administration were maintained by government officers. A limited form of local government was instigated in 1895 with the creation of the Taupo Domain Board, appointed by the government to administer parts of the former defence reserve and other allocated reserves.

Local Authority and Planning

True local authority in Taupo came with the formation of the Taupo Road Board in 1922. This was replaced in 1946 by the Taupo Town Board, and this in turn was replaced in 1953 by the Taupo Borough Council. In 1989, The Borough Council amalgamated with the Taupo County Council to form the present-day Taupo District Council.

Sweeping changes took place in the 1950s in town planning practice with the introduction of stricter zoning and controls and provision for private vehicles. The Taupo Borough Town Planning Scheme No. 1 was essentially the first District Scheme for Taupo. Work commenced on the scheme in 1950 then under the 1926 Town Planning Act but it was given final approval in 1955 under the 1953 Town and Country Planning Act which had brought in changes to town planning practice in New Zealand. When the first plan came into effect it was the first formalised planning mechanism which essentially shaped the current types of land use in the CBD area of Taupo. The plan brought in stricter zoning controls than there had been previously.

Also because of the growing use of private vehicles at this time the plan tried to accommodate for this by setting aside parking places on public land but also by making provision for service lanes and access to private parking. Building owners of commercial premises were now required to provide parking.

The coloured planning map shows the zoning and permitted land uses for commercial, service industrial, residential in the town centre and records the proposed streets and service lanes which were created in between the original 1877 grid layout. These have since become an important part of the Taupo town centre urban structure. Minor streets and service lanes were created between the existing 1877 traditional grid street layout and have created a series of intermediate urban lanes in Taupo town centre. These lanes together with the original 1877 grid street layout have potential for the development of interesting urban design and pedestrian links in which the intermediate lanes connect through to the main streets. Another aspect of the 1950s planning was the recognition of special protection for significant trees in the urban landscape.



AERIAL PHOTOGRAPHS



Figure 1 1938 Aerial photograph of the central area and Tongariro Domain. This map clearly shows the limited built development along Tongariro Street with land to the west generally open and undeveloped. Commercial buildings line Tongariro St and houses are scattered beyond this. The site boundaries can clearly be seen with narrow road widths and wide berms. The west river bank adjacent to the landing has not been reclaimed and a row of boatsheds can be seen just before the bend in the river. The Domain area is divided by a series of roads. The land closest to the river is developed as a park, and a field is formed to the north of the road from Tongariro St is formed as a playing field. Domain land to the north is less well developed. A grid pattern is evident at the junction of Spa Road and Tongariro Street.

Source: Taupo District Council Archives



Figure 2. 1938 Aerial photo. This shows the central area that overlaps the previous map. The primary school site can be seen in the centre left and is ringed by trees.

Source: Taupo District Council Archives



Figure 3. 1940s? Aerial Photograph. This shows the beginning of an intensification of development around the central area. Of notes is the new bridge and flood gates and the diversion of the river below this point.

Source: Taupo District Council GIS



Figure 4. 1961 Aerial Photograph. This shows the beginning of an intensification of development around the central area. Of notes is the new bridge and food gates and the diversion of the river below this point. Within the Domain the motor camp can be seen at the northern end. The war memorial hall fronts onto Tongariro St and the Post Office can be seen on the opposite corner.

Source: Taupo District Council GIS



Figure 5. Aerial photograph flown April 1971. This shows further development, particularly in and around the Domain. The boatsheds along the river edge have been removed and berths formed that extend further down the river. Within the Domain the former Courthouse has been relocated closer to the redoubt and the police station and courthouse have been constructed. Within the town most sites have been redeveloped including the Suncourt Development in Taramutu Street. There are still some sites with a more open character particularly along Ruapehu St.

Source: Taupo District Council Archives



Figure 6. Aerial Photo flown in December 1975. This shows the development of the central area essential to the level it is today. Most sites have been redeveloped.

Source: Taupo District Council Archives



Figure 7. 2008 photograph of town centre. In the domain the Great Lakes Centre is apparent and the Story Place Crescent has been partially formed. The new Police Station and Courthouse have been constructed.

Source: Taupo District Council Archives

PART 2: IDENTIFICATION AND ASSESSMENT OF SIGNIFICANCE, REVIEW AND CONSIDERATION OF OPTIONS

IDENTIFYING HERITAGE BUILDINGS AND SITES

Objective

The objective of this report is to provide information to aid Taupo District Council in the identification, assessment and ultimately protection of historic heritage in central Taupo. This section covers the identification and assessment process and has involved two key steps:

1. Identification of heritage places to be assessed. The methodology followed in the identification process in this study is outlined below.
2. Assessment of heritage places for their significance and ultimately recommendation for protection as heritage resources. The criteria or values used to assess heritage places is outlined below.

Methodology

The process of identifying heritage resources in central Taupo in this study has been undertaken using the following key steps:

1. Checking and reviewing the NZHPT register and buildings and sites already scheduled in the district plan as well as consulting with NZHPT and Taupo Museum.
2. Preliminary survey involved scoping potential heritage sites and checking this against historic photos and maps. (This however on its own is subjective and only identifies places with obvious face value.)
3. Establishing a thematic historical framework. A thematic history is outlined in the previous section. The thematic research has provided a framework for reviewing what is currently recognised as being of heritage value and considering other possible places which should be managed as heritage resources. The thematic overview of the history prepared for Taupo provides a way of interpreting heritage values within a broader context and looking at the full range of types of built heritage that may exist. The use of a thematic approach provides an understanding of the key themes in the historic development of the centre and a context for identifying places that represent those themes and provides a useful tool in reviewing existing inventories.²¹⁴
4. Gathering further information about particular buildings and sites in the central area
5. Using the above steps identify likely heritage sites and gaps in the current schedule of protected sites which can then be checked against the criteria for assessment of significance to ascertain if they should be recommended for heritage protection.
6. This study has concentrated on the study area which covers the town centre of Taupo and Tongariro Domain, however a number of sites outside the study area have been noted as a result of the background work and have therefore been identified but not assessed but recommended for further investigation. More detailed research on them would be necessary to ascertain if they should be

recommended for heritage protection but this is not in the scope of this study.

Cultural mapping, which engages communities in collaboratively identifying valued heritage places, is a useful technique to help identify valued heritage places.

Heritage sites currently recognised and protected by the Taupo District Plan

Taupo District Plan currently has three historic buildings and one archaeological site scheduled in the district plan as *Sites of Historic Value*. Taupo District has taken guidance from the NZHPT and these are sites which are also registered with the Historic Places Trust. Two of these are buildings in the study area of this report. They are:

1. Former Taupo Court House (now a Kohanga reo) at 20 Story Place, Taupo Domain.(Tongariro Domain) (NZHPT registration number 941 Category II).
2. Former Powder Magazine in the Armed Constabulary Redoubt, Taupo Domain. (Tongariro Domain) (NZHPT registration number 942 Category II).

There are a number of other archaeological sites within the District recorded but not registered with the Trust or scheduled in the district plan however all of these archaeological sites, as well as suspected archaeological sites are protected under the Historic Places Act 1993.

Assessment criteria of heritage significance

NZHPT recommend that regional and district plans indicate the assessment standards or criteria for assessing historic heritage. The historic heritage value of a place will exist on a spectrum from those places where one or more of the qualities exist strongly, to those places where historic heritage qualities are weak. It is necessary for local authorities to determine the historic heritage values and the degree to which various qualities are present in order to ascertain their significance. Where the particular place or area sits in the spectrum of heritage value, will be relevant to the test of what is inappropriate development. The first step is to establish whether historic heritage values exist and then to have these places included in the Taupo District Plan, in the List of Sites of Historic Value, to ensure their protection.

Taupo District falls under four different Regional Councils, Waikato, Bay of Plenty, Hawke's Bay and Manawatu-Wanganui. The Regional Policy Statement of each of these authorities is applicable to the Taupo District. Bay of Plenty has recently brought its criteria for the assessment of significance in line with those recommended by NZHPT (2007). Taupo Township and its CBD fall in the Waikato Region. Criteria for assessment of heritage are not specifically identified in the Taupo District Plan as such but are outlined in the Waikato Regional Policy Statement. The Waikato RPS criteria, although not identical, broadly cover those recommended by the NZHPT (2007). Appendix 1 of this document outlines both the Waikato RPS (2000) and NZHPT(2007) guidelines for the Criteria for assessing Heritage Values.

These cultural heritage assessment criteria include generic values which relate to key aspects of the historic area or place which are important to consider when assessing significance. These criteria have been used to assess individual places for which further detailed research is recommended with a view to possible inclusion as Sites of Historic Value in the Taupo District Plan.

They are as follows:

1. Physical values:-

Archaeological information, architecture, technology and engineering, scientific, rarity, representativeness, integrity, vulnerability, context or group.

2. Historic values :-
People, Events, Patterns
3. Cultural values:-
Identity, Public esteem, commemorative, education, tangata whenua, statutory recognition

Identifying gaps in the schedule (built heritage)

The Taupo District Plan in Section 2 Issue 3 identifies heritage as a significant resource management issue. Heritage is broadly divided into two main categories, natural and cultural. Using the thematic historic overview for Taupo to review the built heritage in the township it is evident that there are potential gaps in the recognition of places of heritage value in the district plan. Research undertaken as part of this study has revealed important values and associations with significant people or organisations related to a number of places in central Taupo, not currently recognised. In addition to the individual scheduling of places it is also important that the *collective* character and values associated with the town centre be carefully considered, specifically that of Tongariro Domain and the area along the Waikato River where it flows out of Lake Taupo. The east side has over time become a considerable cultural amenity and includes a large number of the heritage sites while the west side is likely to have archaeological significance dating back to pre-European settlement in New Zealand.

The following section reviews the key themes in the historic development of Taupo town centre with a discussion of places which represent particular themes. A summary is provided showing places that should be considered for possible management to ensure that a broad range of historic themes are represented in the District Plan.

Developing an understanding of the key themes in the development of the town centre is a way of interpreting heritage values within a broader context and looking at the full range of types of heritage that may be present. It also enables places of local importance to be appreciated and understood together with the more iconic buildings or structures. Based on this understanding it is possible to consider how key themes may be adequately represented and protected.

The thematic framework used in Taupo as a basis for this review follows the building of the settlement of Taupo. These main themes identify places which represent this development. Research and historic information has been gathered for a large number of the buildings and places discussed within the central area. Supporting information is included in the appendices. There are aspects of central Taupo's built environment which are typical of many New Zealand provincial centres and other elements that are unique. The key themes which have been significant to Taupo's historic development include the initial Maori settlement, the Armed Constabulary and the subsequent commercial and residential development followed by tourism and the growth of the town with its cultural and social institutions. The natural environment provided a unique location for the township and has contributed to its distinctive and unique pattern of built heritage and pattern of development in the central area.

Maori settlement around the Waikato River mouth together with the establishment of the redoubt for the Armed Constabulary after European contact and settlement are key aspects in the development of the area. The lake and river have played a significant part in the establishment of the township. Water transportation, and tourism centred on the lake and river are significant as too is the development of hydro power systems. Consolidation and growth of the township based on the extensive development of forestry and farming and later development of geothermal energy in the surrounding area are also important. These themes are associated with the places that are unique or distinctive to Taupo.

PART 3: REVIEW OF EXISTING PLANNING FRAMEWORK

This section provides an overview of the existing statutory framework relating to the identification and management of heritage buildings and structures in central Taupo.

Historic Places Act 1993

The primary purpose of the Historic Places Act 1993 (HPA) is to promote the identification, protection, preservation and conservation of the historical and cultural heritage of New Zealand (S.4(1) of the HPA).

The New Zealand Historic Places Trust Pouhere Taonga (NZHPT) has a statutory function to furnish information, advice and assistance in relation to the identification, recording, investigation, assessment, registration, protection, and conservation of wahi tapu, wahi tapu areas, historic places, and historic areas.

The NZHPT also provides local authorities with information about the NZHPT Register, heritage orders and heritage covenants.

In 2007 the NZHPT released a comprehensive guidance series on the *Sustainable Management of Historic Heritage*. It includes guides, information sheets and discussion papers. These guidelines work in conjunction with the Trust's 2004 *Heritage Management Guidelines for Resource Management Practitioners*.

These provide an overarching framework for protection and management of historic heritage in New Zealand which can be used by regional and district councils in district and regional plans.

The Resource Management Act

The Resource Management Act 1991 and the 2003 amendment requires Councils to recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development and to make the recognition and provision for the protection of historic heritage a matter of national importance. Section 6 (f) of the RMA specifically identifies the protection of historic heritage from inappropriate subdivision, use and development as a matter of national importance.

The Resource Management Act 1991 (RMA) requires each Regional Council to prepare a regional policy statement, which provides an overview of the region's resource management issues and enables an integrated approach with district councils to manage those resources. Taupo and its CBD, while in the Taupo District, fall under the Waikato Regional Council. Regional policy statements establish a directional framework for regional and district plans. Cultural heritage is identified as one of the protected resources. The Waikato Regional Council sets out guidelines for the protection of cultural heritage in Section 3.15 of its current Regional Policy Statement with implementation being primarily through the district plans, resource consents, and liaison with territorial authorities, the NZHPT, tangata whenua and other interested parties.

Taupo District Council is required to prepare a district plan under the RMA. The district plan is the primary document that manages land use and development within the Taupo district. The plan is required to provide for the sustainable management of the district's natural and physical resources. The Taupo District Plan provides the rules by which the resources of the District are managed. The district plan rules control development in the district, and specifically those pertaining to heritage buildings and structures.

Operative Waikato Regional Policy Statement

The Waikato Regional Policy Statement (WRPS) provides a policy framework for the management of the Region's heritage resources. Taupo District falls under four different regional councils however Taupo (the town) and its CBD fall within the Waikato Region. Many sections of the Waikato Regional Policy statement address heritage issues. Of particular relevance is Section 3:

The Waikato Regional Council (Environment Waikato) in its Regional Policy Statement outlines an overview of the region's heritage and objectives for its protection in Section 3.15. It sets out the envisaged implementation methods. These are primarily through the district plans and resource consent processes as well as through education and information programmes and a co-ordinated approach with territorial authorities, NZHPT, tangata whenua and other interested parties. In order for the district plan to effectively protect heritage, heritage places, sites and area needs to be identified and included in the District Plan's Sites of Historic Value.

Appendix 4 of the RPS sets out criteria for determining significance of the cultural heritage resources, these criteria have been included in Appendix 1 of this document alongside those set out by the NZHPT (2007).

Taupo District Plan

At a local level the Taupo District Plan provides the dominant planning framework for management of the heritage resources within the study area and its surrounds. The current district plan for Taupo became operative on the 11 October 2007. The following is an overview of the district plan provisions that are relevant to a consideration of how the heritage resources are best managed.

Section 1 Introduction

Identifies that there are a number of planning and policy documents which contribute to the sustainable management of the New Zealand's resources. The district plan must work in conjunction with these, specifically the Regional Policy Statements which cover the district and the Historic Places Register which is recognised by the Resource Management Act.

Section 1.7 The Types of Activity and whether a resource consent is required is outlined in this section. Any activity involving the modification or disturbance of a site identified in the district plan as a *Site of Historic Value* and not identified as a discretionary activity elsewhere in the plan is a *restricted discretionary* activity. The table in section 1.7 notes whether an activity is permitted, controlled, restricted discretionary, discretionary or non-complying and therefore when a resource consent is required.

- i. For permitted activities no resource consent is required providing the relevant rules and performance standards of the plan are met.
- ii. For controlled activities resource consent is required. Council must grant consent providing all the relevant performance standards of the plan are met. Conditions may be placed on the consent in respect of the matters over which Council has retained control.
- iii. For restricted discretionary activities (i.e. Sites of Historic Value, see section 4e.7) resource consent is required. Council may grant consent. Council has restricted its discretion to a limited number of matters as stated in the rule. The assessment of effects will be restricted to those matters of discretion identified in the rule. Conditions may be placed on the consent in respect of the matters of discretion only.
- iv. For discretionary activities resource consent is required. Council may grant consent, with or without conditions. The assessment of effects is open to all potential effects of

the activity.

- v. For non-complying activities resource consent is required. Council may grant consent (with or without conditions) only if it is satisfied that either:
 - (a) The adverse effects of the activity on the environment will be minor; or
 - (b) The activity will not be contrary objectives and policies of the plan.

Section 1.8 Outlines the conditions for notification and non-notification of resource consents

Section 2 Significant Resource Management Issues

Issue 3 - Heritage is identified as a Significant Resource Management Issue. Heritage is divided broadly into two categories, natural relating to the land's natural features and cultural facets of our past which have special significance.

Section 3 Objectives and Policies

Section 3c on the Objectives and policies for the Town Centre recognises it as a significant resource of the district which should be managed to maintain and enhance the functioning and amenity values. Heritage is one of these. Section 3j1 The section on Historic Values defines Sites of Historic Value which are "sites, places, and locations of built or social history and archaeological sites within the district. These areas can consist of human habitation, burial and historic events, with many also having cultural or natural significance within the district." Section 3j1 also outlines a commitment to ongoing investigation to identify sites places and locations of special historic value to the district not yet provided for in the plan. The primary objective is the "protection and enhancement of Sites of Historic Value and their important and valued historic attributes." This is supported by a number of detailed policies and the methods by which these are put into effect and what the anticipated environmental outcomes are.

Section 4 Rules and Standards

Section 4c.1 Rules, defines what is a permitted activity, restricted discretionary, and discretionary.

Section 4e.4 on tangata whenua cultural values notes that there are no rules or performance standards for this issue. However, during assessment of a resource consent application the district plan outlines matters which shall be taken into consideration where appropriate. The assessment criteria are:

- i. Where there are any sites of significance to tangata whenua (whether identified in the plan or not), and the potential effect of the activity on the cultural value of the site.
- ii. Any alternative locations available for the activity, or whether the activity can be undertaken without adversely affecting the site of significance to tangata whenua.
- iii. Whether proposed mitigation measures to be undertaken as a result of the activity protects or preserves the value and/or significance of the site.
- iv. The relationship of a site of significance to tangata whenua with the surrounding area and whether the activity will result in severance or isolation from the surrounding area, resulting in the loss of that value.

Section 4e.7. on Historic Values sets out the rules and standards to be followed in relation to sites identified as being of historic value (listed in Schedule 7.4).

4e.7.1 Any activity involving the modification or disturbance of an identified Site of Historic Value, (listed in Schedule 7.4) that is not identified as a discretionary activity within another part of this plan, is a *restricted discretionary activity*.

The council restricts the exercise of its discretion to the following matters:

- i. the maintenance and protection of the value, integrity and character of the Site;
- ii. the degree of modification or disturbance including earthworks.

4e.7.2 Any activity involving the destruction, removal or relocation of a Site of Historic Value (listed in Schedule 7.4) is a *discretionary activity*.

Assessment criteria are:

- i. The effect of the removal or relocation on the integrity, value and character of the historic value of the site.
- ii. The extent to which the Site of Historic Value is identified with the locality and the contribution of it to the wider amenity and character of the area and the district.
- iii. Any alternative locations available for the activity, or whether the activity can be undertaken without adversely affecting the historic value of the site.

Section 7 Schedules

Section 7.2 Schedules Sites of Historic Value

The following sites relate to Sections 3j and 4e.7 and are scheduled as Sites of Historic Value in the study area.

- i. Former Taupo Court House, 20 Story Place Taupo Domain, NZHPT registration no. 941 Category II.
- ii. Former Powder Magazine, on the Armed Constabulary Redoubt, Town reserve, NZHPT registration no. 942. Category II.

Section 7.6 Lists other documents adopted by the council

Other plans for the management and growth of the central area of Taupo have been adopted by the Taupo District Council. Those specifically relating to this study area are the *Tongariro Domain Reserve Management Plan* which was adopted on the 13 December 2005 and the *2004 Taupo Town Centre Structure Plan*.

Other Legislation

The Conservation Act 1987 and the Reserves Act 1977 are also relevant to heritage management by local authorities. The Tongariro Domain is predominantly Crown Land vested in Taupo District Council as a reserve under the Reserves Act 1977. Reserves may contain heritage values. The Reserves Act 1977 provides for historic reserves to be set aside, this could include Maori sites. There are also specific acts tailored to specific sites for example the Cemeteries Act 1908. There is also the Burial and Cremation Act 1964.

PART 4 - OPTIONS TO ENHANCE HERITAGE RECOGNITION AND PROTECTION

Introduction

A range of approaches can be utilised to enhance the recognition of heritage resources in central Taupo and to make sure that they are adequately protected. It is important that new development incorporates heritage values in an integrated way. Based on the research and analysis carried out in this Heritage Assessment it is recommended that a combination of approaches including additional statutory and non-statutory techniques be considered, and that the community be consulted regarding options. A preferred approach would involve some additional control balanced against non-regulatory methods.

This section includes a set of recommendations for Taupo District Council and updating of the Taupo District Plan. Taupo District Council has the primary responsibility under the Resource Management Act for land use management including the management of heritage resources. They are supported in this role by the New Zealand Historic Places Trust as well as the four Regional Councils under which Taupo district falls. Taupo district has to be guided by the Regional Policy Statements of each of these regions which all have Regional Policy Statements. These establish goals for heritage protection and have historic heritage criteria for determining the significance of heritage places based on the requirements of the RMA. The district plan has to be guided by these in establishing whether historic heritage values exist.

Existing Scheduling

Currently there are only two buildings both on Tongariro Domain that are afforded any formal heritage protection. This does not adequately reflect the range of heritage values associated with the central area of Taupo, nor does it recognise the collective character of Tongariro Domain as a cultural precinct. The lack of any formal statutory or non-statutory recognition makes the protection, appreciation and conservation of heritage values very difficult. The retention of heritage values and character of Tongariro Domain and the central business district can be compromised by development pressure because there are limited controls to protect or encourage the retention of heritage. In addition there are few opportunities for council or the community to comment on possible redevelopment proposals in terms of heritage issues.

Taupo has few surviving historic buildings from the earliest period of occupation and development that remain on site (a number have been relocated elsewhere in the township). The small scale of urban development prior to WWII and subsequent significant expansion and associated building work after this time has resulted in the urban form of today. There are a few surviving historic buildings and places and these are an asset to the town centre and are a finite resource. It is therefore important that heritage places that do still exist are identified and managed appropriately.

Options for future heritage management

The advantages of retaining the existing heritage management framework include maintaining current expectations and concepts of what has been considered to be of heritage value and no additional control on development. The disadvantages of this approach are that it will not act on requirements under the RMA which has elevated protection of heritage to a matter of national importance. Having a minimal built heritage schedule in the district plan does not adequately reflect the range of built heritage values in the town centre. It is not consistent with the RMA, Regional Policy Statement or objectives and policies set out in the district plan. It places heritage resources at potential risk through uncontrolled development, and does not necessarily reflect community aspirations.

The current district plan framework provides limited statutory control over the management of the township's heritage resource. It gives limited opportunity for review or comment on redevelopment, no guidance on the criteria for assessment of built heritage values, nor strong incentive for a high standard of maintenance and care. In order to better recognise and protect heritage resources in Taupo it will be necessary to strengthen the existing district plan sections which relate to heritage and the central area, and to consider potential new options for the ongoing management of heritage resources. A range of statutory and non-statutory measures can be employed to allow heritage values associated with the town centre to be maintained and enhanced. While non-statutory incentives and guidelines can be used to advocate and advance heritage conservation, these are more effective when used in combination with some form of additional statutory control.

Research undertaken as part of this study has revealed some places in the central area that are of value, but are not currently recognised. Future redevelopment of sites that involve the removal of currently unrecognised heritage places could lead to community opposition, and unfairly or unwittingly placing developers who quite reasonably comply with current district plan provisions in an adversarial position in the community. It is preferable to strengthen the district plan with regard to heritage and clearly define and recognise heritage resources valued by the community to provide certainty and clear understanding.

Recommendations

Key recommendations for the protection of heritage resources in Taupo township:

- Review, amend and strengthen the current district plan provisions for historic heritage in accordance with NZHPT guidelines, specifically those set out in Guide No. 3 on District Plans in the *Sustainable Management of Historic Heritage*, NZHPT (2007).
- Add to the existing Schedule of Sites of Historic Value with inclusion of more individual places and upgrade this to reflect recommendations by the NZHPT as described in Recommendation 1.
- Create a particular Cultural Heritage Precinct or overlay zone to recognise the collective value of Tongariro Domain and the surrounding associated areas.
- Utilise a range of non-regulatory methods to encourage heritage protection and recommendations for community consultation.
- Further ongoing research on Post War buildings, planning concepts and the influence of Modernism in Taupo.
- Identification and assessment of heritage outside the immediate study area.

Recommendation 1 – Review, amend and strengthen the current Taupo District Plan provisions for historic heritage in accordance with NZHPT guidelines, specifically those set out in Guide No. 3 on District Plans in the Sustainable Management of Historic Heritage, NZHPT (2007).

Discussion

Taupo District Plan contains a framework for heritage management however it needs to be updated and improved to address section 6(f) of the Resource Management Act, and the objectives and policies of the Regional Policy Statements.

The *Sustainable Management of Historic Heritage* guidance series set out by the NZHPT in

2007 aims to assist local authorities, owners of heritage places, iwi and hapu, and other stakeholders in the protection and conservation of historic heritage under the Resource Management Act 1991 (RMA) and other related resource management and planning legislation. The term 'sustainable management' is adopted to encompass the concept of sustainability or the responsibility to maintain and care for the natural and physical environment. Historic heritage should be managed in a sustainable manner to meet the needs of present and future generations and to avoid adverse effects on the environment. Sustainable management may include promoting adaptive uses of heritage places.

Heritage Management Guidelines for Resource Management Practitioners published by the NZHPT in 2004 also provides general information on the legislative framework, and a management framework for heritage management under the RMA including resource consent applications, archaeological sites, non-regulatory methods, and management of heritage places of significance to Maori. *The Sustainable Management of Historic Heritage* guidance series should be read in conjunction with this document. Both documents replace the original Cultural Heritage Planning Manual circulated to local authorities by NZHPT in 1992.

The guidance series does not yet cover all the major issues relating to historic heritage. Non-regulatory incentives and methods such as education and financial incentives are currently covered in the NZHPT's 2004 *Heritage Management Guidelines for Resource Management Practitioners*.

District plans need to provide for the protection of historic heritage from inappropriate subdivision, use and development as a matter of national importance. To achieve this the district plan needs to include objectives, policies and rules relating to historic heritage. The NZHPT recommends that these matters be contained in a separate chapter within the district plan for ease of reference. District plans should encompass the following key components with regard to historic heritage:

- A discussion of significant historic heritage issues pertaining to the district. (optional, but recommended).
- Objectives and policies for historic heritage.
- Appropriate rules for the protection of historic heritage, including a heritage schedule. The rules should incorporate standards for assessing resource consent applications involving historic heritage.
- Key definitions associated with historic heritage.
- Notification rules relating to historic heritage.
- Appropriate resource consent information requirements involving historic heritage.
- Maps showing the location of scheduled historic heritage.

While these issues are partially covered in the current district plan, they could be substantially improved and strengthened by implementing the recommendations of Guide 3 of the *Sustainable Management of Historic Heritage* guidance series issued by NZHPT in 2007. This series outlines in detail a best practice model for district plans relating to historic heritage. Implementation would involve strengthening and changes to the existing district plan specifically in the following key areas:

- The inclusion of definitions of key historic heritage terms and activities.
- Refining and upgrading the scheduling of heritage items, see Recommendation 2 which follows.

- Strengthening of Heritage Rules which covers the level of control i.e. permitted, controlled, restricted discretionary, discretionary and prohibited or non-complying, depending on the group ranking of scheduled items, for issues such as repair and maintenance, alterations and additions, the construction of a new building within a defined setting of listed historic buildings, land disturbance, signs, subdivision of land, re-location depending on the ranking of the heritage item in the Schedule of Sites of Historic Value.
- Amendments could be made to the objectives and policies and assessment criteria to assess changes to heritage items based on the NZHPT best practice models for objectives policies and methods, designations and heritage rules including clear criteria for assessing adverse effect of sub-division, Use and development on historic heritage values.
- The inclusion of standards for work to historic places to guide the council in assessing any proposed repair and maintenance of any historic place.

Recommendation 2 – Include additional historic places identified in this study in the Schedule of Sites of Historic Value and upgrade the district plan to include the criteria for assessment of significance for all items in the schedule to reflect recommendations by the NZHPT as described in Recommendation 1.

Discussion

Research carried out as part of this Heritage Assessment establishes the values associated with specific historic places in the central area based on assessment criteria recommended by the NZHPT and broadly aligned with the Waikato Regional Policy Statement.

The research has identified gaps in the schedule and highlighted places which are significant that are not currently recognised. Inclusion of further individual places on the schedule would recognise their heritage value, allow appropriate review and control over development to ensure it is sympathetic to the character of particular places, and provide information and knowledge about heritage places. Scheduling would provide certainty and understanding about places that are particularly valued by the community.

Any district plan schedule should identify particular heritage values associated with a place. It should also highlight whether the interior or intact parts of interiors or setting are included. A simple ranking system is also recommended. The current Taupo District Plan in Schedule 7.2 identifies Sites of Historic Value for Taupo. The inventory for buildings and structures should identify the reasons why places are considered to be of value, and the overall list of criteria on which the assessment is based. Use of the detailed heritage criteria recommended by the NZHPT is recommended for assessing alterations to and removal of built heritage items from the schedule. Consistent use of criteria for assessing historic heritage is necessary. It is recommended that those of the NZHPT (2007) be adopted. As this provides overarching guidelines for all the regional and district councils and are in line with the requirements of the RMA. A simple and transparent ranking system is advocated (with use of the terminology, scheduling and Group A or B to avoid confusion with NZHPT registration and Category I or II). Generally speaking the decision to include interior or /and an area around a building will require detailed assessment of individual places. The schedule should detail whether the interior or the surrounding landscape i.e. garden of a place is included.

Further research and assessment of the following sites is recommended to determine if they could reach the threshold in terms of heritage value for inclusion in the district plan as scheduled historic sites:

- 1869 Redoubt (The magazine is scheduled but no mention of the redoubt itself). Story Place.
- 1897 Taupo Primary School – in particular the one room school building, but also other classroom buildings.
- Old Military and Early Settlers' Cemetery in Spa Road.
- Control gates and bridge on the State Highway One including associated building.
- Former Anglers' Information Bureau now Department of Internal Affairs Cottage
- Former Harbour Offices.
- Busy Corner Store - Corner of Tongariro and Horomatanghi Streets
- Former Maternity Hospital – Spa Road.
- Former Lake Hotel – Tongariro St.
- Early residential dwellings within the study area.
- Modern Buildings - Suncourt Development, National Bank Building. ASB Bank Building, Great Lake Centre.

A disadvantage of scheduling of individual places is that it does not adequately acknowledge the overall/collective heritage character of some parts of the CBD and intact groups of buildings and places within it, see Recommendation 3 which follows.

Recommendation 3 - Create a Cultural Heritage Precinct to recognise the collective value of Tongariro Domain and associated areas including the Landing Reserve.

Discussion

Tongariro Domain at the heart of Taupo has been the focal area for Taupo town encompassing a range of recreational and civic functions which have evolved and strengthened as Taupo has grown. Areas of Tongariro Domain and the adjacent sites are places which have collective heritage value and contribute to the character and historic context of the centre of Taupo. There are places within the domain that are scheduled and afforded a level of protection. But there are other places that are not and these may not individually be sufficiently important to warrant scheduling (e.g. former Post Office – now Taupo Museum, former Angler's Information Bureau, Harbour offices) but contribute to the character of the domain and Landing Reserve. Also, individual scheduling does not address the role of new development in respecting and reinforcing the overall heritage character of the area between the town centre and the waters edge. The domain contains significant landscaping and plantings that may not be protected.

Identify adjacent areas to be a part of this precinct which are not part of Tongariro Domain i.e. the land occupied by the Landing Reserve, Police Station and Courthouse and the HPT Tapuaeharuru Redoubt (these are not administered by Taupo District Council) as well as the Riverside Park, and the land alongside the Waikato River including the bridge and gates.

A specific heritage character area or overlay zone could be applied to the area to provide a planning mechanism to enable assessment of any proposals that may impact on the heritage values of the site as a whole in terms of sites of Maori heritage, built heritage, archaeological values, and landscape features and plantings. The introduction of a heritage character overlay zone would address the relationship between the town centre's character and heritage items that are collectively important to retain and reinforce. The aim of overlay zones would be to ensure that the particular character of the area as a whole is understood, and that future

change can be managed to protect its distinctive character.

Update other plans adopted by Taupo District Council such as the Tongariro Domain Reserve Management Plan, the Tapuaeharuru Bay Lakeshore Management Plan and the Taupo Town Centre Structure plan to reflect this strengthened heritage protection if it is implemented.

Recommendation 4 - Utilise a range of non-regulatory methods to encourage heritage protection and recommendations for community consultation.

Discussion

The main advantages of using non-statutory techniques to encourage heritage protection is that they can be used to raise awareness and enhance the ways in which places are valued by the community, without adding additional layers of statutory control and associated compliance costs such as resource consents. A range of non-statutory techniques to expand the community's understanding and value of the history of the area could be developed. A broader range of heritage resources could be further promoted to build on current cultural tourism opportunities and initiatives.

There are a range of ways this can be done but some options may include

- development of heritage trail brochures for the central area noting significant heritage sites;
- providing interpretive material within the central area.
- publishing a brief history of the township utilising information gathered as part of this study;
- guided walks for visitors;
- developing a heritage website;
- production of education packs for schools;
- promote heritage events

Incentives and methods to encourage building owners to conserve and maintain heritage buildings include;

- waiving or reducing resource consent fees,
- reducing development levies where historic buildings are conserved as part of redevelopment,
- providing funding assistance for preparing conservation plans, condition reports and colour schemes,
- preparing guidelines for maintenance and adaptive reuse,
- setting up a heritage award for restoration and adaptive reuse.

Use of non-statutory techniques is based on encouragement and incentives rather than additional controls.

The disadvantages of use of non-statutory techniques are that it provides no clear identification or certainty about what built heritage resources may be considered important by the community. It offers limited opportunity for the council to review or comment on changes to places in relation to their heritage values and limited control of ongoing redevelopment.

Consultation with the community is an important component of the process. At this stage no public consultation has been undertaken as part of this study. A strategy for consultation regarding the evaluation and identification of built heritage should be planned by council in conjunction with the overall aims of the study currently being carried out.

Recommendation 5 - Further ongoing research on post WWII buildings and the influence of Modernism and town planning in Taupo.

Discussion

Taupo was a small village until the 1950s but started to grow rapidly after World War II and is still experiencing strong growth and development. The sudden and sustained growth since the 1950s has left a strong legacy of the design ideals of this period and it is the associated planning and built heritage from this period which will give the central area a distinctive character. It is important that the best of the built design and planning ideas from this era be earmarked for future identification and assessment of heritage significance. Notable individual buildings have been listed above. Buildings such as the Great Lake Centre may not meet the threshold of scheduling but are certainly potential future heritage places.

As a result of this study it is clear that very little of the early 1900s buildings in the town survive. The majority of the building fabric dates from the Post War years with a clear impact of the modernism of 1960s architecture and planning. A body of work exists designed by Ewen Christie, a notable Taupo architect, which are recommended for further research. Town planning ideas from this era have also been a major influence on the character and layout of Taupo CBD. The implementation of the 1st District Scheme in the 1950s, which came into effect and was provisionally adopted in 1953, was the first formalised planning mechanism which essentially shaped the current types of land use in the CBD area. A coloured planning map from this time illustrates and records land uses and access lanes. A structure was overlaid over the existing earlier 1900s grid layout to form a series of access lanes which still have the potential to be developed and are today an important part of Taupo's unique character. These were the idea of the planners Patience and Gabites (later Gabites and Porter).

Recommendation 6 - Identification and assessment of heritage outside the immediate study area.

Discussion

Research and investigation of the heritage places in this study has brought to light a number of heritage places outside the scope of the study area but which are recommended for further investigation. Currently these places are afforded no protection in the current district plan. They are noted here:

- Terraces Hotel
- Spa Hotel
- Wairakei Hotel
- AC Baths site
- Post WWII building associated with tourism industry including hotels and motels.
- Post WWII architectural design housing (including work by John Scott)

Summary

A range of options are available to improve the management of built heritage resources in Taupo's town centre, in accordance with the findings of this study. A balance needs to be struck between regulatory controls, incentives, public awareness and education. It is likely that a combination of the possible actions outlined above will be the most effective means of maintaining and celebrating the townships built heritage resource.

APPENDICES

Appendix A – Criteria for assessing historic heritage values

New Zealand Historic Places Trust



New Zealand
Historic Places Trust *Pouhere Taonga*

Sustainable Management of Historic Heritage Guidance Information Sheet 2

Assessment criteria to assist in the identification of Historic Heritage Values

The following best practice criteria are promoted by the NZHPT for use by local authorities and communities to encourage a systematic and transparent approach to identification and assessment of historic heritage.

Physical values

Archaeological information: Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?

Architecture: Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?

Technology and Engineering: Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?

Scientific: Does the area or place have the potential to provide scientific information about the history of the region?

Rarity: Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?

Representativeness: Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?

Integrity: Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?

Vulnerability: Is the place vulnerable to deterioration or destruction or is threatened by land use activities.

Context or Group: Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/landscape or extend its significance?

Historic values

People: Is the place associated with the life or works of a well-known or important individual, group or organisation?

Events: Is the place associated with an important event in local, regional or national history?

Patterns: Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?

Acknowledgements

This assessment criteria to assist in the identification of historic heritage values is based on Proposed Change No.1 to the Bay of Plenty Regional Policy Statement (Heritage Criteria), Environment Bay of Plenty Regional Council, November 2005 and advice provided by Karen Greig and Lynda Walter, Insitu Heritage Ltd

Source: NZHPT, *Sustainable Management of Historic Heritage Guidance Series*, Discussion Paper No.1, Historic Heritage Principles and Issues, 3 August 2007

The NZHPT welcomes any feedback and comments on this information sheet.

Comments can be provided to information@historic.org.nz. (Attention: Sustainable Heritage Guidance)

Cultural values

Identity: Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?

Public esteem: Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?

Commemorative: Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?

Education: Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?

Tangata whenua: Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?

Statutory recognition: Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Historic Places Act 1993; is it an archaeological site as defined by the Historic Places Act 1993; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?

Waikato Regional Policy Statement

Detailed criteria for assessing heritage values and places in the Waikato region have been developed by Environment Waikato. These criteria are based on the identification of key qualities which contribute to an understanding and appreciation of New Zealand's history and cultures which are set out in the Resource Management Act. The criteria are set out in the Waikato Regional Policy Statement (RPS) Appendix 4 and are organised to assist with assessing the significance of cultural heritage resources. This enables decisions to be made about whether subdivision, use and development are appropriate or not in relation to those values.

The Waikato Regional Policy statement Appendix 4 of the RPS currently sets out these criteria as follows:

Criteria for Determining Significance of Cultural Heritage Resources

The significance of cultural heritage resources in the Region shall be determined using criteria including the following:

- i) the extent to which the place reflects important or representative aspects of Waikato or New Zealand history;*
- ii) the association of the place with the events, persons, or ideas of importance in Waikato or New Zealand history;*
- iii) the potential of the place to provide knowledge of Waikato or New Zealand history;*
- iv) the importance of the place to tangata whenua;*
- v) the community association with, or public esteem for, the place;*
- vi) the potential of the place for public education;*
- vii) the technical accomplishment or value, or design of the place;*
- viii) the symbolic or commemorative value of the place;*
- ix) the importance of historic places which date from periods of early settlement in Waikato;*
- x) rare types of historic place;*
- xi) the extent to which the place forms part of a wider historical and cultural complex or historical and cultural landscape; or*
- xii) the integrity and state of preservation.*

The consistent use of these assessment criteria by local authorities to assess cultural heritage throughout the Waikato region is a key aim of the Regional Policy Statement.

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Appendix C - Development of Sites in the central area of Taupo

The following information was gathered as part of this study. Every effort has been made to present the information and provide sources, the complexity of the development of the business area is such that errors may have been made.

Block 1 – Tongariro Street: State Highway 1 corner to Tuwharetoa Street

1 Tongariro Street

Taupo Hotel site

The adjutant at Taupo, Captain Maurice Bower, sought permission during 1871 "to erect an accommodation house on land near the first courthouse." James Watt from Napier apparently took up a government subsidy and built the Taupo Hotel soon after,²¹⁵ possibly leasing the site from the Crown. Initially it had five rooms. By June 1872, the licence was held by Robert Carruthers Hastie, who declared that he was "determined to double its size."²¹⁶ By November that year, Hastie advertised a trap service between his hotel "and a hot spring about a mile and a half distant from it, where there is a basin about 60ft in diameter, excellently adapted for a warm swimming bath,"²¹⁷ and by December he had the steamer "Victoria" making "weekly trips from Tapuaeharuru, the terminus of the Napier and Tauranga coaches."²¹⁸

By September 1875, however, Hastie was in debt to James Watt,²¹⁹ and left the hotel by June 1876.²²⁰ The hotel and the "Victoria" changed hands by July 1877,²²¹ and Thomas Balfour Noble became the hotel proprietor.

James Watt obtained the Crown Grant over the site on 17 October 1878, during the first sale of land in the Town of Taupo.²²² He died soon after, and the property was then owned by a syndicate including his widow. On 5 September 1882, the owners sold the site to William George Noble.²²³ In 1908, Noble sold the site to L. D. Nathan & Co and Moss Davis²²⁴ (the latter managing director of the Captain Cook brewery, later Hancock's), who in turn leased the hotel back to Noble. William Noble died in August 1909. The site was sold by Nathan and Davis to Samuel Crowther in 1923, a year before he died. Mrs. Crowther sold the property to a syndicate which included Auckland journalist and publisher Arthur Cleave in 1928. The property was then subdivided, and part (although not the original site of the hotel) was sold to Thomas Balfour Noble.²²⁵

By 1918, Ralph Ward recalls that the Taupo Hotel was "derelict";²²⁶ Judge G. B. D. Morrison in 1969 recalled only two main buildings in Taupo in 1912, the Lake Hotel and Rickit's Store.²²⁷ The Taupo Hotel may have declined from the death of William Noble in 1909, and was probably demolished around the mid 1920s.

By the 1950s part of the site was occupied by the Rainbow Tearooms. "The Rainbow Tearooms was a wooden building, was a very good business run by Mr. & Mrs. Shultz. Later it had a fire within it and the Paalvast Brothers bought it and moved it, and it is now occupying a site near the Spa Road, just in on Pihanga Street."²²⁸

Between 1 & 17 Tongariro Street

Casson's General Store, and Jack Krukha's Restaurant, 1950s.²²⁹

In 1940 Bob and Vera Casson took over a general store in Taupo on Tongariro Street.²³⁰

25 Tongariro Street

Grocery store, 1950s.²³¹ In 1974, DSIR moved into building on Tuwharetoa Street opposite Lake Hotel early that year.²³²

Block 2 – Tongariro Street: Tuwharetoa Street to Heuheu Street

29-35 Tongariro Street

Lake Hotel site

There were already buildings on the site as at November 1877.²³³ The original Lake Hotel was built 1878,²³⁴ said to have been supported by finance from James Watt (first owner of Taupo Hotel).²³⁵ However, by the time Joseph Gallagher and his partner Joseph Rickit obtained crown grant on the section at the corner of Tongariro and Tuwharetoa Streets in November 1878,²³⁶ a month earlier title for the section immediately adjoining theirs, along Tongariro Road was granted to a publican then living in Mangawhero by the name of Patrick Gleeson.²³⁷ Joseph Gallagher obtained title to the remaining section on the block, corner Tongariro and Heu Heu in April 1882,²³⁸ leasing the middle site from Gleeson from 1883, and finally purchasing it in his wife's name in 1892.²³⁹

Patrick Gleeson (d. 1916) was a well-known owner of several hotels in Auckland,²⁴⁰ as well as operating as a brewer in Napier and hotelier in Wellington. He arrived in Australia in 1853, and sailed from there to New Zealand in the late 1860s.²⁴¹ It is likely that Gleeson financed Gallagher and Rickit, and assisted them in setting up a hotel to rival James Watt and his enterprise.

The hotel was built from totara wood and contained 24 rooms.²⁴² After purchasing the centre section from Gleeson, the Gallagher family was to remain owners of the site until 1953 when they sold it to brewing company Campbell & Ehrenfried.²⁴³ Joseph Gallagher was born in 1850 at Otahuhu in Auckland, and lived at Taupo from 1869 as part of the Armed Constabulary force stationed there, having joined the year before. He was first chairman of the Taupo Domain Board, and married a daughter of Thomas B Noble in 1883.²⁴⁴ Before setting up the hotel, Gallagher ran the mail coaches between Napier and Taupo.²⁴⁵ In 1897, Gallagher took over the Crown lease of the Spa.²⁴⁶

The hotel burned down in December 1949,²⁴⁷ and was replaced November 1955 by a new two-storey hotel on the same site.²⁴⁸ This was built by Auckland firm Noel Cole Ltd (and possibly designed by their own in-house design team). The contract price was £100,000, and it was designed to accommodate over 30 guests at a four-star grading.²⁴⁹ The staff quarters behind the original hotel were not burnt in the 1949 fire.²⁵⁰

A store originally built as part of the hotel complex c. 1879 was destroyed by fire in 1886.²⁵¹ Joseph Rickit may have operated the store, and this may have precipitated his move to a site further along Tongariro Street. (see below)

49 Tongariro Street

Site of a stable in 1909,²⁵² possibly connected with the Lake Hotel, as this site was owned by the Gallagher family.²⁵³ This may have been Wilson's Garage, referred to as an adjoining site to the Lake Hotel, and after the 1949 fire converted to a bar.²⁵⁴

"There was another service station operating in this period called Roband's on the corner of Heuheu and Tongariro streets. Roband's Super Service Station Ltd - article in paper 1952. Still in business in 1957 when the Who's Who in Taupo was published."²⁵⁵

Site corner of Tongariro and Heuheu Streets. (notes supplied by Karen Williams)

1930s - Garage on the corner of Tongariro & Heuheu St (south side) Mick Clark's Texaco garage on the corner of Heuheu & Tongariro Streets - sign on garage reads "Lakesyde Service Station"

Lakesyde service station also advertising on map in Iwanta Guide - c. 1936 - Taupo Museum 171.

1940s Stable still survived - other buildings on site sign on garage of photo taken in 1946-47 reads "Lake side Service station"

Alan Wilson Motors

Caltex sign - can be seen on a couple of Elwin Grace photos 00 543 - Photo taken from here in 1940 (showing a Shell sign) across the road to the opening of the 1940 post office in the main street.

Alan Wilson had to vacate his shed (this is obviously the old Stable - shown in early Crowther photos when the Lake Hotel burned (1949) so the bar could move in and continue to operate (otherwise would have lost the liquor licence). Apparently it still smelt of horses & straw.

Alan moved out to where Central Ford is currently.

1950s

Corner site: It had become Roband's Super Service Station Ltd by 1952 (advert in paper), & still in business in 1957 (Who's Who in Taupo)

Plume sign outside - 30 April 1954, TT

Re Shed/Bar

By 1954 the roof of the temporary bar had a large Lion Ale sign on it (30 April 1954, 7TT Open in 1954

Shed free again presumably after the hotel reopened at the end of 1955.

1960s

Roband's Service Station - Mobil - Taupo Holiday Attractions booklet 1963-64.

Des Logan ran Logan's Service Station - Mobil. Advertising in 1969 opposite the post office bus Logan's Service Station.

In June 1982. Clothing Clearance Corner - large new shop built on corner site of main street and Heuheu Street - previously occupied by Loan's Service Station

Block 3 – Tongariro Street: Heuheu Street to Horomatangi Street

51 Tongariro Street

Lerew's Building

Granny (Agnes) Noble (wife of Thomas Noble Senior) ran a library and shop on this corner from at least 1907. She died in 1929. Bert & Esther Noble ran the store for 13 years from 1927 - 1940 - on the Tongariro/Heuheu Street corner. Bob and Duffill Davis recall Mrs Noble selling them sweets - from that same corner site in about 1940. (Source: K Williams, Taupo Museum.)

The present Lerew Building at Heu Heu St completed in 2 stages in 1971.²⁵⁶

57-59 Tongariro Street

The Bank of New Zealand opened the first Taupo branch (also first bank in Taupo) in 1951 in what was little more than a "hut". The move prompted by murder of mill manager carrying payroll from Rotorua to Taupo.²⁵⁷

Next door, where the Bank of New Zealand is located was a building built by the Orr's and Shona Orr still lives in Taupo. Half of the building was occupied by the Orrs as a ladies haberdashery sort of business and the other half by Alan McLean and his father, Charlie, and in between the two there was a small area which was first opened as a home cookery by Joan O'Toole ... This home cookery was bought by the BNZ so that their first business in Taupo was in very small premises and surprising enough one of the first tellers was a big fat guy. The first Bank Manager was Ted Wright ... Right next door to the Orr's building was a piece of vacant land and the building was occupied by George Anchor as a stationery store which he subsequently added to on the vacant portion. George was involved in radios etc., and had Ian Armstrong working for him and George was very much up into TV before its arrival on the markets of N.Z.²⁵⁸

The original Busy Corner Store operated middle of this block - eventually became the BNZ. A second Busy Corner Store right on the actual corner - was bought out from GP Reid in the early 30s by the Minett's and became Minett's Taupo Store (sometimes the Busy Store) for years. This building is still there (refer illustration 27).

Block 4 – Tongariro Street: Horomatangi to Tamamutu Street

81-93 Tongariro Street

(Also 2-8 Horomatangi) Rickit's Store and Hall complex

At some point between the first land sales in the Taupo township in 1878 and 1893, the Crown reserved two sections at the corner of Tongariro and Horomatangi Streets as endowment reserve land for the Auckland Museum. The sale of this endowment land was gazetted in September 1893.²⁵⁹ Joseph Rickit, former partner of Joseph Gallagher (Lake Hotel) and Robert Adams purchased the former endowment land in January 1894.²⁶⁰ While it is believed Rickit's Store dated from c.1883,²⁶¹ either Rickit and Adams leased the endowment land from the mid 1880s (after the fire which destroyed the Lake Hotel store in 1886) or waited until they had title to the property from early 1894. The store and the hall were possibly built at the same time. Both buildings existed in 1909.²⁶²

Robert Adams died in May 1903, while Joseph Rickit continued on until his own death in 1927.²⁶³ Joseph Rickit settled in Taupo on arriving in New Zealand, and was to become one of the first members of the Taupo Domain Board from 1895. Robert Adams arrived in Auckland in 1863, after working in the commercial field in his native Belfast.²⁶⁴

As at 1918, Ralph Ward recalled that the site included: George Reid's aerated water factory and house (both owned by Joseph Rickit); J Rickit's Bake-house; as well as Rickit's Store; Rickit's Hall.²⁶⁵ From 1927, the store and hall were owned by Stanley and Jane Clarke of Auckland.²⁶⁶

"Just along from Gillies Garage, the building on the corner of the main street is Rickit's Hall, which subsequently got demolished to make way for the present building on it. In that part, nearest Gillies Garage, was a store run by Wally Stevens with his son Clarrie. It was all very untidy and the only person who could find anything was old Wally, who was a likeable person. I remember the day that he got buried, the town cried, in that it rained.

"The first Businessmen's Association meeting was held in the supper room of Rickit's Hall. (see first issue, "Taupo Times") Also in Rickit's Hall, the power was turned on that night, the then Mayor, Joe Story, shouted the whole town, in liquid form. I am very sorry that I didn't drink beer then, as I did subsequently."²⁶⁷

Rickit's hall was the social centre of Taupo. A public meeting to carry forward the building of Taupo War Memorial Hall was held at Rickit's Hall in July, 1951.²⁶⁸ When Taupo was electrified in 1952, the power was turned on at Rickit's Hall to light the streets.²⁶⁹ After opening of Memorial Hall, the community importance of Rickit's Hall declined. By 1967 it was occupied by Curries' Drapery (the hall building), Rewa Dry Cleaners and a milk bar (the store). It was about to be replaced by a multi-storied building when the fire took place on 26 March 1967. It had survived an earlier fire in 1938, by the actions of a bucket brigade.²⁷⁰ The hall was finally demolished in April 1969.²⁷¹

Clem Currie memories, 1953 - Ian Logan who was one of the first I got to know
Ian had a little army hut as a shop just round the corner in Horomatangi Street from Rickit's Hall in the main street. He went when eventually some of those shops were rebuilt. Taupo Museum (unpublished)

99 Tongariro Street Gillies Garage site

In 1926, Taima Gillies (daughter of Joseph Rickit and wife of Stan Gillies)²⁷² took out a lease from Joseph Rickit on part of Rickit's property adjoining the Rickit's store and hall.²⁷³ This was purchased outright by Gillies in 1959.²⁷⁴

In September 1949, the garage was destroyed by fire.²⁷⁵

By 1958, there was a concrete building at the site of 99 Tongariro Street, and a concrete building nearing completion

at No. 93.²⁷⁶

"Mr and Mrs Gillies started business here in 1928, and were responsible for commencing the bus service from Wairakei to National Park. Eleven years later, they sold the bus run to the Hawke's Bay Motor Co. ... Not till 1962, did Mrs Gillies decide to retire through ill-health and the business was sold to Lewis Motors Ltd of Hawera."²⁷⁷

Block 5 – Tongariro Street: Tamamutu to Spa Road corner

105 Tongariro Street Hawke's Bay Motor Company (bus depot)

"On the corner of the main road and Tamamutu Street was the depot for the Hawke's Bay Motor Company and the house behind it was the manager's house ... National Bank eventually bought that and first opened the bank in the actual house, and then built the actual bank that exist today on the very corner."²⁷⁸

Hawke's Bay Motor Company was formed by group of Napier businessmen in September 1903, founded by Henry Fairburn Butcher.²⁷⁹ The company take over G. Rymer's coaching business and control all bus traffic in Napier.²⁸⁰ In 1906, they purchased the Crowther * McCauley coaching business, and began operations on the Taupo-Napier service.²⁸¹ In 1927 Hawke's Bay Motor Co had their garage built on the site which once was used just for tin sheds. They sold the site to Wally Stevens in 1936, but bought it back in 1940s. The site was sold in stages to the National Bank in 1957 and 1962.²⁸²

"The Hawke's Bay Motor Company used to be on the corner of the main road and Tamamutu Street in the 1940s and 50s (the National Bank is now on this site). Then the HBMC went to the corner of Tamamutu and Ruapehu and finally to the Gascoigne St corner."²⁸³

111 Tongariro Street Skeen's store and cinema; Taupo Motor Garage site

"Between the chimneys and Joe Story's building on the corner, that area was where the picture theatre was first located [Tongariro Street], before it moved to its site on the corner of Tuwharetoa and Ruapehu Streets. That theatre was run by old man Skeen, and I remember the theatre used to have a free-standing fire, which today is contrary to fire regulations. The Skeen family used to, once a week go down to Waitetoko and screen films in the hall by the bridge, on the Marae area."²⁸⁴

In 1925 Ernest Skeen started The Taupo Motor Garage on Tongariro St. Next door his wife Laura and their son Joss begin showing movies.²⁸⁵ A hall was built on the site by Ernest Skeen in 1929 and it was used by a travelling amusement theatre from Hawke's Bay, who rented the hall from Mr Skeen to show movies. This original Majestic Theatre was replaced in 1937 by the second theatre, at 37-47 Tuwharetoa Street. Between 1932 and 1935, with movies screening only once a fortnight in Taupo, Ernest and Joss Skeen branched out to take films out to the King Country, Tokaanu, south of Taumarunui and the Urewera country.²⁸⁶

119 Tongariro Street – now Mobile garage Buckleigh's Garage site

In 1918 this was the site of Ni ko Maniapoto's cottage, next to The Bungalow.²⁸⁷ By 1950 this was Buckleigh's Garage (Shell) – had one of NZ's few women mechanics.²⁸⁸ taupo Times 23 April 1952 suggests Buckleigh built Taupo's first Ferro-concrete building on the old Bungalow Hotel Site

133-137 Tongariro Street "The Bungalow"/ "Jolly Fishermen Inn"

This existed as "The Bungalow" at 1918, owned by F H Gradwell.²⁸⁹

"Within that block the chimneys are occupying the site where the current Shell [now Mobil since 1982] Service Station is located. Those chimneys are the result of the "Bungalow" fire [burnt down November 1949] and one of the [early] managers/owners of this [private hotel] was Fred Gradwell who later became one of the first land agents in Taupo, and then later became partly blind, and that is when I purchased his business."²⁹⁰

By 1949, The Bungalow became known as the Jolly Fishermen's Inn, and under that name was destroyed by fire in November 1949. At that stage, it was one of only two private hotels in Taupo (the other was the Lake Hotel, which was destroyed by fire a month later). The Bungalow could accommodate 40 guests.²⁹¹

"Sometime around the First World War (Fred Gradwell's) parents purchased the Bungalow Hotel, located on the main street (Tongariro Street) where the Mobil service station now is. Fred added a 14-room annexe onto the hotel. Fred Junior remembers this was where one of his first teachers a woman called Alix Robb stayed when she first came to Taupo. It was Alix who married Ralph Ward in 1933. He thinks the Aard connection with the Bungalow may have been that the drivers stayed at their hotel and also they would have had travellers and visitors to collect from their premises."²⁹²

147 Tongariro Street

This was a shingle-roofed cottage in 1918, known as the Waaka Home.²⁹³

"Now, on the corner of the main road, that building was built by Joe Story and the actual corner shop was added later. At this stage the large portion at the back was a billiard saloon.

In the case of the corner shop, this was run as a grocery store by Jack McDonald who used to manage Taupo Stores on the corner of the Main Road and Horomatangi Street for Taupo Stores Limited. He came from Eastbourne to manage that store.

In this building there was a fruiterer called Arthur Yin, and Jim [Story?] who ran a launch and had a small business there. The proprietor of the billiard saloon when I was there in 1951 onwards was Andy Judd who came from Tuai. There was also one shop which was a haberdashery, run by Mrs Watson."²⁹⁴

Block 6 – Tongariro Street: Spa Road corner (above Tongariro Street).**149 Tongariro Street
Woolworths Supermarket**

In 1918, this was Joseph Rickit's house (4 sections, now Woolworths).²⁹⁵

In November 1960, Woolworths announced purchase of 1 acre site corner Tongariro & Spa for a supermarket. On the site was a house once belonging to Auntie Ku (Miss Ellen Rickit). The house was moved that month to a site on Motutaiako St.²⁹⁶

14 December 1961 – Woolworths new drive-in supermarket opened,²⁹⁷ and in 1974 the store was doubled in size.²⁹⁸

Beyond Woolworths site

"The timber yard that you see was run by Clark Vedder who previously ran the Maroa store. His daughter is Mrs Lou [Margaret] Davis of Muratai Road in Taupo. Apparently they used to rent that store for one shilling per year to service the mill. Clark Vedder later on became a councillor. And always whatever Clark said, everybody went the opposite way.

On the opposite side, next to the corner, which was later purchased by Baden Powell, is a property owned by Hannah from Napier, and no relation to the Hannah's shoe shops."²⁹⁹

GASCOIGNE STREET**1? Gascoigne Street**

"Another garage person was Ray Boot who was in Tamamutu Street opposite the Suncourt Shopping Centre and that exists today. He replaced a house on that site."³⁰⁰

2 Gascoigne Street

Sampson's home (now National Bank) in 1918; Sampson's Garage in 1918, where Hawke's Bay Motor Co's offices are in 1965.³⁰¹

House facing Tamamutu St, near Tongariro St, built in 1890. Served as a residence for James A Brownlie and his family, the road Inspector for the East Taupo District, at least from 1890-1902. F O Farmer then occupied the house, followed by Mr and Mrs Tom Sampson. Sampson owned and operated the first motor garage in Taupo, as well as a bus service, and handled mail delivery between Taupo and Waiotapu. The house and business was then sold to Hawke's Bay Motor Co. c.1927.³⁰²

National Bank took over Hawke's Bay Motor Co site in 1957 and adapted old house facing Tamamutu St as first branch. The first manager N V Gallagher, grandson of Joseph Gallagher. The new branch opened in January 1958.³⁰³ The old Hawke's Bay Motor Co garage was demolished in 1962 after the bank purchased the whole site, and opened a new branch in May 1963. The old house razed to the ground by Taupo Fire Brigade a few months later.³⁰⁴

20 Gascoigne Street

Alf Bank's dwelling (backing onto The Bungalow) in 1918.³⁰⁵

RUAPEHU STREET**15 Ruapehu Street**

Cottage in 1918 owned by "Darby" Ryan, occupied by "Eric" Erickson, employed by Marshall Ryan & Co, Sampson, manager.³⁰⁶

33 Ruapehu Street

(also 57 Tuw haretua)

"Darby" Ryan's cottage in 1918.³⁰⁷

Thomas Aldwith "Darby" Ryan (1864-1927).

"A man of many talents, Thomas Ryan (1864-1927) was simultaneously one of New Zealand's most admired sportsmen and most accomplished artists. On the rugby field he was renowned for his ability to drop-kick goals with either foot. In galleries and salons he was known as a painter of charming watercolour scenes. He toured New South Wales in 1884 as a member of New Zealand's first representative rugby team and was one of the top points scorers. A few months later, he won a silver medal in the landscape section of the New Zealand Art Students' Association exhibition.

"In late 1891 and early 1892 Ryan accompanied the departing Governor-General, Lord Onslow, on a tour of New Zealand. He contributed a series of illustrated articles about the journey to the *New Zealand Graphic*... Shortly after completing the tour of New Zealand with Lord Onslow, Ryan moved to Paris for a year to study art at the Académie Julian. Other luminaries who attended this distinguished institution in the last decades of the nineteenth century included Pierre Bonnard, Jean Dubuffet, Edouard Vuillard and Ryan's friend and fellow Aucklander Charles Goldie. On his return to New Zealand in 1893, however, Ryan made his living more from tourism than from art (though he continued to exhibit). He helped to set up the first public launch service on Lakes Taupo, Rotorua and Rotoiti. From 1900 to 1920 he was captain of the launch *Tongarito* on Lake Taupo."³⁰⁸

35 Ruapehu Street St Patrick's Church site

Built 1931, shifted to Opepe Street 1958.³⁰⁹

Farmers Trading Company agreed to purchase ½ acre section where St Patrick's stands in 1958.³¹⁰

"About 1910, Father Edward Bruning, then parish priest at Waihi, bought half an acre on the corner of Ruapehu and Tuwharetoa Streets with a future church in mind. Mr. (George) Wehringo fenced the land and grazed a couple of horses on it. Ten years later, another half acre adjoining the first, and adjacent to the Wehringo home, was purchased from Captain D'Arcy ["Darby"] Ryan... This section, too, was fenced and grazed by horses. Part of it was also used for stacking timber milled at the Maori settlement at Waihi... The timber was sold by Mr Wehringo and the profits went to the Waihi settlement.

"A Catholic Church was finally built in Taupo, on the Tuwharetoa Street site, by O'Reilly and Sons of Taumaranui, in 1930." It opened on 12 April 1931.³¹¹

72 Ruapehu Street Marlow Family Trust building

George Marlow bought 1/8 of an acre at the corner of Horomatangi and Ruapehu Streets in 1952, and started a dry-cleaning business, made possible by the electrification of the township. His business opened in November 1953. The next building was Bennett's Plumbing shop on the site, 1957. Marlow acquired that building and an area between by 1970, and retired in 1977. In 1989, the corner was redeveloped, work done by Doug Johnstone and Taupo Plan Service, consulting engineer Derek Booth, and builders Ross and Lentfer.

Marlow served as a borough councillor for 21 years from 1956. During his career he served as chairman at various times of the borough electricity and works committee.³¹²

79 Ruapehu Street Taupo School

September 1896 – More Crown land was offered in the township for sale, including the future site of Taupo School³¹³ but the site remained unsold and on 21 December 1896 it was reserved for school purposes.³¹⁴ By 1897, the one-room school building was on the site.

19 on the roll 1902 (Cyclopaedia of NZ, Vol 2. p. 818)
36 in 1911
18 pupils in the district high school 1951
Separate secondary school with 225 pupils 1960
College with own board of governors, 319 pupils, 1962³¹⁵

86 Ruapehu Street

In the 1950s, this was the site of the Taupo Book Club, a library in a house owned by 2 elderly ladies. Also known as a tuck shop.

"The building at the end, opposite the school is where Miss Lewis and Dulcie Cohen ran their library. Miss Lewis was the matron at the Sanatorium at Waipukarau prior to moving here."³¹⁶

Ruapehu-Tamamutu-Taniwha-Paora Hapi block

Possible market garden site 1938.³¹⁷ Appears on 1909 plan as municipal reserve.³¹⁸

Ruapehu-Paora Hapi intersection

"Harry Mitchell started a garage. We used to call him "pound an hour" Harry in those days. He was quite dear, but good. His premises were on the corner of Paora Hapi Street, and Ruapehu Street. Next to the Fulljames."³¹⁹

"Did forget to mention also in Paora Hapi Street just on the Kaimanawa side of the junction with Ruapehu Street was

a house on the corner which was quite often rented, and next to it was where Bill Dolman built his tin shed for his panel beating business, and next again was an old hut from which Laurie Cheal ran his surveying business from, and he later became a partner with Bob Tremaine who got killed in the Mt. Erebus crash, with his wife. At one stage Cheal was with David Nelson in partnership.”³²⁰

TANWHA STREET

1 Taniwha Street

District Nurse's dwelling in 1918, "owned by Farmer, now C. B. Dent." ³²¹

4-6 Taniwha Street (also 105-111 Ruapehu)

"On the right hand side where the Pak and Save is today, there were Government houses, and one of these was occupied by Sam Howie and his wife, the teacher. Sam was a very thin devoted employee of the Post Office, and his wife was a larger woman and a teacher – they were both very well-liked amongst the community." ³²²

"Pak 'n' Save - given green light by the Taupo District Council - (October 4. 1990.) October 1991 - Taupo Pak'n Save opened." ³²³

TITIRAUPENGA STREET

67 Titirapenga Street

Dwelling in 1918, owned by McFarlane (now J Miles). ³²⁴

91 Titirapenga Street

St Andrews Church, Titirapenga St, in course of extension, 1961. ³²⁵

"St Andrews Church - named St Andrew, the patron saint of anglers. Consecrated on 17 March 1931. The church land was gifted by Mrs Joseph Rickit and family for the erection of a church - in memory of the late Mr Joseph Rickit. Up to this time the site was covered in broom and manuka standing about eight feet high. The church building was completed early in 1931 but its consecration had to be postponed because of the Napier earthquake of 3 Feb 1931. Eventually the church was consecrated on Sunday March 22, 1931 by Bishop Bennett. (Booklet - St Andrew's Church - 1931-1991 - 60th Anniversary of the Consecration)." ³²⁶

ROBERTS STREET

10 Roberts Street

July 1953 -- Clem Currie's first store in Pothan's Building at corner of Roberts St. Soon Currie occupies whole building. Currie later expanded to Rickit's Hall. Formed partnership with Garth Marsland in Roberts St, and absorbed May Fabrics. ³²⁷

60 Roberts Street

In 1918, a cottage occupied by Glass, later by Fred Williams. ³²⁸

TUWHARETOA STREET

37-47 Tuwharetoa Street Majestic Theatre site

This was the site of the Skeen family's second Majestic Theatre. Opened in November 1937, it replaced the earlier one by Skeen's garage on Tongariro Street. It initially seated 400, and was opened by the local Catholic parish priest Father von Beck. Ernest Skeen retired in 1954, and the cinema under Joss Skeen's management was enlarged and renovated in 1955, and again in 1963. Cinemascope was introduced to Taupo. ³²⁹ Fire destroyed the theatre 7 December 1963. ³³⁰ – Fire destroys interior of Majestic Theatre on Tuwharetoa Street. (Herald, 9 December 1963)

57 Tuwharetoa Street (also 33 Ruapehu)

"Darby" Ryan's cottage in 1918. ³³¹

60 Tuwharetoa Street

Wehringo's Cottage (with macrocarpa hedge) & outbuilding (third section from Ruapehu St) in 1918. ³³²

"Adjacent to the Hamett house [Tongariro] you will see a street which is Gallagher Street and a subdivision which was done by the Lake Hotel and subdivided off, and sections sold from memory for about £800.00 and Viv Fail who was always looking for an investment thought they were too dear, but Viv was a very "tight" person." ³³³

Part of the dining room of the cottage was the old 1876 private schoolroom from the defence reserve. The Austrian Wehringo family arrived in 1905 from Felding, and their home served as the Taupo headquarters for the Roman Catholic church until St Patrick's was built in 1931. ³³⁴

Tuwharetoa - Titi raupenga intersection

"On the corner of Tuwharetoa Street and Titiraupenga Street, just across from Wilson's Garage and diagonally across from the old Road Board house, was where Ralph Ward lived. He worked for the Taupo Times, and was a fine person. He first came to Taupo to run the Government Tourist Bureau, because of his health. He was the editor of "Taupo Times."³³⁵

HEU HEU STREET**14-16 Heu Heu Street**

Crowther-owned buildings, 1909.³³⁶ 1918, a shed, later converted to butcher's shop (c.1929?) by Andrews, later used by Dixon.³³⁷ J. Crowther worked as a butcher in 1883.³³⁸

Coach service Napier-Taupo operated by E Griffiths, then Hart & McKinley, William Kelly, then Samuel Crowther and William McCauley.³³⁹

20-24 Heu Heu Street

M. Adam's house 1909.³⁴⁰ A cottage by 1918, owned by Gradwell's Estate in 1965.³⁴¹

15 Heu Heu Street

J Crowther's cottage & outbuilding in 1918, also shows in 1909 footprint.³⁴²

Joseph Crowther's old cottage from 1900s moved to Acacia Bay. Was originally 2 rooms (later added to). The section near ANZ Bank, used as temporary offices for Le Pine & Co, Heu Heu St.³⁴³

"Old cottage - used as business premises by Le Pine & Co.

Le Pine & Co. relocated to new business premises on the corner of the main street and Horomatangi Street and in 1958 Don McLeod removed the old cottage from its site on the south side of Heuheu Street (behind Roband's Garage) and took it to the wharf where it was floated by barge across to Acacia Bay. The newspaper at the time said the old cottage had been on a section near the present ANZ bank building in Heuheu St where the late Mr Joe Crowther lived in it in the early 1900s when it only had two rooms. He enlarged it when he married. In recent years it was used as temporary offices by Messrs Le Pine & Company."³⁴⁴

94 Heu Heu Street – now the Caltex Site

"The old Armstrong House - a large two-storey house built at 94 Heuheu Street and later relocated to 8 Henry Hill Road, Taupo.

Notes compiled by Karen Williams for Taupo Heritage 2000 Project - November 2001

Built in 1931/32 for Dr Armstrong who owned the home until 1950.

Tales of Early Taupo records: "In 1932, he had his house and surgery built on the corner of Titiraupenga Street and He Heu Street."

"An imposing double-storey wooden structure on the corner of Heuheu and Titiraupenga streets. The house was built in 1931 for Dr John Armstrong, the town's first resident medical practitioner and one of the founding fathers of modern Taupo. ... Builders were brought over from Taurarunui to erect the 4000 square feet residence and surgery. The building, sold to a succession of medical practitioners after Dr Armstrong quit it in 1950." [Taupo Times 25 June 1985.]³⁴⁵

In 1969, it was still on the site, owned by the Great Lake Motor Company Ltd.³⁴⁶

"Dr. John" Scaife Armstrong was chairman of the Taupo Road Board from 1926-1946, and first chairman of the Taupo Town Board that replaced the Road Board until he retired in 1950. He was one of the advocates for Taupo's electrification. He was a qualified specialist in tropical medicine, spending three years employed in Samoa. He returned in 1953, and died in Taupo in 1977.³⁴⁷

HOROMATANGI STREET**1-3 Horomatangi Street****Reid's Store site ("The Busy Corner"); Minett's Grocery**

Built 1915 by George William Patrick Reid (1881-1965). He married Lucy Rickit 1906. He sold bottled soft drinks at the Busy Corner (aerated water factory across the road behind his father-in-law's store) 1915-1932. Had to close store during the Depression.³⁴⁸

"Tene Waitere made a full set of carvings including a carved gateway for Lucy Rongoheikume Reid – carving these behind George Reid's Busy Corner Store in Tongariro Street. The 'waharoa' or gateway was erected first. It used to stand midway along Tongariro Street forming the entrance to the old football grounds. The gateway was then moved to its lake front site in the 1950s to frame the view of Lake Taupo and the mountains.

When Lucy Reid died in 1960 she left the rest of the set of carvings to the people of Taupo. Initially, they were placed in storage for many years at the Memorial Hall and it wasn't until 1979, when the museum was established, that some of the Reid Carvings were placed on display. In 2002, the full set of old carvings was finally installed in a

contemporary-style whare called 'Te Aroha o Rongoheikume' inside the newly renovated Taupo Museum."³⁴⁹

"On the corner of Horomatangi and the main road, that building, when I first came to Taupo was Minett's Store, and the Minett's lived in a house at the back of the section next door which fronted the main street."³⁵⁰

In 1931 Henry Minett and his wife arrived in Taupo. They retired 1956.³⁵¹

13 Horomatangi Street

Reweti's dwelling and store, 1909, 1918.³⁵²

The original buyer of this site was James Salmon, a telegraphist in Taupo, in October 1883. He sold the section in August 1886 to Hoani Meihana Te Rangiotu of Oroua Bridge³⁵³ (which is today known as Rangiotu in commemoration of his life and achievements), a leader of the Rangitane tribe in the Manawatu.³⁵⁴ Hoani Meihana died 2 October 1898, and his estate was administered by solicitors until the Taupo section was transferred in 1901 to Reweti Terakaherea. He died c.1919, and the site, on which a wooden store had been built, was held in trust by his family until 1958 when it was sold to a plasterer named Harry Dean under the terms of the Maori Affairs Act.³⁵⁵

10-18 Horomatangi Street

McCauley's home 1909, 1918 (occupied then by Frank Butcher, service car driver for Sampson.)³⁵⁶ Beside what is now the Starlight Theatre & Arcade.

"One of the Davis children was born here - the old McCauley house, in Horomatangi St, Taupo on 4 February 1930. He and stood in the street and he told me that

"They lived first of all in a house that belonged to the McCauley family in Horomatangi Street alongside Rickit's Balehouse (see map). Later on Smith and Browns had a business on the same site. It's now occupied by The Top Shop (2000)."³⁵⁷ In 2008 now called 'Lavish' (Karen Williams)

"Opposite the big tree that house is the McCauley house with the orchard next to it. Between that the fire station, which was subsequently bought Jossie Skeen for the Starlight Theatre, and the old house was bought by the Davis Brothers for the timber building supplies business. McCauley house moved to Hinemoa Street.

"Mrs McCauley died late in life and her partly crippled son and daughter lived there until she died. Many a tale could be told about the son and his escapades. He ended up by marrying the local hair dresser and eventually died, after moving to Wahi Beach.

"Mac, as we all called him, was a very strong person, and he used to come out of the gate and go to the Post Office on pension day, collect his pension, and then go across the road to the milkbar, pay his debts to the half-penny, even though these debts were run up when he was drunk. "After he finished spending what was left of his money at the pub he would retire home with his packet of matches, packet of papers and a large tin of Riverhead Gold, to stay on the site cutting wood, and doing the garden, until the next pension day."³⁵⁸

"Around 1960 the McLeod's moved the McCauley's house, across the road from the tennis court in Horomatangi Street, was moved to either 35 or 38 Hinemoa Avenue."³⁵⁹

14 November 1960 – opening of Starlight Theatre, built for Joss Skeen.³⁶⁰

21-27 Horomatangi Street

Papanui's meeting house 1909 (no footprint, just name); derelict, next to Reweti's in 1918.

"1880s – Wharepuni in Horomatangi Street: the wharepuni came from Waihaha - according to Trevor Hosking [pers comm May 2002] 1902 - Nan Ramaka - used to call it 'Papanui's House' - they have a photo of young women at the marae in 1902.

The carved house - Haukapuanui
Located in Horomatangi St, Taupo from 1880s until c. 1963.

Now the site of Farmers/Westpac bank

Notes compiled by researcher Karen Williams for the Heritage 2000 Project - October 2000/updated May 2001 - compiled from various sources.

Refer to WJ Phillipps book about Carved Maori Houses of Western and Northern Area of New Zealand, 1955 which mentions Haukapuanui, pg 183 -185.

Haukapuanui Wharenui - once located in Horomatangi Street, Taupo. Named for an original member of the crew of Te Arawa (See Te Arawa - A history of the Arawa people by DM Stafford' (an ancestor from Hawaiki).³⁶¹

The site was purchased before 1885 by James King of Tauanga, a telegraphist, who sold it in 1885 to Dr. Duncan Campbell. Campbell on-sold it to Arthur Houston Hamilton Lyon in 1887, who remained as the title-holder until the 1960s.³⁶² An "old whare runanga" made of wood is noted as "to be demolished" on a plan from January 1963.³⁶³ A Temehana Nepia placed a caveat on the land's title in 1960.³⁶⁴

This site could be connected in some way with Takiura Papanui, who represented the Taupo native committee 'to watch their interests in the great blocks' as at 1886 in the Native Land Courts.³⁶⁵

"At the side of the big tree is where the Bank of New South Wales was established and that site had unpaid rates for a long time – and George Barlow and another party financed the other party to go to England to find this person and buy the land, no doubt at a very low price. Here also used to be an army hut, and from it the taxi business used to operate."³⁶⁶

The old Maori wharepuni called 'Haukapuanui' was built c.1850 in the Western Bay by the Ngati te Kohera, and was shifted to Taupo c.1880.³⁶⁷ Over the years, it fell into disrepair and some of the original carvings were lost, but when it was dismantled, it was presented to the Taupo-nui-a-Tia Maori Youth Club and re-erected on another site.³⁶⁸

George Barlow bought the old marge property some how. His family had some connection with it, or acquired it from the Maoris (Davis family notes - Taupo Museum).

Haukapuanui wharepuni stood for decades in Horomatangi Street until the old house was removed in 1963. It remains etched in the memories of those familiar with early Taupo. The site where it once stood is presently occupied by the Westpac Bank (2008) at the heart of the now busy central shopping area of Taupo. (Taupo Museum Records) The Farmers Trading Company was built on the tennis court site next door (est.1971). Apparently the site of the old marae was bare for some years before it was built on - it is currently the site of the Westpac bank. (Karen Williams).

31-41 Horomatangi Street Clem Currie Court

February 1994 - opening of Clem Currie Court, on Horomatangi St.³⁶⁹

Former site of tennis courts.

'September 13, 2002 article - talks about the history of the tennis club and noted "Until 1958 the courts were still located on Horomatangi Street, but with the town's population mushrooming, the Taupo Borough Council approached the club committee to move to the corner of Redoubt and Tongariro streets. The council supplied the land, but the courts and clubhouse still needed to be built. After some discussion, the committee agreed to sell the Horomatangi St land donated by Mrs Crowther to help pay for this."³⁷⁰

The tennis courts were on land donated to the tennis club by the McCauley family. The tennis club sold to Tom Vincent who built the Farmers. This is now the site of Whitcoulls. (Davis family notes - Taupo Museum).

34-40 Horomatangi Street

Planned site for library/Mechanics Institute, 1884.³⁷¹ This may have been in line with the final restructuring and disestablishment of the Armed Constabulary in 1886. Instead, the original library/reading room on the defence reserve may have been removed to Robert Prinn's Tamamutu Street section.

According to H. M. Fletcher, a magazine Club was started, which included Rev. Fletcher, Captain Ryan, Mr Brownlie, Robert Prinn and Mr Adams. A library association was formed in 1900.³⁷² In 1929, The Taupo Library Trust Board was vested with the proposed library/mechanics institute site gazetted in 1884.³⁷³ Buildings, possibly for light industrial use, were on the site by 1953.³⁷⁴ In that year, the Town Library Committee was appointed to administer the Town Board Library.³⁷⁵

67 Horomatangi Street 1 September 1962 – New RSA Hall, Horomatangi Street.³⁷⁶

TAMAMUTU STREET

9 Tamamutu Street

Dr Campbell's property, 1909.³⁷⁷

Unknown location

June 1929– Road Board takes over library of 200 books, houses them in the board office at Mr Sutherland's house on Tamamutu St.³⁷⁸

19 Tamamutu Street

Suncourt – west side

'Prinn' landholding in 1909.³⁷⁹

Two-roomed dwelling, unused in 1918. Formerly owned by Prinn, then owned by Wilsley Martin (then absent from NZ since World War I); one-roomed shed, on same section, occupied by Rahi, Maori truck driver employed by Sampson & family.³⁸⁰

1887 - R W Prinn is appointed native dispenser by the government, but by 1889 he began to stock pharmaceuticals for sale to the general public.³⁸¹ (Cyclopaedia of NZ, p. 818)

Robert Prinn also operated a boarding house by 1894, where "arrangements are on the 'Cottage System' by which the comfort of privacy is secured," called Prinn's "Bob-a-nob Boarding House" or "Prinn's Accommodation House."³⁸²

1950s: Jack Booth's workshop.³⁸³

"At the back of it just past the tall tree, and almost opposite Gascoigne Street the house set back was where the Mitchells lived, and one Mitchell got shot through the neck by a firearm."³⁸⁴

8 October 1969 – Stage 1 of Suncourt shopping mall complete. Owner was H R Lewis, who based the idea on The Village at King's Cross, Sydney. Architect: Ewen Christie, builder E A Mahood. Additional land was purchased from J Booth.³⁸⁵

19 Tamamutu Street

Suncourt – east side

"The actual small building and garage opposite the end of Gascoigne Street, in Tamamutu Street was occupied by Onion King. Onion King had five acres up by where the high school or college is now located. I presume he got his name through growing onions on the five acre patch. Onion King's bach was bought by W.K. Francis after his house burnt down on the corner of Ouanui Street and Spa Road, and in this photo the timber for the building of that house, which got burnt, is lying on the section. W.K Francis moved to Onion King's house and died on that property."

"Next door is Jock Booth's engineering workshop and behind it is the fire station. There is a hut there, and the permanent occupant on the site was Fred Mahunga who was the grader driver for the Taupo Council."³⁸⁶

102 Tamamutu Street

St Paul's Church (Presbyterian) as at 1918.³⁸⁷

"1913 The first church in Taupo opened in 1913 - was called First Church for many years, then St Paul's – First Church/St Paul's. Fletcher Memorial Church. The first church in Taupo opened in 1913 – it was built on the corner of Tamamutu and Titiraupenga Street. It was later (1961) moved further along to the corner of Rifle Range Road. Then in 1977: "First Church" sold to Huka Village and rededicated as the Fletcher Memorial Church" - (St Paul's Taupo - booklet celebrating 100 years of Presbyterian Witness in Taupo - 1895-1995). New Union Church built there on Rifle Range and Tamamutu."³⁸⁸

SPA ROAD

Old Military and Early Settlers' cemetery

Cemetery (1877), then plantation (1884)

1959 April – St John new training hall and garage opened.³⁸⁹

CORNER OF KAIMANAWA AND SPA ROADS

May 1939 - Site at corner of Spa and Kaimanawa decided for Taupo cottage maternity hospital.³⁹⁰

March 1943 - Work on Taupo Maternity Hospital begins. Hospital built from wood. (Ward scrapbooks, p. 6/6) The hospital opens March 1944.³⁹¹

August 1965 – Maternity hospital extensions nearly complete.³⁹²

13 November 1989 – the old Maternity Hospital building on Spa Road now Waiora House, housing Citizens Advice Bureau, Age Concern, Marriage Guidance, Day Care for Elderly, and Epilepsy Assoc.³⁹³

Taupo nui a Tia College:

(opp. Maternity hospital site) "The Beehive Hotel". Derelict 1918, demolished for timber used for Spa Hotel buildings by Sam Charlton, unknown date.³⁹⁴

- 1 District plan, Section 7.2, see also Sections 3j and 4e.7.
- 2 The Tongariro Domain Reserve Management Plan (2005) notes that the reserve is still labelled as the Taupo Domain on some local street maps, but that the name Tongariro Domain has been in common use for many decades.
- 3 M K Walton, 'The Population of the Lake Taupo Region, New Zealand, 1839–59', *New Zealand Journal of Archaeology*, 8, 1986, pp 73–89.
- 4 B Bargh, 1995, Chapter 1 p1.
- 5 *Ibid*, p16.
- 6 Edwards, S. 1993. *Armed Constabulary Park Draft Management Plan 1993*. Taupo District Council, Taupo.
- 7 Stafford, p 200, pp 213–215, p 204.
- 8 B Bargh, 1995, Chapter 5.
- 9 Cooper, *The Remotest Interior: A History of Taupo*, Moana Press, Tauranga, 1989, p34.
- 10 *Ibid*, p 36.
- 11 B Bargh, 1995, Chapter 5.
- 12 B Bargh, Chapter 5, 1995, p26.
- 13 Report by J M Roberts, AJHR 1870, D7.
- 14 B Bargh, 1995, Waitangi Tribunal, Chapter 7 p. 47, In the 'Reports of Officers: The Purchase of Native Lands' for 1873, S Locke reported that for £400 he had purchased 534 acres at Tapuaeoharuru Taupo, which was in his words 'the point at which all roads to the interior converge'. A redoubt for the Armed Constabulary and a court house had been erected. Locke also purchased 382 acres at Opepe for £100 and entered into negotiations for the purchase of 188 acres of the Runanga block and another 50-acre area at Taupo, which had been acquired many years back as a residence for the Government officer stationed at Taupo'. The same report also noted that the Secretary for Public Works wrote to H Mitchell on 6 August 1872 engaging him to survey claims in the Napier area. This was to be the start of a prolonged period of Crown land purchase activity in the volcanic plateau.
- 15 John R Greenfield, *From Dust and Ashes*, 1996, p. 26.
- 16 *New Zealand Gazette*, 18 December 1873, p. 713.
- 17 SO 1476, LINZ records.
- 18 Sarg, H, Talty, CD 72/1170 AC Taupo District, report 28 February 1872, Taupo Museum.
- 19 SO 1476, LINZ records.
- 20 Plan PWD 23695 (SO 1468), 22 August 1908, LINZ records.
- 21 Plan by John C Blythe, SO 5827, 30 July 1890, LINZ records.
- 22 *Ibid*.
- 23 Warwick Keys, *Forty Years Young*, 2002, p. 4.
- 24 Photo in the Taupo Times, 2 July 1952 showing Taupo boat harbour and discussing improvements to the wharf. Caption notes: 'Up front is part of the new road, the formation of which will eventually be carried as far as the new domain area for campers.'
- 25 Information provided by Karen Williams
- 26 NZHPT Register, No 942.
- 27 H M Fletcher, *Tales of Early Taupo*, 1980, p. 33
- 28 Plan Ar 13, (SO 1476), October 1873, LINZ records.
- 29 Report by D Scannell, AJHR 1872, D7.
- 30 Report by D Scannell, AJHR 1873, H14.
- 31 NZHPT, Register, Registration No. 941.
- 32 NZHPT gives its date of construction as 1881 in the Register and the date it was moved as 1964.
- 33 A G Bagnall, "Taupo Court House", NZHPT report, 1962, Taupo Museum.
- 34 NZHPT Register, registration No 941.
- 35 *Bay of Plenty Times*, 28 April 1881, p. 2
- 36 *Cyclopedia of New Zealand*, Vd II, 1902, p. 818.
- 37 Bargh, Chapter 9, *Evening Post*, 24 September 1887.
- 38 *NZ Herald*, 23 February 1963.
- 39 *NZ Herald*, 2 September 1964; *Auckland Star*, 24 April 1968.
- 40 Greenfield, p. 154 (caption).
- 41 Taupo Museum Heritage Walk brochure
- 42 Report by D Scannell, AJHR 1873, H14. The library is marked on Surveyor AC Turner's 1872 map of Taupo
- 43 *Dust and Ashes*, p. 100.
- 44 Keys, p. 6.
- 45 *Tales of Early Taupo*
- 46 Keys, pp. 98–99.
- 47 *The Cyclopedia of NZ*, pg 12 1902
- 48 Karen Williams 2008
- 49 *Daily Post*, 31 October 1960, from Ward scrapbooks p. 11/15; *NZ Herald*, 9 February 1962.
- 50 Information from Karen Williams, Taupo Museum.
- 51 Albert H Reid, "Taupo's Early Mail Services", *Taupo Times*, 20 February 1952.
- 52 NZG 20 May 1875, p. 367.
- 53 *Cyclopedia of New Zealand*, Vd II, 1902, p. 817.
- 54 SO 16063/2, LINZ records.
- 55 Fletcher, p. 41.
- 56 Ward Scrapbooks, p. 4/33; Fletcher, p. 41.
- 57 Fletcher, p. 40.
- 58 Keys, p. 43.
- 59 SO 5827.
- 60 *Taupo Primary School Centenary, 1894–1994*, p. 10.
- 61 Barbara Cooper, *The Remotest Interior*, 1989, p. 57.
- 62 Otago Witness, 24 November 1877, p. 6.
- 63 Fletcher, p. 80.
- 64 Fletcher, p. 115.

65	Information from Trevor Hosking, 2002, to Karen Williams, Taupo Museum.
66	Keys, p. 14.
67	Keys, p. 29.
68	Keys p. 51.
69	Keys, p. 55.
70	Greenfield, p. 246.
71	Keys, p. 27.
72	<i>Taupo Times</i> , 4 June 1952, Ward scrapbooks, Taupo Museum.
73	<i>Taupo Times</i> , 24 December 1954.
74	Greenfield, p. 246.
75	Taupo Holiday Attractions 1959-60, Chamber of Commerce.
76	Greenfield, p. 246.
77	SO 1476, LINZ records.
78	SO 5827, LINZ records.
79	Fletcher, p. 63.
80	Information from Karen Williams, Taupo Museum.
81	Fletcher, p. 77.
82	Dust and Ashes, p. 87.
83	Archaeological Monitoring: Tongariro Domain, Taupo 2007 Opus, via Karen Williams, Taupo Museum.
84	Southern Cross, 6 September 1870.
85	Barbara Cooper, <i>The Remotest Interior</i> , 1989, p. 78.
86	<i>Taranaki Herald</i> , 5 June 1872.
87	<i>Southern Cross</i> , 25 November 1872.
88	<i>Grey River Argus</i> , 14 December 1874, p. 2.
89	SO 1509, LINZ records.
90	SA 16/196, LINZ records.
91	<i>Cyclopedia of New Zealand</i> , 1902, Vol II, p. 818.
92	Dust and Ashes, pp 26-27.
93	<i>Waikato Times</i> , 10 July 1886, p. 2.
94	NZG 24 April 1884, p. 707.
95	Cyclopaedia of NZ, p. 818.
96	NZG 17 September 1896, p. 1553. and 7 Jan 1897 p20.
97	"Only Two Buildings in Town in 1912", Taupo Times Centennial Supplement, 18 December 1969.
98	NZG 28 September 1893, p. 1406.
99	SA 69/190, LINZ records.
100	Greenfield, p. 31.
101	SO 16063/1, LINZ records.
102	Greenfield, p. 85.
103	Greenfield, p. 181.
104	Taupo Times 7 October 1955
105	Pers comm. Annette Skeens, to Karen Williams
106	Op dit Dust and Ashes page 122
107	Information supplied by Karen Williams, A Museum Underfoot, Trevor Hosking sp.6.
108	Dust and Ashes, p. 131.
109	John R Greenfield, <i>From Dust and Ashes</i> , 1996, p. 221.
110	Dust and Ashes, p. 254.
111	Report by D Scannell, AJHR 1873, H14.
112	Report by J M Roberts, AJHR 1876, H16.
113	Report by D Scannell, AJHR 1873, H14.
114	Cooper, pp. 109-118.
115	Barbara Cooper, <i>The Remotest Interior</i> , 1989, p. 78.
116	<i>Taranaki Herald</i> , 5 June 1872.
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