

BEFORE THE WAIMAKARIRI DISTRICT PLAN HEARINGS PANEL

UNDER **the Resource Management Act 1991**

AND

IN THE MATTER OF **Proposed Waimakariri District Plan –
Stream 5**

**STATEMENT OF EVIDENCE OF ARLENE RUTH BAIRD
ON BEHALF OF HERITAGE NEW ZEALAND POUHERE TAONGA**

Dated 4 August 2023

1.0 INTRODUCTION AND BACKGROUND

- 1.1 My full name is Arlene Ruth Baird.
- 1.2 I hold a Bachelor of Arts Degree (BA Hons) in Planning and a post graduate Bachelor of Town Planning degree (BTP) from the University West of England, and a post graduate certificate in Heritage Conservation (PGCert) from University College Dublin.
- 1.3 I am the Acting Area Manager Canterbury/West Coast for Heritage New Zealand Pouhere Taonga (HNZPT) where I am responsible for the delivery of heritage advice within the Canterbury/West Coast region. I have held this position since April 2023. Prior to this I was Heritage Advisor, Planning for HNZPT.
- 1.4 I have over 20 years' experience working in the heritage sector, initially in the UK where I specialised in the restoration and adaptive reuse of historic buildings, then in New Zealand where, prior to my roles for HNZPT, I provided extensive heritage planning and consultancy work for individuals, businesses and local authorities. I am an associate member of the New Zealand Planning Institute (NZPI) and an affiliate member of the International Council of Monuments and Sites (ICOMOS) New Zealand.
- 1.5 My statement of evidence presents my professional and independent view as a heritage advisor. I confirm I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 (the Code). I have complied with the Code in this evidence. I have not knowingly omitted to consider material facts known to me that might alter or detract from the opinions I express.

2.0 EXECUTIVE SUMMARY

- 2.1 HNZPT lodged a submission on the Waimakariri Proposed District Plan (PDP) on 25 November 2021, a submission on Variation 1 to the PDP on 23 August 2022 and a further submission to both notified documents on 21 November 2022. I was involved in the preparation of each of these submissions.
- 2.2 HNZPT was broadly supportive of the PDP. The submissions lodged related to areas of the PDP where HNZPT felt a strengthening of the proposed provisions would result in better outcomes in the management and protection of historic heritage.
- 2.3 In preparing this evidence I have read the relevant submissions, further submissions, and the Section 42A reports prepared by Council staff and/or consultants. My evidence addresses topics which are mostly minor in scope,

with the exception of HH-SCHED2 inclusions where I am recommending substantial changes to what is recommended in the S42A report.

2.4 I have included a 32AA analysis for the topics I have identified as being substantial changes. I have not included 32AA analysis for the minor changes.

3.0 SCOPE OF EVIDENCE

3.1 The scope of my evidence addresses the following matters:

- a) HNZPT and its role as New Zealand's lead historic heritage agency
- b) Heritage in the Waimakariri District
- c) Submission points
 - Understanding archaeology
 - Definitions
 - Strategic directions
 - Adaptive reuse
 - Schedule 2 – Historic Heritage Items
 - Earthworks chapter

4.0 THE ROLE OF HERITAGE NEW ZEALAND POUHERE TAONGA

4.1 HNZPT is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation, and conservation of New Zealand's historic and cultural heritage.

4.2 HNZPT prepares and maintains the New Zealand Heritage List / Rārangī Kōrero (the List), which is primarily an identification and recognition tool for New Zealand's significant and valued historical and cultural heritage places. The purposes of the List are:

- a) to inform members of the public about historic places, historic areas, wāhi tūpuna, wāhi tapu, and wāhi tapu areas;
- b) to notify the owners of historic places, historic areas, wāhi tūpuna, wāhi tapu, and wāhi tapu areas, as needed, for the purposes of the HNZPTA; and
- c) to be a source of information about historic places, historic areas, wāhi tūpuna, wāhi tapu, and wāhi tapu areas for the purposes of the Resource Management Act 1991 (RMA).

- 4.3 Inclusion on the List does not offer any form of protection, so statutory protection of historic heritage relies on provisions in RMA documents. As such, HNZPT advocates for all entries on the List to be protected through scheduling on district plans where appropriate.
- 4.4 The HNZPTA provides protection for archaeological sites, defined as any place associated with human activity prior to 1900 that through investigation by archaeological method may provide evidence on the history of New Zealand. It is an offence under section 87 of the HNZPTA to modify or destroy an archaeological site without an authority from HNZPT irrespective of whether the works are permitted, or a consent has been issued under the RMA.

5.0 HERITAGE IN THE WAIMAKARIRI DISTRICT

- 5.1 The Waimakariri district is rich in historic and cultural heritage. Mana whenua connection with the land goes back over 40 generations and is told through several sites including wāhi tapu and archaeological sites. More recent history is reflected in the many runs and the land and properties that were developed by European settlers. There are many areas and sites of historic significance which are important to the community, providing both identity and significant amenity values as well as encouraging intergenerational connection.
- 5.2 There are 80 historic places currently recorded on the List in the Waimakariri district. In addition, the Waimakariri District is rich in archaeological sites.
- 5.3 These heritage sites tell the story of our past and contribute to the unique history of the Waimakariri, including how it has changed over time. The identification and protection of these important historic heritage places can enhance the value and appreciation of the district to those who live and work there as well as to those who visit, in many cases also generating economic benefits. Conversely, inappropriate subdivision, use and development can cause irreversible adverse effects on the district's significant historic items.

HISTORIC HERITAGE CHAPTER

6.0 SUBMISSION POINTS – GENERAL COMMENT

- 6.1 The Historic Heritage chapter of the PDP identifies buildings, structures and items of particular historic heritage value to the district and seeks to protect these for the benefit of current and future generations. HNZPT recognises the key changes in approach from the Operative District Plan provisions, including strengthening objectives and policies to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development as a matter of national importance.

- 6.2 The assessments undertaken by Dr McEwan have resulted in the identification of a number of additional historic places recommended for inclusion in the PDP. Parallel to that, the proposed objectives, policies and rules generally provide what I consider to be an appropriate balance between enabling appropriate activities, whilst strengthening the requirements for activities that may have potential to adversely affect heritage values.
- 6.3 As such, the majority of the HNZPT submission points are in support of the provisions proposed by Council for inclusion within the PDP. I acknowledge that the S42A report recommends accepting a number of these submission points, therefore I will not discuss those points further.
- 6.4 My evidence will concentrate on the HNZPT submission points that the S42A report has recommended be rejected.

7.0 UNDERSTANDING ARCHAEOLOGY

- 7.1 HNZPT made a number of submission points relating to the better understanding of archaeology. Whilst I fully acknowledge that there is a level of protection afforded through the provisions of the HNZPTA, it is important to note that the definition of historic heritage in the RMA includes archaeological sites. Therefore, whereas the HNZPTA is concerned with the protection of archaeological sites, the PDP seeks to manage any adverse effects on, among other things, historic heritage, that arise from the use of land.
- 7.2 Taking this into account, in my view explanatory definitions or notes within district plans are beneficial in assisting owners to better understand their obligations. In turn, when such advice is included within district plans, it is imperative for it to be accurate.

Advice Notes: submission point 178.2 and 178.24

- 7.3 Earthworks in an archaeological site is discussed in HNZPT submission points 178.2 and 178.24, however it appears there is some confusion in terms of what was intended by these submissions.
- 7.4 The National Planning Standards (NPS) and PDP provide a definition of 'earthworks' which is appropriate when considering an activity that fits these parameters. However due to the exceptions included in the definition, it does not encompass all activity that may trigger the requirement for an archaeological authority under the HNZPTA.
- 7.5 As such, it is not accurate to use the NPS and PDP definition when referring to activity that may require an archaeological authority. The NPS and PDP definition 'excludes gardening, cultivation, and disturbance of land for the

installation of fence posts’, whereas the HNZPTA would include those activities where it ‘will or may modify or destroy’ an archaeological site.

- 7.6 HNZPT proposed an alternative definition in its submission to eliminate this potential confusion. This submission has been rejected by the S42A writer, who states that she considers including the proposed definition “*would be an undue burden to owners of such properties and it is not justified within the HNZPTA*”¹.
- 7.7 She further refers to the implication that if an owner wanted to dig over their vegetable garden or plant a tree would need to obtain an archaeological authority from HNZPT to do so. In some cases, digging a garden or planting a tree, *may* require the need for an archaeological authority – where it would or may modify or damage an archaeological site.
- 7.8 The use of an advice note in the PDP is not the trigger for requiring an archaeological authority, rather it is a note to advise that an owner should turn their mind to the provisions of the HNZPTA. This may mean after consulting HNZPT an authority is not required; however equally it may mean that an authority is required. Regardless, an advice note in my view is required to advise the Plan user to this requirement and this advice note must be correct in order to be effective.
- 7.9 In my view, the proposed HNZPT definition of “earthworks within an archaeological site” is an appropriate and accurate way to alert the Plan user to the requirements of the HNZPTA.
- 7.10 Should the panel not wish to consider a new definition for ‘earthworks within an archaeological site’ as submitted, then an alternative method of dealing with this could be to remove the hyperlink to the PDP definition for earthworks on these occasions e.g., HH-AN2.

Introduction: submission point 178.10

- 7.11 HNZPT submitted that greater detail be provided in the introduction to the HH chapter regarding archaeological sites, in order to provide clarity and ease of use for the reader. Many people do not understand exactly what an archaeological site is or that resource or building consents do not automatically allow the activities to occur on such sites.
- 7.12 I acknowledge the S42A author’s recommendation to accept HNZPT’s submission to add ‘This is also the case regardless of whether the activity is permitted under the District Plan or a resource or building consent has been granted.’ In my opinion, this additional wording will help avoid the assumption that local authority consents allow works to proceed on archaeological sites.

¹ S42A Report at [76].

7.13 However, the S42A author has recommended that the second part of this submission, requesting the definition of an archaeological site, be rejected because the definition is hyperlinked from the term 'archaeological site' wherever it is used in the chapter.

7.14 Whilst I understand the view of the S42A author, in my view there is an issue in that the hyperlink to 'archaeological site' in the definition chapter does not *actually* provide the definition. Instead, it states, 'has the same meaning as in section 6 of the HNZPTA'. While this is accurate, it requires the reader to go to a second external document to find the actual definition.

7.15 I therefore remain of the view, that the definition of archaeological site should be available within the PDP, both for certainty and ease of use for the Plan user. This would be consistent with other hyperlinked definitions within the PDP, which are also taken from secondary documents, and have their text provided in full within the definitions chapter.

Introduction: Submission point 178.13

7.16 The introduction of the heritage chapter lists other PDP chapters that contain provisions that may also be relevant to historic heritage. HNZPT submitted that the sentence 'Any other District wide matter that may affect or relate to the site' should use the words 'historic heritage' rather than 'site' as the hyperlinked definition of 'site' is not accurate in heritage terms.

7.17 The S42A author recommends this be rejected as use of the word 'site' ensures that any other activity that occurs on the site considers the provisions in the HH chapter. I agree with this comment as, even though the term 'site' is inaccurate in relation to the heritage item description (as it can cover a different area than the extent of the heritage item), it is likely to include a wider area and so any effect on the heritage item would be sufficiently covered.

7.18 I therefore accept the S42A recommendation.

HH-P4: submission point 178.14

7.19 HNZPT supported the principle of HH-P4 but queried how Council intends to assist HNZPT and Ngāi Tūāhuriri Rūnanga in managing activities that may modify, disturb, damage or destroy archaeological sites. The S42A author has addressed this query and I agree that the provisions of the PDP do give effect to this policy.

7.20 I therefore accept the S42A recommendation.

8.0 DEFINITIONS

Recording definition: submission point 178.5

- 8.1 HNZPT submitted that a definition be added for 'recording' due to the fact that many plan users may not understand what the term involves. The S42A author considers the proposed definition to be unnecessary and that it would not aid in the interpretation and implementation of the Proposed Plan.
- 8.2 Although I still consider that this definition would be a useful tool to generate better understanding of the requirement, I accept the author's point that the requirement in HH-R2(4) means the recording of removed heritage fabric is to be done under the design and/or supervision of a suitably qualified heritage professional or architect. As such, a professional should understand the appropriate process of recording heritage fabric.
- 8.3 I therefore accept the S42A recommendation.

9.0 STRATEGIC DIRECTION

Strategic objective for heritage: submission point 178.6

- 9.1 Protecting the rich and diverse range of heritage in the Waimakariri district is a matter of national importance. For that reason, HNZPT submitted that the PDP should include an objective to provide high level direction regarding the identification and recognition of places, landscapes, and features which are significant to Waimakariri's character and cultural heritage, to ensure their protection for future generations.
- 9.2 The S42A author describes the purpose of the Strategic Directions chapter as "to provide the district with strategic direction on those matters that relate to the district as a whole or relate to a number of zones or chapters and that are of strategic importance"².
- 9.3 Historic heritage is a wider consideration relevant to the district as a whole, and is recognised in a number of zones for consideration with regard to activities undertaken in Waimakariri.
- 9.4 Further, in my view, the importance, variety and widespread nature of historic heritage requires strategic consideration and that the inclusion of a strategic objective relating to historic heritage promotes a more integrated approach, by recognising that heritage is a wider consideration relevant to the entire PDP, rather than a specific issue considered only within the heritage chapter. As such it has the potential to achieve greater outcomes for heritage.

² S42A Report at [122].

9.5 The PDP strategic directions do go some way to achieving this by protecting sites of relevance to Māori in SD-O5(2) where ‘the values of identified sites and areas of significance to Ngāi Tūāhuriri are protected’. In my view, however, all historic heritage should be afforded some level of strategic protection.

10.0 ADAPTIVE REUSE

Adaptive reuse: submission point 178.18

10.1 HNZPT submitted that the PDP should contain a proactive policy encouraging and enabling the adaptive re-use of scheduled heritage items.

10.2 The ICOMOS New Zealand Charter³ (ICOMOS NZ Charter) acknowledges that the best way to conserve a place of cultural heritage value is by enabling it to serve a useful purpose. Conversely when a place no longer has a use, it can be challenging to justify the cost of ongoing maintenance and repair. Adaptive reuse can be a solution which retains heritage values, whilst enabling a viable future for the building.

10.3 I note the S42A author contests that although there is no stand-alone policy to provide for the adaptive re-use of scheduled heritage items, it is provided for through HH-P5 ‘Adverse effects’ which seeks to manage effects of subdivision, use and development on scheduled heritage in a way that (1) “provides for ongoing use and re-use that is sensitive to identified heritage values”.

10.4 I acknowledge that this policy mentions reuse in the context of managing effects, but I do not consider it to actively promote reuse as a positive alternative for the owners of heritage buildings in the way that other District Plans have. In my view, should the policy remain in its current state, it should include reference to the term ‘adaptive reuse’ or ‘adaptation’ which would be consistent with the ICOMOS NZ Charter.

10.5 I do agree with the S42A author that the current policy title is negative, but I would consider an enabling title such as ‘Use and development’ to be more appropriate, as ‘Manage effects on Historic Heritage’ still has restrictive connotations.

11.0 HISTORIC HERITAGE SCHEDULE

HH-SCHED2: Historic Heritage Items

11.1 HNZPT submitted that ten further places be added to HH-SCHED2 - Historic Heritage Items. All these places are entered on the List.

³ ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value. Revised 2010.

- 11.2 The S42A author advised that Ohoka Gate Keepers Lodge (Former) was omitted from the PDP Schedule in error and has recommended it be added to HH-SCHED2. I accept this recommendation.
- 11.3 HNZPT acknowledged that some of the held information on the remaining nine places was minimal or outdated and took the opportunity to prepare summary upgrades on each of these places. The summary upgrades are attached in Appendix 1 and were provided to the Council’s heritage consultant in March 2023. In order to prepare these summary upgrades, each property was revisited and assessed to determine whether they still met the criteria for retention on the List.
- 11.4 I have visited all nine properties and prepared the summary upgrades.
- 11.5 Three of these properties have been altered to such an extent that I consider their heritage values to be compromised and although they may still possess some historical interest, I accept that they may not meet the criteria for scheduling within the PDP. Those properties are:

Name/Address of Historic Place	HNZPT List Number	HNZPT Category
367 High Street, Rangiora	3775	Cat 2
Doyle’s Cob House, 33 Wallers Road, Loburn	1774	Cat 2
38 Ashley Street, Rangiora	3773	Cat 2

Properties recommended for inclusion in HH-SCHED2

- 11.6 Based upon the summary upgrades and site visits, I consider the remaining six properties still possess sufficient qualities to meet the criteria for scheduling as set out in HH-SCHED1.
- 11.7 I disagree with the conclusions drawn by Dr McEwan that these properties “lack sufficient authenticity and integrity to merit scheduling”⁴. I do agree that the properties in question have undergone some level of change in their lifetime but in each case, I consider they still retain a significant degree of their original values.
- 11.8 Heritage items included in HH-SCHED2 are afforded a level of protection, as the provisions in the PDP seek to minimise any adverse effects on heritage that may be generated by certain activities. If these properties are not included in HH-SCHED2 then the rules do not apply and that, in my view poses a risk to their historic heritage values.

⁴ Statement of evidence of Dr Ann McEwan on behalf of Waimakariri District Council (Heritage Consultant) dated 21 July 2023 at [34].

11.9 As such, I consider that if adverse effects on the heritage values of these properties are not mitigated, avoided and remedied through the rule framework of the PDP then it may result in a significant loss of the history and stories associated with the Waimakariri district.

Name/Address of Historic Place	HNZPT List Number	HNZPT Category
Tisbury Cottage, 1842 Cust Road, Cust	5271	Cat 2
152 King Street, Rangiora	3778	Cat 2
16 Seddon Street, Rangiora	3781	Cat 2
Mairangi Homestead, Parsonage Rd, Woodend	3076	Cat 2
Coldstream Orchard House, 200 Coldstream Rd, Coldstream, Rangiora	3792	Cat 2
Pine Hill House, 211 Summerhill Road, Cust	5272	Cat 2

11.10 As the inclusion of these six properties is a substantial change from the S42A recommendation, the following analysis is provided:

Section 32AA evaluation
(i) Effectiveness and efficiency
The addition of these places will effectively provide for the recognition and protection of significant heritage within the Waimakariri district.
(ii) Costs/Benefits
The benefit of including these places on the schedule is that they will be recognised and protected, in line with objective HH-O1 .
(iii) Risk of acting or not acting
The risk of not acting is that significant heritage buildings and places may be demolished or inappropriately developed.
(iv) Decision about most appropriate option
Including these places in the PDP schedule is the most appropriate option in achieving the purpose of the RMA.

EARTHWORKS CHAPTER

12.0 EARTHWORKS

Advice Note: submission point 178.50

12.1 HNZPT submitted that the inclusion of an advisory note regarding archaeology in the introduction to the Earthworks chapter would provide clarity and help avoid confusion regarding works to an archaeological site. The submission explained that many people do not understand the definition of an archaeological site or in particular do not understand that resource or building consents do not automatically allow the activities to occur on such a site.

- 12.2 The S42A author recommended rejecting this on the basis that EW-AN1(6) references archaeological sites and the HNZPTA. While I accept that the inclusion of EW-AN1(6) has merit, I would refer back to the HH chapter's S42A author's recommendation regarding HNZPT submission point 178.10.
- 12.3 The introduction of the historic heritage chapter states 'Statutory responsibility is also held by HNZPT under the HNZPTA. It is unlawful to destroy, damage or modify an archaeological site regardless of whether the site is identified in the District Plan, identified elsewhere or not recorded, without obtaining an archaeological authority from HNZPT'.
- 12.4 The S42A author of the HH chapter recommended in paragraph 3.5.2 that the panel accept HNZPT's submission to also add 'This is also the case regardless of whether the activity is permitted under the District Plan or a resource or building consent has been granted' to this wording as 'the amendment sought would provide greater clarity to users of the plan, supporting the interpretation and implementation of the HH provisions'.
- 12.3 For consistency I would contest that it is as important for this information to also be included in the earthworks chapter, to provide clarity for Plan users and to help avoid the mistaken assumption that local authority consents allow earthworks to proceed on archaeological sites.

Arlene Baird
Acting Area Manager Canterbury/West Coast
4 August 2023

APPENDIX 1
SUMMARY UPGRADES

APPENDIX 1



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Upgrade Report
House, 367 High Street, RANGIORA
(List No. 3775, Category 2 historic place)

File: 12013-1739



House at 367 High Street, Arlene Baird, 13 May 2022, Heritage New Zealand Pouhere Taonga

Address:	367 High Street, RANGIORA
Legal Description:	Lot 3 DP 469395 (RT 633184), Canterbury Land District

Summary:

The house at 367 High Street, Rangiora, is a single storey brick bungalow, constructed in 1920 for Robert McIntosh, former Mayor of Rangiora. Located just over half a kilometre west of Rangiora town centre on the main arterial route towards Oxford, this home illustrates early twentieth century lifestyles and represents the type of development taking place in the service town of Rangiora at that time. The house at 367 High Street has historical significance or value.

The takiwā (district) of Te Ngāi Tūāhuriri Rūnanga centres on Tuahiwi and extends from the Hurunui to the Hakatere river and inland to the Main Divide. Nearby the famous Kaiapoi Pā was established by the first Ngāi Tahu ancestors when they settled Te Wai Pounamu. Kaiapoi Pā was the major capital, trading centre and point from which further penetration of the South Island occurred so the area is a genealogical centre for all Ngāi Tahu whānui

(descendants). Kaiapoi Pā was established by Moki's elder brother Tūrākautahi who was the second son of Tūāhuriri, hence "Ngai Tūāhuriri" is the name of the hapū of this area.¹

The township of Rangiora was established in the early 1850s as a sawmilling town and became the administrative and commercial centre for the surrounding rural industries.² The area, known as Ashley County from 1876, consisted of good farming land, suitable for crops and pasturage. Flour mills, flax mills and other industries grew quickly in the township and by the census of April 1901, the Rangiora population had grown to 1,768.³ Robert McIntosh, a farmer from Rangiora purchased four acres, one rood and twenty-six perches, as part of Rural Section 53A, in July 1920 to build his home.⁴ McIntosh was one of twelve children of Kenneth and Grace McIntosh from Scotland, who emigrated to New Zealand on the *Mystery* in 1858 and settled in Kaiapoi.⁵ Two of the twelve children, brothers Hector and Robert, both went on to become mayors. Hector was Mayor of Kaiapoi Council between 1924 and 1927, and Robert was Mayor of Rangiora between 1925 and 1927. The brothers established the McIntosh Shield to encourage friendly rivalry for inter-club sports between the two towns.

The brick bungalow at 367 High Street is in keeping with the predominant style of house being built in New Zealand at that time. It has a shallow pitched slate roof, with a combination of hipped and gabled sections and decorative shingles in the gables. The timber casement windows are of varying sizes, some with lead lights, and an arched feature window sits central to the eastern elevation. There are two brick chimneys. An extension adjoins the western side of the dwelling, and an accessibility ramp now leads up to the front door on the northern elevation. A free-standing garage sits to the east of the house.

Between 1926 and 1928, McIntosh subdivided and sold off several lots reducing the land he retained to approximately one acre fronting onto High Street.⁶ The first of these, in March 1926, was the transfer of a new lot to the Borough of Rangiora for road purposes. This was a strip of land that McIntosh gifted so that an entrance to the main gates of Dudley Park could be constructed, and now forms Park Street.⁷ In 1939 the property was transferred to Robina Jane Dickson McIntosh upon the death of her husband, and she sold it that same year to Francis Theodore Ager, a company branch manager of Rangiora.⁸ The home remained in the Ager family until December 1996, during which time it was extended and adapted for commercial use. In 1996 the property was purchased by Peter and Lynne Reijn of Christchurch, who subsequently sold a part-share to Stanley Charles Barker, a solicitor from Christchurch in 1997. In the late 1990s two new dwellings were constructed on subdivided land to the south of the house and by 2004, a new dwelling had been constructed in the former garden to the north of the house. These subdivisions and new dwellings with

¹ Te Rūnanga o Ngāi Tahu. Te Ngāi Tūāhuriri Rūnanga. URL: [Ngāi Tūāhuriri - Te Rūnanga o Ngāi Tahu \(ngaitahu.iwi.nz\)](https://www.ngaitahu.iwi.nz) (accessed 14 April 2022)

² John Wilson, 'Canterbury places - Rangiora district', Te Ara - the Encyclopedia of New Zealand, URL: <http://www.TeAra.govt.nz/en/canterbury-places/page-6> (accessed 10 June 2022)

³ *Rangiora*. The Cyclopedia of New Zealand [Canterbury Provincial District]. 1903. URL: [\[rangioral\] | NZETC \(victoria.ac.nz\)](https://www.nzetc.victoria.ac.nz) (accessed 10 June 2022)

⁴ Certificate of Title CB324/258.

⁵ Richards, L. 'A Colonising Achievement'. National Library of New Zealand. URL: [Lynne Richards - A Colonising achievement... | Items | National Library of New Zealand | National Library of New Zealand \(natlib.govt.nz\)](https://www.natlib.govt.nz/items?query=A%20Colonising%20achievement...)

⁶ Certificate of Title CB324/258.

⁷ Turvey, J. D. 'Origins of Rangiora and Southbrook Street Names'. Waimakariri District Council. Waimakariri District Library.

⁸ Certificate of Title CB435/031

associated new boundary fences have significantly reduced the area now associated with the home, and as a result have compromised its setting. In particular the new dwelling to the front (north) of the house takes up most of the original garden and has diminished the home's relationship with High Street. Some repairs were undertaken to the brickwork and roof in 2012 under an insurance claim following the Canterbury Earthquakes of 2010 and 2011. The current owners purchased the property in November 2013, and it is currently being used as a private dwelling.

Owner/s:	Phillip Alan Seal, Joanne Lee Columbus-Seal, Grant Mervyn Restall
Other Names:	-
Key Physical Dates:	1920 – house constructed Circa 1990s – extended and adapted for commercial use
Constructed by:	Not known
Uses :	Accommodation - House
Protection Measures:	SCHEDULED in Waimakariri District Plan (Operative 2005). Appendix 28.1 Heritage Resources, Ref H064. Demolition and relocation are discretionary activities. NOT SCHEDULED in Waimakariri District Plan (Notified 2021).
Recommendation:	Technical Change: update legal description and add Extent

Images



Aerial image showing 367 High Street, Rangiora in 1940-44, Canterbury Maps (accessed 10/06/22)



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Upgrade Report
Doyle's Sod Cottage, LOBURN
(List No. 1774, Category 2 historic place)

File: 12013-072



Doyle's Sod Cottage, Loburn, Arlene Baird, 13 May 2022, Heritage New Zealand

Address:	33 Wallers Road, LOBURN
Legal Description:	Lot 1 DP 468426 (RT 628619), Canterbury Land District

Summary:

Doyle's Sod Cottage, at 33 Wallers Road, Loburn was built circa late-1880s as a modest single storey rural dwelling by Michael Doyle (junior), the eldest son of Irish immigrant Michael Doyle. The building's small scale and construction illustrate the simple lifestyle of many early European settlers and are indicative of the modest economic position of the Doyle family at that time. The dwelling is significant because of its use of sods, or earth blocks cut straight from the ground, and it provides a tangible example of this once popular form of rural dwelling. With its links to early settlers and long ownership by the Doyle family and sod construction, the building has historical, technological and archaeological significance or value.

Tuahiwi is the home of Ngāi Tūāhuriri and has played a vital role in Ngāi Tahu history. The takiwā (district) of Te Ngāi Tūāhuriri Rūnanga centres on Tuahiwi and extends from the Hurunui to the Hakatere river and inland to the Main Divide. Nearby the famous Kaiapoi Pā was established by the first Ngāi Tahu ancestors when they settled Te Wai Pounamu. Kaiapoi Pā was the major capital, trading centre and point from which further penetration of the

South Island occurred so the area is a genealogical centre for all Ngāi Tahu whānui (descendants). Kaiapoi Pā was established by Moki's elder brother Tūrākautahi who was the second son of Tūāhuriri, hence "Ngai Tūāhuriri" is the name of the hapū of this area.¹

The land became part of the Loburn Run (Run 1a), initially spelt Lowburn, which lay on the north side of the Ashley River. It took in the downs at the back of Mount Grey and, at one time, most of Whiterock totalling about thirteen thousand acres. The Run was taken up by John Macfarlane in September 1851 who sold it to Cunningham Brothers in 1862. Loburn was considered to be a poor run, but with some good land in the valleys, much of which was bought in small blocks by labourers with the money they had been paid for digging the Lyttelton tunnel. Dalgety & Co. took over the Run in 1884 and sold off the land bit by bit.² Michael Doyle (senior) was an Irish labourer, who at the age of 20, sailed to New Zealand with his wife Bridget (nee Fitzsimmons) on the *William Miles*, the pioneer ship departing Bristol in May 1860.³ He is said to have settled at Loburn as a farmer after a few years spent in Christchurch.⁴ Michael and Bridget had 14 children. Son James Doyle worked the farm with his father until he joined the New Zealand Rifle Brigade and was killed in action in 1917 during World War One.⁵ Doyle's eldest son, also called Michael, is thought to have built the cottage with the help of his brother in the late 1880s, prior to his marriage to Ruth Adams in 1890.⁶⁷ Michael and Ruth had four children, and their eldest son, Lawrence Irvine Doyle retained family ownership of the cottage until 1975. However, in 1962 it was discovered that it had been constructed on a road reserve and Mr Doyle held no title to the property. Mr C. Holdsworth of the Land & Survey Department subsequently arranged for a land grant to be made.⁸ Rona Allison McKenzie of Christchurch took possession in 1975 and transferred it to Steven Ashley Baker of Loburn in 1983, who undertook considerable alterations.⁹

With little timber in the vicinity, and many of the Loburn settlers having minimal funds to have it drayed to the site, early dwellings in this area were often constructed of sod or cob. In fact, it was noted that in impoverished districts, like Loburn, three out of every four were sod or cob.¹⁰ Doyle's Sod Cottage is single-storey and rectangular in plan with 17-inch (431 millimetre) thick walls, low insert doors and a sundried brick chimney. Sods were dug out of the paddock and fitted herring-bone fashion, two blocks wide and plastered over with clay. It was constructed with a thatched roof and was originally gabled on the northern end and hipped on the south. The entrance door sits centrally along the eastern elevation and the

¹ Te Rūnanga o Ngāi Tahu. Te Ngāi Tūāhuriri Rūnanga. URL: [Ngāi Tūāhuriri - Te Rūnanga o Ngāi Tahu \(ngaitahu.iwi.nz\)](https://www.ngaitahu.iwi.nz) (accessed 14 April 2022)

² Acland, L. G. D. *The Early Canterbury Runs: Loburn (Run 1A)* The New Zealand Provincial Histories Collection/New Zealand Texts Collection ; Whitcombe and Tombs Limited, 1946. URL: [Loburn — \(Run 1a\) | NZETC \(victoria.ac.nz\)](https://www.nzetc.victoria.ac.nz) (accessed 14 April 2022)

³ Yesteryears. William Miles Passenger List Bristol (5 May 1860) to Lyttelton (21 Aug 1860). URL: [New Zealand Yesteryears - Passenger Lists - William Miles](https://www.yesteryears.co.nz) (accessed 14 April 2022)

⁴ *Sun* (Christchurch) - 26 September 1916 LATE PERSONALS.

⁵ Rifleman James Doyle. New Zealand War Graves Project. URL: [James Doyle | New Zealand War Graves Project \(nzwargraves.org.nz\)](https://www.nzwargraves.org.nz) (accessed 14 April 2022)

⁶ Report of Hon. Field Officer, Historic Places Trust, 3 May 1973 (Heritage New Zealand File 12013-072)

⁷ Michael Doyle (1838 - 1916). Wikitree URL: [Michael Doyle \(1838-1916\) | WikiTree FREE Family Tree](https://www.wikitree.com/wiki/Michael_Doyle_(1838-1916)) (accessed 14 April 2022)

⁸ Report of Hon. Field Officer, Historic Places Trust, 3 May 1973 (Heritage New Zealand File 12013-072)

⁹ Certificate of Title CB4A/301

¹⁰ G.C. Sweely, *An Architectural History of the Early Ashley County, New Zealand*, University of Canterbury School of Fine Arts Art History ARTH610 Honours Research Paper, November 1988.

building has several fixed timber framed windows. Internally the building had three rooms, a living room and two bedrooms, with a low ceiling and timber floors over clay.

The building and its setting have been extensively modified. In circa 1910 a lean-to kitchen and storeroom were constructed in timber and in circa 1924 the thatched straw roof was replaced with iron.¹¹ The most substantial alteration occurred in the late 1980s when the walls of the building were raised by nearly a foot and a new two-story house was constructed adjoining the western elevation of the sod cottage. The back door of the cottage now opens directly into the house. The hipped southern end of the roof was replaced with a gable, which tied into the new house. The sod at the northern end of the building and on the chimney was reclad in river stone. A verandah was added to the southern and eastern sides of the building. Historic aerial photographs show the building sitting in a relatively undeveloped rural setting, apart from minor outbuildings, up until the early 2000s when a group of buildings were developed to its north. As at 2022, parts of the building are now in poor condition, the eastern wall is bowing outward, and the interior is damp. Although modified, the original sod structure is still clearly identifiable, and the building remains as a representative of the numerous sod homes in the Loburn area that have since been lost.

Owner/s:	Jessem Trustee Limited
Other Names:	Doyle Cottage Doyle's Cob House Keribank Cottage
Key Physical Dates:	Circa late-1880s – house constructed
	Circa 1910 – lean-to kitchen and storeroom constructed
	Circa 1924 – thatched roof replaced with iron
	Circa mid-1980s – walls or cottage raised and construction of house adjoining cottage
Constructed by:	Michael Doyle
Uses :	Accommodation – House (Former)
Protection Measures:	NOT SCHEDULED in Waimakariri District Plan (Operative 2005). NOT SCHEDULED in Waimakariri District Plan (Notified 2021).
Recommendation:	Technical Change – Name, Legal Description and Extent

¹¹ Report of Hon. Field Officer, Historic Places Trust, 3 May 1973 (Heritage New Zealand File 12013-072)



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Upgrade Report
House, 38A Ashley Street, RANGIORA
(List No. 3773, Category 2 historic place)

File: 12013-1619



House, 38A Ashley Street, Arlene Baird, 13 May 2022, Heritage New Zealand Pouhere Taonga

Address:	38A Ashley Street, RANGIORA
Legal Description:	Lot 1 DP 300905 (RT 4231), Canterbury Land District

Summary:

The house at 38A Ashley Street, Rangiora, is a modified late nineteenth century villa. Located on one of the main north/south routes through the town, the former dwelling is now surrounded by a mixture of commercial and residential buildings. In its original form, the villa would have been representative of early residential development in Rangiora township. However, the building and its setting have been extensively altered and as a result the villa has lost much of its authenticity.

The takiwā (district) of Te Ngāi Tūāhuriri Rūnanga centres on Tuahiwi and extends from the Hurunui to the Hakatere river and inland to the Main Divide. Nearby the famous Kaiapoi Pā was established by the first Ngāi Tahu ancestors when they settled Te Wai Pounamu. Kaiapoi Pā was the major capital, trading centre and point from which further penetration of the South Island occurred so the area is a genealogical centre for all Ngāi Tahu whānui

(descendants). Kaiapoi Pā was established by Moki's elder brother Tūrākautahi who was the second son of Tūāhuriri, hence "Ngai Tūāhuriri" is the name of the hapū of this area.¹

The township of Rangiora was established in the early 1850s as a sawmilling town and became the administrative and commercial centre for the surrounding rural industries.² Ashley Street is named after Lord Ashley, the Seventh Earl of Shaftesbury, who was a member of the Canterbury Association. It is the main route leading to the Ashley River and township from Rangiora and on early maps was labelled as Mt Grey Road.³ Land comprising 32 perches on Ashley Street was purchased by Charles Avery Cunningham in July 1875.⁴ Cunningham was born in Greater Manchester, England in 1845 and emigrated to New Zealand in 1859.⁵ The date of construction of the villa is unknown but is thought to be after 1887 when Cunningham started work for the Government and within five years became Inspector of Agriculture and Stock for North Canterbury.⁶ Cunningham was married to Henrietta (née Chattaway) from Warwickshire, England and they had nine children.

The former dwelling at 38A Ashley Street is a small bay villa, which originally had a faceted bay window to one side. It is clad in weatherboard with a gabled iron roof and single brick chimney. The front elevation has a central doorway and the windows to the front and sides are a mixture of casement and top-hung styles. There are two lean-to extensions to the rear (east) of the main building and a free-standing garage is located in the north-east corner of the site.

Charles Cunningham died in 1925 and the Ashley Street property was transferred to Richard Murray, a labourer from Rangiora in January 1927. In December 1955 it was purchased by Rangiora Council employee Trevor George Reid, and passed to his widow upon his death in 1986. The property was sold again in 1991 to David and Mary Meyers and in 1998 to William and Desray Geursen before being purchased in 2001 by the current owner. The building and its setting have undergone extensive modification, most of which is thought to have been post-2004. The site was subdivided, with Lot 1 at the front of the site retaining the villa on approximately 400 square metres of land. Lot 2 to the rear comprises of the same site area and a new dwelling has been constructed approximately three metres to the rear of the villa.⁷ The sash windows to the front and sides of the building have been replaced with a mixture of top-hung and casements of varying sizes. The faceted bay window and decorative bay roof on the façade have been removed and replaced with a hipped-roof lean-to extension. The bullnose verandah has been replaced. These extensive modifications are not in keeping with the style of the original villa and the cumulative effect is a significant loss of heritage value.

¹ Te Rūnanga o Ngāi Tahu. Te Ngāi Tūāhuriri Rūnanga. URL: [Ngāi Tūāhuriri - Te Rūnanga o Ngāi Tahu \(ngaitahu.iwi.nz\)](https://www.ngaitahu.iwi.nz) (accessed 14 April 2022)

² John Wilson, 'Canterbury places - Rangiora district', Te Ara - the Encyclopedia of New Zealand, URL: <http://www.TeAra.govt.nz/en/canterbury-places/page-6> (accessed 10 June 2022)

³ Turvey, J. D. 'Origins of Rangiora and Southbrook Street Names'. Waimakariri District Council. Waimakariri District Library.

⁴ Deeds Index 7 C/S 162

⁵ Charles Avery Cunningham. Find a Grave. URL: [Charles Avery Cunningham \(1845-1925\) - Find a Grave Memorial](https://www.findagrave.com/memorial/144444444)

⁶ Cyclopedia of New Zealand (Canterbury Provincial District) 'Stock Department'. The Cyclopedia Company, Limited, 1903, Christchurch.

⁷ Canterbury Maps Historical Aerial Imagery (accessed 17 June 2022)

Owner/s:	Mechen Holdings Limited
Key Physical Dates:	Circa late 1880s – house constructed
	Circa early 2000s - alterations
Constructed by:	Not known
Uses :	Accommodation – House Commercial - Dentist
Protection Measures:	NOT SCHEDULED in Waimakariri District Plan (Operative 2005). NOT SCHEDULED in Waimakariri District Plan (Notified 2021).
Recommendation:	Technical Change: address, legal description, extent. Consider reviewing to remove the List entry due to the significant loss of heritage value.

Images



Aerial image showing 38A Ashley Street, Rangiora in 1940-44, Canterbury Maps (accessed 10/06/22)



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Upgrade Report
Tisbury Cottage, CUST
(List No. 5271, Category 2 historic place)

File: 12013-623



Tisbury Cottage, Cust, Arlene Baird, 13 May 2022, Heritage New Zealand Pouhere Taonga

Address:	1842 Cust Road, CUST
Legal Description:	Pt Rural Sec 5141 (RT CB373/299), Canterbury Land District

Summary:

Tisbury Cottage, also known as Mander Cottage, at 1842 Cust Road, Cust is a colonial cottage built in the mid-1880s. It contributes to the historic character of the town and, although modified, the original form of this vernacular cottage is still clearly identifiable. It illustrates rural lifestyles in the late nineteenth century and represents the early development of this rural service town. The cottage has historical, cultural, aesthetic and archaeological significance or value.

Tuahiwi is the home of Ngāi Tūāhuriri and has played a vital role in Ngāi Tahu history. The takiwā (district) of Te Ngāi Tūāhuriri Rūnanga centres on Tuahiwi and extends from the Hurunui to the Hakatere river and inland to the Main Divide. Nearby the famous Kaiapoi Pā was established by the first Ngāi Tahu ancestors when they settled Te Wai Pounamu. Kaiapoi Pā was the major capital, trading centre and point from which further penetration of the South Island occurred so the area is a genealogical centre for all Ngāi Tahu whānui

(descendants). Kaiapoi Pā was established by Moki's elder brother Tūrākautahi who was the second son of Tūāhuriri, hence "Ngai Tūāhuriri" is the name of the hapū of this area.¹

The current township of Cust, 17 km west of Rangiora, was originally known as Moeraki Downs, then as Middleton-on-the-Cust, being the middle town between Oxford and Rangiora. Later 'Cust' was adopted, being the name of the nearby river and the railway station established in 1864. They had been named after General Sir Edward Cust, of Leasowe Castle, England. General Cust was a founding member of the Canterbury Association, which organised the immigrant ships and early settlement of Canterbury in 1850.² He is noted as presenting the town's church, then known as St James-on-the-Cust, with a bell.³ Cust developed in the 1860s as a rural service town and expanded following the construction of the Oxford-Rangiora-Sheffield railway line in June 1875.⁴ The land became part of the Fernside Run, taken up in 1851, by Charles Obins Torlesse of Stoke, England, who sold the Run to Mannering and Cunningham in 1859. Fernside contained good land and lay near the settlement of Rangiora, so the land was bought up quickly in the 1860s, and by 1866 almost all of the twenty-thousand-acre Run had been sold off. Edmund Tipping held Rural Section 5141 in 1864. It was subdivided by his brother James, who is noted for his help in forming the early roads and erecting temporary bridges over the undulating land.⁵ Lot 7 of Deed 3911 was subsequently transferred to A. Mander in November 1885. Ambrose Mander was the middle son of Abraham Mander who was born in Warwickshire, England and travelled to New Zealand, on the Blairgowrie aged 45, with his wife and four children.⁶ In February 1885, Ambrose married Mary Ann Huthnance at St James' Church, Cust and in December that year tenders were invited for the construction of two cottages by Mr A. Mander, with specifications available for viewing at Mr Cooper's store.⁷ The adjacent cottage was occupied by his brother, and sold at auction in 1910.⁸

Tisbury Cottage is one of five adjacent roadside cottages whose northern boundaries were originally formed by the railway line.⁹ The west end of the Cust village was locally known, for a time, as 'Irish town' after several Irish families who lived there in workers cottages.¹⁰ This single storey vernacular cottage was constructed of weatherboard with a gabled iron roof, two brick chimneys, sash windows and a south-facing verandah spanning the front elevation. It contained four rooms leading off a central hallway. The original symmetrical façade remains, with a central front door flanked by sash windows.

¹ Te Rūnanga o Ngāi Tahu. Te Ngāi Tūāhuriri Rūnanga. URL: [Ngāi Tūāhuriri - Te Rūnanga o Ngāi Tahu \(ngaitahu.iwi.nz\)](http://www.ngaitahu.iwi.nz) (accessed 14 April 2022)

² Wilson, John 'Canterbury places - Rangiora district', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/canterbury-places/page-6> (accessed 10 March 2022)

³ Acland, L. G. D. 'The Early Canterbury Runs: Fernside (Run 2)' The New Zealand Provincial Histories Collection/New Zealand Texts Collection ; Whitcombe and Tombs Limited, 1946.

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-AclEarl-t1-body-d3-d13.html> (accessed 10 March 2022)

⁴ Hawkins, D N. 'Beyond the Waimakariri : a regional history'. Christchurch : Whitcombe and Tombs Limited, 1957.

⁵ Acland, L. G. D. 'The Early Canterbury Runs: Fernside (Run 2)' The New Zealand Provincial Histories Collection/New Zealand Texts Collection ; Whitcombe and Tombs Limited, 1946.

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-AclEarl-t1-body-d3-d13.html> (accessed 10 March 2022)

⁶ WikiTree 'Abraham Mander (1822 - 1905)' <https://www.wikitree.com/wiki/Mander-18> (accessed 10 March 2022)

⁷ *Lyttelton Times*, 19 Dec.1885, p. 7.

⁸ *Press*, 22 Jan. 1910, p. 15.

⁹ Canterbury Maps Historical Aerial Imagery (accessed 10 March 2022)

¹⁰ Bernard Kingsbury, Cust Museum

Mander sold the property to J. Carter in 1898, then the Rangiora Loan and Building Society, who Carter raised a mortgage with in 1898, transferred the property to W. Thompson in 1910.¹¹ A title was drawn up in March 1926 for Archibald Fidler, a Cust farmer, who retained ownership until 1968, when it was transferred to Darryl Codd, a bank manager from Lyttelton, and his wife.¹² The cottage then passed through a number of shorter ownerships and was consistently occupied as a single residence. The building has been enlarged, with an extension added in the 1950s to the rear (north) and in the late 1980s or early 1990s to the eastern side of the cottage. These have resulted in an irregular T-shaped footprint and a mix of gabled and lean-to roof forms. After 1990, the fireplace and brick chimney were removed from the front room and a new fireplace and brick chimney constructed to the rear, north-west corner of the cottage. Around this time, it was given the name Tisbury Cottage. Ancillary buildings have been constructed over the years within the land parcel. More recently, a second verandah was added in 2011 to the rear of the building. The cottage remains in private residential use.

Further Reading:

Peter Savage, *For Cust's Sake: A History of Cust and Districts, North Canterbury*, 2016

John Wilson, 'Canterbury places', Te Ara - the Encyclopedia of New Zealand.

Owner/s:	Michael Leigh-Lancaster and Shelley Roberta Crane
Other Names:	Mander Cottage
Key Physical Dates:	Circa 1886 – house constructed
	Circa 1950s – rear (northern) extension added
	Circa late 1980s – house re-piled and eastern extension added
	2011 – second verandah added to rear
Constructed by:	Not known
Uses:	Accommodation - House
Protection Measures:	SCHEDULED in Waimakariri District Plan (Operative 2005), Appendix 28.1 Heritage Resources, Ref H007. Demolition and relocation are Discretionary activities. NOT SCHEDULED in Waimakariri District Plan (Notified 2021).
Recommendation:	Technical change required – update address, legal description and extent

¹¹ Deed D.R.P. 3911, part of RS 5141

¹² Certificate of Title CB373/299



Summary Upgrade Report
House, 152 King Street, RANGIORA
(List No. 3778, Category 2 historic place)

File: 12013-616



House at 152 King Street, Debby Heard, owner, 21 June 2022

Address:	152 King Street, RANGIORA
Legal Description:	Lot 2 DP12916 (RT CB495/15), Canterbury Land District

Summary:

The house at 152 King Street, Rangiora, is a late nineteenth century villa built for Frederick Bampton Lane, a watchmaker and short-time mayor of Rangiora. Set in over a quarter acre of landscaped gardens, the property has a large street frontage onto both King and Queen Street and the building and gardens are beautifully maintained, contributing to the character of the streetscape. The villa illustrates the lifestyle of a prominent businessman of this era and represents the type of development taking place in the service town of Rangiora at that time. The house at 152 King Street has aesthetic, architectural and historical significance or value.

The takiwā (district) of Te Ngāi Tūāhuriri Rūnanga centres on Tuahiwi and extends from the Hurunui to the Hakatere river and inland to the Main Divide. Nearby the famous Kaiapoi Pā was established by the first Ngāi Tahu ancestors when they settled Te Wai Pounamu. Kaiapoi Pā was the major capital, trading centre and point from which further penetration of the South Island occurred so the area is a genealogical centre for all Ngāi Tahu whānui

(descendants). Kaiapoi Pā was established by Moki's elder brother Tūrākautahi who was the second son of Tūāhuriri, hence "Ngai Tūāhuriri" is the name of the hapū of this area.¹

The township of Rangiora was established in the early 1850s as a sawmilling town and became the administrative and commercial centre for the surrounding rural industries.² The area of King Street that sits to the south of High Street was originally called South Street and was changed to King Street in 1879.³ Frederick Bampton Lane purchased the land at King Street in May 1896 and is thought to have built his house later that year.⁴ Lane was a prominent watchmaker and jeweller in Rangiora from the early 1890s and he ran a shop on the corner of Alfred and Victoria Streets.⁵ He married Mary Amelia Strong in 1898 and they had four children, the eldest of who, Frederick Alexander Lane, joined his father in the jewellery business.⁶ Lane was a leading figure in the Methodist Church and the prohibition movement. He was also a Rangiora Councillor from 1913-1921, taking up the position of mayor in his last year. However, he suffered from ill health and resigned after only three months in office, dying shortly after.⁷

The house at 152 King Street is a large single storey square form villa, of a style suited to a middle-class businessman in the late nineteenth century. Pedestrian access is gained through a central gateway off King Street, while vehicle access is from the south side of the property via Queen Street. The villa is clad in weatherboard and has a hipped iron roof and one brick chimney. The façade has a central entrance door flanked by two double sash windows. A bull nose verandah wraps around three sides of the house, the front (west), northern side and rear (east), and is notable for its delicate lace ironwork. A free-standing garage is located in the south-east corner of the property.

Lane sold off part of the King Street property in 1919 and the remainder of the land and house passed to Mary Lane upon her husband's death in 1921.⁸ In July 1947 Mary Lane subdivided and transferred Lot 1 of Plan 12916 to the Education Board of the District of Canterbury for the purposes of a public school.⁹ The home and remaining land passed to son Frederick Alexander Lane upon his mother's death.¹⁰ In 1979 the property was purchased by Keith George Hales of Rangiora, a solicitor, Rangiora Borough Councillor and Honorary Consul for Mexico.¹¹ The property was sold numerous times between 1990 and when the current owners purchased it in 2013.¹² Since then, the building has been strengthened and renovated,

¹ Te Rūnanga o Ngāi Tahu. Te Ngāi Tūāhuriri Rūnanga. URL: [Ngāi Tūāhuriri - Te Rūnanga o Ngāi Tahu \(ngaitahu.iwi.nz\)](https://www.ngaitahu.iwi.nz) (accessed 14 April 2022)

² John Wilson, 'Canterbury places - Rangiora district', Te Ara - the Encyclopedia of New Zealand, URL: <http://www.TeAra.govt.nz/en/canterbury-places/page-6> (accessed 10 June 2022)

³ Turvey, J. D. 'Origins of Rangiora and Southbrook Street Names'. Waimakariri District Council. Waimakariri District Library.

⁴ Deeds Index 5 c/s 1764

⁵ Rangiora Museum. URL: [Rangiora Museum - Posts | Facebook](#)

⁶ Life lines - A Genealogy Blog. URL: [Life lines - A Genealogy Blog: Roy Lane's family \(niddfamily.blogspot.com\)](#)

⁷ Rangiora Museum. URL: [Rangiora Museum - Posts | Facebook](#)

⁸ Deeds Index 5 c/s 1764

⁹ Certificate of title CB388/092

¹⁰ Certificate of title CB495/15

¹¹ Keith George Hales, 1948 – 2015. New Zealand Law Society. URL: [NZLS | Keith George Hales, 1948 - 2015 \(lawsociety.org.nz\)](#)

¹² 152 King Street. Property Value. URL: [Property details for 152 King Street, Rangiora, 7400 \(propertyvalue.co.nz\)](#)

including alterations to the rear, new exterior glazed doors, replacement of some windows, and repair/part replacement of the bull nose verandah roofing. Although these alterations may have reduced the building's authenticity, it still retains significant aesthetic and streetscape values on this street corner, in addition to its historic associations. The garage was constructed in 2016. The current owners call it Monarch Cottage in reference to its location on the junction of King and Queen Streets and as it is regularly visited by monarch butterflies from the nearby park. The property remains in private residential use.

Owner/s:	Guy Antony Heard, Debby Georgina Heard
Other names:	Monarch Cottage
Key Physical Dates:	Circa 1896 – house constructed Circa 2016 - alterations
Constructed by:	Not known
Uses :	Accommodation – House
Protection Measures:	SCHEDULED in Waimakariri District Plan (Operative 2005). Appendix 28.1 Heritage Resources, Ref H067. Demolition and relocation are discretionary activities. NOT SCHEDULED in Waimakariri District Plan (Notified 2021).
Recommendation:	Technical change - Extent

Images



Aerial image showing 152 King Street, Rangiora in 1940-44, Canterbury Maps (accessed 18/06/22)



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Upgrade Report
House, 16 Seddon Street, RANGIORA
(List No. 3781, Category 2 historic place)

File: 12013-1740



House, 16 Seddon Street, Arlene Baird, 13 May 2022, Heritage New Zealand Pouhere Taonga

Address:	16 Seddon Street, RANGIORA
Legal Description:	Lot 1 DP 22450 (RT CB3A/666), Canterbury Land District

Summary:

The house at 16 Seddon Street, Rangiora, is a single storey villa constructed in 1914. Located just over half a kilometre north of Rangiora town centre, this home is one of several characterful early twentieth century dwellings along this street. It illustrates the lifestyles and type of development taking place in the service town of Rangiora at that time. Although modified, the original form of the villa is still clearly identifiable, and it continues to contribute to the historical character of the street. The house at 16 Seddon Street has aesthetic and historical significance or value.

The takiwā (district) of Te Ngāi Tūāhuriri Rūnanga centres on Tuahiwi and extends from the Hurunui to the Hakatere river and inland to the Main Divide. Nearby the famous Kaiapoi Pā was established by the first Ngāi Tahu ancestors when they settled Te Wai Pounamu. Kaiapoi Pā was the major capital, trading centre and point from which further penetration of the South Island occurred so the area is a genealogical centre for all Ngāi Tahu whānui

(descendants). Kaiapoi Pā was established by Moki's elder brother Tūrākautahi who was the second son of Tūāhuriri, hence "Ngai Tūāhuriri" is the name of the hapū of this area.¹

The township of Rangiora was established in the early 1850s as a sawmilling town and became the administrative and commercial centre for the surrounding rural industries.² Seddon Street was named after Richard John Seddon, Prime Minister of New Zealand 1893-1906. The block of land north of High Street from King Street through to Ayers Street, including Seddon Street was planned and subdivided by Samuel Ayers.³ Ayers and his son Cecil purchased the land, consisting of thirty-nine acres, two roods and twelve perches in March 1907 and sold off lots over the coming years.⁴ Ayers was born in Bedfordshire, England and emigrated to New Zealand with his parents and siblings in 1858 on the ship *Zealandia* when he was four, initially living in Woodend then settling in Rangiora in 1875 when he married Miss A. Judson.⁵ Ayers was a stone mason and builder and many of the brick homes in this area were built by him and Cecil.⁶ Lot 11 Plan 2326, consisting of one rood and thirty one and eight tenth perches, was transferred from Ayers to Frederick James Breach in July 1908 and on sold to John Wiser, a painter of Rangiora, in July 1908.⁷ Wiser drew down a mortgage in 1914 to build his home.

The house fronts onto Seddon Street and is a square form villa, of a style in keeping with early twentieth century construction. It is clad in weatherboard with a low-pitched hipped iron roof and a brick chimney. The front elevation is symmetrical with a central doorway flanked by double sash windows and a verandah with decorative cast iron lacework. The property has a shared vehicle access with the house behind, and the front garden has mature planting and is bordered by a white picket fence. Extensions adjoin the western and northern sides of the building, and a free-standing garage sits at the northern end of the property.

In 1929 Wiser sold the property to Thomas Blain, a labourer of Rangiora and it passed to his widow following his death. In February 1942 it was transferred to his son Thomas Henry Blain a confectioner and Violet Anderson wife of John Anderson a fruiterer of Methven. They sold the following year to Leslie Gibson Webb, a Public Works employee of Rangiora, and the property passed to Leslie's daughter Ruth Valance Webb in 1962. Webb subdivided the land the following year in 1962, retaining the house and just under a quarter acre as Lot 1 and transferring the land at the rear, as Lot 2, to Stanley Dench, who built a new house shortly after 1964.⁸ The villa was extended to the rear (north), possibly in the early 2000s, to create an open plan kitchen/dining area and a covered deck. The eastern chimney was removed following the Canterbury Earthquakes of 2010 and 2011, and subsequently the villa was reroofed. The current owners purchased the villa in 2021 and it is currently occupied as a private dwelling.

¹ Te Rūnanga o Ngāi Tahu. Te Ngāi Tūāhuriri Rūnanga. URL: [Ngāi Tūāhuriri - Te Rūnanga o Ngāi Tahu \(ngaitahu.iwi.nz\)](https://www.ngaitahu.iwi.nz) (accessed 14 April 2022)

² John Wilson, 'Canterbury places - Rangiora district', Te Ara - the Encyclopedia of New Zealand, URL: <http://www.TeAra.govt.nz/en/canterbury-places/page-6> (accessed 10 June 2022)

³ Turvey, J. D. 'Origins of Rangiora and Southbrook Street Names'. Waimakariri District Council. Waimakariri District Library. The spelling for Samuel is both Ayres and Ayers.

⁴ Certificate of Title CB234/221

⁵ *Press*. 'Ninety Years of Age', 11 Sep 1936, p. 18.

⁶ Turvey, J. D. 'Origins of Rangiora and Southbrook Street Names'. Waimakariri District Council. Waimakariri District Library.

⁷ Certificate of Title CB245/260.

⁸ Certificate of Title CB245/260 and Canterbury Maps Historical Aerial Imagery (accessed 10 June 2022)

Owner/s:	Lorraine Susan Shepherd, Timothy Frederick Shepherd
Key Physical Dates:	1914 – house constructed
	2000s – extensions and alterations
Constructed by:	Not known
Uses :	Accommodation - House
Protection Measures:	SCHEDULED in Waimakariri District Plan (Operative 2005). Appendix 28.1 Heritage Resources, Ref H069. Demolition and relocation are discretionary activities. NOT SCHEDULED in Waimakariri District Plan (Notified 2021).
Recommendation:	Technical Change Required: update Legal Description and clarify Extent

Images



Aerial image showing 16 Seddon Street, Rangiora in 1940-44, Canterbury Maps (accessed 10/06/22)



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Upgrade Report
Mairangi, 110 Parsonage Road, WOODEND
(List No. 3076, Category 2 historic place)

File: 12013-1710



Mairangi, Arlene Baird, 5 August 2022, Heritage New Zealand Pouhere Taonga

Address:	110 Parsonage Road, WOODEND
Legal Description:	Lot 1 DP 3598 and Lot 1 DP 11040 (RT CB453/268), Canterbury Land District

Summary:

Mairangi, at 110 Parsonage Road, Woodend, was constructed in circa 1875-1876 as the parsonage for St Barnabas, the first Anglican church in Woodend. The sprawling nineteenth century dwelling, originally designed by leading Canterbury architect Benjamin Mountfort, is set in mature gardens and woodland on the eastern edge of the expanding township. This home represents the early development of Woodend and the Anglican ministry within the town, and illustrates rural colonial lifestyles in the late nineteenth century. Mairangi has historical and aesthetic significance or value.

Tuahiwi is the home of Ngāi Tūāhuriri and has played a vital role in Ngāi Tahu history. The takiwā (district) of Te Ngāi Tūāhuriri Rūnanga centres on Tuahiwi and extends from the Hurunui to the Hakatere river and inland to the Main Divide. Nearby the famous Kaiapoi Pā was established by the first Ngāi Tahu ancestors when they settled Te Wai Pounamu. Kaiapoi Pā was the major capital, trading centre and point from which further penetration of the South Island occurred so the area is a genealogical centre for all Ngāi Tahu whānui

(descendants). Kaiapoi Pā was established by Moki's elder brother Tūrākautahi who was the second son of Tūāhuriri, hence "Ngai Tūāhuriri" is the name of the hapū of this area.¹

The township of Woodend was established in the 1850-1860s, midway between Rangiora and Kaiapoi, and received its name through being 'at the end of the wood', which was the edge of the Tuahiwi bushland.² The area, known as the Mandeville riding of the Ashley County from 1876, consisted of good land devoted chiefly to agriculture and dairy farming. Flour-milling, flax-milling, brickmaking, and bacon-curing were major industries in the township and by the census of April 1901, the Woodend population was 365.³ The first St Barnabas' church was built in 1860 on land donated by the Rev. John Raven, the first Anglican priest in North Canterbury. Several Anglican settlers accompanied Rev. Raven to the Woodend district which had been settled mainly by Methodists.⁴

The land on which Mairangi sits was purchased in 1874 by the Church Property Trustees as a glebe for the incoming vicar of Woodend. The extent of the Woodend parish included the country between the Kaiapoi Parish and the Ashley River.⁵ The house, which was the first parsonage in Woodend, was designed by leading Canterbury architect Benjamin Woolfield Mountfort and built in circa 1875-1876. Mountfort was born in Birmingham in 1825 and sailed to New Zealand in 1850 on the Charlotte Jane, with his wife Emily.⁶ By the 1880s Mountfort had designed over 40 churches nation-wide and was recognised as New Zealand's foremost church architect. The parsonage was first occupied by Henry George Gould. Gould was born in 1851 in Wolverhampton and his first post was as curate in Malvern in 1874, before becoming incumbent vicar at Woodend in 1876. Gould later held incumbencies at Leithfield and Lincoln and was the Archdeacon of Oamaru from 1897 until just before his death in 1914.⁷

The homestead at Mairangi is set in expansive grounds with mature trees, a sweeping driveway and outbuildings. The large two-storey homestead is of weatherboard construction and has been extended in stages. The building has a steeply pitched gabled corrugated iron roof of varying levels, brick chimneys, and verandahs to the front (north) and rear (south). The numerous window designs include bays, a square bay, half dormers, hooded windows, decorative lead lights, a triangular window to the east and a mixture of openings including sash, awnings, and casements. The main entrance to the south is a panelled door with sidelights, and double French doors lead from the house directly into the garden to the north. A substantial pitched roof extension sits to the east and a lean-to extension to the west of the original structure.

¹ Te Rūnanga o Ngāi Tahu. Te Ngāi Tūāhuriri Rūnanga. URL: [Ngāi Tūāhuriri - Te Rūnanga o Ngāi Tahu \(ngaitahu.iwi.nz\)](https://ngaitahu.iwi.nz) (accessed 20 August 2022)

² *About Woodend*. Woodend Community. URL: [About Woodend – Woodend Community Association](#)

³ *Woodend*. The Cyclopedia of New Zealand [Canterbury Provincial District]. 1903. URL: [Woodend | NZETC \(victoria.ac.nz\)](https://nzetc.victoria.ac.nz) (accessed 20 August 2022)

⁴ *History of the Churches of Tuahiwi, Waikuku & Woodend*. Waimakariri Libraries. URL: [History of the Churches of Tuahiwi, Waikuku and Woodend | Waimakariri Libraries](#)

⁵ Dees Index 367

⁶ Ian J. Lochhead. 'Mountfort, Benjamin Woolfield', Dictionary of New Zealand Biography, first published in 1990. Te Ara - the Encyclopedia of New Zealand, URL: <https://teara.govt.nz/en/biographies/1m57/mountfort-benjamin-woolfield>

⁷ Derbyshire, NW, 2006. 'Issues of Expansion and Identity in a Settler Church: The Anglican Church in New Zealand'. Massey University.

The Church Properties Trustees retained ownership until 1913, when the property was purchased by Arthur Robert Fear, a Woodend farmer.⁸ In 1924 Walter Stanley Wright leased the property from Arthur Fear's executors, later purchasing and retaining ownership for around 50 years. The main eastern extension was constructed sometime in the 1920s, possibly around 1924 when a mortgage was drawn down. The western lean-to was constructed circa late 1930s/early 40s and first appears in the 1940-1944 historical aerial photographs.⁹ The black and white photograph of a wedding party, taken pre-1920's, confirms the original form of the house prior to these extensions and also shows the roof clad in either slates or shingles.¹⁰ Early aerial images also confirm that vehicular access ran around to the front (north) of the house until the late 1970s, and by 1980-84 the north of the house was converted to lawn. The current owners, Rainer and Ursula Hack took ownership in 1987 and the house remains in private residential use.

Owner/s:	Rainer and Ursula Hack
Other Names:	Former St Barnabas's Anglican Church parsonage
Key Physical Dates:	Circa 1875/6 – house constructed
	Circa 1920's – house extended (eastern side)
	Circa late 1930's/early 1940's – house extended (western side)
	Circa late 1970s – vehicular access to north converted to lawn
Constructed by:	Not known
Uses:	Accommodation – House Religion – Vicarage/Manse/Presbytery/Rectory (Former)
Protection Measures:	SCHEDULED in Waimakariri District Plan (Operative 2005), Appendix 28.1 Heritage Resources, Ref H006. Demolition and relocation are Discretionary activities. NOT SCHEDULED in Waimakariri District Plan (Notified 2021).
Recommendation:	Technical change

Images

⁸ Certificate of title 281/190

⁹ Historical aerial imagery of 110 Parsonage Road, Woodend. Canterbury Maps (accessed 20 August 2022)

¹⁰ Photograph: wedding party at Mairangi, NZ Historic Places Trust Building Record Form 3076



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Upgrade Report
Coldstream Orchard House, Coldstream, RANGIORA
(List No. 3792, Category 2 historic place)

File: 12013-1742



Coldstream Orchard House, Arlene Baird, 13 May 2022, Heritage New Zealand Pouhere Taonga

Address:	200 Coldstream Road, Coldstream, RANGIORA
Legal Description:	Lot 3 DP 66441 (RT CB39A/319), Canterbury Land District

Summary:

Coldstream Orchard House, set in mature gardens at 200 Coldstream Road, Rangiora, is a nineteenth century farmhouse representing the early rural development surrounding the service town of Rangiora. It also represents later links to the area's prolific orchard growing industry. Coldstream Orchard House has aesthetic and historical significance or value.

The takiwā (district) of Te Ngāi Tūāhuriri Rūnanga centres on Tuahiwi and extends from the Hurunui to the Hakaterere river and inland to the Main Divide. Nearby the famous Kaiapoi Pā was established by the first Ngāi Tahu ancestors when they settled Te Wai Pounamu. Kaiapoi Pā was the major capital, trading centre and point from which further penetration of the South Island occurred so the area is a genealogical centre for all Ngāi Tahu whānui

(descendants). Kaiapoi Pā was established by Moki's elder brother Tūrākautahi who was the second son of Tūāhuriri, hence "Ngai Tūāhuriri" is the name of the hapū of this area.¹

The township of Rangiora was established in the early 1850s as a sawmilling town and became the administrative and commercial centre for a large area of farms and orchards.² The area, known as Ashley County from 1876, consisted of good farming land, suitable for crops and pasturage. Flour mills, flax mills and other industries grew quickly in the township and by the census of April 1901, the Rangiora population had grown to 1,768.³ The 9.7124 hectares that made up Rural Section 12328 were purchased by Sir Michael Le Fleming in March 1868 from Charles Ensor, who later part-owned Mt Grey Run (Run 11).⁴ The original section of the Coldstream Orchard House is thought to have been constructed around this time. Le Fleming was born in Grasmere, Westmoreland, England and emigrated to New Zealand aboard the *Duke of Portland*, arriving at Lyttelton in September 1851.⁵ He already owned 20,000 acres in Run 130 close to Springfield that he had purchased in partnership with William Le Fleming and Alexander Sherwood Jackson in October 1851.

Located half a kilometre south of the banks of the Ashley River and just over one kilometre north-east of the expanding township of Rangiora, Coldstream Orchard House is a single storey colonial farmhouse, which was constructed in stages resulting in an unusual layout. The building is timber clad and has a gabled iron roof with decorative finials, large sash windows, an enclosed glazed verandah, and two replica brick chimneys. The building has numerous roof angles and pitches, illustrating the add-on nature of its development, and the original eastern section of the home has a lower roof level than the later western section. The front (northern) elevation, which overlooks the mature garden, is asymmetrical in appearance and is dominated by a large central gable with square bay window. The home's original kauri doors remain.

The property was transferred to Frank Perrott in 1884, a bootmaker from Somerset in England who emigrated to New Zealand with his wife, Harriet, aboard the *Tiptree*.⁶ He ran sheep, cattle and horses on the land and had a workshop where he could make boots while watching his children work in the vegetable garden.⁷ In 1882 Perrott transferred the property to Albert Poole Fulton, an auctioneer from Rangiora, who sold it on to William Palmer Chapman, in May 1897.⁸ It was around this time that the original home was extended, and the western, higher section added. Chapman sold in 1910 to William Alexander Kelcher, a farmer from Ohoka, who only owned the property for seven years before selling to Florence Mehrtens, wife of Henry Isaac Mehrtens, who was a threshing and sawmilling proprietor in Rangiora and the son of German immigrants.⁹ It is uncertain whether the orchards on the

¹ Te Rūnanga o Ngāi Tahu. Te Ngāi Tūāhuriri Rūnanga. URL: [Ngāi Tūāhuriri - Te Rūnanga o Ngāi Tahu \(ngaitahu.iwi.nz\)](http://ngaitahu.iwi.nz) (accessed 14 April 2022)

² John Wilson, 'Canterbury places - Rangiora district', Te Ara - the Encyclopedia of New Zealand, URL: <http://www.TeAra.govt.nz/en/canterbury-places/page-6> (accessed 10 June 2022)

³ *Rangiora*. The Cyclopedia of New Zealand [Canterbury Provincial District]. 1903. URL: [\[rangiora\] | NZETC \(victoria.ac.nz\)](http://nzetc.victoria.ac.nz) (accessed 10 June 2022)

⁴ Certificate of Title CB105/270.

⁵ *Le Fleming, Michael (Sir)*. National Library of New Zealand URL: [Le Fleming, Michael \(Sir\), -1883 | Items | National Library of New Zealand | National Library of New Zealand \(natlib.govt.nz\)](http://natlib.govt.nz/items/Le-Fleming-Michael-Sir)

⁶ Certificate of Title CB105/270.

⁷ Forrester, B. 'The Farm at Black Hills', Random House New Zealand, Printed by Griffin Press.

⁸ Certificate of Title CB105/270.

⁹ *Henry Isaac Mehrtens*. Geni. URL: [Henry Isaac Mehrtens \(1876 - 1948\) - Genealogy \(geni.com\)](http://www.geni.com/people/Henry-Isaac-Mehrtens/6000000000000000000) (accessed 10 June 2022)

property were first established by the Mehrstens, or after they had transferred the land to Olive Shepherd Abrahams, wife of a Rangiora bricklayer, in 1952. The earliest available aerial view showing the orchards is in 1960-64.¹⁰ The garages in the south-west corner are thought to have been added in the 1960s or early 1970s. In July 1972 Russell John Chambers, a farmer from Kaiapoi purchased the property and expanded the orchard business, planting additional trees and constructing larger fit-for-purpose buildings on the site. Chambers also extended the home during his ownership, enclosing the verandah to the north-east sometime in the 1970s. Chambers retained ownership until selling in 2007 to Craig and Lynette Mackie, who run a business from one of the old orchard buildings. Following the Canterbury Earthquakes of 2010 and 2011, the original brick chimneys were deemed unstable and in 2016 these were replaced with replicas. The house and mature gardens are maintained to a high standard and still retain their relationship with the land, although no orchards remain.

Owners:	Craig Robert Mackie, Lynette Marie Mackie
Other Names:	-
Key Physical Dates:	Circa 1868 – house constructed
	Circa late 1890s – house extended; higher western section added
	Circa 1960s – garages added
	Circa 1970s – verandah enclosed
	2016 – brick chimneys replaced
Constructed by:	Not known
Uses:	Accommodation - House
Protection Measures:	NOT SCHEDULED in Waimakariri District Plan (Operative 2005). NOT SCHEDULED in Waimakariri District Plan (Notified 2021).
Recommendation:	Technical Change Required: Confirm address, change Legal Description, clarify Extent

¹⁰ 200 Coldstream Road, Rangiora. Aerial view 1960-1964. Canterbury Maps. (accessed 10 June 2022)



HERITAGE NEW ZEALAND
POUHERE TAONGA

Summary Upgrade Report
Pine Hill House, CUST
(List No. 5272, Category 2 historic place)

File: 12013-1762



Pine Hill House, Cust, Arlene Baird, 13 May 2022, Heritage New Zealand Pouhere Taonga

Address:	211 Summerhill Road, CUST
Legal Description:	Lot 1 DP 468410 (RT 628582), Canterbury Land District

Summary:

Pine Hill House, also known as 'Inchtalla', at 211 Summerhill Road, Cust, is a colonial style nineteenth century farmhouse, set on a hill north of Cust with views eastwards over the valley. It represents the early rural development surrounding the service town of Cust and illustrates rural colonial lifestyles in the late nineteenth century. Surrounded by mature gardens, Pine Hill House has aesthetic and historical significance or value.

The takiwā (district) of Te Ngāi Tūāhuriri Rūnanga centres on Tuahiwi and extends from the Hurunui to the Hakatere river and inland to the Main Divide. Nearby the famous Kaiapoi Pā was established by the first Ngāi Tahu ancestors when they settled Te Wai Pounamu. Kaiapoi Pā was the major capital, trading centre and point from which further penetration of the South Island occurred so the area is a genealogical centre for all Ngāi Tahu whānui

(descendants). Kaiapoi Pā was established by Moki's elder brother Tūrākautahi who was the second son of Tūāhuriri, hence "Ngai Tūāhuriri" is the name of the hapū of this area.¹

Pine Hill House sits just over five kilometres from the rural service town of Cust, which was originally known by colonial settlers as Moeraki Downs, then as Middleton-on-the-Cust, being the middle town between Oxford and Rangiora. Later 'Cust' was adopted, being the name of the nearby river and the railway station established in 1864. They had been named after General Sir Edward Cust, of Leasowe Castle, England, who was a founding member of the Canterbury Association, which organised the immigrant ships and early settlement of Canterbury in 1850.² The land became part of the Fernside Run, taken up in 1851, by Charles Obins Torlesse of Stoke, England, who sold the Run to Mannering and Cunningham in 1859. Fernside contained good land and lay near the settlement of Rangiora, so the land was bought up quickly in the 1860s, and by 1866 almost all of the twenty-thousand-acre Run had been sold off.³ By 1872 Rural Sections 12465, 12466 and 12467 were held by land agents Richard James Strachan Harman and Edward Cephas John Stevens.⁴ Harman was born in Dublin and trained as an engineer in London. He arrived in Lyttelton in 1850 by the ship *Sir George Seymour*, one of the 'first four ships', and established himself in business as a land agent.⁵ He was joined some years after by Stevens, born in Oxfordshire who travelled to New Zealand in 1856 at the age of 21. Stevens was a politician and businessman and purchased Englefield Lodge from William Guise Brittan in 1872, where he lived until his death in 1915.⁶ A title was drawn up in the name of farmer William Milne, originally from Aberdeenshire, Scotland, in January 1876 and transferred in April that year to Archibald Wotherspoon.⁷ Wotherspoon was born in Lanarkshire, Scotland in 1836 and bred Border-Leicester sheep in Roxburghshire before travelling to New Zealand in 1875.⁸ The dwelling is thought to have been constructed circa 1876 with several mortgages being drawn down between 1876 and 1883 before the property was transferred to his son Archibald James Thomson Wotherspoon in 1905.⁹

Pine Hill House is a one and a half storey colonial homestead. The building is set in mature landscaped gardens on the side of a hill, providing it with a commanding view over the land to the east. It is constructed of weatherboard and the gabled iron roof has four gabled dormers with decorative finials on the front (south-east) elevation – three of the dormers are original and a fourth was added when a large addition was added to the north-east. The front of the

¹ Te Rūnanga o Ngāi Tahu. Te Ngāi Tūāhuriri Rūnanga. URL: [Ngāi Tūāhuriri - Te Rūnanga o Ngāi Tahu \(ngaitahu.iwi.nz\)](http://ngaitahu.iwi.nz) (accessed 14 April 2022)

² Wilson, John 'Canterbury places - Rangiora district', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/canterbury-places/page-6> (accessed 10 March 2022)

³ Acland, L. G. D. *The Early Canterbury Runs: Fernside (Run 2)* The New Zealand Provincial Histories Collection/New Zealand Texts Collection ; Whitcombe and Tombs Limited, 1946. <http://nzetc.victoria.ac.nz/tm/scholarly/tei-AclEarl-t1-body-d3-d13.html> (accessed 10 March 2022)

⁴ Certificate of Title CB16/279

⁵ *Mr Richard James Strachan Harman*. The Cyclopedia of New Zealand [Canterbury Provincial District]. 1903. URL: [Mr. Richard James Strachan Harman | NZETC \(victoria.ac.nz\)](http://www.victoria.ac.nz/nzetc/victoria/ac/nz/1903/strachan-harman) (accessed 31 March 2022)

⁶ *Stevens, Edward Cephas John*, from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. URL: <http://www.TeAra.govt.nz/en/1966/stevens-edward-cephas-john>

⁷ *William Milne* (1829 - 1885). WikiTree. [William Milne \(1829-1885\) | WikiTree FREE Family Tree](https://www.wikitree.org/wiki/William_Milne_(1829-1885)) (accessed 8 April 2022)

⁸ *Farmers*. The Cyclopedia of New Zealand [Canterbury Provincial District]. 1903. URL: [Farmers | NZETC \(victoria.ac.nz\)](http://www.victoria.ac.nz/nzetc/victoria/ac/nz/1903/farmers) (accessed 31 March 2022)

⁹ *Archibald James Thomson Wotherspoon*. Geni URL: [Archibald James Thomson Wotherspoon \(1867 - 1931\) - Genealogy \(geni.com\)](https://www.geni.com/people/Archibald-James-Thomson-Wotherspoon/61901171931)

building was symmetrical in appearance with a central entrance door and sash window on each side, covered by a verandah, later extended and closed in at the north-east side.

The property was transferred to Frank Ernest Fairweather in January 1908 and again in October that year to James Nelson of Christchurch. In 1909, Hugh Henry Gillin purchased the property and retained ownership until 1938 when it passed to Ian Cummings Graham of Cust. Graham started calling it *Inchtalla* after an island in the lake of Menteith, Central Scotland, where his ancestors came from.¹⁰ Prior to that it was known locally as the Pine Hill house as it was surrounded by pine trees on a hillside. D and K McKay purchased the property in 1989 and it was transferred to Cust Investments Limited in 2013. The farmhouse has been enlarged in stages, with a lean-to added to the rear some time before 1990 and a major extension undertaken between 1990 and 1992. This resulted in the roof line being extended to the north-east and a fourth dormer added, increasing both the ground and first floor accommodation. The verandah was also extended at this time and closed in to provide a single-storey room that wraps around the north-east side of the main extension. The verandah was further enclosed to the east of the front door, sometime after 1992. These substantial modifications have changed the form of this building, with the extension of the roofline and addition of the fourth gabled dormer altering its proportions. However, the character of the farmhouse remains, as does its relationship with its rural setting and mature gardens. A garage was added in 2011, adjoining the south-west side of the house. Various ancillary buildings were constructed, and some demolished, within the setting. The house remains in private residential use.

Further Reading

Peter Savage, *For Cust's Sake: A History of Cust and Districts, North Canterbury*, 2016

John Wilson, 'Canterbury places', *Te Ara - the Encyclopedia of New Zealand*.

Owner/s:	Marion McKellow, Margaret Ellen Hight
Other Names:	Inchtalla
Key Physical Dates:	Circa 1876 – house constructed
	Pre-1990 – lean-to added
	Circa 1990-92 – house extended, and fourth dormer added
	Circa 2011 – garage added
Constructed by:	Not known
Uses :	Accommodation - House
Protection Measures:	NOT SCHEDULED in Waimakariri District Plan (Operative 2005). NOT SCHEDULED in Waimakariri District Plan (Notified 2021).
Recommendation:	Technical Change: Add Extent

¹⁰ Bernard Kingsbury, Cust Museum, pers. comm. May 2022.