

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH002

HERITAGE ITEM NAME former Kaiapoi Woollen Manufacturing Company
woollen mills / Kaiapoi Mill Business Complex

ADDRESS 35 Ranfurly Street, Kaiapoi

PHOTOGRAPH



(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. H026 **HNZ LIST NO. & CATEGORY** 3754 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 3 DP 49595

VALUATION NUMBER 2175115700

DATE OF CONSTRUCTION (1867) 1874 / 1878 / 1880 / 1881-82 / 1895 / 1897 /
1921 / 1926 / 1928 / 1936

**ARCHITECT/DESIGNER/
BUILDER** Joseph Maddison, architect (1895); England Brothers,
architects (1897 +); Boyd and Keir, contractors
(1880); W Weston, contractor (1881); William Smith,
contractor (1895)

STYLE Industrial vernacular

PHYSICAL DESCRIPTION

Two-storey building complex with truncated wedge-shaped footprint and saw tooth roof forms. Multi-pane, steel-framed casement windows, arched door openings and banded parapet on long, Ranfurly Street façade. Roof ventilators and glazing.

MATERIALS/STRUCTURE

Brick, iron, glass, concrete, timber, corrugated metal.

ADDITIONS/ALTERATIONS

Multi-stage building programme, including six-bay addition to south-west corner (early 1950s?). Four-bay addition to south elevation (c.1970).

SETTING

The former woollen mills stand on the west side of Ranfurly Street, north of its intersection with Walker Street and immediately south of the intersection of Old North Road and Dale Street. The Cam River forms the western boundary of the property, which lies to the north-

west of the town centre. Kaiapoi Domain is located on the opposite side of Ranfurly Street. The extent of setting is the land parcel on which the factory is located, excluding a small portion at the north-west corner of the property which is immediately adjacent to Lot 1 of DP 49595.

HISTORY

A flax mill built in early 1867 on the east bank of the River Cam at Kaiapoi by Messrs Ninnis, Jenkins and Jones was taken over in 1874 and converted for use as a woollen mill. Production commenced in 1875 and three years later the Kaiapoi Woollen Manufacturing Company was established to own and operate the plant. Production increased considerably through the 1880s and the factory became a major employer in the district and greater Canterbury. In the mid-1890s the factory was greatly expanded. The company's warehouse and offices were located in Cashel Street and, later, Manchester Street, in Christchurch. At the turn of the 20th century the company had branch warehouses in Auckland and Wellington and permanent sample rooms in Dunedin, Napier and Sydney. There were over 1000 employees and the factory turned out over 1,000,000 pounds weight of wool. The factory produced military uniforms during World War I, World War II and the Korean war and merged with the Wellington Woollen Company in 1963. The new company was called Kaiapoi Petone Group Textiles Ltd. In 1972 the company was taken over by Mosgiel Woollens Ltd; six years later, in August 1978, the mill was shut down. After a potential sale to the Kaiapoi Borough Council fell through, the property was purchased privately and became a multi-business light industrial site. The Kaiapoi District Historical Society holds records pertaining to the Kaiapoi Woollen Mills and its Sickness and Benefit Society.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Kaiapoi Woollen Manufacturing Company woollen mills have high historical and social significance for its association with the Kaiapoi Woollen Manufacturing Company, its directors and staff. The company was an innovative manufacturer and progressive employer and developed a national reputation based on the recognition of its 'Kaiapoi' brand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Kaiapoi Woollen Manufacturing Company woollen mills have cultural significance as a demonstration of the way of life of its former operators and is esteemed for its part in the history and development of Kaiapoi.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Kaiapoi Woollen Manufacturing Company woollen mills have architectural significance as an industrial complex designed in part by two leading Canterbury architectural practises, those of Joseph Maddison and Edward England. Maddison (1850-1923) was born and trained in England and emigrated to New Zealand in 1872. Having met with success in two important design competitions in 1879-80, Maddison established a successful career designing commercial and industrial buildings, with a speciality in freezing works, as well as ecclesiastical and residential works. He designed an Italianate office building for the Kaiapoi Woollen Manufacturing Company in Christchurch in 1881, additions to the Kaiapoi woollen mills in 1895 and was also responsible for the principal buildings for the International Exhibition held in Christchurch in 1905-6. Maddison's most distinguished building was the Government Buildings in Cathedral Square, Christchurch (1909), which is still extant. Edward England (1875-1949) ran the firm known as England Brothers after the death of his older brother Robert England in 1908. The practise had been established by Robert England junior (1863-1908) in Christchurch in 1886. The England Brothers were responsible for some of Christchurch's most notable late 19th and early 20th century residential buildings, including the former McLean's mansion (1899-1902) and the 1900 section of Riccarton House. A number of the firm's Christchurch buildings were demolished following the Canterbury earthquakes. RW England's Johnston's Buildings in Rangiora (1896-97, H072) are an example of the firm's commercial work.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Kaiapoi Woollen Manufacturing Company woollen mills have high technological significance as a large-scale later 19th and early 20th century former woollen mill. Designed to accommodate the modern textile machinery that the company installed between 1878 and 1978, the building complex was the work of a number of contractors, including Messrs Boyd & Keir, noted Rangiora contractors, who made additions to the building in 1880.

CONTEXTUAL SIGNIFICANCE

The former Kaiapoi Woollen Manufacturing Company factory has high contextual significance as a local landmark that represents the size and scale of the woollen mills' staffing and production between 1878 and 1978. The former mill's siting beside the River Cam is integral to its genesis as a flax mill and the textile mills' reliance on water for production and fire safety.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As development on this site pre-dates 1900 the property has potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Kaiapoi Woollen Manufacturing Company woollen mills have high overall heritage significance to Kaiapoi and Waimakariri district as a whole. The large-scale building has high historical and social significance for its association with the Kaiapoi Woollen Manufacturing Company, its directors and staff and cultural significance as a demonstration of the way of life of the many hundreds of people who operated the mill. The former Kaiapoi Woollen Manufacturing Company woollen mills have architectural significance as an industrial complex designed in part by noted Christchurch architects Joseph Maddison and Edward England and high technological significance for its brick construction and textile production systems. The former Kaiapoi Woollen Manufacturing Company woollen mills have high contextual significance as a local landmark; the former mill's site has potential archaeological value in view of its pre-1900 development and use.

HERITAGE CATEGORY

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REPORT COMPLETED

10 April 2019

AUTHOR

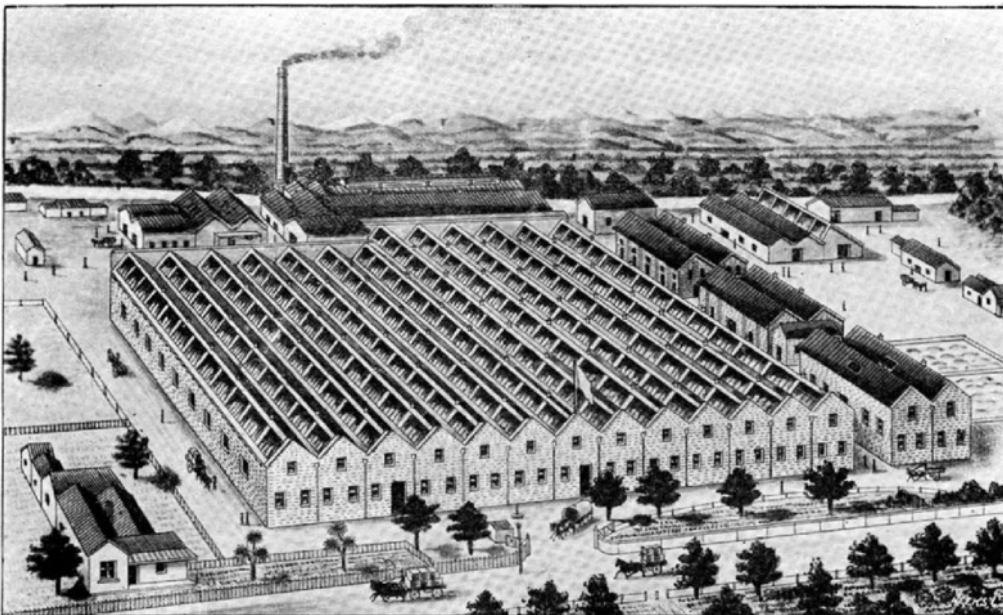
Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, excluding north-west corner of property immediately adjacent to Lot 1 DP 49595, 35 Ranfurly Street, Kaiapoi.



The mills in 1880. www.



KAIAPOI WOOLLEN COMPANY'S MILLS, KAIAPOI.

The factory as depicted in the *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903, p. 328.